City of St. Helena
Planning Commission
Regular Meeting
Tuesday, March 7, 2023 @ 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.

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be emailed at least three hours prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line agenda.

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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discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: February 7, 2023 7 - 9

Special Planning Commission Minutes 02.07.23

5. PUBLIC HEARINGS

5.1. Request by Josephine Arader for adoption of a resolution approving a use permit in order to permanently establish a gallery and retail store featuring historical maps, art and books in an existing tenant space in the Menegon Building located at 1380 Main Street #103 in the Central Business zoning district. 11 - 30

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and
2. Accept the required findings and adopt the attached resolution granting use permit approval to establish a gallery and retail store featuring historical maps, art and books in the existing tenant space located at 1380 Main Street #103.

Staff Repot- 1380 Main St. #103

5.2. Request by Sasha Janev on behalf of Lorraine and Joe Berchtold for adoption of a resolution approving a demolition permit to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit and design review of the proposed new single family home on the property located at 2126 Madrona Avenue in the A-20 zoning district. 31 - 188

CEQA Determination: Categorically Exempt pursuant to Section 15301 (Existing Facilities) and 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines.
Prepared By: Chantal Power, Associate Planner
Recommendation:
Option 1
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and

2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 2126 Madrona Avenue.

Option 2

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and

2. Find the project inconsistent with General Plan policies LU5.1 and LU5.3 and continue action on the item, requesting that the applicant/owner revise the project plans to retain all of the existing vineyards and redesign the site for Planning Commission review at a future date.

Staff Report- 2126 Madrona Ave.
1. Public Comment_Herdell-DiTomaso
2. Public Comment_Belt
3. Public Comment_Cunningham
4. Public Comment_Rose
5. Public Comment_Stanton
6. Public Comment_Phinney
7. Public Comment_Buchalter(1)
8. Public Comment_Buchalter(2)
9. Public Comment_Zimmerman
10. Public Comment_Simons
11. Public Comment_Shurtz
12. Public Comment_Policy
13. Public Comment_Shifflett
14. Public Comment_Morlet
15. Public Comment_Ryerson
16. Public Comment_Smith
17. Public Comment_Milliken
18. Public Comment_Herdell-DiTomaso
19. Public Comment_Long
20. Public Comment_Andersen

6. SCHEDULED MATTERS

6.1. Nomination and election of a new Planning Commission Vice Chair. 189 - 195

Prepared By: Xinia Gamero, Permit Technician III

Recommendation:

It is recommended that the Commission nominate and vote to elect a new Vice-Chairperson as identified in Rule 1 of the Planning Commission By-Laws.

Staff Report- Nomination and election of a new Planning Commission Vice Chair

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for March 21, 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 February 23, 2023.



Maya DeRosa, Planning & Building Director

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

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

PUBLIC TESTIMONY PROCEDURES

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Special Planning Commission Meeting
Tuesday, February 7, 2023 @ 5:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

Present: Chair John Ponte, Vice-Chair Autumn Anderson, Commissioner Rosaura Segura, and Commissioner Christopher Warner

Absent: Commissioner Marika Rothfeld

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

Public comment during special meetings is limited to subjects on the agenda only.

4. CONSENT ITEMS

4.1 Approval of Minutes: December 20, 2022

Commissioner Christopher Warner moved to approve the minutes on Consent Calendar. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

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

5. PUBLIC HEARINGS

5.1 Request by Ben and Kelly Vanzutphen to subdivide a 16.9-acre parcel to establish 51 single-family residential lots, 11 of which are proposed with accessory dwelling units on approximately 13.4 acres. A 3.13-acre parcel will be established to accommodate a 25-unit multi-family housing development. Two additional remnant parcels (Parcel A; 0.06 acres) and (Parcel B; 0.04 acres) will remain with no plans for future development. A total of 87 units are intended to be built. The currently vacant project site is located north of Hunt

Avenue and east of the future extension of Adams Street within the Medium Density Residential (MR) Zoning and (MDR) General Plan districts.
Prepared By: Eric Norris, Planning Consultant

Chair Ponte opened the public hearing.

No ex-parte communication was disclosed by the Planning Commission.

Community Development Director Maya DeRosa addressed the Planning Commission and introduced Contract Planner Eric Norris.

Eric Norris reported on the item and showed a presentation.

City Attorney Todd Leishman addressed the Planning Commission.

Sherri Kelly, Inger Laidley, Pat Dell, John Milliken, Sandra McCorkle, Maria Villegas, Arlene Corsetti, Kelly Wheaton, Josh Devore, and Barbara Ringenberg addressed the Planning Commission.

Chair Ponte closed the public comment.

Commissioner Christopher Warner moved to recommend that the City Council adopt the attached Resolution recommending certification of the Final EIR, approval of the Mitigation Monitoring Program, Findings of Fact and Statement of Overriding Considerations. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

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

Commissioner Christopher Warner moved to recommend that the City Council adopt the attached Resolution recommending approval the requested Tentative Map No. 2022-001, File #PL10-040 for the Hunter Subdivision project. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

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

6. NEW BUSINESS

None.

7. SCHEDULED MATTERS

None.

8. DEPARTMENT REPORTS

None.

9. AGENDA FORCAST

10. ADJOURNMENT

Chair Ponte adjourned the meeting at **7:25 p.m.**

The February 7, 2023 minutes were approved at the _____ Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
John Ponte, Planning Commission Chair	Maya DeRosa, AICP Community Development Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 7, 2023

FILE NUMBER: PL22-049

SUBJECT: Request by Josephine Arader for adoption of a resolution approving a use permit in order to permanently establish a gallery and retail store featuring historical maps, art and books in an existing tenant space in the Menegon Building located at 1380 Main Street #103 in the Central Business zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:09/27/22 **ACCEPTED AS COMPLETE:**10/26/22

LOCATION OF PROPERTY: 1380 Main Street #103

APN: 009-212-001

GENERAL PLAN/ZONING: Central Business District (CBD)

APPLICANT: Josephine Arader **PHONE:** (707) 225-4571

BACKGROUND

The existing building at 1380 Main Street, known as the Menegon Building, is a two-story commercial building at the southeast corner of Main Street and Adams Street. The building was approved in 2014 (Resolution No. 2014-01) with 3 retail tenant spaces and 11 parking spaces on the ground floor. The subject tenant space was home to a woman's clothing store for several years before becoming vacant. In September 2021, the applicant submitted a temporary use permit (TUP) application in order to open a natural history gallery and retail store at this location. Pursuant to St. Helena Municipal Code (SHMC) Section 17.136.050 (Temporary uses), the approved TUP was valid for one year from the date of issuance. Continuing the use beyond the one year required that the

applicant file an application for a permanent use permit, rather than a TUP, in compliance with Chapter 17.168.

PROJECT DESCRIPTION

Consistent with the requirement noted above, the applicant is now seeking use permit approval in order to permanently establish the gallery and retail store featuring historical maps, art and books in the existing tenant space at 1380 Main Street #103. The existing tenant space is approximately 750 square feet (sf) in total which includes a front gallery and a back gallery. Proposed hours of operation are Monday-Sunday (7 days/week) from 11am-5pm. No exterior modifications to the structure are proposed and a sign permit application will be submitted for any new or modified signage.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

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

- LU3.1 - Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.
- LU3.5 - Ensure that new retail and commercial development is compatible with and complementary to St. Helena's small-town image. In addition, within the City's Central Business District, new retail and commercial development should be of a scale and type that complements the historic character.
- ES1.1 - Maintain central St. Helena as the social, cultural, and economic heart of the City by supporting infill and redevelopment of vacant and underutilized parcels in the central St. Helena area.

- ES1.2 - Identify and expand economic sectors in which the City has competitive advantages, and capitalize on these strengths in order to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.
- ES1.6 - Support local arts, cultural activities, and entertainment that can contribute to the local economy.
- ES2.1 - Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development.
- ES2.2 - Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.
- ES2.3 - Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the cap on the number of hotel and motel rooms and restaurant seats but continue to limit vacation rentals.

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

ZONING

Consistent with the General Plan land use designation, the site has a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. St. Helena Municipal Code (SHMC) Section 17.48.030 requires use permit approval for the establishment of antique stores and art galleries (the proposed use is somewhat of a hybrid of the two) in the CB district. No changes are being proposed to the existing building which was approved in 2014 and constructed in 2016.

Staff Response: As noted above, the existing building was approved in 2014 and constructed in 2016 in compliance with existing City codes and regulations. No changes are being proposed to the existing building as part of this use permit application. A discussion of the proposed project's consistency with the required use permit findings can be found below.

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 in the Menegon Building are limited to 600 gpd of wastewater generation per the code section referenced above. While a gallery and retail store is not a heavy water user, and there are no water using fixtures or appliances in the tenant space, a condition of approval has been added requiring that the 600 gpd wastewater generation maximum be maintained.

WATER

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

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

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 discussed, the applicant's tenant space is within the recently approved and constructed Menegon Building at 1380 Main Street. This building was approved for retail uses on the ground floor and provides 11 on-site parking spaces. As the proposed retail store would be located within this approved retail area of the building, the project does not require additional off-street parking.

HISTORIC RESOURCES

The Menegon Building was constructed in 2016 and is located within the City's nationally recognized historic downtown commercial district.

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

USE PERMIT

As noted above, SHMC Section 17.48.030 requires use permit approval for the establishment of antique stores and art galleries in the CB District. The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168.050, no use permit shall be granted unless the following findings can be made:

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

Staff Response: Staff finds that the project meets and/or complies with the required findings to approve a use permit for the proposed gallery and retail store. The findings included in the attached resolution identify this compliance. Furthermore, the applicant has operated the gallery at this location for over a year without any known negative impacts on the City or the immediately surrounding area.

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

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

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and
2. Accept the required findings and adopt the attached resolution granting use permit approval to establish a gallery and retail store featuring historical maps, art and books in the existing tenant space located at 1380 Main Street #103.

ATTACHMENTS
Resolution
Aerial Image
Floor Plan & Parking
Photos
Applicant Statement
TUP Approval (PL21-036)

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT APPROVAL TO
1380 Main Street #103 (File No. PL22-049)

PROPERTY OWNER: Antonio Castellucci **APN:** 009-212-001

Recitals

1. The applicant has requested adoption of a resolution approving a use permit in order to permanently establish a gallery and retail store featuring historical maps, art and books in an existing tenant space in the Menegon Building located at 1380 Main Street #103 in the Central Business 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 March 7, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the use permit thereby authorizing the use contained in said application based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

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

B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures.

C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:

   1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that proposed project consists of the establishment of a gallery featuring historical maps and art in an existing commercial building.*
   2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed project consists of the establishment of a gallery featuring historical maps and art in an existing commercial building subject to City noise regulations and is not expected to produce noise audible beyond the property line.*

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

Planning Department Conditions of Approval

D. The Planning Commission approves a use permit 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.
2. The use permit shall be vested within one (1) year from the date of final action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit should one be required. Fees shall be those in effect at the time of the issuance of the building permit.
6. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
7. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
8. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
9. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with

the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.

11. Operations shall be in compliance with plans submitted and reviewed by the Planning Commission on March 7, 2023, except as modified herein.
12. Hours of operation are limited to the hours of 10am to 8pm.
13. Music shall be allowed when accessory to the approved use and shall not be audible beyond the property boundary. No amplified or acoustic music is permitted outdoors.
14. Frontage areas, off-street parking areas, and all other open areas shall be permanently maintained by the property owner.
15. The uses in the existing building are limited to 600 gallons per day of wastewater.
16. A Sign Permit must be applied for and obtained for any new and/or replacement signage.
17. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
18. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The 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

19. If any work occurs within the public right-of-way, an Encroachment Permit is required. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.

    a. For work within the sidewalk area along the project frontage, a pedestrian protection plan showing closures, barricades, etc. shall be submitted as part of the Encroachment Permit process.

20. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the Public Works Director.

21. All streets, curbs, gutters, sidewalks, or other public facilities damage in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.

Building Department Conditions of Approval

22. The applicant will be required to comply with the codes adopted at the time if the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2019 Title 24 codes.
23. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
24. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
25. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

26. Any 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.

I HEREBY CERTIFY that the foregoing use permit 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 March 7, 2023 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
John Ponte
Chair, Planning Commission

ATTEST:

_____
Maya DeRosa, AICP
Community Development Director



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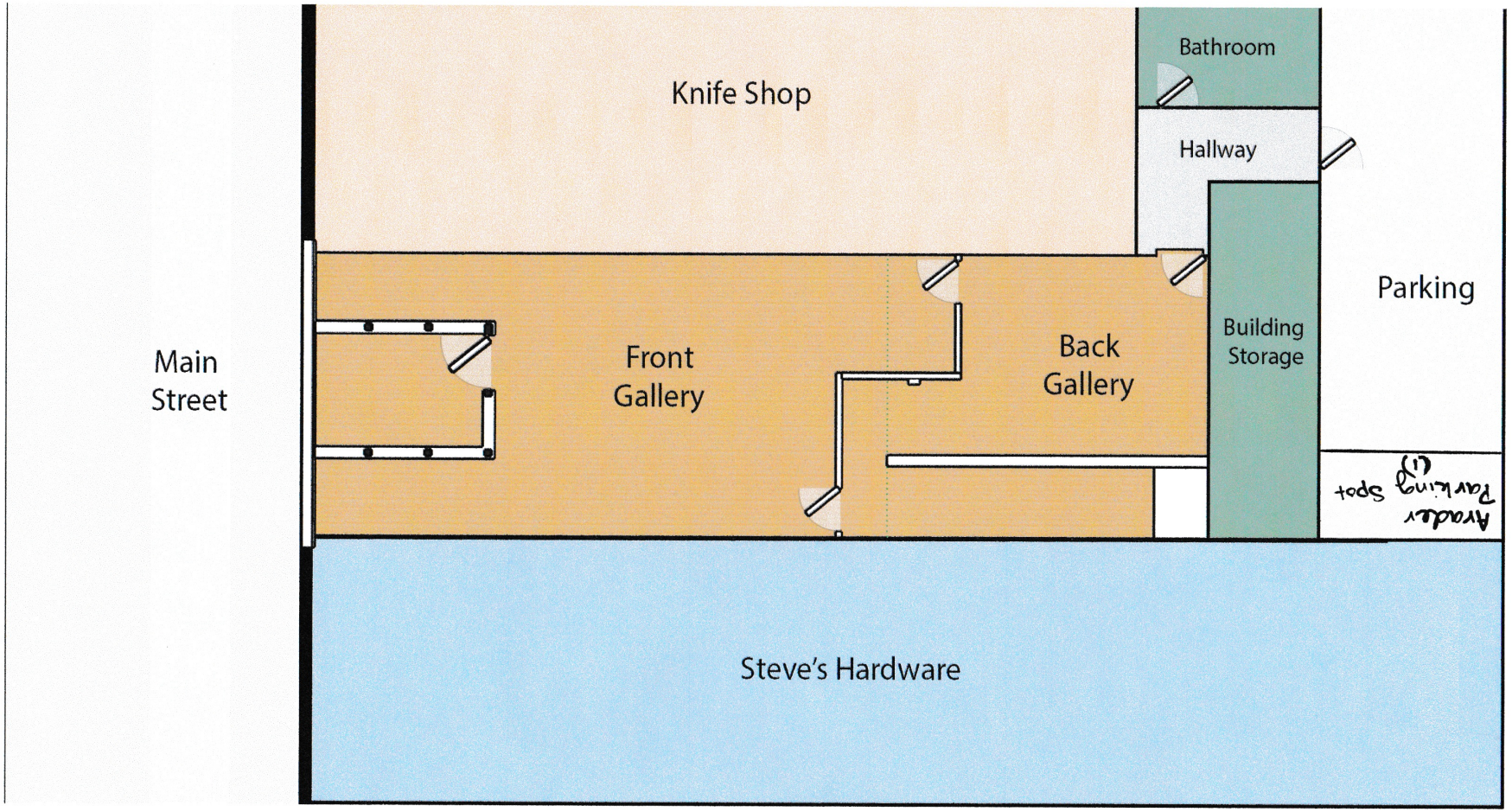
Produced by Napa County GIS

1380 Main Street

Printed On: 11/1/2022

0 2.25 4.5 9 mi

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



RECEIVED
By xgamero at 1:34 pm, Sep 27, 2022


EXIT
OPEN
Henry Joseph Breuer
(1860-1932)
"Sand Dunes" (Carmel, California)
Oil on canvas
Signed "H.J. Breuer, 1915" lower left
27" x 33" framed
$17,000
THE ROSE




HAWAII
BRITISH COLUMBIA
RAILROAD COMMISSIONERS
MAP OF
WASHINGTON
1907.


MAPA
THE FLOWER PAINTERS

RECEIVED
By xgamero at 1:32 pm, Sep 27, 2022

Arader Galleries has loved being part of the retail community on Main Street in Saint Helena for the last year. Thank you for granting us the Temporary Use Permit. We would now like to apply for a permanent use permit. Our business, named Arader Galleries, features historical maps from the 16th-19th century, specializing in maps of California, Westward Expansion of North America, and the World along with Natural History works from the same time period. This would be complimented with coffee table and reference books about rare maps and color plate books. We may also from time to time furnish the retail concept with a small selection of fine home furnishings, porcelain and textiles.

Hours of Operation: Everyday from 11am -5pm

We have one full time employee + myself.

We have not altered and do not plan to alter the interior or exterior of the location, except for paint and carpet.

We cater to the walk-in traffic in Saint Helena. We have one dedicated parking spot for our space.

This retail concept has served the local residents of Saint Helena as they have required items to decorate their homes and find gifts for friends, family and acquaintances. While we will have collectible rare maps and natural history artwork, we will also have accessible reference books on the history of westward expansion and natural history works in the range of $40 - $120. We really will have something for everyone.

Josephine Arader
9/23/22

TEMPORARY USE PERMIT APPROVAL

DATE: September 17, 2021

TO: Josephine Arader, Applicant

FROM: Maya DeRosa, AICP, Planning and Building Director

RE: Administrative approval (#PL21-036) of temporary use permit per St. Helena Municipal Code Section 17.136.050(D) allowing a a retail gallery for art and maps in the building located at 1380 Main Street (APN 009-212-001).

PROJECT DESCRIPTION

The owner, Josephine Arader, is proposing to open a 800 SF retail space in an existing building that would sell historical maps from the 16th-19th century. There are no exterior changes or expansions planned with the proposed permit.

The applicant is required to apply for a permanent use permit amendment should they wish to operate beyond the 1-year granted with this approval.

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

CONDITIONS OF APPROVAL

1. This permit authorizes the activities described above and as part of the written description submitted with this application. This permit expires one year from the date of this approval.
2. All required licenses and permits must be obtained (as applicable) prior to opening for business including but not limited to the following:
   a) Business License
3. All business-related activities must occur on private property unless otherwise approved.
4. Occupancy must comply with current fire codes and is subject to review and approval by the Fire Marshal.
5. An Administrative Sign Permit must be applied for and obtained for any new signage.
6. This approval is valid until September 17, 2022.
7. If the applicant wishes to make these uses permanent, a Use Permit Amendment application shall be filed with the Planning Department 30 days prior to the expiration of this approval.
8. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises.

9. Until the end of the Phase II water emergency, there shall be no onsite landscaping installed.

APPEALS

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

Sincerely,



Maya DeRosa, AICP
Planning and Building Director
City of St Helena

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 7, 2023

FILE NUMBER: PL21-044

SUBJECT: Request by Sasha Janev on behalf of Lorraine and Joe Berchtold for adoption of a resolution approving a demolition permit to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit and design review of the proposed new single family home on the property located at 2126 Madrona Avenue in the A-20 zoning district.

PREPARED BY: Chantal Power, Associate Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:11/05/21 **ACCEPTED AS COMPLETE:**08/23/22

LOCATION OF PROPERTY: 2126 Madrona Avenue

APN: 009-470-010

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

APPLICANT: Sasha Janev on behalf of Lorraine and Joe Berchtold **PHONE:** 707-968-5265

BACKGROUND

The project is located in the Agriculture General Plan land use district, and the Twenty-Acre Agriculture (A-20) zoning district, outside the Urban Limit Line on a 5.78-acre parcel with an existing vineyard. The site is currently developed with an existing single-family home and two accessory structures, all of which are proposed to be demolished to accommodate the construction a new single-family home and accessory dwelling unit. The existing home was constructed in 1883 and has been determined to have no historic or architectural value based on the attached historic resource evaluation.

The Planning Commission considered the applicant's request at a meeting held on October 18, 2022. Due to concerns expressed by Planning Commissioners and members of the public, discussed in further detail below, such as potential inconsistencies with the General Plan and numerous concerns expressed by neighbors to the project, the Planning Commission requested that the applicants hold meetings with the neighbors, install story poles to show the massing of the proposed project, provide the Planning Commission with information that is responsive to the neighborhood concerns and inform the Planning Commission if the applicant proposes any revisions in response to the concerns expressed by the public and/or Commissioners. A project status update was given at the December 6, 2022, Planning Commission meeting. The applicant provided photos of the story poles and some details related to the two neighborhood meetings that occurred on November 6, 2022, and November 19, 2022, respectively. Additionally as requested by the Planning Commission, Spottswoode Winery provided an expected vineyard production assessment attached to the 12-7-2022 staff report (Attachment 15). The Planning Commission requested that staff and the project applicant have all final revisions completed in a timely manner, and set March 7, 2023 as the hearing date to bring the project back to the Commission for review.

PROJECT DESCRIPTION

The applicant is seeking approval of a demolition permit to demolish three existing structures totaling 3,893 square feet, and design review approval to construct a two-story, 14,407 square foot single-family home with a large basement and 7,950 square feet above grade, a 1,754 square foot garage, a 1,640 square foot covered terrace. The applicant is additionally proposing to construct an 850 square foot one bedroom accessory dwelling unit ("ADU") with an 864 square foot covered terrace concurrently with the construction of the single family home and associated accessory structures. The ADU may be approved ministerially, and is not subject to design review.

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

The site includes 5.08 acres of existing vineyard on the 5.78-acre lot. Approximately 0.66 acres of the existing vineyards will be removed to accommodate the proposed structures leaving 4.42 acres of vineyards intact. An additional 0.13 acres of fruit and olive trees will be added to existing .20-acre orchard and the applicant/owner plans to work with local olive oil producers to create an estate olive oil. The applicant/owner also plans to work with Spottswoode Winery to rehabilitate and produce wine from the 4.42 acres of vineyard that will be preserved.

Changes to Project Since October 18, 2022 Planning Commission Meeting

The following revision were made in response to Planning Commission requests and as a result of the neighborhood meetings on November 6, 2022 and November 19, 2022:

1. The driveways proposed along Fir Hill Drive have been removed.
2. The proposed ADU has been moved an additional 15' back from Fir Hill Drive and 5' closer to the proposed primary structure.
3. The massing of the ADU was revised by lowering the roof height by 2'.
4. The pool was reoriented and the size was reduced.
5. The bocce court was reoriented to expand the views of neighboring properties.
6. The area of vineyard proposed for removal was reduced from 0.75 acres to 0.66 acres.
7. The area of olive orchard proposed was reduced from 0.21 acres to 0.13 acres to provide for a newly proposed retention basin and to increase visibility on the corner of Madrona Avenue and Fir Hill Drive.
8. A 1' deep, 6' wide bio-swale will surround the area proposed for development and two bioretention basins with 2,025 cubic feet of retention capacity will be installed at the front of the property.
9. The landscape plan has been revised to further reduce overall water usage.
10. The water analysis was updated to reflect the reduced water usage from the revised landscape plan.
11. The layout of the olive orchard along Fir Hill was adjusted to increase visibility at the intersection with Madrona Avenue.

ANALYSIS

CEQA

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

GENERAL PLAN

The subject property has a General Plan Land Use designation of Agriculture (AG). The AG land use designation allows agricultural and winery uses with restricted single family residential and public/quasi-public uses. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

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

The applicant proposes removal of approximately 0.66 acres of existing vineyard to accommodate the proposed residential project. Staff has discouraged the applicant from removing any of the existing vineyard to be consistent with this General Plan Policy. However, the applicant has stated that the section of vineyard to be removed is the least viable for rehabilitation and not likely to be productive and has proposed the addition of 0.13 acres of fruit and olive trees to the existing .20 acre orchard for the production of an estate olive oil as an alternative to keeping all the existing vineyard. Regardless of the proposal to include the addition of olive trees to the site, the project site will still lose 0.66 acres of existing farmland for a non-agricultural use, and net loss of 0.53 acres of total agricultural uses, rendering the project inconsistent with this General plan policy.

- LU5.3 - Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land.
  The applicant has proposed a very large single-family residence and accessory structures totaling 19,515 square feet. This is a reduction from the initial application proposal, and 6,457 square feet (or more than one-third of the proposed residence) will be located below grade, not visible from street views. The above grade portion of the development consists of a 5,244 square foot first floor, and 2,706 second floor of the proposed primary dwelling, 1,754 square foot garage and 1,640 square foot covered terrace, a 850 square foot ADU and 864 square foot covered terrace. As with General Plan Policy LU5.1, staff has determined that the proposed removal of the existing vineyard for the purpose of developing the parcel for nonagricultural use is inconsistent with these two General Plan policies. However, 2126 Madrona, is the only property on Fir Hill Drive that has retained agricultural uses on-site.

- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.
  Although the proposed single-family home and accessory structures are very large, approximately one-third of the proposed construction would be below grade. The above ground portion of the project, as well as relationship to the site and surrounding area, should be used for consistency comparisons.

  The A-20 zone consists of large parcels with few limitations on the size of structures and provides for a wide variation of designs and sizes as evidenced along Fir Hill Drive, which has been developed with greater density and intensity of uses than what is intended for the A-20 district. Though the above ground portion of the project is larger than the other surrounding homes in the A-20 zone (depicted on Attachment 8), this parcel is the largest of the neighboring residential properties, and proposes a 0.08 FAR that is less than the average 0.10 FAR of the surrounding neighborhood.

  The design and colors used throughout the neighborhood are eclectic so comparisons should be limited to the types of color and materials used which are

typical of residential uses, consistent with the intention of this policy. The design applies articulation of facades and layered massing.

- PF1.1 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply.
  With the use of water efficient fixtures, the proposed home and landscaping will not result in an increase of water used on the site.

- CD3.2 - Ensure that the new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.
  The architectural design provides façade articulation and layered massing, along the street views of Madrona Avenue and Fir Hill Drive. Some of the project revisions include the relocation of the ADU an additional 15' back from Fir Hill Drive, and 5' closer to the proposed primary residence, a reduction of the pool size, and the reorientation of the pool and bocce court. The ADU, pool, and bocce court will be framed in by a low wall (1.5' to 2.5' in height above grade). The proposed olive orchard has been redesigned to cover the area previously designated as driveway space along Fir Hill Drive, and to preserve the Madrona Avenue-Fir Hill Drive corner view. A 5' wall will screen the vehicle motor court from public view. The second story steps back from the first story to help reduce overall massing and allowing neighborhood views of the mountains and surrounding vineyards (please see photo simulation on Sheet A1.3).

- HE1.5 - Encourage innovative housing types and designs.
  The project design is modern and incorporates articulation, layered massing, earth tones and natural elements such as stone veneer, cement plaster with wood and metal accents.

- HE2.4 - Promote second unit production.
  Although, not subject to discretionary review pursuant to State law, the project includes an 850 square foot accessory dwelling unit, with a covered terrace.

- HE2.6 - Promote a balance of types of housing throughout the whole community.
  The project proposes a large single-family home and an accessory dwelling unit, which are allowable uses in the A-20 district.

ZONING

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

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

- Maximum non-agricultural coverage, 1 acre: 1 acre proposed
- Floor area ratio (F.A.R.), Not regulated
- Front setback, 50 feet, measured from center line of abutting street: 70 feet proposed
- Rear yard, 20 feet: Approximately 800 feet proposed
- Side yard, 20 feet: 20 feet proposed
- Height of buildings/structures, 30 feet: 29 feet proposed

Staff Response: The project as proposed meets the development standards prescribed by Section 17.20.060 of the SHMC. The 5.78-acre site has 5.08 acres of vineyards and is currently developed with 0.5 acres of non-agricultural uses. As shown on Sheet A1.0, the project proposes the removal of (0.66 acres) of the existing vineyard, which will leave 4.42 acres of vineyards to be rehabilitated for reuse, and 1-acre of non-agricultural use. The addition of (0.13 acres) of fruit and olive trees to the existing .20-acre orchard, with plans to develop an estate olive oil, will bring the total non-agricultural coverage to 1-acre. The project proposes additional landscaping consisting of very-low, low, and moderate use plantings consistent with code Section 17.112.140(B) of the SHMC that encourages xeriscape principles.

Note, the driveway is not included in the overall lot coverage consistent with superscript 1 of Section 17.20.060 (C) - Standards for Two Acre Lots or Greater in Area, which states that all structures, driveways (except for a sixteen-foot-wide driveway no greater than two-thirds the length of the parcel), parking, patios, lawn, or other non-agricultural uses shall be limited to one-acre maximum per parcel. The driveway for the primary residence is 16-feet and runs the width of the property, rather than the length. The driveways have not been counted toward the total non-agricultural coverage of the site. However, the screened motor court fronting Madrona Avenue has been included in the total 43,650 square feet (1-acre) residential coverage calculation. The screen wall surrounding the motor court is proposed at a height of 5-feet and is setback 48-feet from the front property line, where a minimum 40-foot setback for fences exceeding 3.5 feet in height is required. Though not subject to the visibility triangle requirements defined in Section 17.04.160 of the SHMC because Fir Hill Drive is a private drive, rather than a street, the project exceeds the standard as noted in Attachment 14.

WATER

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

Staff Response: The Water Use Analysis proposes a net decrease of 21 gpd to the average daily water usage by utilizing low flow water fixtures throughout, drought tolerant landscaping, and a cover for the pool. The existing vineyard is currently dry farmedbut is proposed for rehabilitation and will utilize well water from a new well that will also provide water for the proposed olive orchard, or if the regulatory controls do not allow the installation of a new well, the vineyard will continue to be dry-farmed and the olive orchard will be irrigated with City water after the applicant makes any adjustments to proposed landscaping to ensure that the project will remain water neutral.

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for an ADU. As described in SHMC Section 17.124.050(D), parking in tandem is permitted in residential districts when required parking is less than 3 spaces.

Staff Response: The project primary residence will provide a three-car enclosed garage and a screened motor court capable of accommodating multiple vehicles, exceeding the requirements established in Sections 17.124.030 and 17.116.030 of the SHMC.

DEMOLITION PERMIT

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

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

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

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

Staff Response: The existing home was constructed in 1883 but does not appear on the St. Helena Historic Resource Inventory. A Historic Resources Evaluation was conducted for the existing structures on the site (Attachment 3). The evaluation concluded that substantial alterations occurred outside of the historic era, the structures lack architectural significance, historic significance, or association with historic persons required for historic listing. The evaluation determined that none of the existing structures on the site meet the required criteria of significance necessary for eligibility for the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the St. Helena Historic Resource Inventory. Demolition of the existing structures would not be contrary to the requirements of the SHMC Section 17.164.050(G), and demolition of the structures will not occur prior to approval of design review for the replacement structures. Further study was conducted by the Historic Preservation expert and responses to neighborhood comments were provided (Attachments 4 and 5).

DESIGN REVIEW

SHMC Section 17.40.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings for both permitted and conditional uses pursuant to SHMC Section 17.164. The purpose of design review is to promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

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

   Though not entirely consistent with General Plan policies LU5.1 and LU5.3 due to the removal of existing farmland for non-agricultural uses, the applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, has partnered with the Spottswoode Winery to rehabilitate the remaining vineyard, and has proposed to add an additional 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard and plans to establish an estate olive oil in an effort to continue and preserve the majority of the agricultural uses on the site. However, the project will lose 0.66-acre of existing farmland, with a proposal to plant an additional 0.13-acre of olive trees, resulting in a net loss of 0.53-acre of farmland for non-agricultural use. The project is consistent with General Plan policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4, HE2.6, as noted in the General Plan Section of this report.

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

The proposed primary residence is very large, but a significant portion of the home will be located in a basement level not visible from the street. Additionally, the applicant has worked with City staff to break up the façade fronting Fir Hill Drive. At the direction of the Planning Commission, the applicant held meetings with the neighboring residents and made subsequent minor revisions intended to minimize the massing while preserving the vineyard and mountain views of neighboring properties, including relocating the ADU an additional 15' back from Fir Hill Drive and 5' closer to the house, reduction of the pool size, and reorientation of the pool and bocce court. The house design will utilize earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal.

3. Relationship of the design to the site;

The project proposes removal of approximately 0.66-acre of existing 5.08-acres of vineyards from the site and demolition of the existing structures to accommodate the proposed primary residence, garage, accessory dwelling unit, pool, bocce court, the addition of approximately 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard, and rehabilitation of the remaining 4.42-acres of vineyards. The proposal meets or exceeds all setback requirements and exceeds the off-street parking requirements and provides adequate circulation for vehicles. A 5-foot wall located outside of the front setback is designed to screen a portion of the motor court from street view.

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

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

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

Aside from the nearby historic Spottswoode Winery, which is located in the Winery district, the property is completely surrounded by A-20 lands developed with primarily residential uses that have not retained on-site agricultural uses. The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of olive trees which will be used in the production of an estate olive oil, to retain the agricultural nature of the existing lands, and a new

residence to replace the existing residence in an area that is developed with other residential structures of various shapes and sizes.

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

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

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

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

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

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

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

The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of 0.21-acre of olive trees to an existing 0.13-acre orchard, which will be used in the production of an estate olive oil. The proposed site plan also includes a bocce ball court and ornamental landscaping. Although the project proposes the removal of existing farmland (a total net loss of 0.53-acre), this is one of the only properties along Fir Hill Drive that contain a residential use that has retained any on-site agricultural use.

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

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

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

The project will remove the 0.66-acre of the existing vineyard and will preserve and rehabilitate the remaining 4.42-acres of vineyards for wine production in partnership with the nearby Spottswoode Winery.

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

The design uses earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal which are materials found on other surrounding homes. The primary residence has been designed with larger than required setbacks, undergrounding of a large portion of the proposed residence, façade articulation and layered massing in order to preserve the mountain and vineyard views of surrounding properties. The above ground portion of the proposed primary structure is 7,950 square feet, which is approximately 2,300 square feet larger than the largest existing home in the surrounding neighborhood. However, the next largest home, which is 5,633 square feet in size, is located on a property that is only one acre in size and has a floor area ratio (FAR) approximately twice the FAR of this proposal. Therefore, in evaluating compatibility with adjacent and neighboring structures, the size of the home in relation to the parcel on which it is proposed, and not just size alone, is an important factor.

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

The proposed structures will be surrounded on the front and sides with 0.33-acre of fruit and olive trees, and gardens designed to create visual interest in contrast with the earth tones used for the structures and functionality for the residents.

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

The landscaping has been designed to create a desirable and functional environment and includes several garden areas, and several fruit and olive trees, while preserving approximately 4.42-acres of the existing vineyards. Construction will comply with the California Green Code and will incorporate solar panels, and water efficient landscaping.

ISSUES

As stated above, the project has been reviewed by the Planning Commission at two separate meetings. The first meeting, held on October 18, 2022, and resulted in a continuation of the project due to numerous concerns raised by the public and a request by the Planning Commission for additional information. The Planning Commission also requested that the applicants install story poles to demonstrate the massing of the proposed structures and to hold meeting with the neighboring property owners. Two neighborhood meetings were conducted on November 6, 2023, and November 19, 2023, in which neighbors met with the project applicant team and discussed various project concerns. The meetings were conducted informally, and no meeting minutes were provided. The second Planning Commission meeting was held on December 6, 2023, with the purpose of providing a project status update to the Commission. At this meeting, the Planning Commission requested that the project applicant provide a summary of the neighborhood meetings (Attachment 9) and allow the neighbors the opportunity to respond and provide any additional comments and clarifications regarding the details of the neighborhood meetings.

Following the circulation of the applicant summary of the neighborhood meetings, three separate letters were received from neighbors providing additional comment (Attachments 10-12). All three neighboring property owners continued to express concern over the project details with particular emphasis on the following:

1. Project massing/size of structures

   The applicant has worked with staff and considered the comments from neighbors to reduce the massing of the proposed structures. However, the St. Helena Municipal Code does not limit massing in the A-20 zone. Staff cannot impose a reduction in project massing that other properties in the same zone would not be subjected to based on the existing standards in the City's zoning code.
2. Trees: historic oak and placement of olive grove

   The existing historic oak tree is located in the City public right-of-way and will be protected in place. The project has been conditioned to protect any roots that may be exposed by grading activities.
3. Water: water usage and well for on-site agricultural uses

   The applicant has prepared a Water Use Analysis according to the Water Neutrality regulations, which has been reviewed and accepted by the Public Works Department. The city cannot impose additional standards which would not be required for any other property in the A-20 zone.
   The applicant has proposed a new well to replace the existing well, which will be removed to accommodate the proposed construction. As the well permit process is separate from design review, the applicant will be required to either obtain the necessary well permit through Napa County and the City or provide studies to show that the on-site agricultural uses can either be dry farmed, as is currently the

case, or irrigated using City water without exceeding the water neutrality requirements (see Public Works condition # 31).

4. Drainage and stormwater runoff

   The project civil plans show that water flows away from Fir Hill Drive across the site and toward stormwater facilities located within Madrona Avenue. Additionally, the applicant has proposed a 1' deep, 6' wide bio-swale around the perimeter of the area proposed for grading and development, and two bioretention basins with a total capacity of 2,025 cubic feet, or 5 times the output from a 100-year storm. A Stormwater Control Plan has been reviewed and accepted by the Public Works Department for stormwater runoff during construction activities.

5. Noise from mechanical equipment

   All mechanical equipment associated with the project, including HVAC, will be located in the basement mechanical room. As all residential development must meet Title 24 regulations for interior noise levels, the project will not pose noise impacts to surrounding properties. The project construction activities have been conditioned to comply with Chapter 8.24 – Noise, of the St. Helena Municipal Code.

6. Loss of vineyard/grape yields

   Comments from neighboring properties have indicated that the existing vineyard is historic. However, no evidence has been provided to show that the vineyard has been nominated as historic. Furthermore, the Historic Resource evaluation performed for the project site has determined that the property is not an historic resource and is not eligible for listing on a national, state, or local registry based on the CEQA criteria for historic resources. Grape yields are not subject to the design review process.
   Notwithstanding, the removal any of the existing vineyard is inconsistent with General Plan policies LU5.1 and LU5.3 that discourage the conversion of existing farmland to non-agricultural use and strictly limit development on properties existing at the time of the adoption of the General Plan that are designated as agricultural land.

7. Visibility on the corner of Madrona Avenue and Fir Hill Drive

   Visibility at the corner of Madrona Avenue and Fir Hill Drive is already somewhat obstructed by the presence of a very large historic oak tree. The project has proposed and been conditioned to protect the oak. In order to further reduce visibility impacts, the proposed olive orchard has been moved farther from the corner and the larger of the two proposed bio retention basins will be placed at the corner of the property. Though not subject to the visibility triangle requirements defined in Section 17.04.160 of the SHMC because Fir Hill Drive is a private drive, rather than a street, the project exceeds the standard as noted in Attachment 14.

8. Number of bedrooms and bathrooms

Some concerns have been expressed over the proposed number of bedrooms and bathrooms. However, there are no general plan or zoning criteria in place that would limit the number of bedrooms or bathrooms. The interior use of the structures is not something the the Planning Commission considers as part of design review, and the project has complied with the City's Water Neutrality regulations. Some clarification has been provided on the project plan set to remove door jams and headers from rooms not to be used as bedrooms.

9. Sewer or septic

The applicant has submitted an application for sewer extension and connection for the project, which is currently under review by the Public Works Department. The sewer application is independent of design review and the Public Work Department has provided a wastewater condition for sewer or septic to be installed subject to all City and County regulations prior to the issuance of a Certificate of Occupancy.

10. Grading concerns and construction

The Conceptual grading plan has been included in the project plan set, Sheet C2.1 and indicates that project site slopes away from Fir Hill Drive and toward Madrona Avenue.

11. Location of the ADU and backyard layout

As a result of the neighborhood meetings, the ADU has been located 15' further from Fir Hill Drive, and 5' closer to the primary structure than initially proposed, and the roof height of the ADU has been decreased by 2'. The pool has been reduced in size and both the pool and bocce court have been reoriented to address neighbor concerns. Further, the ADU should not be considered as part of the design review application as it is only subject to ministerial review under the City's Zoning Code and state law.

12. CEQA

Various comments have been received. The project is exempt from CEQA review pursuant to Section 15301 (Existing Structures) and Section 15303 (Reconstruction or Conversion of Small Structures). The Class 1 and Class 3 exemptions apply equally to single family residence regardless of size.

CORRESPONDENCE

Three formal letters from neighboring property owners have been received by staff (Attachments 10-12). Additionally, an email was received regarding the project potential for flooding in the basement (Attachment 13). Public Works Staff has determined that any potential for the proposed project resulting in flooding of the basement would be outside of the purview of City staff and would instead be between the property owner and their insurance company.

STAFF RECOMMENDATION

Option 1
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and

2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 2126 Madrona Avenue.

Option 2

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and

2. Find the project inconsistent with General Plan policies LU5.1 and LU5.3 and continue action on the item, requesting that the applicant/owner revise the project plans to retain all of the existing vineyards and redesign the site for Planning Commission review at a future date.

ATTACHMENTS
1. Resolution
2. Project Plans
3. Project Statement
4. Historic Resource Evaluation
5. Response to HRE Comments
6. Water Use Analysis
7. Stormwater Control Plan
8. Assessor Parcel Data for Surrounding Properties
9. Applicant - Neighborhood Meeting Summary
10. 1693 Fir Hill Dr - Neighborhood Meeting Summary
11. 1615 Fir Hill Dr - Neighborhood Meeting Summary
12. 2056 Madrona Ave - Neighborhood Meeting Summary
13. Basement Flooding Discussion
14. Public Works Response to Neighbor Comments
15. Vineyard Expected Production Capacity
16. Applicant Letter to Fir Hill Neighbors 2-21-23

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

PROPERTY OWNER: Lorraine and Joe Berchtold **APN:** 009-470-010

Recitals

1. The property owner requests adoption of a resolution approving a demolition of existing structures in order to accommodate the construction of a single-family home, garage and accessory dwelling unit and design review approval for the proposed single family home on a property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district.; and
2. A public notice was published in the Napa Valley Register and mailed to residents andoccupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered theproject, staff report, and all testimony, written and spoken, at a duly noticed public hearing on March 7, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the Demolition Permit and Design Review thereby authorizing the proposal contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

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

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

C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the Demolition Permit to allow for the demolition the existing structures on-site:

    1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
    2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood; and

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

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

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

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

      Though not entirely consistent with General Plan policies LU5.1 and LU5.3 due to the removal of existing farmland for non-agricultural uses, the applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, has partnered with the Spottswoode Winery to rehabilitate the remaining vineyard, and has proposed to add an additional 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard and plans to establish an estate olive oil in an effort to continue and preserve the majority of the agricultural uses on the site. However, the project will lose 0.66-acre of existing farmland, with a proposal to plant an additional 0.13-acre of olive trees, resulting in a net loss of 0.53-acre of farmland for non-agricultural use. The project is consistent with General Plan policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4, HE2.6.

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

      The proposed primary residence is very large, but a significant portion of the home will be located in a basement level not visible from the street. Additionally, the applicant has worked with City staff to break up the façade fronting Fir Hill Drive. At the direction of the Planning Commission, the applicant held meetings with the neighboring residents and made subsequent minor revisions intended to minimize the massing while preserving the vineyard and mountain views of neighboring properties, including relocating the ADU an additional 15' back from Fir Hill Drive and 5' closer to the house, reduction of the pool size, and reorientation of the pool and bocce court. The house design will utilize earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal.

3. Relationship of the design to the site;

The project proposes removal of approximately 0.66-acre of existing 5.08-acres of vineyards from the site and demolition of the existing structures to accommodate the proposed primary residence, garage, accessory dwelling unit, pool, bocce court, the addition of approximately 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard, and rehabilitation of the remaining 4.42-acres of vineyards. The proposal meets or exceeds all setback requirements and exceeds the off-street parking requirements and provides adequate circulation for vehicles. A 5-foot wall located outside of the front setback is designed to screen a portion of the motor court from street view.

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

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

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

Aside from the nearby historic Spottswoode Winery, which is located in the Winery district, the property is completely surrounded by A-20 lands developed with primarily residential uses that have not retained on-site agricultural uses. The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of olive trees which will be used in the production of an estate olive oil, to retain the agricultural nature of the existing lands, and a new residence to replace the existing residence in an area that is developed with other residential structures of various shapes and sizes.

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

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

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

The project will use earth tones and natural elements, undergrounding of a large portion of the proposed structure, façade articulation, layered massing, and a

step back of the second story as well as setbacks exceeding the minimum requirements of the A-20 zone.

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

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

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

The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of 0.21-acre of olive trees to an existing 0.13-acre orchard, which will be used in the production of an estate olive oil. The proposed site plan also includes a bocce ball court and ornamental landscaping. Although the project proposes the removal of existing farmland (a total net loss of 0.53-acre), this is one of the only properties along Fir Hill Drive that contain a residential use that has retained any on-site agricultural use.

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

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

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

The project will remove the 0.66-acre of the existing vineyard and will preserve and rehabilitate the remaining 4.42-acres of vineyards for wine production in partnership with the nearby Spottswoode Winery.

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

The design uses earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal which are materials found on other surrounding homes. The primary residence has been designed with larger than required setbacks, undergrounding of a large portion of the proposed

residence, façade articulation and layered massing in order to preserve the mountain and vineyard views of surrounding properties. The above ground portion of the proposed primary structure is 7,950 square feet, which is approximately 2,300 square feet larger than the largest existing home in the surrounding neighborhood. However, the next largest home, which is 5,633 square feet in size, is located on a property that is only one acre in size and has a floor area ratio (FAR) approximately twice the FAR of this proposal. Therefore, in evaluating compatibility with adjacent and neighboring structures, the size of the home in relation to the parcel on which it is proposed, and not just size alone, is an important factor.

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

The proposed structures will be surrounded on the front and sides with 0.33-acre of fruit and olive trees, and gardens designed to create visual interest in contrast with the earth tones used for the structures and functionality for the residents.

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

The landscaping has been designed to create a desirable and functional environment and includes several garden areas, and several fruit and olive trees, while preserving approximately 4.42-acres of the existing vineyards. Construction will comply with the California Green Code and will incorporate solar panels, and water efficient landscaping.

Planning Department Conditions of Approval

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

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
3. Any request for an extension of this approval shall be justified in writing and

receivedby 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-lieuhousing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed ofthe following:

   Prior to issuance of a building permit, in recognition of the need for additional affordable housing, and to mitigate the effectsof this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unlessanother time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at itsown expense and without any cost to the City, and with counsel acceptable to the City,and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages,costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standardsof Title 24.

12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on March 7, 2023, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. No new landscaping shall be installed while the City is in a declared Phase II or Phase III water emergency.
15. Exterior lighting shall be directed or shielded to prevent glare onto public roadways oradjacent properties.
16. To reduce disturbance of residents in the project vicinity, construction activities whichgenerate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the followingreasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work,if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified andgive approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

17. 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.
18. A separate utility connection directly between the ADU and the utility is required (SHMC 17.116.030). Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).
19. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.
20. An onsite wastewater treatment (septic tank) system, conforming to Napa County technical standards and plans approved by Napa County Environmental Services shall be submitted for approval prior to clearance for issuance of a building permit. Alternatively, a sanitary sewer extension and district annexation shall be pursued. All facilities shall be constructed in accordance with City of St. Helena Standards and Specifications. Sanitary sewer facilities shall be installed prior to the issuance of Certificate of

Occupancy.

21. Post-construction storm drain runoff shall be limited to pre-construction levels. The improvement plans shall demonstrate that flows will not increase due to improvements being installed with this project. No lot-to-lot drainage is allowed. All site drains must be connected to the public stormdrain system or discharged through the face of curb or to an established waterway.

22. The City has adopted the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Applicant is responsible for construction plan conformance 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 the 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.

23. The Applicant shall provide an Erosion and Sediment Control Plan (ESCP) and a schedule for implementation of approved measures to the Public Works Department forreview and approval with the first improvement plans submitted for review. A grading permit shall not be issued until the erosion and sediment control plan is approved.

24. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the PublicWorks Director.

25. The Applicant shall construct all of Public Improvements generally shown on the DesignReview Plans and more specifically described below:
    a. As there are no existing curb, gutter and sidewalk improvements fronting the property and no immediate future plans for new improvements, the proposed driveway fronting Madrona shall be constructed in accordance with County of Napa Standard P-2 (Driveway Connection to Arterial Roads – RuralRoads.
    b. All landscaping and fencing along the front and side yards shall be installed suchthat they provide adequate sight distance and conform to City Standard 324 regarding Visibility and Fencing.

26. Any excavation adjacent to the historic oak on Madrona Avenue shall comply with Section 2-1 04 Protection of Vegetation of Saint Helena City Public Works standards.

27. Preservation of the historic oak tree within the public right-of-way along Madrona Avenue shall comply Section 12.24.150 Protection of protected trees during and after construction activity of the SHMC.

28. Prior to the issuance of a grading permit or building permit, whichever occurs first, the applicant (or tree professional) shall place orange construction fencing around the tree dripline and it must extend 5' beyond the drip line and have it inspected by the City Arborist with a written verification that the location of the construction fencing is in acceptable location. (This will exclude any part of the drip line extending into the pavement on Madrona Ave).

29. Prior to the issuance of any permit, the homeowner or permit applicant must place 4" of mulch below the entire dripline of the tree but 1' away from trunk flare. Exclude any part of the drip line extending into the pavement on Madrona Avenue.

30. In order to eliminate competition and help continue to preserve the Heritage Oak tree, the City Arborist recommends the property owner remove the adjacent redwood tree next in the canopy of the Heritage oak prior to the issuance of a building permit.

31. Prior to the issuance of a building permit, the applicant is required to prepare a Water Use Analysis according to the Water Neutrality regulations, which relies on the use of a well for irrigation purposes. The applicant shall provide evidence of permit processing through Napa County or provide studies to show that the on-site agricultural uses can either be dry farmed, as is currently the case, or irrigated using City water without exceeding the water neutrality requirements.

Building Department Conditions of Approval

32. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2019 Title 24 codes.

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

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

35. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

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

37. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections

for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

38. Any deferral of the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.

39. A separate permit submittal is required for demolition of existing structures, construction of pools, installation of generators and PV-systems.

40. Properties that are on septic systems or are intending to abandon a septic system are encouraged to contact Napa County Environmental Health Department early in the process to prevent project delays. A permit is required for Demolition of existing septic systems from the Napa County EHD.

Fire Department Conditions of Approval

41. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36 and include compliance with vegetation hazard mitigation requirements of Section 8.08.010 (E)(9) of the St. Helena Municipal Code.

42. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.

43. 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.

44. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on March 7, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574

GENERAL NOTES

1. The work included under this contract consist of all labor materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
2. All construction shall conform to the 2019 California Building Code; 2019 California Mechanical, Electrical, and Plumbing Codes; 2019 California Residential Code, 2019 California Energy Code; 2019 California Green Building Standards Code; Title 24; Fire Safe Standards and any other local governing codes and ordinances. In the event of conflict, the most stringent requirements shall apply.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes. All work is new, U.O.N.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
5. The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction for use of all the trades and shall provide all the subcontractors with current construction documents as required.
6. The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such examination.
7. Written dimensions take precedence. Do not scale drawings.
8. All dimensions to and from new construction when shown in plan are to face of stud, face of masonry, centerline, unless otherwise noted.
9. All dimensions on reflected ceiling or electrical plans are from face of finish or center line of column to center line of fixture or group of fixtures.
10. All vertical dimensions are to face of finish, finish floor, unless otherwise noted.
11. All dimensions noted "Verify" and "V.I.F." are to be checked by contractor prior to construction. Immediately report any variances to the architect for resolution.
12. Interior walls are 2x4 or 2x6 wood studs @ 16" o.c. unless otherwise noted and all exterior wall are 2x6 wood studs @ 16" o.c. unless otherwise noted.
13. Contractor shall provide all seismic bracing and hold-down clips as required by Code for all suspended ceiling and soffit framing conditions.
14. Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc.
15. Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
16. Protect all existing building and site conditions to remain including walls, cabinets, finishes, trees and shrubs, paving, etc.
17. Details shown are typical. Similar details apply in similar conditions.
18. Verify all architectural details with structural, and design/build drawings before ordering or installation of any work.
19. Where locations of windows and doors are not dimensioned, they shall be centered in the wall or placed two stud widths from adjacent wall as indicated on the drawings.
20. All required exits shall be operable from inside, without the use of key or special knowledge.
21. All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
22. All materials, fixtures and equipment must be installed per manufacturer's specification and recommendations.
23. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
24. Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
25. All roof deck penetrations and exterior wall openings shall be guaranteed by the contractor to be water tight for a minimum period of one year after substantial completion of all work under this contract.
26. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside job site.
27. Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.
28. Install smoke and carbon monoxide detectors in accordance with the specifications and in conformance with CBC and local Fire Marshal requirements.
29. All exterior doors and windows are to be weather stripped per Title 24 requirements, unless otherwise noted in door details.
30. Glass subject to human impact shall be of safety glazing material to meet State and Federal requirements.
31. Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
32. Provide shop drawings for all millwork, metal work and custom items.
33. Contractor is responsible for reviewing and complying with requirements of Soil Report as prepared by Geotechnical Engineer.

SYMBOLS

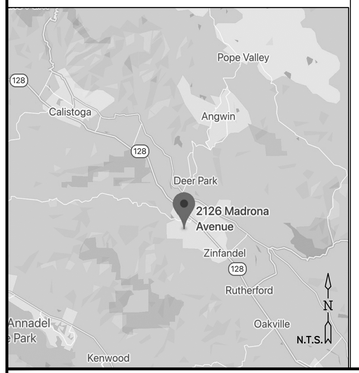
- INTERIOR ELEVATION NUMBERS / SHEET NUMBER (A / B / C / D; A5.2)
- SECTION/ ELEVATION NUMBER / SHEET NUMBER (2 / A3.1)
- DETAIL NUMBER / SHEET NUMBER (# / A8.#)
- ENLARGED DETAIL NUMBER / SHEET NUMBER (# / A8.#)
- WINDOW SYMBOL (2)
- DOOR SYMBOL (E)
- GRID LINE (1)
- ROOM NAME / ROOM NUMBER (ROOM / XXX)
- REVISION (1)
- FLOOR ELEVATION OR DIMENSION POINT

VICINITY MAP

Project Information:

BERCHTOLD RESIDENCE

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



PROJECT STATISTICS

PROJECT NAME:
BERCHTOLD RESIDENCE

A.P.N.:
009-470-010

PROJECT ADDRESS:
2126 MADRONA AVE.
SAINT HELENA, CALIFORNIA 94574

LOT AREA:
5.78 ACRES (251,777 S.F.)

ZONING:
A-20 AGRICULTURE DISTRICT

CONSTRUCTION TYPE:
VB

OCCUPANCY:
R-3

NO. OF STORIES:
2 STORY + BASEMENT

BUILDING HEIGHT:
MAX ALLOWABLE: 30'
BUILDING HEIGHT: 28'

FEMA ZONE:
NO

PROJECT DESCRIPTION:
CONSTRUCTIONS OF A TWO STORY SINGLE FAMILY RESIDENCE WITH BASEMENT AND ATTACHED GARAGE

APPLICABLE CODES:
2019 California Building Code (CBC)
2019 California Electrical Code (CEC)
2019 California Mechanical Code (CMC)
2019 California Plumbing Code (CPC)
2019 California Fire Code (CFC)
2019 California Residential Code (CRC)
2019 California Energy Code (CEC)
2019 California Green Building Standards Code (GBS)
2019 California Administrative Code (CAC)
Applicable General Plan, Zoning, Site Development and Subdivision Ordinances

Note:
These drawings are to conform to the requirements of the code editions cited above. Any work performed in association with these drawings must also comply with these code editions.

BUILDING AREA CALCULATION:

EXISTING RESIDENCE:	
EXISTING RESIDENCE TO BE DEMOLISHED:	2,508 S.F.
EXISTING GARAGE TO BE DEMOLISHED:	799 S.F.
EXISTING STORAGE BARN:	586 S.F.
TOTAL REMOVED	3,893 S.F.
PROPOSED RESIDENCE:	
BELOW GRADE	
BASEMENT:	6,457 S.F.
ABOVE GRADE	
FIRST FLOOR:	5,244 S.F.
SECOND FLOOR:	2,706 S.F.
TOTAL:	7,950 S.F.
GARAGE & STORAGE:	1,754 S.F.
COVERED TERRACE:	1,640 S.F.
PROPOSED ADU:	
FIRST FLOOR:	850 S.F.
COVERED TERRACE:	864 S.F.

*SQUARE FOOTAGES FROM EXTERIOR BUILDING PERIMETER

ABBREVIATION

&	And	CONN.	Connection	F.H.M.S.	Flat Head Machine Screw	I.D.	Inside Diameter	PERIM.	Perimeter	S.H.	Sprinkler Head
<	Angle	CONST.	Construction	F.H.W.S.	Flat Head Wood Screw	IN.	Inch	PL.	Plate	SHR.	Shower
@	At	CONT.	Continuous	FIN.	Finish	INSUL.	Insulation	P.LAM.	Plastic Laminate	SHT.	Sheet
ø	Diameter or Round	CONTR.	Contractor	FIXT.	Fixture	INT.	Interior	PLAS.	Plaster	SHTG.	Sheathing
#	Pound or Number	C.T.	Ceramic Tile	FLR.	Floor	INTER.	Intermediate	PLYWD.	Plywood	SIM.	Similar
A.C.	Air Condintiong or Asphaltic Concrete	CTR.	Center	FLASH.	Flashing	JAN.	Janitor	PNL.	Panel	SL.	Sliding
ACOUS.	Accoustical	C.W.	Cold Water	FLUOR.	Fluorescent	JST.	Joist	PNT.	Paint	S.K.D.	See Kitchen Drawings
A.D.	Area Drain	D	DRYER	F.O.C.	Face of Concrete	JT.	Joint	P.S.I.	Per Square Inch	VEST.	Vestibule
ADJ.	Adjustable	DBL.	Double	F.O.F.	Face of Finish	KIT.	Kitchen	PT.	Pressure Treated or Post Tensioned	S.L.D.	See Landscape Drawings
ADJAC.	Adjacent	DET.	Detail	F.O. Ply	Face of Plywood	LAM.	Laminate	PTD.	Painted	S.M.D.	See Mechanical Drawings
A.F.F.	Above finish floor	DI-F>	Drinking Fountain	F.O.S.	Face of Stud	LAV.	Lavatory	P.T.D.	Paper Towel Dispenser	S.P.D.	See Plumbing Drawings
AGGR.	Aggregate	DIA.	Diameter	F.P.R.F.	Fireproof	LB.	Pound	PTN.	Partition	SPEC.	Specification or Special
ALT.	Alternate	DIM.	Dimension	FR.	Frame	LIN.	Linear	P.T.R.	Paper Towel Receptacle	SQ.	Square
ALUM.	Aluminum	DISP.	Dispenser	FT.	Foot or Feet	LN.	Line			S.S.	Stainless Steel
APPROX	Approximate	DN	Down	FTG.	Footing	LT.	Light	Q.T.	Quarry Tile	S.S.D.	See Structural Drawing
ARCH	Architectural	DR.	Door	FURR.	Furring					S.K.	Service Sink
A.S.R.B.	Architectural site review board	DW	Dishwasher	FUT.	Future	MACH.	Machine	R.	Riser	STD.	Standard
BD.	Board	DWG.	Drawing	G.	Gas Outlet	MAINT.	Maintain	R.A.	Return Air	STL.	Steel
BFE	BASE FLOOD ELEVATION	DWR.	Drawer	GA.	Gauge	MAT.	Material	RAD.	Radius	STOR.	Storage
BITUM.	Bituminous	E.	Each	GALV.	Galvanized	MAX.	Maximum	REC.	Recessed	STRL.	Structural
BLDG.	Building	(E)	Existing	G.I.>	Garbage Disposal	M.B.	Machine Bolt	REF.	Reference	S.V.	Sheet Vinyl
BLK.	Block	E.I.F.S.	Exterior Insulation & Finish System	GEN.	General	M.C.	Medicine Cabinet	REFL.	Reflected		
BLKG.	Blocking	E.W.	Expansion Joint	G.F.I.	Ground Fault Interrupt	M.D.O.	Medium Density Overlay	REFR.	Refrigerator	T.	Tread
BM.	Beam	EL.	Elevation	GL.	Glass	MECH.	Mechanical	REG.	Register	T.B.	Towl Bar
B.O.	Bottom of	ELEC.	Electrical	GND.	Ground	MEMB.	Membrane	REINF.	Reinforced	T.B.D.	To Be Determined
BOT	Bottome	EMER.	Emergency	GR.	Grade	MTL.	Metal	REQ.	Required	T.C.	Top of Curb
B.P.	Building Paper	ENCL.	Enclosure	G.S.M.	Galvanized Sheet Metal	MFR.	Manufacturer	RESIL.	Resilient	TEL.	Telephone
BTWN.	Between	E.P.B.	Electrical Panel Board	GYP.	Gypsum	MICRO	Microwave	RET.	Retaining	TEMP.	Tempered
C.B.	Catch Basin	EQ.	Equal			MIN.	Minimum	REV.	Revision/ Revised/ Reversed	T.&G.	Tongue & Groove
CEM.	Cement	EQUIP.	Equipment	H.B.	Hose Bibb	MISC.	Miscellaneous			TER.	Terrazzo
CER.	Ceramic	EXIST.	Existing	H.C.	Hollow Core or Handicapped	MTD.	Mounted	RM.	Room	THK.	Thick
C.J.	Control Joint	EXP.	Expansion	HD.	Head	MUL.	Mullion	REMOV.	Removable	T.M.E.	To Match Existing
CLG.	Ceiling	EXT.	Exterior	HDBD.	Headboard	(N)	New	R.O.	Rough Opening	T.O.	Top of
CLKG.	Caulking	F.A.	Fire Alarm	HDR.	Header	N.	North	RWD.	Redwood	T.O.C.	Top of Concrete
CLR.	Clear	F.A.U.	Forced Air Unit	HDF.	Hardware	N.I.C.	Not in Contract			T.O.P.	Top of Plate
CLST.	Closet	F.B.	Flat Bar	HDWD.	Hardwood	NO. or #	Number	S.	South	T.O. PLY	Top of Plywood
C.M.U.	Concrete Masonry Unit	F.D.	Floor Drain	HGR.	Hanger	NOM.	Nominal	S.C.	Solid Core	T.O.W.	Top of Wall
CNTR.	Counter	F.D.N.	Foundation	HGT.	Height	N.T.S.	Not to Scale	S.C.D.	See Civil Drawings	TYP.	Typical
C.O.	Clean-Out	F.E.C.	Fire Extinguisher Cabinet	H.M.	Hollow Metal	O.A.	Overall	S.D.	Storm Drain, Soap Dispenser/Dish	U.B.C.	Uniform Building Code
COL.	Column	FEMA	Federal Emergency Management Agency	HORIZ.	Horizontal	O.C.	On Center	SCHED.	Schedule	UNEXC.	Unexcavated
CONC.	Concrete			HR.	Hour	O.D.	Outside Diameter (Dim.)	SECT.	Section	UNF.	Unfinished
COND.	Condition			H.R.	Handrail	OPNG.	Opening	S.E.D.	See Electrical Drawings	U.N.O.	Unless Noted Otherwise
				H.W.H.	Hot Water Heater	OPP.	Opposite	SEP.	Separation	VAR.	Varies
										V.C.T.	Vinyl Composite Tile
										VEN.	Veneer
										VERT.	Vertical
										V.G.D.F.	Vertical Grain Douglas Fir
										V.I.F.	Verify in Field
										VOL.	Volume
										W	Washing Machine
										W.	West
										W/	With
										W/D	Stacked Washing Machine and Dryer
										W.C.	Wall Covering
										WD.	Wood
										W.H.	Water Heater
										W/O	Without
										W.P.	Work Point or Waterproofing
										WSCT.	Wainscot
										W.S.P.	Wet Standpipe
										WT.	Weight
										WR.	Water Resistant
										WW.	Welded Wire

PROJECT DIRECTORY

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

ARCHITECT:
KROEGER-JANEV ARCHITECTS
1432 MAIN STREET
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REVISED
2:43 pm, Jan 10, 2023

DRAWING INDEX

General
- ☒ A0.0 COVER SHEET

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

Architectural Drawings
- ☒ A1.0 SITE PLAN
- ☒ A1.1 SITE PLAN
- ☒ A1.2 SITE SECTION
- ☒ A1.3 SITE PHOTOS
- ☒ A2.1 RESIDENCE BASEMENT PLAN
- ☒ A2.2 RESIDENCE FIRST FLOOR PLAN
- ☒ A2.3 RESIDENCE SECOND FLOOR PLAN
- ☒ A2.4 RESIDENCE ROOF PLAN
- ☒ A2.6 ADU FLOOR PLAN
- ☒ A2.7 ADU ROOF PLAN
- ☒ A3.1 RESIDENCE ELEVATIONS
- ☒ A3.2 RESIDENCE ELEVATIONS
- ☒ A3.3 ADU ELEVATIONS
- ☒ A3.4 ELEVATION MATERIALS
- ☒ A3.5 COLORED ELEVATIONS
- ☒ A3.6 COLORED ELEVATIONS

Landscape Drawings
- ☒ L1.0 OVERALL SITE PLAN
- ☒ L2.1 PLANTING PLAN & PLANT SCHEDULE
- ☒ L2.2 PLANTING PLAN & PLANT SCHEDULE
- ☒ COLOR PLANTING PLAN

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ARCHITECT:
KROEGER | JANEV ARCHITECTS
707 296 1650 | 1927 Lincoln Avenue, Napa, CA 94558
707 968 5265 | 1432 Main Street, Saint Helena, CA 94574

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

DRAWN BY: –

PROJECT No: 202101–

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:
COVER SHEET

SCALE: N.T.S.

A0.0

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P:\2021\202101 Berchtold Residence\1-Drawings\01-Current\Design Review\Version 6\0-Title Sheet-202101.dwg 1/9/23

FOR OFFICIAL USE ONLY

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

REVISED
2:43 pm, Jan 10, 2023

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.

2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF APRIL, 2021 PERFORMED BY ALBION SURVEYS.

3. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NAVD88 AND THE HORIZONTAL DATUM IS BASED ON NAD83 CALIFORNIA COORDINATE SYSTEM ZONE II PER TRIMBLE GPS OBSERVATIONS USING NGS OPUS SOLUTION. BASIS OF BEARINGS SHOWN PER 11 RM 11, NCR. ROTATED CLOCKWISE 1.63'/100' TO NAD 83.

4. SITE BENCHMARK DESCRIPTION: N/A

5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.

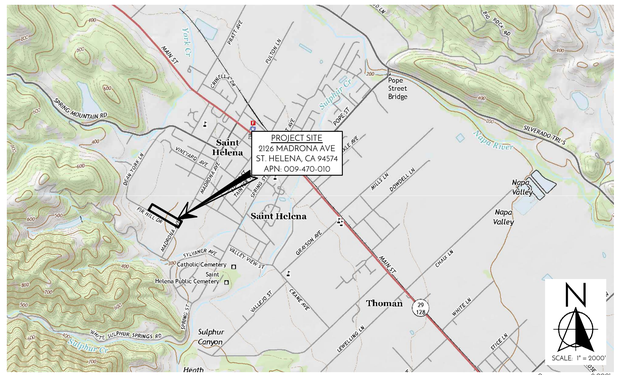
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

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

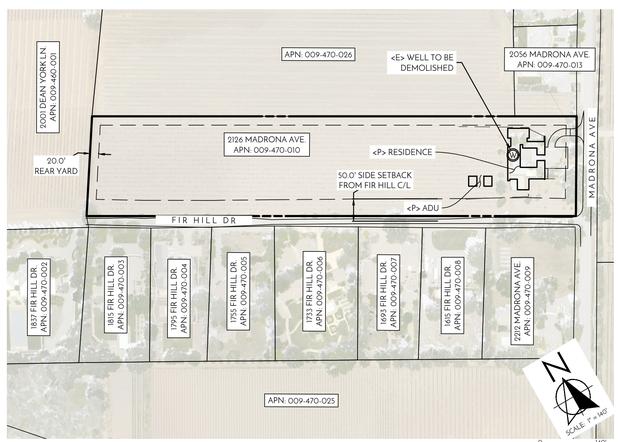
ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	~3000	TBD
FILL	~3000	TBD
ESTIMATED NET EARTHWORK		BALANCED

THE APPROXIMATE AREA OF DISTURBED SOIL IS 43,411 SF (0.99 AC).



VICINITY MAP

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



SITE MAP

SHEET INDEX

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

PROJECT INFORMATION

OWNER:	MICHAEL HUBBARD TR 600 UNIVERSITY ST., SUITE 1625 SEATTLE, WA 98101
SITE ADDRESS:	2126 MADRONA AVENUE ST. HELENA, CALIFORNIA 94574
ASSESSOR PARCEL #: PARCEL SIZE: CITY ZONING:	009-470-010 5.78 ACRES A-20
SURVEYOR:	ALBION SURVEYS 1113 HUNT AVENUE ST. HELENA, CA 94574 JON WEBB, P.L.S. 707/963-1217
CIVIL ENGINEER:	MADRONE ENGINEERING 1485 MAIN STREET, SUITE 302 ST. HELENA, CA 94574 JOEL DICKERSON, P.E. 707/302-6280
ARCHITECT:	KROEGER JANEV ARCHITECTS 1432 MAIN STREET ST. HELENA, CA 94574 SASHA JANEV (707) 968-5265

PROJECT STATEMENT

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

REVISIONS

NO CHANGES THIS SHEET

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	RT	RIGHT
AD	AREA DRAIN	FL	FLOW LINE	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FM	FORCE MAIN	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GB	GRADE BREAK	(S)	SOUTH
BCR	BEGIN CURB RETURN	GR	GRAVEL	S	SLOPE (FEET/FOOT)
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWINGS
BS	BOTTOM OF STAIRS	INV	INVERT	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	IP	IRON PIPE	SDP	SUBDRAIN PIPE
CB	CATCH BASIN	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS
C&G	CURB AND GUTTER	JP	JOINT POLE	SLD	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT	SLV	SLEEVE
CP	CONCRETE PIPE	LP	LOW POINT	SMD	SEE MECHANICAL DRAWINGS
$\mathbb{L}$	CENTERLINE	MH	MANHOLE	SPD	SEE PLUMBING DRAWINGS
CO	CLEANOUT	MON	MONUMENT	SS	SANITARY SEWER
COMM	COMMUNICATION	(N)	NORTH	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	<N>	NEW	SSMH	SANITARY SEWER MANHOLE
CW	COLD WATER	OC	ON CENTER	STA	STATION
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND	STD	STANDARD
DG	DECOMPOSED GRANITE	OH	OVERHEAD	SW	SIDEWALK
DIP	DUCTILE IRON PIPE	OHL	OVERHEAD LINE	TC	TOP OF CURB
DS	DOWNSPOUT	<P>	PROPOSED	TFC	TOP FACE OF CURB
DW	DOMESTIC WASTE	PCC	PORTLAND CEMENT CONCRETE	TOC	TOP OF CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC	TW	TOP OF WALL
(E)	EAST	PI	POINT OF INTERSECTION	TYP	TYPICAL
<E>	EXISTING	PIV	POST INDICATOR VALVE	UG	UNDERGROUND
ECR	END CURB RETURN	P/L	PROPERTY LINE	VC	VERTICAL CURVE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE	VG	VALLEY GUTTER
EGR	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH	(W)	WEST
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
EVC	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE	W/S	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE
FG	FINISHED GRADE	PW	PROCESS WASTE		

SYMBOL LEGEND

- UTILITY POLE (PP)
- SIGN
- WELL (W)
- STREET LIGHT
- TREE
- TREE TO BE REMOVED
- SANITARY SEWER (6" SS)
- GAS LINE (6"G)
- WATER LINE (6"W)
- EXISTING CONTOUR (85)
- TOP/TOE BANK GRADEBREAK
- PROPERTY LINE
- CENTERLINE
- SEWER MANHOLE/RISER WITH ID # (SSMH#1)
- STORM DRAIN MANHOLE WITH ID # (SDMH#2)
- WATER VALVE (WV)
- WATER METER & DCV (WM)
- FDC/PIV WITH CHECK VALVE
- FIRE HYDRANT WITH GATE VALVE (FH)
- CLEANOUT (CO)
- PROPOSED CONTOUR (85)
- SOLID STORM DRAIN
- PERFORATED STORM DRAIN
- GRADE SWALE
- OVERLAND RELEASE ROUTE

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Tel. 707-302-6280

CIVIL IMPROVEMENT PLANS
COVER SHEET

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

REGISTERED PROFESSIONAL ENGINEER
JOEL D. DICKERSON
No. 75989
Exp. 06-30-24
CIVIL
STATE OF CALIFORNIA

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CALL USA AT MINIMUM 72 EXCAVATION
FOR MORE INFORMATION
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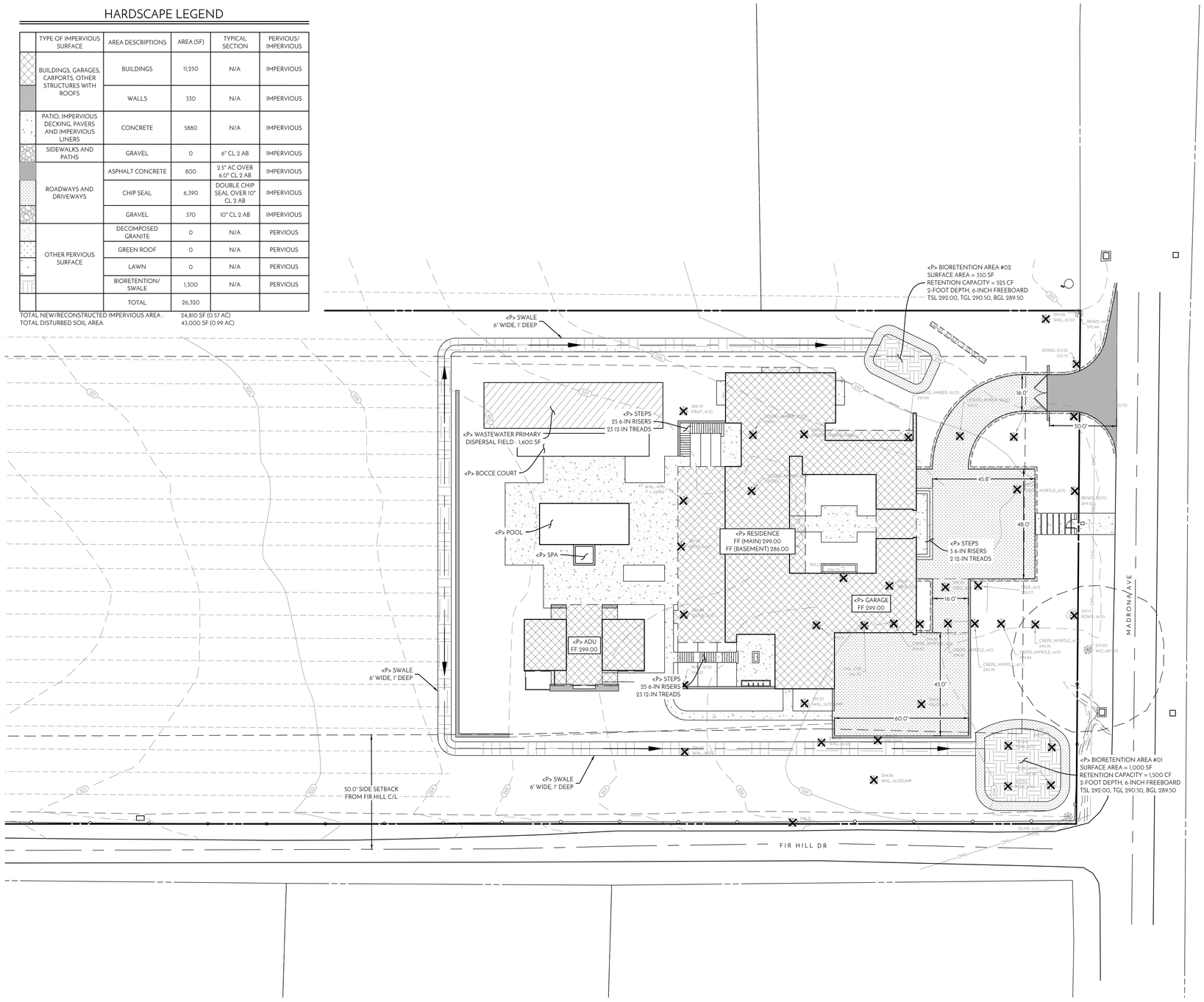
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HARDSCAPE LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	11,250	N/A	IMPERVIOUS
		WALLS	330	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	5880	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	0	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	800	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CHIP SEAL	6,390	DOUBLE CHIP SEAL OVER 10" CL 2 AB	IMPERVIOUS
		GRAVEL	370	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	0	N/A	PERVIOUS
		GREEN ROOF	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		BIORETENTION/ SWALE	1,300	N/A	PERVIOUS
		TOTAL	26,320		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 24,810 SF (0.57 AC)
TOTAL DISTURBED SOIL AREA: 43,000 SF (0.99 AC)



HARDSCAPE PLAN

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REVISIONS

△ REVISED SITE PLAN

REVISED
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SCALE: 1" = 20'

0 20'

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CIVIL IMPROVEMENT PLANS
HARDSCAPE PLAN

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

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DICKENSON
No. 75989
Exp. 06-30-24
CIVIL
STATE OF CALIFORNIA

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CIVIL IMPROVEMENT PLANS

GRADING PLAN

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

REGISTERED PROFESSIONAL ENGINEER
STEVEN D. DICKERSON
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STATE OF CALIFORNIA

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GRADING PLAN

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N

SCALE 1" = 20'

0 20'
SCALE IN FEET

NOTES:

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

1 BIORETENTION FACILITY WITH SUBDRAIN — NOT TO SCALE

UTILITY PLAN

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1 REVISED UTILITY PLAN

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CIVIL IMPROVEMENT PLANS

UTILITY PLAN

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

REGISTERED PROFESSIONAL ENGINEER JOSEPH D. DICKENSON No. 75989 Exp. 06-30-24 CIVIL STATE OF CALIFORNIA

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NAPA COUNTY TAX ASSESSORS INFORMATION

Property Detail Report

2126 Madrona Ave, Saint Helena, CA 94574-2354
APN: 009-470-010-000

Napa County Data as of: 09/13/2022

Owner Information

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

Location Information

Legal Description:				County:	Napa, CA
APN:	009-470-010-000	Alternate APN:		Census Tract / Block:	2016.02 / 1001
Munic / Twnshp:		Twnshp-Rng-Sec:		Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Saint Helena Unified School District		
Elementary School:	Saint Helena Eleme...	Middle School:	Robert Louis Steve...	High School:	Saint Helena High...
Latitude:	38.49881	Longitude:	-122.4816		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/05/2021 / 03/11/2021
Buyer Name:	2021 Joseph K Berchtold Generation-Skipping Trust

Last Market Sale

Sale / Rec Date:	03/05/2021 / 03/11/2021
Multi / Split Sale:	
1st Mtg Amt / Type:	
2nd Mtg Amt / Type:	
Seller Name:	Andrew I Rossi Trust
Lender:	American Agricredit Flca

Prior Sale Information

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

Property Characteristics

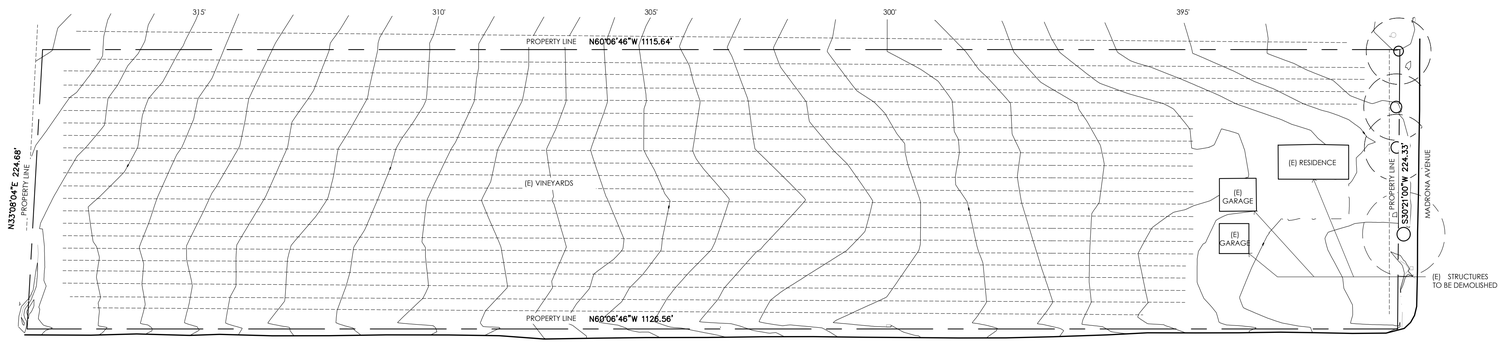
Gross Living Area:	2,508 Sq. Ft.	Total Rooms:	10	Year Built / Eff:	1905 / 1940
Living Area:	2,508 Sq. Ft.	Bedrooms:	5	Stories:	
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Attached
Above Grade:	1,728 Sq. Ft.	Pool:	Yes	Garage #:	3
Basement Area:		Fireplace:		Garage Area:	780 Sq. Ft.
Style:		Cooling: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

Site Information

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

First American Title Company of Napa

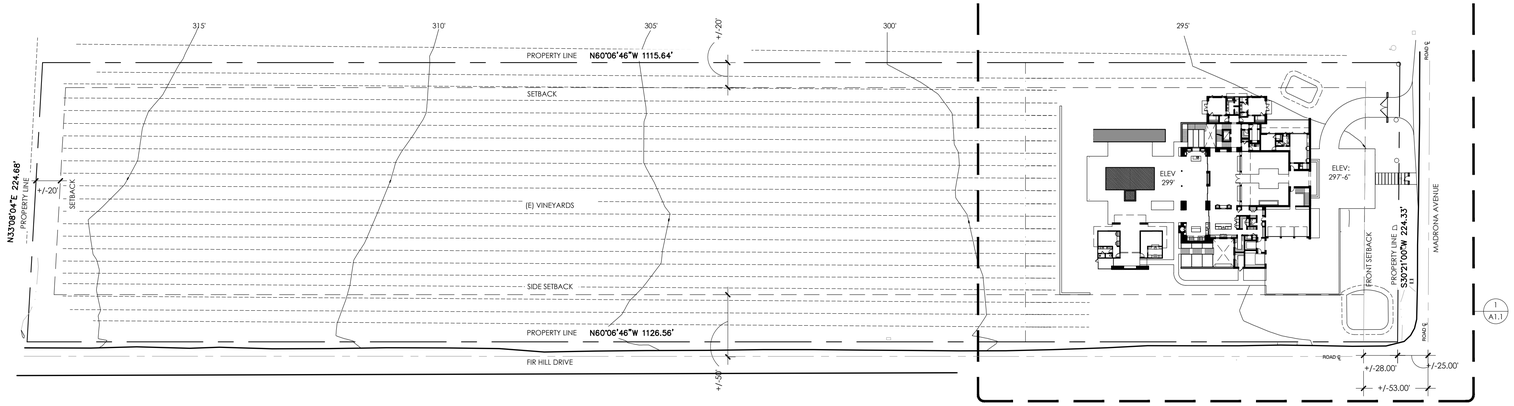
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2 SITE PLAN - EXISTING RESIDENCE

NORTH

SCALE: 1" = 50'



PROPERTY AREA CALCULATIONS			
USE	EXISTING	PROPOSED	CHANGE
AGRICULTURAL - VINEYARD	5.08ac	4.42ac	-0.66ac
AGRICULTURAL - ORCHARD	0.2ac	0.33ac	+0.13ac
NON AGRICULTURAL - HOUSE SITE	0.5ac	1ac	+0.5ac
DRIVEWAY (EXEMPTION)	NA	0.03ac	
TOTAL PARCEL AREA	5.78ac	5.78ac	

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1 SITE PLAN - PROPOSED RESIDENCE

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BERCHTOLD RESIDENCE

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

DRAWN BY: –
PROJECT No: 202101–-

DATE:	ISSUE:
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09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

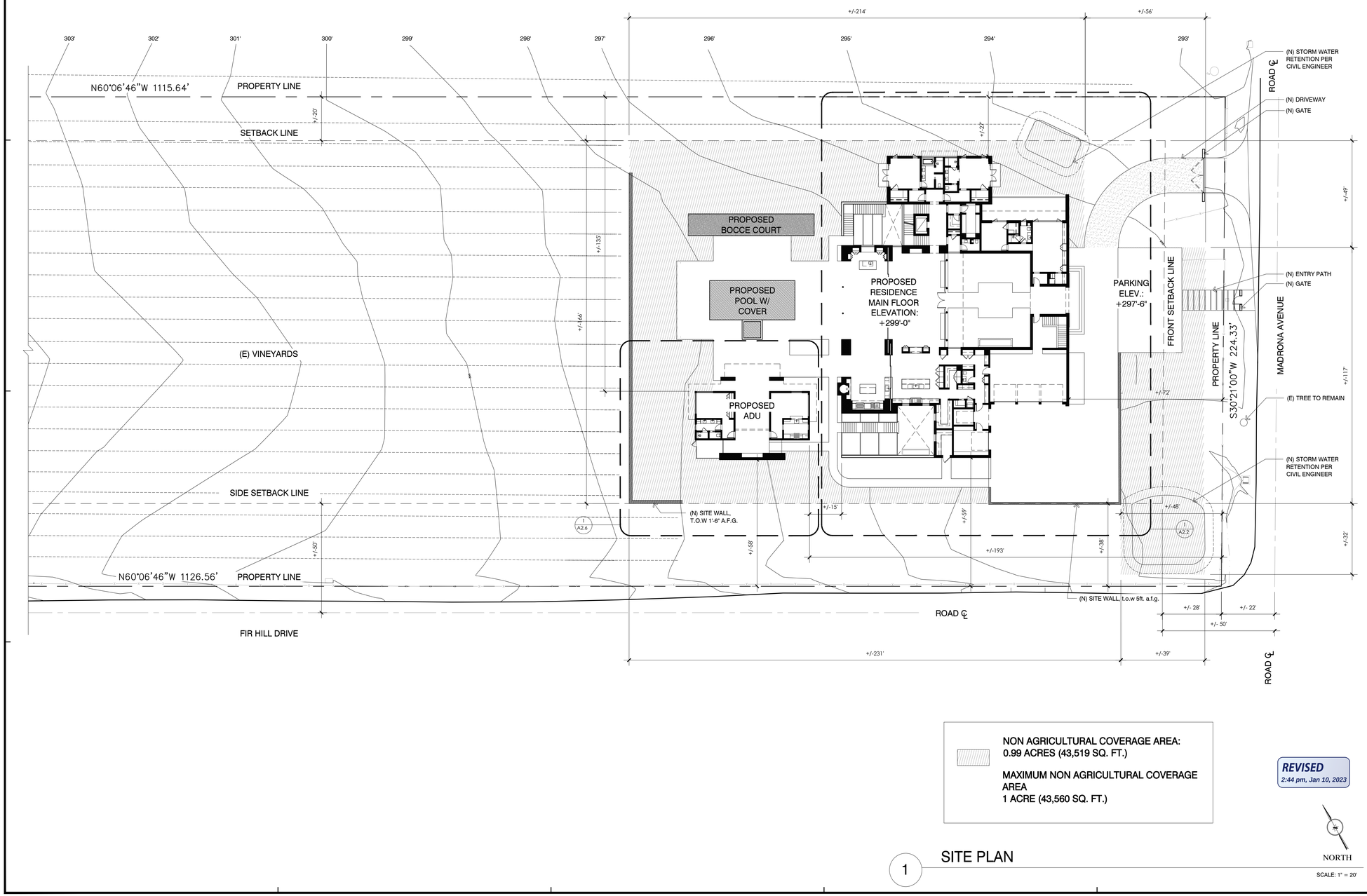
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SITE PLAN

SCALE: 1" = 50'

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NON AGRICULTURAL COVERAGE AREA:
0.99 ACRES (43,519 SQ. FT.)

MAXIMUM NON AGRICULTURAL COVERAGE AREA
1 ACRE (43,560 SQ. FT.)

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NORTH

1 SITE PLAN

SCALE: 1" = 20'

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SITE PLAN

SCALE: 1" = 20'

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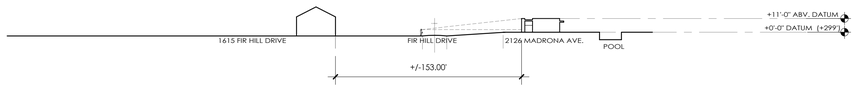
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3 SITE SECTION

SCALE: 1" = 30'



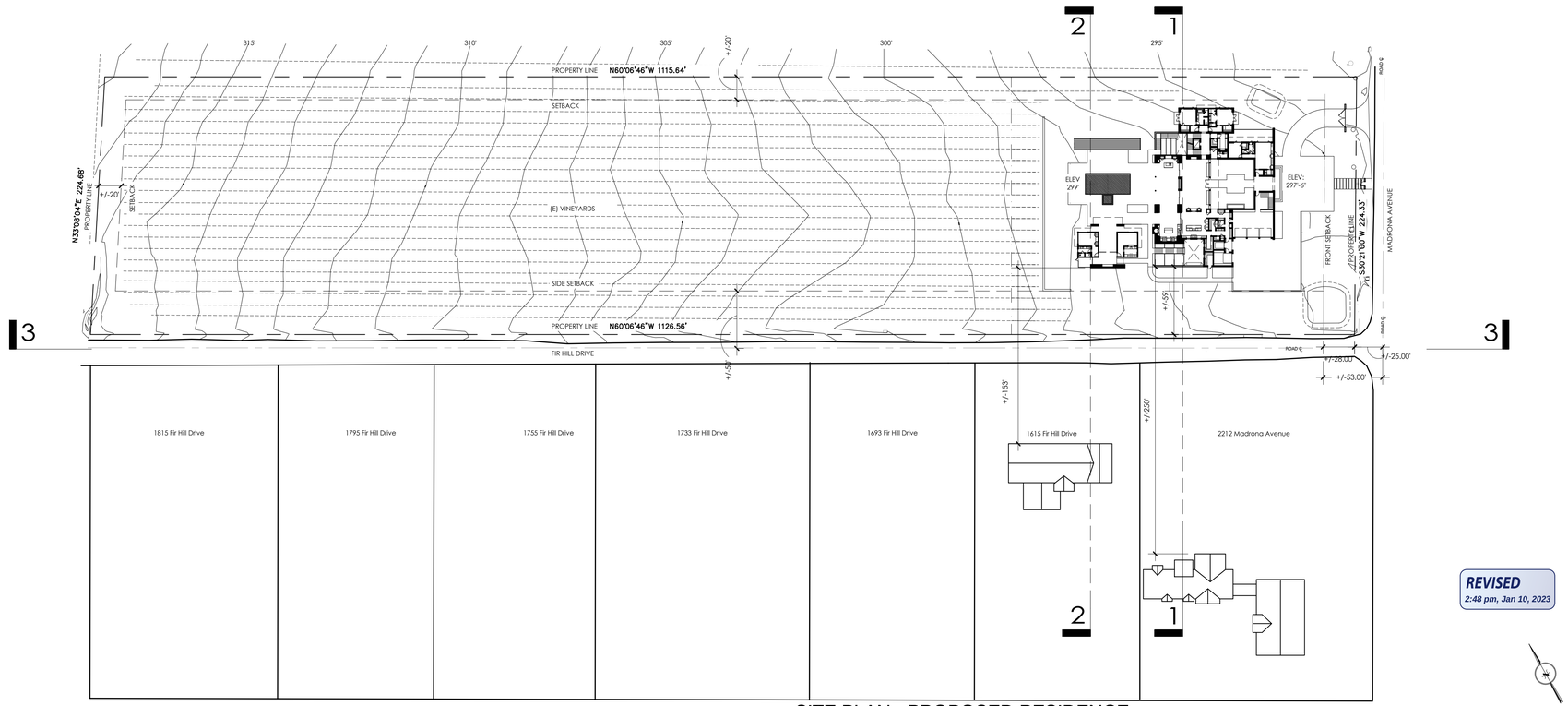
2 SITE SECTION

SCALE: 1" = 30'



1 SITE SECTION

SCALE: 1" = 30'



SITE PLAN - PROPOSED RESIDENCE

SCALE: 1" = 100

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SHEET DESCRIPTION:

SITE SECTIONS

SCALE: 1" = 50'

A1.2

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4 FROM 2212 MADRONA DRIVEWAY



3 VIEW FROM 2212 MADRONA PROPERTY



2 VIEW FROM 2212 MADRONA PROPERTY



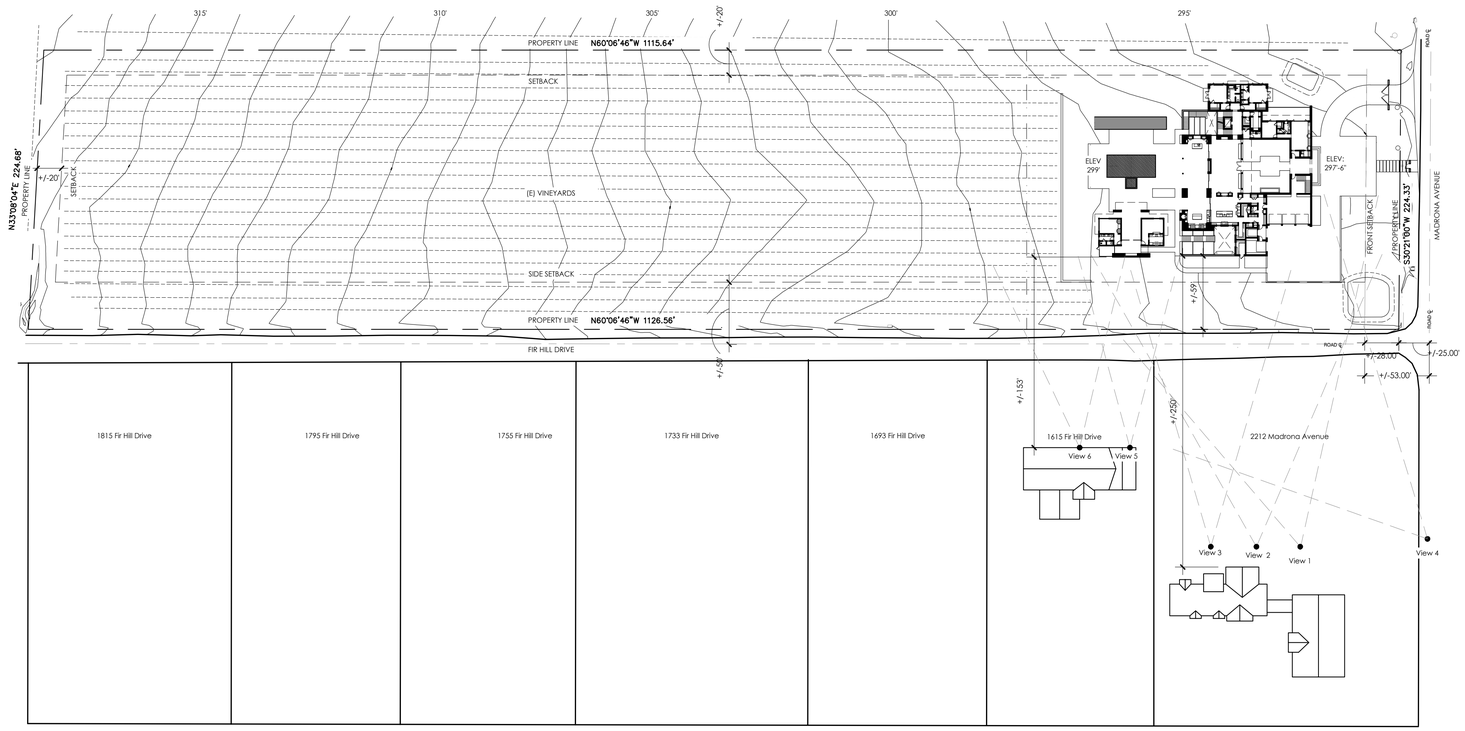
1 VIEW FROM 2212 MADRONA PROPERTY



5 FROM 1615 FIR HILL DRIVE



6 FROM 1615 FIR HILL DRIVE



A SITE PLAN - PROPOSED RESIDENCE

NORTH

SCALE: 1" = 50

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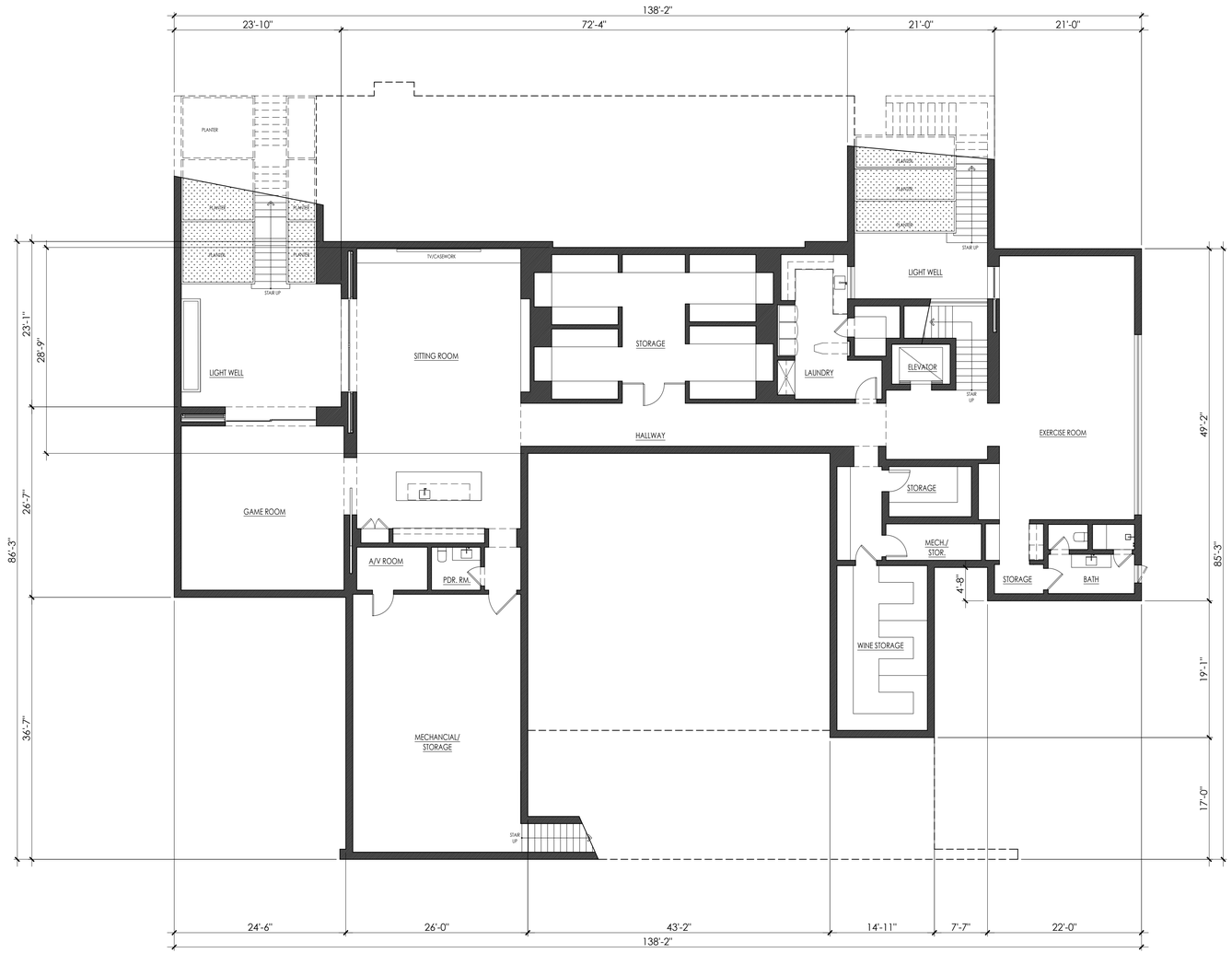
SITE PHOTOS

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BASEMENT PLAN
RESIDENCE

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

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BASEMENT PLAN

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FIRST FLOOR PLAN
RESIDENCE

NORTH

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

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FIRST FLOOR PLAN
RESIDENCE

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

A2.2

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BERGHTOLD RESIDENCE

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

DRAWN BY: --
PROJECT No: 202101--

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:
SECOND FLOOR PLAN
RESIDENCE

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

A2.3

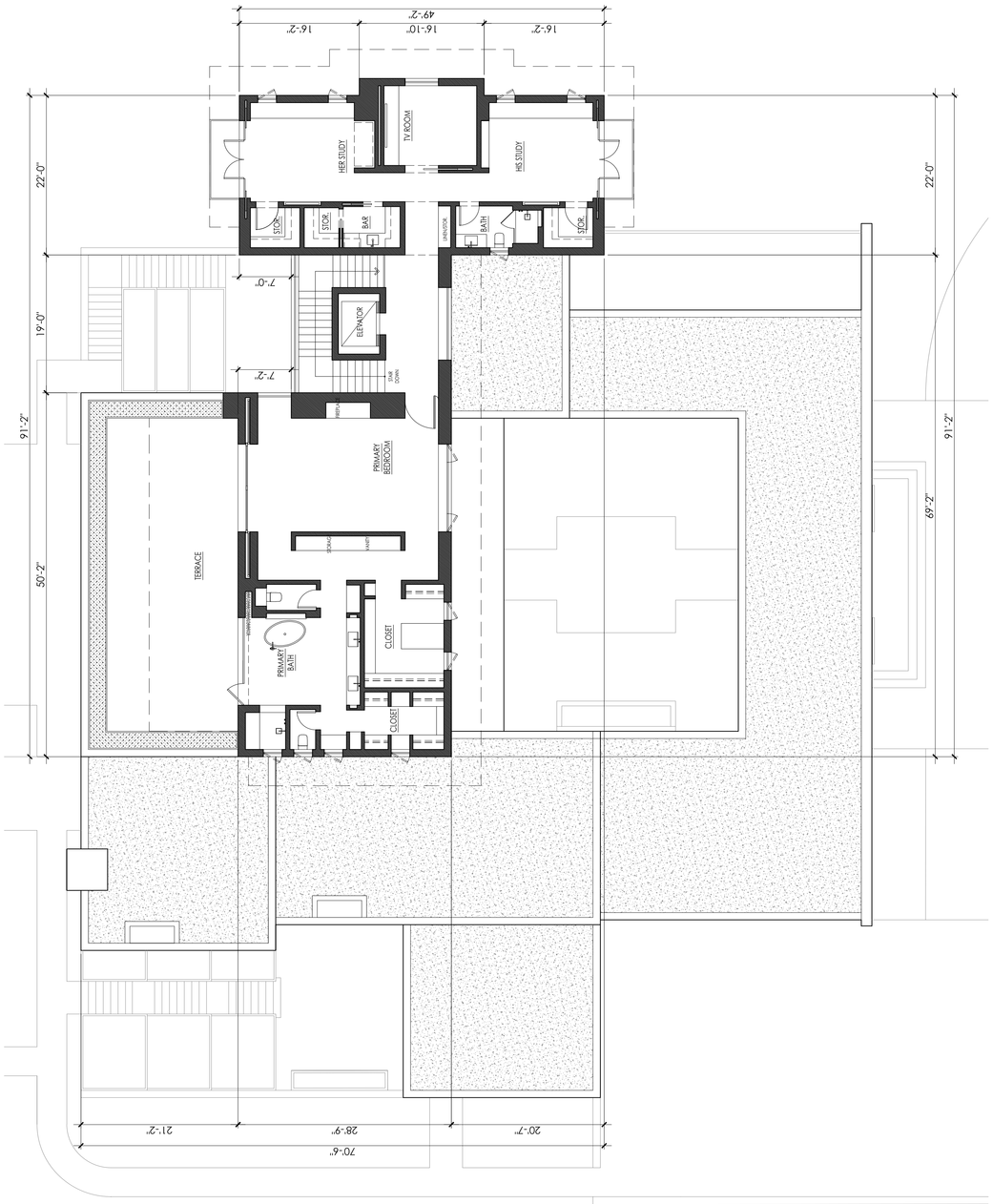
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SECOND FLOOR PLAN
RESIDENCE

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

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ROOF PLAN
RESIDENCE

NORTH

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

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APN: 009-470-010

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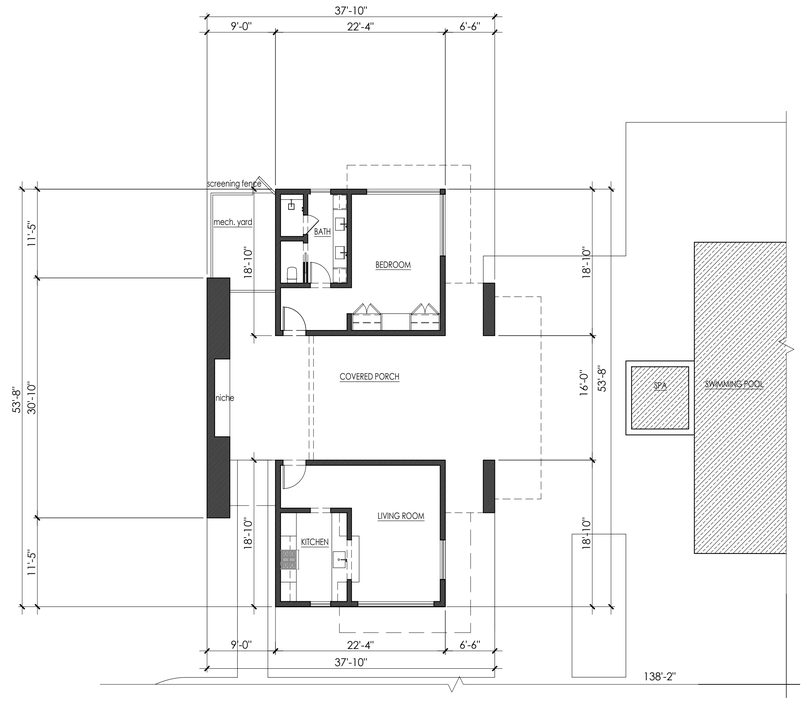
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09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

ROOF PLAN
RESIDENCE

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

A2.4



FLOOR PLAN - ADU

NORTH

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

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SHEET DESCRIPTION:

FIRST FLOOR PLAN
ADU

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

A2.6

ROOF PLAN - ADU

NORTH

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

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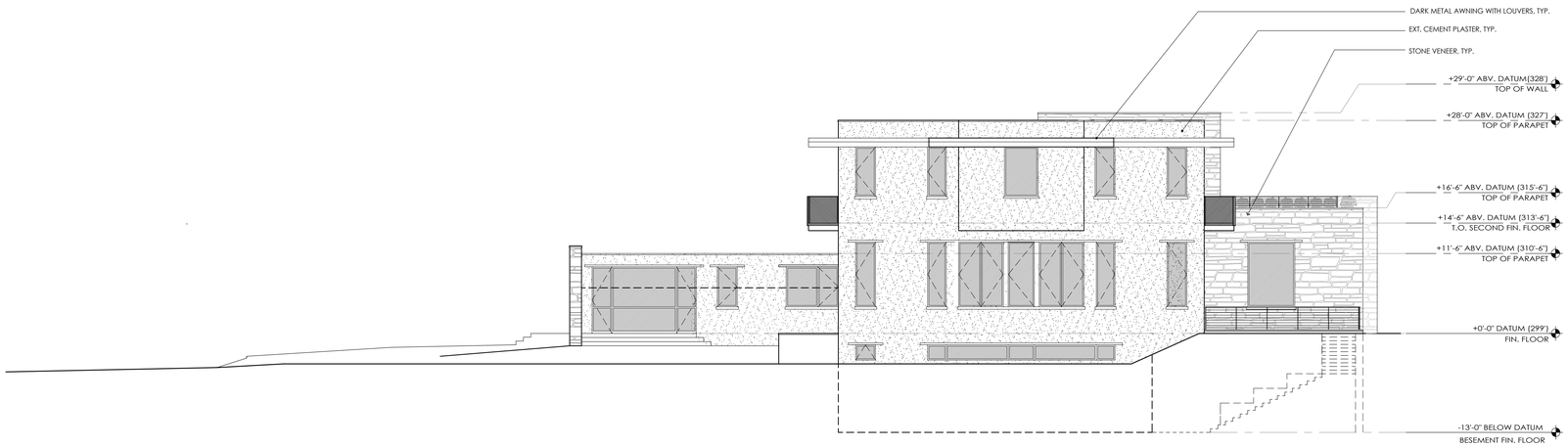
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06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

ROOF PLAN
ADU

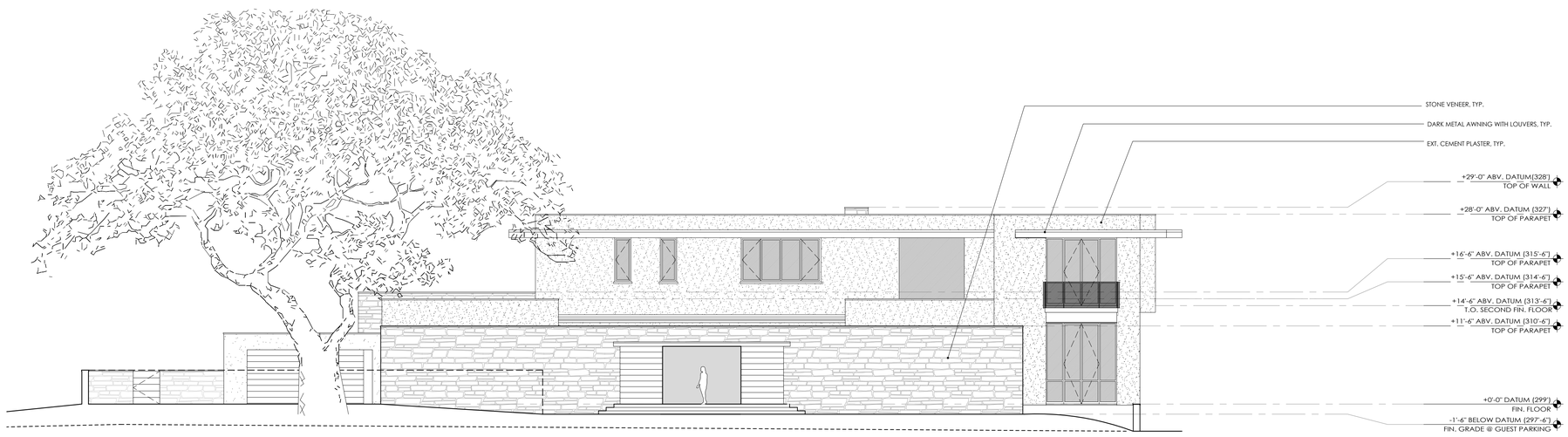
SCALE: 1/8" = 1'-0"

A2.7



2 NORTHEAST ELEVATION

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



1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)

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

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09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

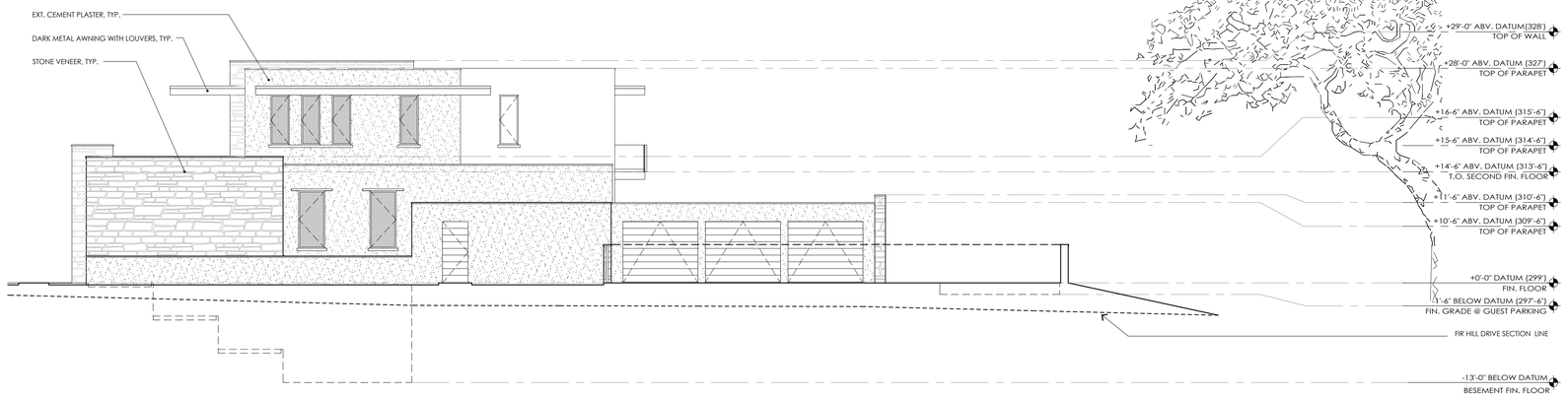
EXTERIOR
ELEVATIONS

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

A3.1

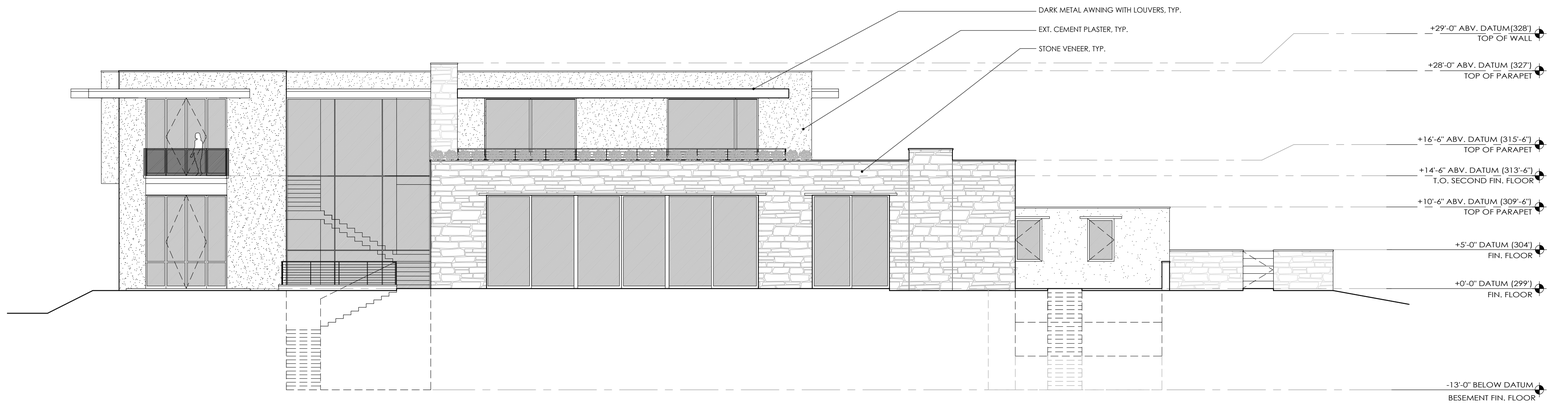
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2 SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)

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



1 NORTHWEST ELEVATION

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

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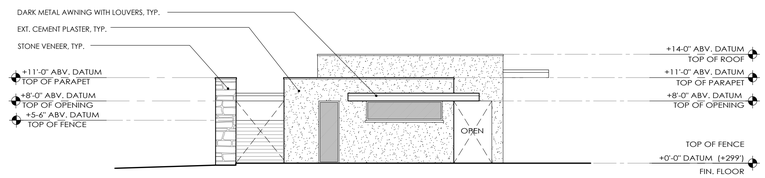
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09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

EXTERIOR ELEVATIONS

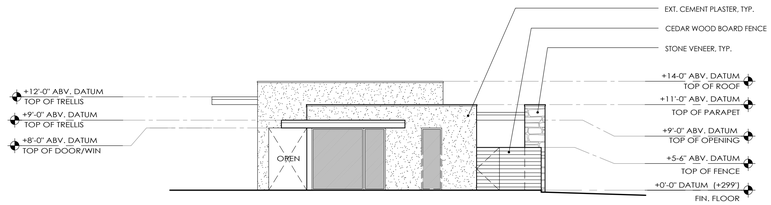
SCALE: 1/8" = 1'-0"

A3.2



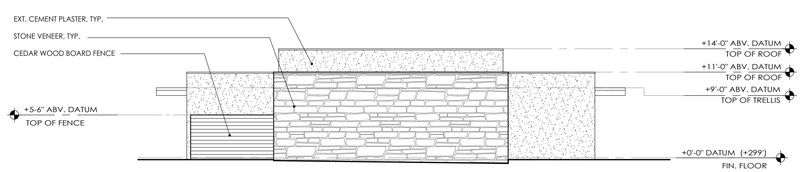
4 ADU SOUTHEAST ELEVATION

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



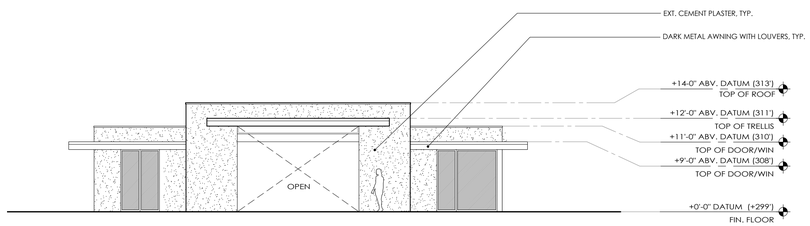
2 ADU NORTHWEST ELEVATION

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



3 ADU SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)

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



1 ADU NORTHEAST ELEVATION

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

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

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01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

GUEST HOUSE
ELEVATIONS

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

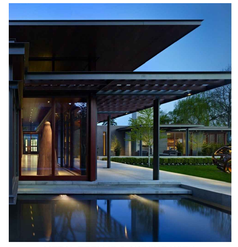
A3.3

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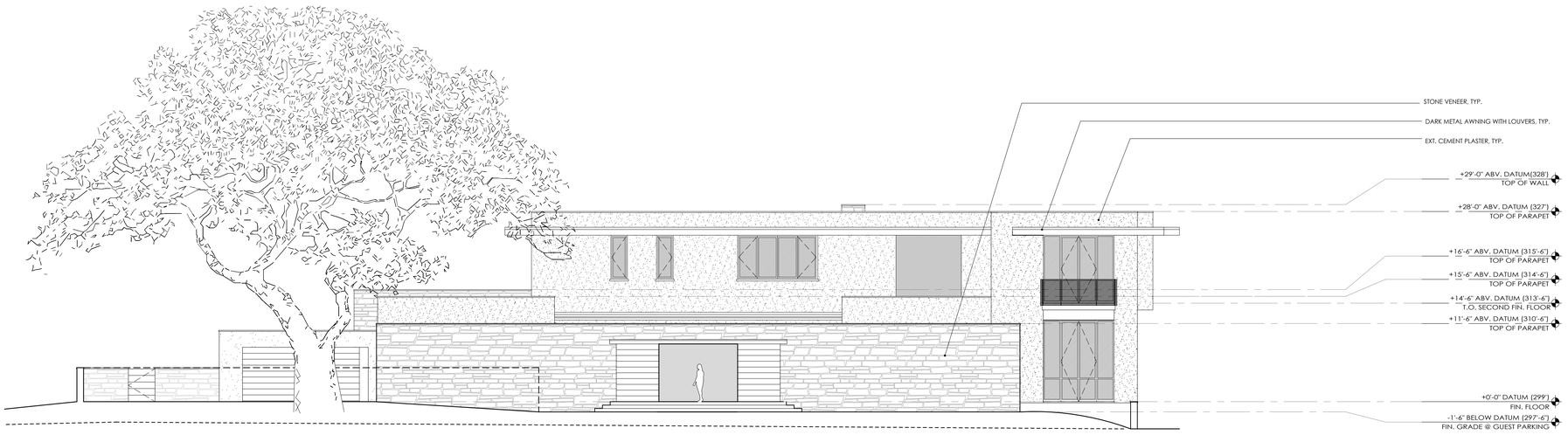
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LOW LANDSCAPE STONE WALLS



METAL TRELLIS & AWNING WITH LOUVERS



1 SOUTHEAST ELEVATION

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



STONE VENEER WALLS



STONE WALL & DARK METAL TRIM



STONE VENEER & CEMENT PLASTER WALLS WITH DARK METAL WINDOW FRAMES



CEMENT PLASTER & WOOD WALLS



CEMENT PLASTER & WOOD WALLS WITH DARK METAL WINDOW FRAMES

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06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

EXTERIOR ELEVATION & FINISH MATERIALS

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

A3.4



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



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

0 4' 8' 16'

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01/09/2023	D.R. REV 3

SHEET DESCRIPTION:
COLORED ELEVATIONS

SCALE: NTS

A3.5



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



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

0 4' 8' 16'

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06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:
COLORED ELEVATIONS

SCALE: NTS

A3.6

USE	EXISTING	PROPOSED	CHANGE
AGRICULTURAL - VINEYARD	5.08ac	4.42ac	-0.66ac
AGRICULTURAL - ORCHARD	0.2ac	0.33ac	+0.13ac
NON AGRICULTURAL - HOUSE SITE	0.5ac	1ac	+0.5ac
DRIVEWAY (EXEMPTION)	NA	0.03ac	
TOTAL PARCEL AREA	5.78ac	5.78ac	

4 PROPERTY AREA CALCULATIONS

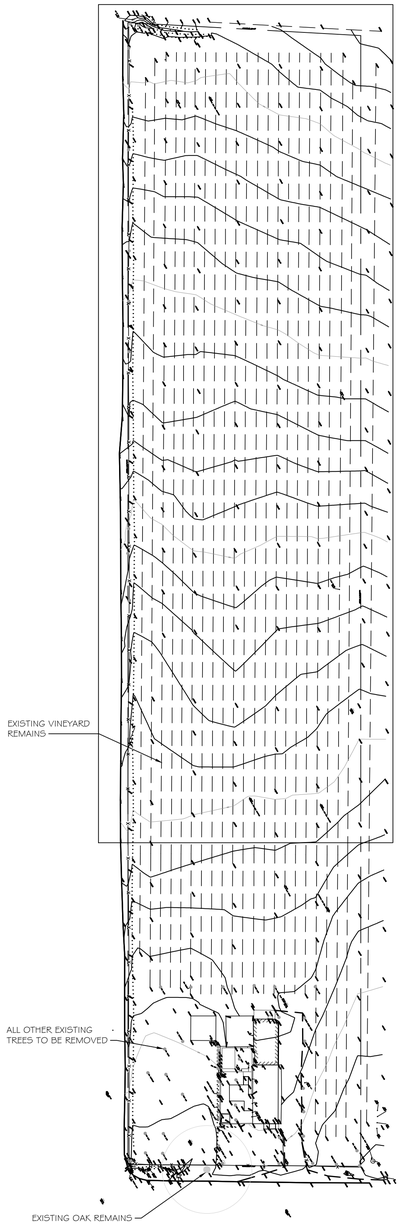
Berchtold Residence
2126 Madrona Ave, St. Helena, CA

Section B. Water Efficient Landscape Worksheet - Non-Agriculture Plantings
Based on planting plan dated 12/15/22

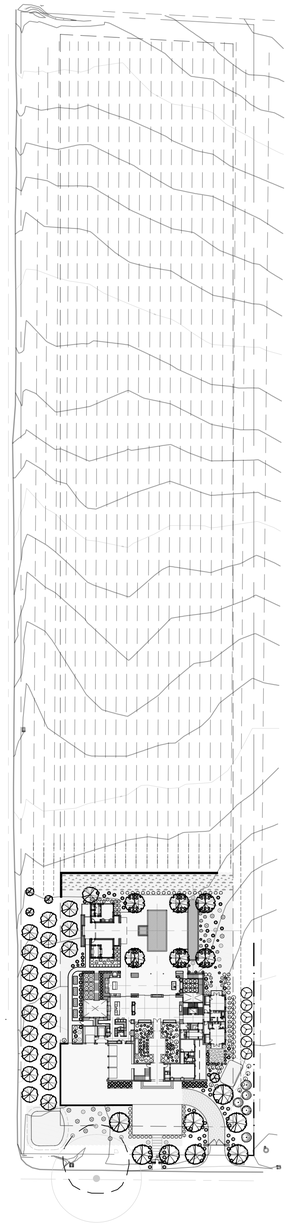
Reference Evapotranspiration (ETo) 56.1

ZONE	SYMBOL	Hydrozone / Planting Description	WUCOLS	Qty	Size	SF Each	Zone Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq.ft)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas														
	TREES	Botanical												
	LAG RED	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	LOW	1	24" BOX	47	0.2	Drip	0.81	0.25	47	12	317	
	OLE SEV	OLEA EUROPAEA 'SEVILLANO'	VERY LOW	1	FIELD DUG	283	0.1	Drip	0.81	0.12	283	35	955	
	PIS CHI	PISTACIA CHINENSIS	LOW	6	60" BOX	313	0.2	Drip	0.81	0.25	1878	464	12,679	
	SHRUBS	Botanical												
	CIS SUN	CISTUS X PULVERULENTUS 'SUNSET'	LOW	12	5 GAL	7	0.2	Drip	0.81	0.25	84	21	567	
	EUO JAP	EUONYMUS JAPONICUS	LOW	8	5 GAL	7	0.2	Drip	0.81	0.25	56	14	378	
	EUO MIC	EUONYMUS JAPONICUS 'MICROPHYLLUS'	LOW	9	1 GAL	6	0.5	Drip	0.81	0.62	54	33	911	
	LAU NOB	LAURUS NOBILIS	LOW	6	15 GAL	12	0.2	Drip	0.81	0.25	72	18	486	
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	VERY LOW	40	5 GAL	7	0.1	Drip	0.81	0.12	280	35	945	
	PLU ROY	PLUMBAGO AURICULATA 'MONOTT' TM	LOW	21	5 GAL	6	0.2	Drip	0.81	0.25	126	31	851	
	PRU CAR	PRUNUS CAROLINIANA 'COMPACTA'	LOW	31	15 GAL	12	0.2	Drip	0.81	0.25	372	92	2,511	
	GRASSES	Botanical												
	LOM LIM	LOMANDRA LNGIFOLIA 'ROMA 13'	LOW	37	1 GAL	3	0.2	Drip	0.81	0.25	111	27	749	
	MUH LIN	MUHLENBERGIA LINDHEIMERI	LOW	54	1 GAL	6	0.2	Drip	0.81	0.25	324	80	2,187	
	MUH REG	MUHLENBERGIA CAPILLARIS 'LENCA'	LOW	119	1 GAL	6	0.2	Drip	0.81	0.25	714	176	4,820	
	MUH RIG	MUHLENBERGIA RIGENS	LOW	16	1 GAL	6	0.2	Drip	0.81	0.25	96	24	648	
	PERENNIALS	Botanical												
	ANE SEP	ANEMONE X HYBRIDA 'SEPTEMBER CHARM'	MODERATE	16	1 OR 2 GAL	2	0.5	Drip	0.81	0.62	32	20	540	
	LAV GRO	LAVANDULA X INTERMEDIA 'GROSSO'	LOW	9	1 GAL	6	0.2	Drip	0.81	0.25	54	13	365	
	LAV HID	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	LOW	8	1 GAL	3	0.2	Drip	0.81	0.25	24	6	162	
	SAL BAR	SALVIA LEUCANTHA 'SANTA BARBARA'	LOW	15	5 GAL	6	0.2	Drip	0.81	0.25	90	22	608	
	SAL MID	SALVIA LEUCANTHA 'MIDNIGHT'	LOW	25	5 GAL	6	0.2	Drip	0.81	0.25	150	37	1,013	
	VER LOL	VERBENA BONARIENSIS	VERY LOW	25	1 GAL	6	0.1	Drip	0.81	0.12	150	19	506	
	ROSES	Botanical												
	ROS EAS	ROSA FLORIBUNDA 'EASY SPIRIT' TM	MODERATE	15	5 GAL	7	0.5	Drip	0.81	0.62	105	65	1,772	
	ROS EDI	ROSA FLORIBUNDA 'EASY DOES IT' TM	MODERATE	4	5 GAL	7	0.5	Drip	0.81	0.62	28	17	473	
	ROS LAV	ROSA FLORIBUNDA 'VERANDA LAVENDER'	MODERATE	5	5 GAL	7	0.5	Drip	0.81	0.62	35	22	591	
	RAISED BEDS													
	VEG BOX	VEGETABLE BOX	MODERATE	128	TBD		0.5	Drip	0.81	0.62	128	79	2,160	
	KUR LWN	Kurapia Lawn	LOW	1068	sf		0.2	TL	0.81	0.25	1068	264	7,210	
		Water Features (pool and spa)	High				1	N/A	1	1.00	965	965	26,385	
									Totals	9.02	**7,326**	**2,589**	70,790	
Special Landscape Areas												**ETWU Total =**	**70,790**	**gallons/year**
		N/A									**Maximum Applied Water Allowance (MAWA)* =**		**110,169**	**gallons/year**
		ETAF Calculations										*MAWA calculations: 44.1*(1.62*10.15*7.326)		
		Regular Landscape Areas												
		Total ETAF x Area	2589								**Estimated Total Water Use is 0.216 acre feet per year.**			
		Total Area	7326											
		Average ETAF	**0.35**										194	gallons/day average
		All Landscape Areas												
		Total ETAF x Area	2589											
		Total Area	7326											
		Average ETAF	**0.35**											

3 WELO CALCS NON-AGRICULTURE PLANTINGS



2 EXISTING SITE PLAN
SCALE: 1" =60'



1 OVERALL SITE PLAN
SCALE: 1" =60'

NORTH

0 60 120 180 240 feet
SCALE: 1"= 60'

REVISED
2:50 pm, Jan 10, 2023

SHEET INDEX:
L1.0 EXISTING SITE PLAN & OVERALL SITE PLAN, WELO CALCS NON-AGRICULTURE PLANTINGS, PROPERTY AREA CALCULATIONS
L2.1 PLANTING PLANS & PLANT SCHEDULE NON-AGRICULTURAL - WATER SOURCE CITY OF ST. HELENA
L2.2 PLANTING PLAN & PLANT SCHEDULE AGRICULTURAL - WATER SOURCE WELL

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

Date 1/9/2023
Drawn By CSL
Checked By CSLD
Project No.

Date	Issue
11/05/21	DESIGN REVIEW
05/31/22	DESIGN REVIEW REV 1
09/16/22	DESIGN REVIEW 2
01/09/23	DESIGN REVIEW 3

EXISTING SITE PLAN & OVERALL SITE PLAN

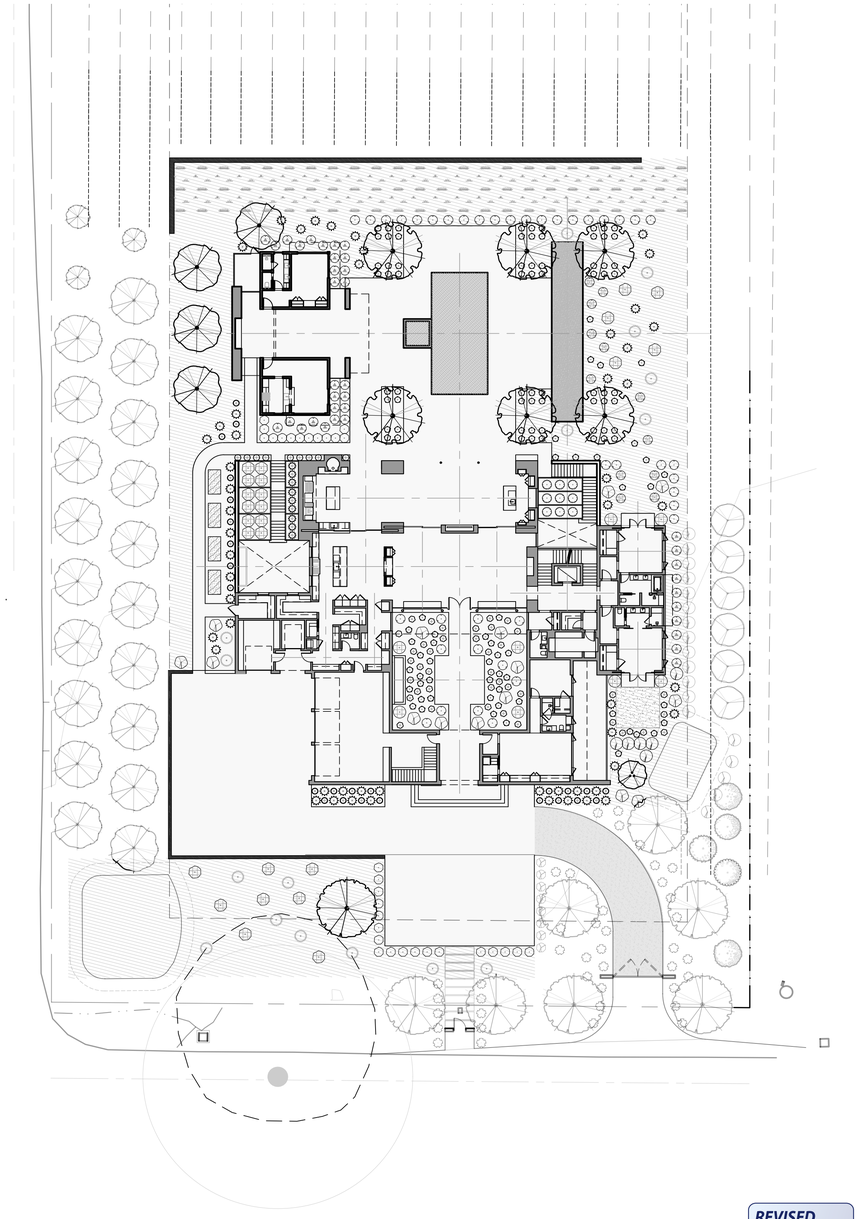
SCALE : AS NOTED

Sheet L1.0
of 3

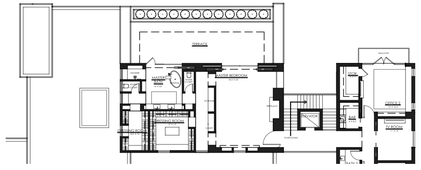
PLANTING PLANS NON-AGRICULTURAL - WATER SOURCE CITY OF ST. HELENA

PLANT SCHEDULE WATER SOURCE CITY OF ST. HELENA

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	1	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	24" BOX	LOW	WATER SOURCE - CITY OF ST. HELENA
	1	OLEA EUROPAEA 'SEVILLANO'	SEVILLANO OLIVE 75 YEAR OLD	FIELD DUG	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
	4	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
	6	PISTACIA CHINENSIS	CHINESE PISTACHE	60" BOX	LOW	WATER SOURCE - CITY OF ST. HELENA
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	12	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	8	EUONYMUS JAPONICUS	JAPANESE EUONYMUS	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	9	EUONYMUS JAPONICUS `MICROPHYLLUS`	BOXLEAF EUNONYMUS	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	6	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	40	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
	21	PLUMBAGO AURICULATA 'MONOTT' TM	ROYAL CAPE PLUMBAGO	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	31	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	37	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY® VARIEGATED MAT RUSH	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	54	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	119	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	16	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	9	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	15	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	25	SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT MEXICAN BUSH SAGE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	40	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	25	VERBENA BONARIENSIS	TALL VERBENA	1 GAL	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	2,808 SF	NON-IRRIGATED SEEDED GRASSES	NON-IRRIGATED SEEDED GRASSES	SEED	NON-IRRIGATED	
RAISED BEDS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	128 SF	VEGETABLE BOX	VEGETABLE BOX	TBD	MODERATE	WATER SOURCE - CITY OF ST. HELENA



1 MAIN LEVEL
SCALE: 1" = 20'



2 UPPER FLOOR
SCALE: 1" = 20'

NORTH

0 20 40 60 80 feet
SCALE: 1"= 20'

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BERCHTOLD RESIDENCE

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

Date	1/9/2023
Drawn By	CBL
Checked By	CSLD
Project No.	

Date	Issue
11/05/21	DESIGN REVIEW
05/31/22	DESIGN REVIEW REV 1
09/16/22	DESIGN REVIEW 2
01/09/23	DESIGN REVIEW 3

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

SCALE : AS NOTED

Sheet L2.1

of 3

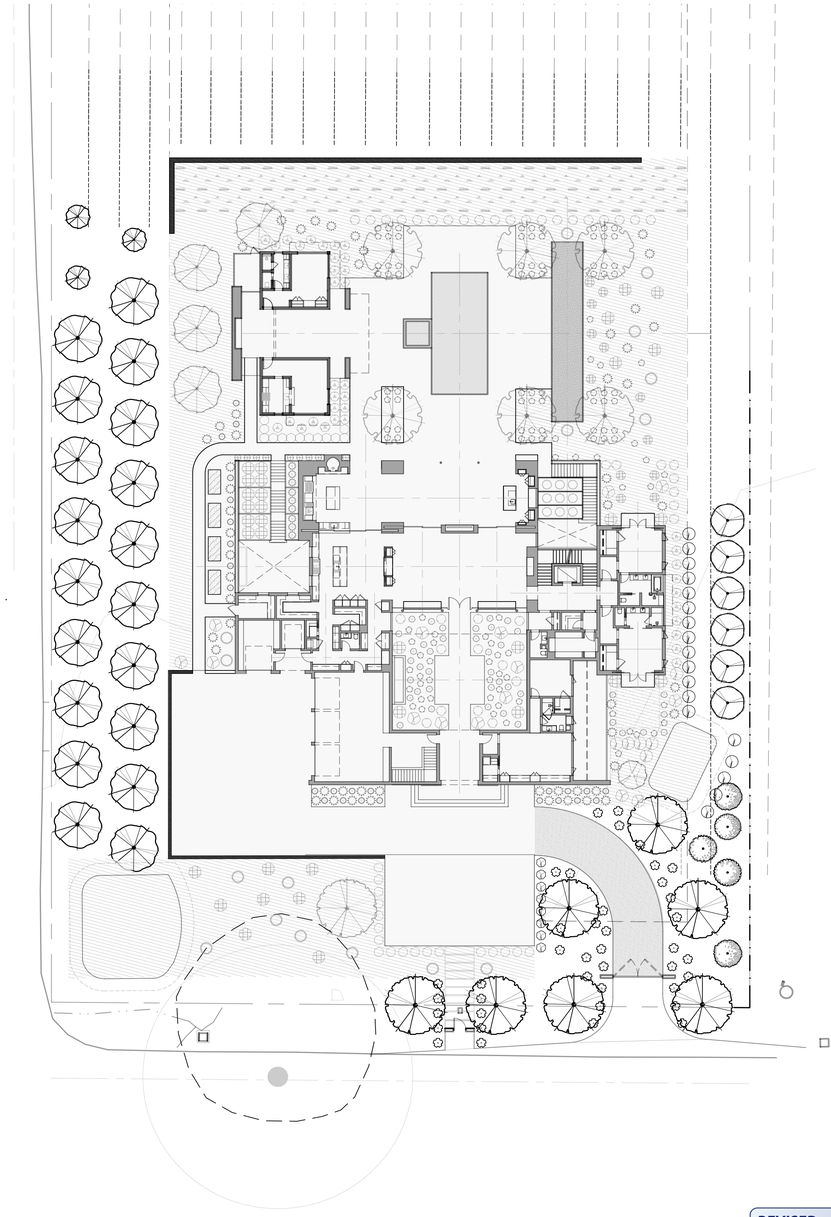
PLANTING PLANS AGRICULTURAL - WATER SOURCE WELL

PLANT SCHEDULE WATER SOURCE WELL

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	6	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	MODERATE	WATER SOURCE - WELL
	7	OLEA EUROPAEA 'SEVILLANO' 100 YEAR OLD	SEVILLANO OLIVE	FIELD DUG	VERY LOW	WATER SOURCE - WELL
	3	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	MANAGED AT 8' X 8' - WELL
	19	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	WATER SOURCE - WELL

FRUIT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	1	CITRUS X LIMON 'EUREKA'	EUREKA LEMON	24" BOX	MODERATE	WATER SOURCE - WELL
	2	CITRUS X AURANTIIFOLIA 'BEARSS LIME'	BEARSS LIME	24" BOX	MODERATE	WATER SOURCE - WELL
	1	CITRUS RETICULATA 'OWARI'	OWARI SATSUMA MANDARIN ORANGE	24" BOX	MODERATE	WATER SOURCE - WELL
	1	CITRUS X SINENSIS 'WASHINGTON'	WASHINGTON NAVEL ORANGE	24" BOX	MODERATE	WATER SOURCE - WELL

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	18	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	WATER SOURCE - WELL
	40	ROSMARINUS OFFICINALIS 'IRENE' TM	IRENE TRAILING ROSEMARY	1 GAL	LOW	WATER SOURCE - WELL
	8	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	WATER SOURCE - WELL



1 MAIN LEVEL
SCALE: 1" = 20'

NORTH

0 20 40 60 80 feet
SCALE: 1"= 20'

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2:50 pm, Jan 10, 2023

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

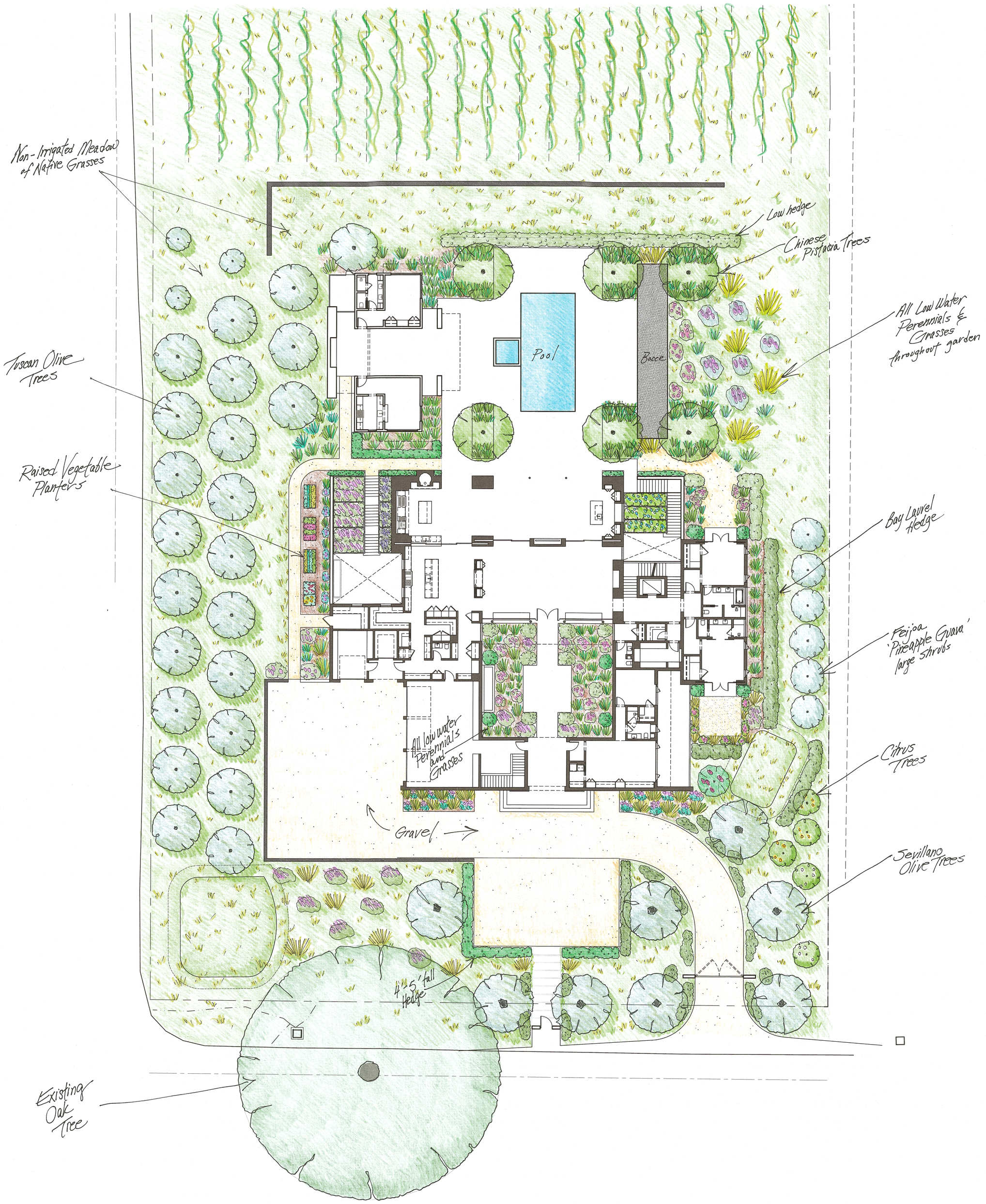
Date	1/9/2023
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Checked By	CSLD
Project No.	

Date	Issue
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09/16/22	DESIGN REVIEW 2
01/09/23	DESIGN REVIEW 3

PLANTING PLAN & PLANT SCHEDULE
AGRICULTURAL - WATER SOURCE WELL

SCALE : AS NOTED

Sheet L2.2
of 3



1 MAIN LEVEL
SCALE: 1" = 10'

BERCHTOLD RESIDENCE
CLAUDIA SCHMIDT
LANDSCAPE DESIGN
January 9, 2023

REVISED
2:53 pm, Jan 10, 2023

KROEGER | JANEV
ARCHITECTS

January 9, 2023

Berchtold Residence
2126 Madrona Ave.
Saint Helena, CA 94574

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

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

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

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

The proposed home will be set with in the front and side 50ft. boundaries adjacent to Madrona Avenue and Fir Hill Drive. The applicant plans to preserve as much as possible of the existing old vine vineyard and to maintain and enhance the agricultural nature of the property by adding an olive orchard, fruit trees, a vegetable/herb garden and cutting gardens. Proposed development includes removal of 0.66 acres of existing vineyard, additional 0.13 acres of new orchard and 0.5 acres expansion of existing non-agricultural use for home site. As proposed agricultural use will consist of 4.42 acres of vineyard and 0.33 acres of orchard, with one acre dedicated to non-agricultural use. The property owners are currently working with Spottswoode Winery to rehabilitate the vineyard and produce wine. In addition, they will collaborate with local olive oil producers to create an estate olive oil sourced from proposed olive plantings.
This project is fully compliant with A20 zoning codes, and there are no requests for any code variances.

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

707.266.1682 | 1627 Lincoln Avenue • Napa, CA • 94558
707.968.5265 | 1432 Main Street • Saint Helena, CA • 94574

KROEGER | JANEV
ARCHITECTS

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

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

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

Since our initial Design Review hearing in October of 2022, we conducted two on site meetings with the neighbors as recommended by the Planning Commission. As a result of these meetings, we made following changes to the proposed project:

- Removal of two driveways along Fir Hill Drive as proposed during the first hearing.
- Proposed ADU location is shifted 5 feet to the south and 15 feet to the east to further minimize impact on views from neighboring properties.
- Proposed ADU massing is changed. The roof line above the bedroom and living room was lowered by 2 feet.
- Proposed pool size and orientation was revised.
- Proposed bocce court was moved to a new location along east property line along with adjacent landscape to expand views from neighboring properties.
- Increased capacity of the proposed storm water retention area.
- Revised landscape plan and plant material list to reduce water usage.
- Adjusted layout of the olive orchard along Fir Hill Drive to increase visibility at intersection with Madrona Avenue.

Sincerely,

Sasha Janev – Kroeger Janev Architects

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

BRUNZELL
HISTORICAL

November 12, 2021

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

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

Dear Sasha,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Kara Brunzell, M.A.
Brunzell Historical

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

P1. Other Identifier: 2126 Madrona Avenue
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad_Date _T__; R __; ___ ¼ of Sec ___; _____ B.M.**
c. Address 2126 Madrona Avenue **City** St. Helena **Zip** 94574
d. UTM: (give more than one for large and/or linear resources) Zone __; _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-470-010-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property is located at the intersection of Madrona Avenue and Fir Hill Drive, which is about a quarter mile southeast of the densely-developed area of St. Helena. The semi-rural neighborhood is characterized by widely-spaced residential and winery development set within vineyards. The long, narrow parcel of nearly six acres is mostly planted to vineyards, with a house, garage, and ancillary dwelling clustered near Madrona Avenue. The one-story house has a rectangular plan and sits atop a raised basement. It features a medium-pitch hipped roof with medium eaves. There is a hip-roof dormer on the main (southeast) elevation which features a louvered vent. The dormer and house are clad in wide fiber cement lap siding with an applied wood grain pattern. The main entrance on the primary façade is sheltered by a projecting gabled entry porch with exposed rafter tails. Its roof is supported by square wood posts, and the balustrade is wood. The entrance is fitted with a partially glazed paneled wood door and wood screen door and accessed from the side via a tall set of wood steps with a simple open balustrade. There is a small door to the basement on the northwest elevation of the porch structure. Fenestration consists of double-hung wood-sash and steel casement windows. A secondary entrance on the southwest elevation is fitted with a sliding-glass door. It is accessed via a multi-level deck; a flat-roofed awning topped with corrugated metal shelters the entrance. There is a two-story addition at the rear of the house featuring a shed roof shed awning over its centered entrance, which is fitted with a partially glazed paneled wood door (continued page 3).

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

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



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

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c1883, St. Helena Star

***P7. Owner and Address:**
Michael K. Hubbard
2126 Madrona Ave.
St. Helena, CA 94574

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

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

DPR 523A (1/95) ***Required Information**

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

Primary # _____
HRI # _____

Page 2 **of** 10 ***NRHP Status Code** 6Z

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

B1. Historic Name: None
B2. Common Name: 2126 Madrona Avenue
B3. Original Use: residence B4. Present Use: residence
***B5. Architectural Style:**
***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1883
Garage/barn constructed behind the house, c1910s
Original partial-width porch enclosed, front stairs reoriented, steel casement windows installed, rear addition constructed, c1950
Sliding glass door and deck added at side, original cladding replaced with fiber cement, unknown dates after 1980
Original barn demolished, second garage/barn constructed, 2008

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown. b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
(See Footnotes)
B13. Remarks:

***B14. Evaluator:** Kara Brunzell

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

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update

***P3a. Description: (continued):**



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



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

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



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

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

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



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

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

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



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



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

B10. Significance (continued):

St. Helena

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

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production, but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876, and reincorporated in 1889.[2]

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

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

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

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

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

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

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

2126 Madrona Avenue

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

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

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

Evaluation:

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

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

---

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

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

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

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

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

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

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

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

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

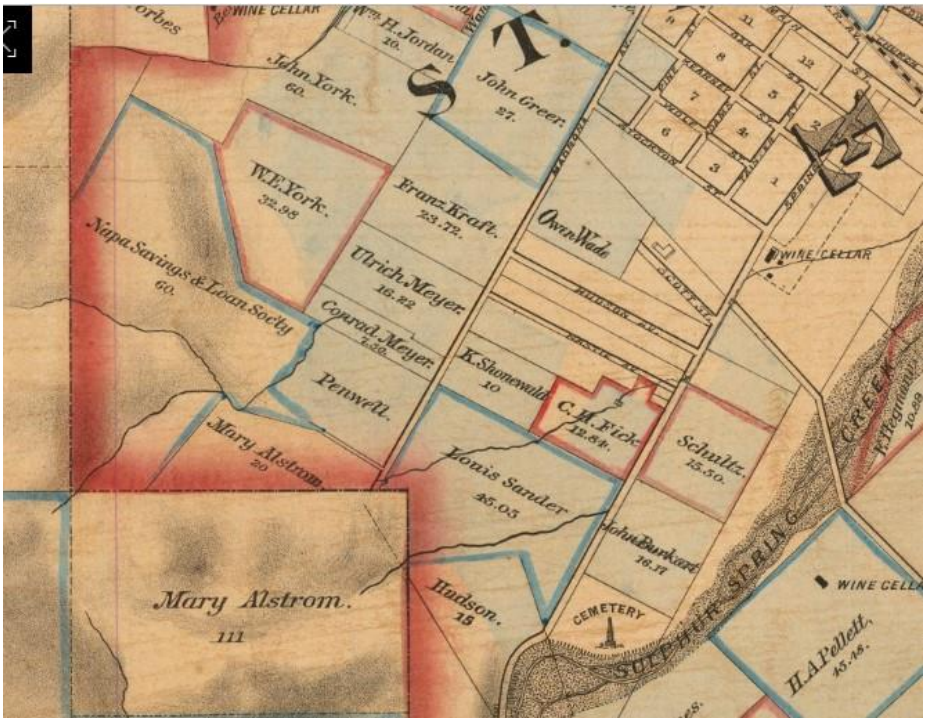


Figure 1: Map of the Central Portions of Napa Valley and the Town of St. Helena Compiled by M.G. King and T.W. Morgan from the Official Surveys and Records of Napa County, 1881.

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



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

BRUNZELL
HISTORICAL

December 1, 2022

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

Subject: Public comments on November 2021 Memorandum reviewing the Historic Compatibility of the Proposed Project for 2126 Madrona Avenue, St. Helena, Napa County, California.

Dear Sasha,

Summary of Findings

Brunzell Historical evaluated 2126 Madrona Avenue for architectural and historical significance according to local, state, and national eligibility requirements in 2021. Newspaper stories published when the house was constructed in 1883 indicate that it was 24 feet square; the current house is rectangular but is about 24 feet wide so the original building may be at its core. However, its size, materials, and features such as entry stairs that lead toward the side of the building (rather than toward the street) indicate multiple substantial alterations to the property outside the historic era. It lacks the architectural significance required for historic listing. Furthermore, because it is so heavily altered, the house does not retain integrity as a vernacular 1880s farmhouse. Nor has research revealed historical significance or association with important historic persons. The Giacomini Rossi family occupied the property and farmed it for many decades, but their agricultural accomplishments have not left a substantial mark on the historic record. There is no evidence that they were leaders of the local agricultural community, that they developed innovative farming techniques, or that they had any lasting impact on the wine business. For these reasons, the property was not recommended eligible to the CRHR or the National Register of Historic Places. Neither the house nor its outbuildings meet any of the required criteria for significance as described below and in the attached DPR 523 forms. Nor was the property recommended eligible as a City of St. Helena historical resource.

California Register of Historical Resources

For a property to be eligible for inclusion on the California Register of Historical Resources (CRHR), one or more of the following criteria must be met:

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

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that an evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years are typically evaluated. The CRHR also requires that a

resource possess integrity. This is defined as the ability for a resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Response to comments on Historical Resource Evaluation

In a document detailing their objections to the proposed project, neighbors of 2126 Madrona Avenue state that our Historical Resource Evaluation should be disregarded because of errors. Assertions that our report has many errors are not substantiated, i.e. no specific errors are listed. The criticisms of our report are vague and for the most part misread our document, attributing statements to it that are not found in the text of our report. The comments are not founded on a basic understanding of historic preservation practice, knowledge of state and local preservation regulations, or familiarity with professional standards for historic evaluations.

The substance of the commenter complaints are as follows:

1. The commenters assert that our report relies on the fact that the property was not previously listed on the St. Helena Historic Resource Inventory.

   Nowhere in our report does it state that a property must already be listed on a historic register to qualify as a historical resource; in fact, our report is explicitly labeled a historical resource evaluation and specifically assesses the property under the relevant CRHR eligibility criteria listed above. It introduces that 2126 Madrona Avenue is not on the local Historic Resource Inventory as a reason for preparation of the evaluation report, but the above assertion is false.

2. The commenters assert that our report states that historic eligibility is not associated with the broad patterns of history and that the report overlooks the fact that St. Helena inherits its historical value from the small farming tradition.

   This comment is also based on a misreading of our report, which specifically evaluates the property's potential for historic eligibility based on associations with local history. What our report says is that the property is not *significantly* associated with the historic context of local agricultural development or with any other important local context. In terms of the commenters' assertion that the farmhouse is "the St. Helena style," they are correct that it is a representative of a typology of historic-era building commonly found in Napa County. However, as explained in greater detail in our report and supported by photographs from our field survey, the house was never architecturally significant. Constructed in 1883, its size, materials, and exterior details indicate that it has been substantially altered over the years to the point that it is not a very good example of a simple nineteenth-century farmhouse. The commenters misunderstand the central purpose of historic preservation regulations: to identify historically and/or architecturally significant buildings constructed during the historic era so they can be set aside from ordinary old buildings and treated with special care. Historic preservation practice and law require that historic buildings be both significant under the criteria above *and* retain sufficient historic integrity to convey that significance. This house lacks both significance and integrity. Historic preservation is based on a fundamental assumption: we restrict the rights of a property owner via requirement to preserve a privately owned building only when such a building meets a high standard.

3. The commenters assert that the vineyard itself is historically significant because Mary Jane Giacomini Rossi lived on the property for most of her life, because the family dry farmed the vineyard, and because local vintner Beth Milliken Novak has referred to the vineyard as "historical."

   Although the commenters accurately surmise that our office did not speak with the Rossi family, there is no professional requirement to perform oral histories when evaluating properties for historical significance. Our report was prepared in accordance with rigorous professional methodology and with reference to California OHP's "Instructions for Recording Historical

Resources," which sets the standard statewide for compliance with the CEQA requirement that projects take historical resources into consideration. We consulted published histories of St. Helena and Napa County as well as dozens of primary source documents including historic maps, census records, and newspaper articles published between 1880 and 2019. Although some references to the quality of the wine produced by the vineyard were discovered, production of award-winning wines is not unusual in an area known for the outstanding quality of its wines. Research did not reveal any extraordinary agricultural accomplishments or groundbreaking wine-growing techniques attributed to the Andrew Rossi or other members of the family. The bottom line is that we could have studied this property for months and discovered many additional facts about Rossi family history, but the outcome would be the same because the house and other buildings lacked both historic significance and historic integrity. Specific evaluation of the vineyard as a historic landscape was outside the scope of the 2021 historical evaluation, but if such an effort were undertaken, it would require rigorous application of the standards discussed above, not just an assertion that the vineyard is historic because it has been dry farmed and because a single family occupied it for eight decades. The comments provided are not sufficient to find the vineyard eligible for historic listing as a historic landscape. And if the vineyard did qualify as a historic landscape, that would not trigger preservation in perpetuity of the specific vines present in 2022 as the commenters appear to assume.

I stand by the methodology of the report as well as its conclusions; overall, the criticisms of the report are not relevant to either City of St. Helena or CEQA requirements pursuant to historical resources. The commenters introduce no new facts to suggest that a second evaluation of the property would find it eligible for historic listing.

Evaluator Qualifications

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

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

Sincerely,

Kara L Brunzell

Kara Brunzell, M.A.
Brunzell Historical

REVISED
2:52 pm, Jan 10, 2023

Water Use Analysis

2126 Madrona Avenue, St. Helena, CA 94574

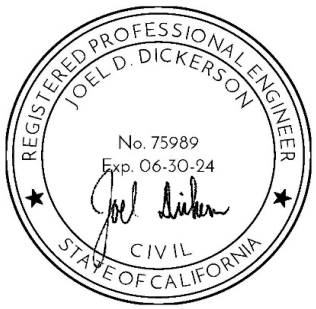
APN: 009-470-010

October 29, 2021

Revised: May 19, 2022

Revised: October 10, 2022

Revised: January 6, 2023



PREPARED BY:

Madrone Engineering

1485 Main Street, Suite 302

St. Helena, CA 94574

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V. CONCLUSION 5

I. Introduction & General Overview

A. Introduction

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

B. Project Description

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

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

II. Existing Water Use Analysis

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

III. Proposed Water Use Analysis

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

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

TABLE 1 - PROPOSED MAIN RESIDENCE DAILY WATER USE

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

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

TABLE 2 - PROPOSED ADU DAILY WATER USE

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

Proposed landscaping is expected to use 70,790 gallons per year according to the landscape architect (see the MWELO calculations). Approximate water use for the proposed landscaping (averaged out for the entire year) is **194 gallons per day.**

The proposed pool can be filled with trucked water rather than City water. Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **729 gallons per day.**

IV. Alternative Water Use (Phase II Water Restrictions)

In the event that the City were to enter Phase II Water Regulations, the total water use on the property would be limited as follows: maximum of 65 gallons per person per day, and 2,500 gallons per month for landscaping (from April to October). The property is expected to have two full-time residents, and three part-time residents (180 days per year). Under Phase II Water Regulations, the total annual water use would be approximately 132,550 gallons, or **363 gallons per day**, as shown in Table 3, below.

TABLE 3 - PHASE II WATER RESTRICTIONS

Use	Number	Gallons Per Day	Total Gallons Per Day	Total Gallons Per Year
Full-time Residents	2	65	130	47,450
Part-Time Residents	3	65	195	35,100
Landscaping (Apr - Oct)	-	2500		15,000
Landscaping (Oct - Apr)	-	-	194	35,000
Total Water Usage				**132,550**

V. Conclusion

Table 4, 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 4 - ESTIMATED TOTAL WATER USE

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	750	273,750	0.840
Proposed Water Use	729	266,085	0.817
Net Water Usage	**-21**	**-7,665**	**-0.024**

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.

REVISED
2:52 pm, Jan 10, 2023

madrone engineering

STORMWATER CONTROL PLAN

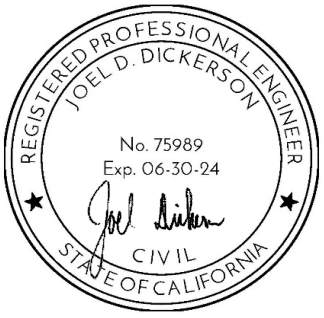
SINGLE-FAMILY HOME PROJECT

BERCHTOLD RESIDENCE

2126 MADRONA AVE, ST. HELENA, CA 94574

APN: 009-470-010

REVISION 3, JANUARY 5, 2023



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

21.043
Berchtold Residence

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I. Introduction & General Requirements

A. Report Overview

Madrone Engineering has prepared this report to assist the Berchtold Residence project in complying with current storm water regulations, specifically the Phase II NPDES Permit for Small Municipal Storm Sewer Systems (MS4s). As of June 30, 2015, development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce runoff.

As the total new or reconstructed impervious area for this project is part of a single-family residence project, the project is required to submit a complete Storm Water Control Plan for Small/Single-Family Home Projects. This report follows the Bay Area Stormwater Management Agencies Association guidelines found in Appendix C (Small/Single-Family Home Projects) of the Post-Construction Manual.

B. Project Description

This project is requesting Design Review Approval for the construction of a new residence and an ADU at 2126 Madrona Ave., St. Helena, CA (APN 009-470-010). The project will include construction of a new residence, pool, ADU, and related utility infrastructure.

The project location is near the southwest end of Madrona Avenue at the intersection of Fir Hill Drive. The parcel is on the valley floor with slopes ranging from 0-5%. Stormwater is currently transported through the parcel by sheet flow, and there is an existing City storm drain system in Madrone Avenue.

II. Project Data Form

Project Name/Number	Berchtold Residence
Application Submittal Date	January 9, 2023
Project Location (street address + APN)	2126 Madrona Avenue St. Helena, CA 94574 APN: 009-470-010
Name of Owner or Developer	Michael Hubbard TR
Project Type and Description	Single-Family Residential Project New residence, ADU, AC & chip seal driveway, pool, and concrete patios.
Total Project Site Area (acres)	5.78 acres
Total New or Replaced Impervious Surface Area (square feet)	~24,810 square feet
Total Pre-Project Impervious Surface Area	~9,840 square feet
Total Post-Project Impervious Surface Area	~24,810 square feet
Runoff Reduction Measures Selected (check one or more)	☒ 1. Disperse runoff to vegetated area ☐ 2. Pervious Pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

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III. Runoff Reduction Option Checklists

The guidelines in Appendix C of the BASMAA Post-Construction Manual provide four options for reducing storm water runoff:

1. Disperse Runoff to Vegetated Areas
2. Pervious Pavement
3. Cisterns or Rain Barrels
4. Bioretention Facility or Planter Box

Storm water runoff from this project will be routed to vegetated areas (Option 1) and/or directed to bioretention facilities (Option 4). See below for specific details showing the implementation of the selected options.

A. Option 1: Disperse Runoff to Vegetated Areas

On the site plan, show:

- ☒ Each impervious area from which runoff will be directed, and its square footage.
- ☒ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☒ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- ☒ Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- ☒ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ☒ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☒ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☒ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- ☒ Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

B. Option 2: Pervious Pavement

On the site plan, show:

- ☐ Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

- ☐ No erodible areas drain on to permeable pavement.
- ☐ Subgrade compaction is minimal.
- ☐ Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).

☐ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
☐ Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
☐ Rigid edge is provided to retain granular pavements and unit pavers.
☐ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
☐ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
☐ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

C. Option 3: Cisterns or Rain Barrels

On the site plan, show:
☐ Impervious areas tributary to each cistern or rain barrel.
☐ Location of each cistern or rain barrel.

Confirm the following standard specifications are met:
☐ Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
☐ Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inch-minimum corrosion-resistant metallic hardware fabric.
☐ Water collected will be used for irrigation only.
☐ Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
☐ Large openings are secured to prevent entry by children.
☐ Rain barrels and gutters are to be cleaned annually.
☐ The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

D. Option 4: Bioretention Facility or Planter Box

On the site plan, show:
☒ Impervious areas tributary to the planter box.
☒ Location and footprint of planter box.

Confirm the following standard specifications are met:
☒ Reservoir depth is 4"-6" minimum.
☒ 18" depth soil mix with minimum long-term infiltration rate of 5"/hour. See http://www.cccleanwater.org/c3-guidebook.html for a list of soil mix suppliers.
☒ Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
☒ "Class 2 perm" drainage layer 12" deep.
☒ No filter fabric.

- ☒ Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- ☒ Connection with sufficient head to storm drain or discharge point.
- ☒ Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- ☒ Overflow outlet connected to a downstream storm drain or approved discharge point.
- ☒ Planter is set level.
- ☒ Emergency spillage will be safely conveyed overland.
- ☒ Plantings are suitable to the climate, exposure, and a well-drained soil.
- ☒ Irrigation system with connection to water supply, on a separate zone.

IV. Conclusion

This report demonstrates that the project design is in compliance with current stormwater regulations and follows the recommendations of Appendix C of the BASMAA Post-Construction Manual for a Small/Single-Family Home Project.

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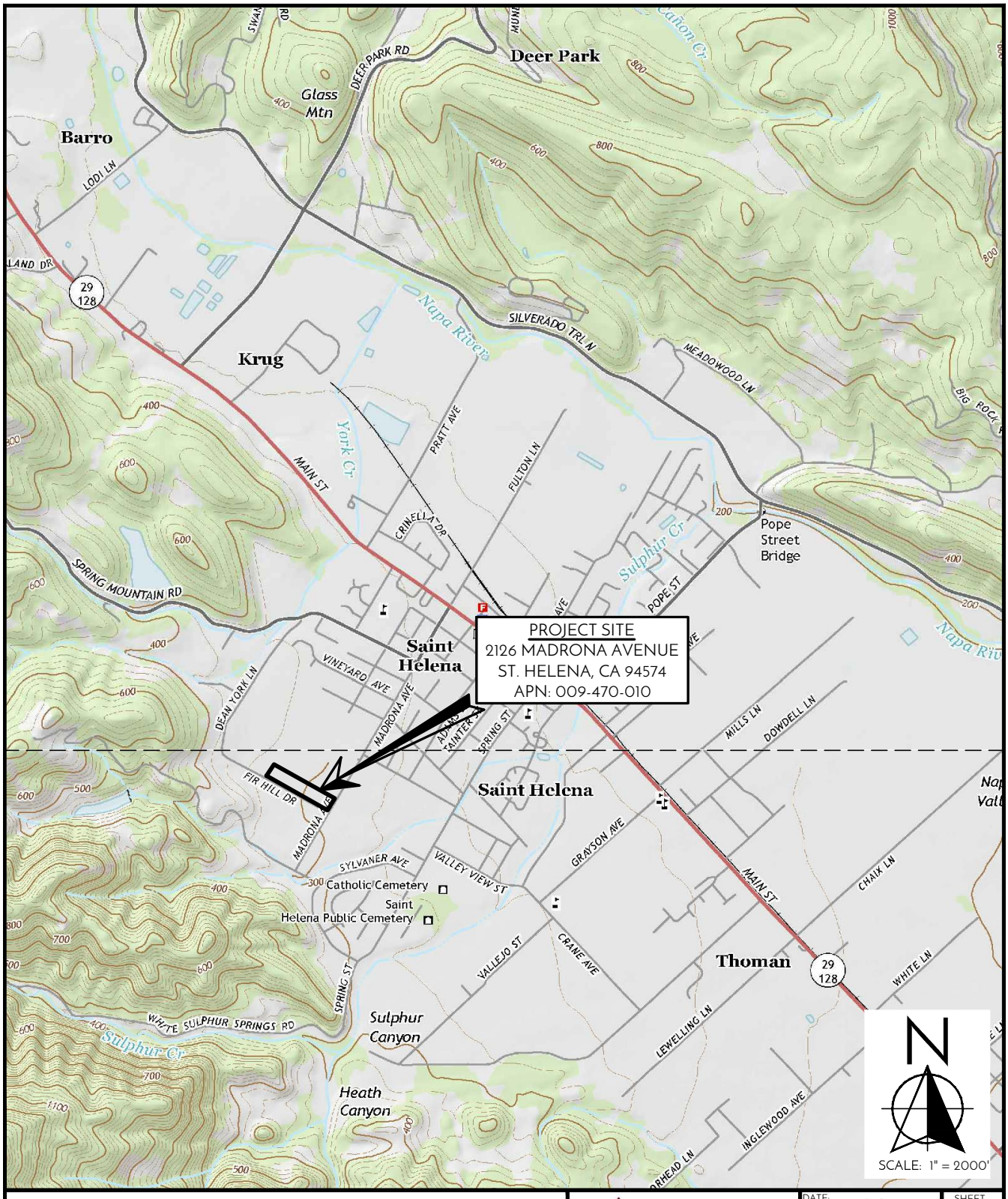
APPENDICES

APPENDIX A: VICINITY MAP
APPENDIX B: STORMWATER SKETCH

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APPENDIX A
VICINITY MAP



BERCHTOLD RESIDENCE
VICINITY MAP

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1485 MAIN ST., SUITE 302
ST. HELENA, CA 94574
(707) 302-6280

DATE:	05/31/22
SCALE:	1" = 2,000'
JOB #	21.043
APN:	009-470-010
SHEET	1 OF 2

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APPENDIX B
STORMWATER SKETCH

<E> VEGETATED AREA #03
1,700 SF

<P> BIORETENTION AREA #02
350 SF

<P> VEGETATED/
PERVIOUS AREA #02
5,360 SF

<P> IMPERVIOUS AREA #02
6,940 SF (CHIP SEAL,
CONCRETE, ROOF)

<P> POOL/SPA
SELF-RETAINING AREA

<P> IMPERVIOUS AREA #03
1,045 SF (CHIP SEAL, ASPHALT)

<P> BIORETENTION AREA #01
1,000 SF

<P> VEGETATED/
PERVIOUS AREA #01
9,620 SF

<P> IMPERVIOUS AREA #01
16,825 SF (CHIP SEAL,
CONCRETE, ROOF)

OHL

N

SCALE: 1" = 30'

0 30'
SCALE IN FEET

DMA EXHIBIT

BERCHTOLD RESIDENCE
DMA EXHIBIT

ST. HELENA CA

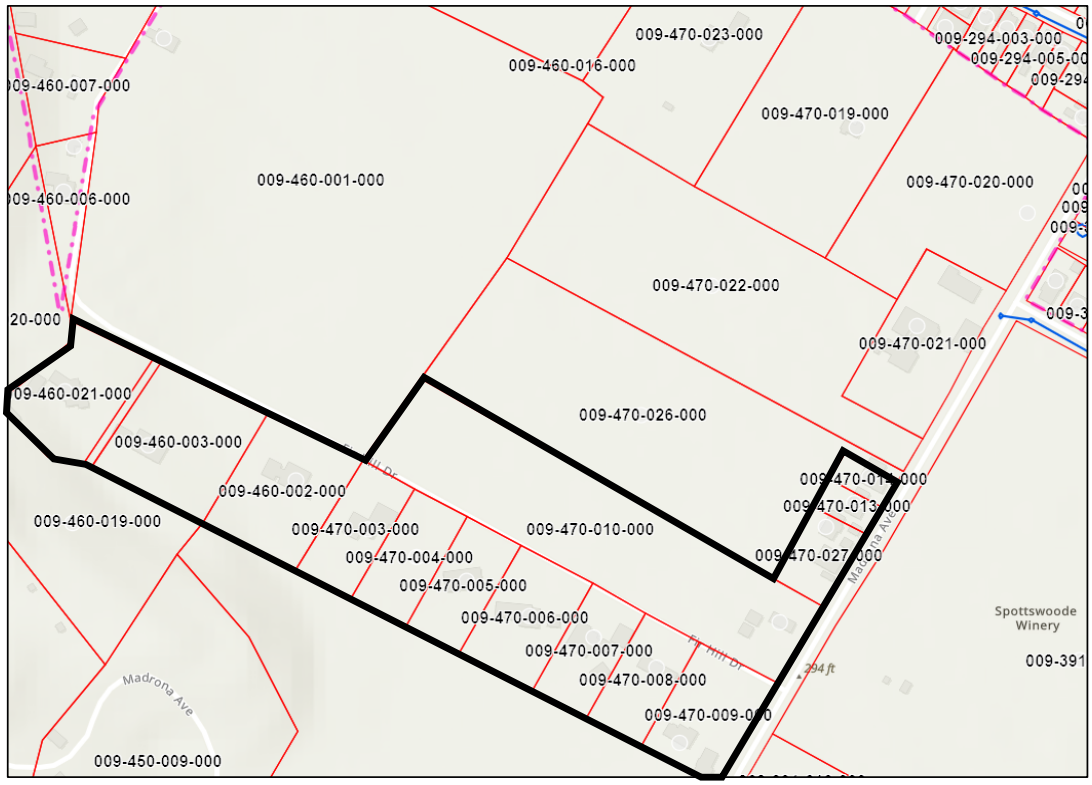
1485 Main Street, Suite 202
St. Helena, California 94574
707-302-6080

madrone engineering

DATE: 01/05/23
SCALE: 1"=30'
JOB #: 21.043
APN: 009-470-010

2 OF 2

ASSESSOR PARCEL DATA FOR PROPERTIES SURROUNDING 2126 MADRONA AVENUE



2016 Madrona Avenue (APN: 009-470-014) Primary Residence = 3,018 SF; Garage = 503 SF; 3 bedrooms; 3 full baths; 1 half bath; lot = 11,431 SF (0.26 acre)

2036 Madrona Avenue (APN: 009-470-013) Bed & Breakfast = 1,595; 2 bedrooms; lot = 11,274 SF (0.26 acre)

2056 Madrona Avenue (APN: 009-470-027) Primary Residence = 3,444 SF; Garage = 440 SF; Unfinished square footage = 440 SF; 3 bedrooms; 3 full baths; 1 half bath; lot = 31,470 SF (0.72 acre)

2126 Madrona Avenue – existing (APN: 009-470-010) Primary Residence = 1,728 SF; Garage = 780 SF; 5 bedrooms, 2 full baths; lot = 5.78 acres

2212 Madrona Avenue (APN: 009-470-009) Primary Residence = 4,415 SF; Garage = 731 SF; Unfinished square footage = 1,688 SF; 3 bedrooms, no data provided for bathrooms; lot = 1.42 acre

1615 Fir Hill Drive (APN: 009-470-008) Primary Residence = 2,046 SF; Garage = 560 SF; 4 bedrooms, no data provided for bathrooms; lot = 1 acre

1693 Fir Hill Drive (APN: 009-470-007) Primary Residence = 3,424 SF; Garage = 1,458 SF; 3 bedrooms; 3 full baths; 1 half bath; lot = 1 acre

1733 Fir Hill Drive (APN: 009-470-006) Primary Residence = 4,704 SF; Garage = 528 SF; Unfinished square footage = 295 SF; 4 bedrooms, 4 full baths; 1 half bath; lot = 1.35 acre

1775 Fir Hill Drive (APN: 009-470-005) Primary Residence = 1,652 SF; Garage = 484 SF; 2 bedrooms, 1 full bath; 1 half bath; lot = 43,310 SF (0.99 acre)

1795 Fir Hill Drive (APN: 009-470-004) Primary Residence = 5,633; Garage = 684 SF; 5 bedrooms; 5 full baths; lot = 1.01 acre

1815 Fir Hill Drive (APN: 009-470-003) Primary Residence = 3,945 SF; Garage = 1,120 SF; Unfinished square footage = 132 SF; 4 bedrooms, 3 full baths; lot = 1.02 acre

1837 Fir Hill Drive (APN: 009-460-002) Primary Residence = 5,271 SF; Garage = 1,140 SF; Unfinished square footage = 1,140 SF; 4 bedrooms; 5 full baths; 1 half bath; lot = 1.77 acre

1853 Fir Hill Drive (APN: 009-460-003) Primary Residence = 3,777 SF; Garage = 588 SF; 4 bedrooms; 3 full baths; 1 half bath; lot = 2 acre

1971 Fir Hill Drive (APN: 009-460-021) Primary Residence = 4,239 SF; Garage = 794 SF; 3 bedrooms; 4 full baths; 2 half baths; lot = 1.65 acre

Buchalter

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December 12, 2022

SENT VIA EMAIL

Chantal Power
Contract Planner
City of St. Helena
Email: cpowers@cityofsthelena.org

Maya DeRosa
Community Development Director
City of St. Helena
Email: MDeRosa@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Ms. Power and Ms. DeRosa:

At the December 6, 2022, session, the Planning Commission requested a summary of the issues discussed at the neighborhood meetings. Our synopsis of the issues discussed is below, along with our comments regarding the status of each issue.

1. **Access to the property from Fir Hill Drive.** Several neighbors raised concerns about increased traffic on Fir Hill Drive from the initially proposed driveways to 2126 Madrona Avenue. Rather than engage in an extended assessment of easement rights, the Berchtolds agreed to remove those driveways from their plans.

   Neighbors also had concerns regarding the visibility on the corner of Fir Hill Drive and Madrona Avenue. We confirmed that the motor court screening wall is located 48 feet from the property line on Madrona Avenue and 38 feet on Fir Hill Drive, which is well within the city of St. Helena street standards for visibility. Further, we agreed to shift some of the olive trees closer to the corner along Fir Hill Drive to increase visibility.

BN 73934304v1

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2. **Storm water runoff.** Given the flooding that occurred in storms last winter, neighbors raised questions about the adequacy of storm water runoff plans. Notwithstanding the fact the Berchtolds' property is downhill from the homes on Fir Hill, the Berchtolds have not only complied with the required storm water runoff management standard of a 2-year storm, but they made the commitment to create a dry pond at the low point of the property that substantially exceeds this standard. The dry pond can accommodate 5 times the output of a 100-year storm.

3. **Water usage.** Several neighbors queried the metrics given for water usage. The Berchtolds' architect explained that the water usage calculations are based on City standards, not planned actual use. Landscaping plans contemplate low-water plantings and water conservation fixtures will exist throughout the house. As a result, actual water usage is likely to be well below that of other 5 bedroom homes in the community. Additionally, any well drilled will be for agricultural use only, not domestic purposes.

4. **Backyard layout.** Neighbors on Fir Hill Drive (near Madrona Avenue) requested that the Berchtolds reconfigure their backyard to shift the bocce court to the east side of the property. This change has been made and will be reflected in future plans.

5. **ADU location.** Several comments were made regarding the ADU, which impacts the sightlines of the first two houses on Fir Hill Drive, closest to Madrona Avenue. To reduce the impact the Berchtolds have agreed to move the ADU five feet closer to the house, shift it 15 feet east and lower the ceiling heights. Specifically, the height of the roof on each end over the bedroom and living room will be reduced. While full elimination or moving of the ADU isn't practical for the reasons discussed with the neighbors, the Berchtolds hope that these changes will reduce the impact on the neighbors.

6. **House massing.** The story poles were very helpful in contextualizing the house sizing. These story poles show that the "north/south" footprint of the house is no larger than the current house footprint, with all increase on the "east/west" footprint that was much less visible from Fir Hill Drive and other neighbors. While some neighbors noted that the second story would be visible for those walking or driving down Fir Hill Drive, others acknowledged that most of the two story houses on Fir Hill Drive were similar in height. Our general take from these discussions was that the house massing was no longer a concern.

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As the neighbors that attended the meeting will recall, there were many small groups having separate discussions. We have advised the neighbors that they are free to submit their comments to staff as well, and that staff has requested comments by December 19, 2022. Specifically, we have sent a copy of this letter to the neighbors so if there are different views than the ones articulated above they will have ample opportunity to supplement the above points.

Very truly yours,

BUCHALTER
A Professional Corporation



Katharine H. Falace

KHF:jg

cc: Ethan Walsh

BN 73934304v1

Laura Andersen and Frank Rodrigues

1693 Fir Hill Dr

St Helena, Ca 94574

December 19, 2022

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

In response to the December 6, 2022, Planning Commission requesting a recap on the neighborhood meetings. I was only able to attend the second of the two.

At that time, it seemed to be “ask me no questions and I’ll tell you no lies”, there was not a lot of information forthcoming. I came away from the meeting with more questions than answers.

The story poles helped very little, the effort was made, but it still doesn’t show the mass of the structures. The overall size of this project is like trying to put a square peg in a round hole. They keep talking about “their dream home” which they say they are “entitled” to. But when the size and scope of their dream home affects the dream homes of the surrounding neighbors, some of which have been here their entire life, we need to take a second and maybe even a third look.

This project will have a long-lasting effect on our town, and in our opinion ***not*** in a positive way.

There is a list of things that we hope the City Planning Commission will address before even considering this project.

1. Size and scope
2. Water usage domestic and well. Water neutrality? (Can you even get a well permit? Why can nobody answer that?
3. Bedrooms or offices? -still the same amount of bathrooms
4. Sewer or septic?
5. Storm water run-off and drainage
6. Noise pollution (hvac, well pumps, septic, pool, etc.)
7. Loss of historic vineyard

8. Madrona and Fir Hill corner loss of visibility
9. Lack of transparency and notification to the surrounding neighbors even within the 300’ radius
10. CEQA, with the size of the project CEQA study should be required
11. The very large old Historical Oak tree
12. Length of time this project will take and the effect that will have (noise, traffic, dust)

Conclusion

We are not in support of this project as presented.

This is not the right location for a project of this size, it has the potential of doing more harm than good to our neighborhood.

We would like the council, and all involved to get all the facts from more than one source before making any kind of decision.

Respectfully,

Laura Andersen

Frank Rodrigues

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

December 19, 2022

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

The Planning Commission asked for a summary of outstanding issues at its December 6, 2022 meeting. As we stated during the meeting, no issue we raised at the October 18, 2022 hearing has been resolved except for the applicants agreeing to eliminate driveway access onto Fir Hill Drive and agreement to put up story poles. We also reported we cannot make a full assessment of issues until we see revised plans, especially as we reported Ms. Berchtold threatened us with full development of the parcel because we opposed their project application. We have since learned, she made a similar threat to another Fir Hill neighbor.

The Berchtolds had 2 neighbor meetings at the property; they walked through the building outlines and story poles. During the first gathering, Ms. Berchtold said to a few neighbors that she and her husband were "ENTITLED" to build a house of this size and they were not going to reduce the project by "one square foot." She said many other unfortunate things to us. As would be understandable, this lead some neighbors to believe the meetings were not being held in good faith to discuss our concerns and possible alternatives. Ms. Berchtold was so upset after the first gathering she did not attend the second one. At least one neighbor left in tears.

Ms. Falace's letter to the Planning Commission is misleading on several points which we address below along with continued problems we have with the current project.

House massing. House massing is absolutely still a high level concern. Story poles were helpful to see location and potential view shed issues. They **do not** in any way resolve the issue that this project is too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size does not fit into the scale and scope of the other residential structures in the Fir Hill neighborhood and a 19,515 sq. ft. development does not belong on the valley floor.

First, Ms. Falace states all issues related to the massing of the project have been resolved. **Nothing is further from the truth**. We continue to oppose a project that is almost 20,000 square feet in total. It is completely out of character with the neighborhood and town as well as sets a terrible precedence for homes in the City of St. Helena. Second, it is clear from the plans that the applicants are including a family home, a caretaker unit and an ADU. They try to disguise the caretaker unit as part of the family home stating it is attached to the home and does not have a separate kitchen; this makes no sense for people who have stressed privacy concerns over and over. For example, they claim their olive trees are intended to protect their privacy. If they need to block the views of long-term neighbors by planting olive trees for privacy, surely the family does not want a caretaker to intrude on their lives by using their kitchen when they are in town. Moreover, the size of the caretaker unit is the size of a single family home in St. Helena. Third, and likewise, applicants' try to disguise a 'poolroom' as an ADU; however, that unit is over 800 square feet. It is the size of a single family residence in St. Helena. In short, applicants are trying to have 3 single family homes built in this project. The massing of the ADU and olive trees on Fir Hill obliterate the views of the Eastern hills and vineyard. Fourth, it is immaterial one floor is a basement. That size of a cement box will have impact on the local area including the oak tree and water flow.

Visibility on the corner of Madrona and Fir Hill. It is very difficult to say something has been resolved until we see the updated plans. Moreover, although Ms. Falace claims the applicants' motor court screening is within city street standards for visibility, it fails to address visibility problems on a corner with both autos and pedestrians in the roadway on a regular basis. Her further argument that shifting some of the olive trees closer to the corner along Fir Hill Drive only worsens the visibility obstructions.

Storm Water Runoff. Ms. Falace claims there will be a dry pond on the property, but there were no details provided at the gatherings and we have not seen updated plans that incorporate it. In addition, she provides no details on how this dry pond will affect the historical oak and other environmental issues.

Water usage. No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home this size and agricultural/landscaping needs. The original plans call for 2 homes, 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Neighbors also want to know if the applicants plan to use cisterns. If so, we should be given the data so we can evaluate the impact and location of the cisterns. In addition, we have not seen an updated water report. The prior one was replete with errors and omissions. Finally, we would like to know what the Rossi historical water use for the property was so we can compare historical data with proposed use data.

Well for Agricultural use. We have not seen the plans for the well location and capacity. Other than a statement at the October hearing, applicants have not been instructed or agreed affirmatively in writing that no City of St. Helena water will be used for agriculture or landscaping. Furthermore, there is no information that applicants' will be granted a City of St. Helena well permit. Finally, some of the houses on Fir Hill use well water as their only water source. We need to ensure that no well (if granted) will affect the viability of any wells on Fir Hill. We would also like to know where a new well (if granted) would be dug.

Backyard layout. We have not seen any updated plans. However, at the gatherings, moving the boccie court and pool were discussed as one way that could mitigate removal of some vineyard rows and view shed impact. Nonetheless, applicants' still propose removing most of the vineyard along 1615 Fir Hill Drive to about our property line with the Rodrigues property.

ADU Location. The proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues, but this is new information. There is still confusion on whether the 2 buildings identified as an ADU are really an ADU. The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

Noise Study. In discussions at the walkthrough's noise was raised. Not only the HVAC systems for a project of this scale but any pumps being run to help mitigate the underground water and possible septic systems, pool pumps, all the mechanical noise, etc. need to be reviewed to ensure compliance with the noise ordinance.

Drainage. The 6,457 square feet that will be below grade will displace and divert current water flows from this area of construction. Displacing this water will be an issue with how the water drains around the property. While the applicants believe the dry pond will handle it, how does the water get to the dry pond? This must be addressed in the updated plans so it is clear there is no additional runoff onto Fir Hill ditches and culverts. There are many other drainage issues:

- Applicants need to provide an accurate topographical map from top of Fir Hill to Madrona so we can assess the slope, natural flow and accurate drainage problem for the project and impact on our properties.
- Applicants will raise the topo of foundations which will interfere with natural drainage
- is putting a cement wall along the project which will interfere with drainage?
- Applicants are putting an underground cement basement which will interfere with drainage.
- What is the current amount of impervious surface of the Rossi buildings and driveway? What is the applicants' proposed impervious surface area and driveway? What impact will the difference make on drainage?

Arbor Study. In both neighbor meetings the impact to the historic heritage oak tree was discussed, especially in relation to the drainage concerns. Because the tree is on City of St. Helena property, the City must require a tree impact study to be provided and approved by the tree committee. That tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. There should be an official city arborist to assess the environmental impact issues for this tree.

Septic and leach lines. In the neighbor gatherings it was stated that the applicants should have a plan for a septic system in case they don't bring down the city sewer lines from Hudson to 2126 Madrona. We have not seen plans for bringing the city sewer lines down Madrona and if they don't, what are the septic plans (especially as they relate to the well plans).

Project grading and elevations: We were told the story poles included grading heights but we have not seen any updated plans that show the actual planned grading. This affects runoff onto Fir Hill and Madrona.

Missing elevation and composite drawings. The original planning submission packet included a composite from the view from 2212 Madrona but NO composite drawings from 1615 Fir Hill perspective. 1615 Fir Hill looks out directly at the vineyard and in the current plans, the backside of the ADU unit. We would request composite drawings from the point of view of 2212 Madrona and 1615 Fir Hill be included in the update packet.

Neighbors missing from the discussions. There were a couple of neighbors affected by this project that have not been aware of the neighbor gatherings and discussions. We are looping them in now but they may have comments and concerns not yet raised. With the holidays upon us, this may not get addressed until the New Year.

Grape Yields:

The Rossi family stated their yields have been 5 tons each year. There are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing. Some are in the area proposed to be removed. It appears there are about 119 vines proposed to be removed. This vineyard was planted in an historical manner. They are not all one variety. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields. Finally, if the applicants pull out the existing historical vineyard, we would like applicants to be required to have the University of Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

CEQA:

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena.

SUMMARY:

We continue to oppose this project and will meet with new neighbors shortly. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is likely this project just is not going to happen with the applicants willing to make serious and substantial compromise. In the end, this may be a round peg into a square peg situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) and Hank DiTomaso

Christina Herdell

Kathleen Herdell

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Letter Re PL 21-044

December 14, 2022

SENT VIA EMAIL

Chantal Power
Contract Planner
City of St. Helena
Email: cpowers@cityofsthelena.org

Re: PL 21-044 – 2126 Madrona Ave.

Dear Ms. Power,

We have not had the opportunity to meet, but my sister and I are the owners of 2056 Madrona (our "**Home**"), which is located immediately adjacent to the proposed development project at 2126 Madrona Ave. (the "**Project**"). We apologize for being late to this conversation, but we were unfortunately not incorporated into the outreach by the Applicant and/or its agents and are thus playing catch-up.

Our family has had a home in St. Helena since 1987 and my sister and I spent every summer living in town, playing at the "wooden park" (aka the elementary school), getting ice cream at The Big Dipper and swimming at the Meadowood pool. Having moved primary houses and cities 8 times in our childhood, St. Helena was always the consistent place we called home and we are honored to be able to raise our children to appreciate the town, and its people, as much as we do.

Our parents, David and Susan Martin, became full-time St. Helena residents in 2013 and became staples across town. Our Home includes both the improved structures, as well as vineyards managed by Duckhorn, which share a property line with the Project. We recently inherited our Home from our parents, both of whom passed away in the past 4 years from cancer and now lay to rest in the St. Helena cemetery. Being from a real estate development family, we know that our parents would have been active participants in this conversation, so we want to make sure that we too participate the best we can.

We have not yet had an opportunity to meet with the Applicant and/or its agents about the Project, due to their limited outreach, but, after proactive and consistent follow-up, do have a meeting scheduled for December 23, 2022. As a result, we have limited information on some of the topics outlined in the Topics of Concern exhibit but have submitted a FOIA request with the City to ensure a transparent process. We have outlined the topics that concern us in the Topics of Concern exhibit and look forward to further discussing these as necessary to support a thorough and transparent approval process. We do request, given how little information we currently have and our Home's immediate adjacency to the Project, that we be given time to meet with the Applicant and/or agents and educate ourselves on the project before any major decisions are made. Thank you for your time and understanding.

Respectfully,

DocuSigned by:
Katherine Osler
6F0FD3FF498B42F...

Katherine L. Osler

DocuSigned by:
Annabel Siri
DDD008C0E59347E...

Annabel R. Siri

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Letter Re PL 21-044

CC: St. Helena Planning Commission
Stephen Siri
Justin Osler

Topics of Concern Exhibit

Architectural Design	§ We are concerned with the Project's architectural alignment with the adjacent architecture along Madrona, Fir Hill, Hudson & Dean York Lane. Much of the architecture at the adjacent homes is classic European in nature with a focus on soft lines, limited glazing and subtle architectural moves. Most of the glazing in this project opens directly on our Home and the landscaping plans indicate a limited amount of planting supportive of privacy along our shared frontage. We request that the balconies on both offices be removed and all windows facing east be removed to preserve the privacy of all neighbors, including our small children. § At a conceptual level, we believe that the Project, which is 18,654 SF and has 11 bathrooms, is entirely too large for the neighborhood. The largest neighboring home in visual range is ~6,700 SF, so 64% smaller than the Project, and homes on average range between 4,000-5,000 SF. Going one step further, we looked on Redfin at all closed sales of homes in St. Helena over the last 5 years with more than 1,000 SF and found that the average home is 2,114 SF, so the Project ~784% bigger than the average home (based on sales) in St. Helena. There were two transactions of over 10,000 SF, which were excluded from this analysis as one is a commercial winery and the other is a 12 unit apartment building. However, both of these facilities are still smaller than the Project. It is clearly out of context, but we also believe it's prudent to review the Project through a commercial lens due to its scale. While it's fine to build a bigger home, we believe the Project should be scaled back to be at a maximum 8,000 GSF of conditioned space.
Civil Design	§ Grading Plans o We would like to see fine grading plans to understand how the Applicant proposes to manage storm runoff, such that there is limited risk of the expansive landscaped area creating material runoff on adjacent properties – i.e., public right of way and operating vineyards. o We would like to better understand the extent of any earth moving activities. Our primary concern is dust generation adjacent to vineyards and residential properties. § Sanitary Sewer & Domestic Water Supply o The Project includes 11 bathrooms, at least one kitchen, numerous house bibs and a pool, which means it will use the same, if not more, fresh water than a boutique commercial hospitality property. We have not yet seen capacity studies for either the sanitary sewer or the domestic water supply to confirm that what exists in the street is capable of handling this additional

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	connection without negatively impacting the existing residents. We note that the majority of our Home is not connected to the sanitary system due to historical capacity issues, and thus suspect that an upsizing of both lines may be necessary. To account for seasonality, we would expect to see monthly monitoring of both, as well as potholing every 20' and/or a video study to verify line capacity, condition of the existing line and slope, so that any shortfall in capacity may be satisfied as a project specific condition during entitlement.
Shoring Design	§ We have heard that the project proposes an expansive basement. As a result, we expect this design condition to necessitate a shoring design from a licensed engineer. We are concerned that the project may utilize tiebacks or other "attachment" based designs vs. a braced technique. As an example, were the Project to use tiebacks to support its shoring, then it would be introducing unnatural materials into the soil in the setback zone. These materials need to be fully removed vs. simply disconnected to avoid leaving metals in the soils. We would like to see a project specific condition of approval that requires an internally braced shoring design.
Construction Management	§ We think that it is prudent to keep in mind that the Project is not a typical residential property. It is in fact larger than many commercial projects in town. Per the last plans we saw, it has 18,654 GSF of conditioned space (incl. 11 bathrooms, so likely 40+ plumbing connections), an expansive landscaped outdoor area and a large basement that includes a mix of residential and commercial uses. With this type of scale, the Project will take an atypically high number of daily workers to construct efficiently, who will generate a large amount of particulate matter doing so. Our specific concerns are as follows: o This Project will generate a substantial amount of dust during grading, concrete pours and wood framing activities. We do not believe the amount of dust generated by this Project is commensurate to a typical residential project and are worried about its impact on the adjacent vineyards and residential properties. We believe that this should be analyzed and in addition to the sound blankets described below. The Project should have a Dust Management Plan. o Constructing this Project will generate an impactful level of noise over a longer duration than as is typical for a residential property. We would like to see a noise study that analyzes existing conditions and the expected impact of the work at this Project. Additionally, as typical with any large project adjacent to residential uses, we would expect the Applicant to be required to erect noise blankets at a height equal to its maximum elevation until it is fully enclosed and all sitework is complete. § Due to the scale of this Project, it will likely require a more than typical number of construction workers. Madrona Ave. and its adjacent streets are

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	highly trafficked by pedestrians and cyclists. We would like to better understand how the Project will ensure all workers park along its frontage and document its minimization of construction traffic. Given the scale of the Project, we would expect to see a Project Specific Condition of approval that requires CARB-4 or equivalent machinery at all stages of construction.
Post Completion	§ As a result of feedback, the Project has been pushed closer to the property line such that its highest point appears to align with the required setback against our agricultural property. We would like to see Shadow Studies to better understand the impact on natural light to our agricultural property. We would also like to see a photometric study to study the potential effects of lighting pollution on the surrounding neighborhood and agricultural uses. § As proposed, the Project includes both commercial scale wine facilities as well as residential apartments for employees. Both activities will generate an atypical amount of traffic on Madrona Ave, which is one of St. Helena's most trafficked streets for both pedestrians and cyclists. We would like to see both a traffic and trip count study completed to better understand the impact of this Project as well as if this Project is in-line with the standards that are typical of a residential property. § Our Home has experienced the same degradation of groundwater supply as others in the area, as California has been subjected to consecutive years of material droughts. The Project proposes to materially expand its use of groundwater from the current use. Therefore, we believe it imperative that the City study the proposed Project's impact on the groundwater table through the use of multiperiod seasonal analysis. This is particularly important due to the Project's equivalency with a commercial use. We understand the City's apprehension of being held to a similar standard, but believe that the City enjoys a categorical exemption due to the public serving nature of its work.

From: Eric Janzen
To: Joseph Leach
Cc: Mario Traverso; Chantal Power; Maya DeRosa
Subject: RE: [External] Zoning Code proposal and water comments
Date: Tuesday, January 31, 2023 9:58:51 AM
Attachments: image001.png

Joe,
Discharges of groundwater to the public storm drain system are permitted in our municipal code under SHMC Section 13.23.060.
The parcel at 2126 Madrona is outside of the FEMA special flood hazard zone so the regulations under 15.52 *Flood Damage Prevention* are not applicable.
PW has no jurisdiction over a flooding basement on this private parcel. Flooding damage on this parcel resulting from high groundwater entering the basement is between the owner and their insurance carrier.

Eric Janzen
Assistant Director of Public Works
City of St. Helena
707 967-2831

Maya,

Thanks very much for reaching out. You may share that you have been among the very most responsive of City employees. I mean that!!!

I have a followup of my unplanned comment regarding the Lorraine and Joe Berchtold property on Madrona. Not sure where it will be most effective. Whether you want to include this in future hearing packet.

At the meeting I mentioned my neighbor's 10,000 sf house with full basement. Before it was occupied the basement filled with water within inches of the floor joists. A few hundred thousand dollars later they managed to waterproof the basement. However they need to run pumps 24/7 to keep water out during the rainy season. Fast forward to the atmospheric rivers we recently experienced. The pumps couldn't run fast enough and the whole house became uninhabitable. They are living in their guest house.

I share this as an example of the law of unintended consequences. Not to mention that a 5,000 sf Berchtold basement will displace a significant amount of groundwater. So if there are any drainage issues in the area or high runoff this project should provide calculations on what they are going to do with all that water. It is not insignificant.

I was happy to see the letter from Spottswoode re new well. I still recommend monitiring neighbors wells to prevent drawdown. With water its feast or famine.

Sincerely,
Kelly

PUBLIC WORKS RESPONSE TO NEIGHBOR COMMENTS

Well: Well permits are issued through Napa County in coordination with the City of St. Helena. Applicant is responsible for performing all studies, tests and engineering as required through the County permitting agency. The applicant is pursuing a well permit to replace or rehab the existing well. This process is independent of the design review process.

Water Neutrality: The Water Neutrality Analysis as presented is consistent with the guidelines that are applicable to all projects.

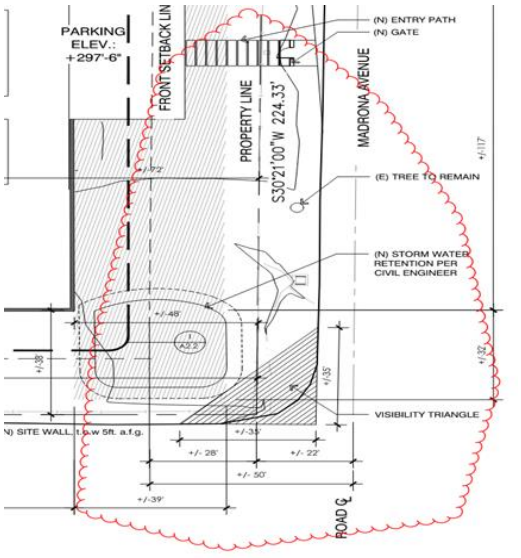
Storm Water Management: The project is conditioned to conform to all requirements as prescribed in the BASMAA Post Construction Manual for regulated projects.

Runoff and Drainage: Post construction runoff conditions are to be consistent with preconstruction runoff conditions. Runoff and inundation of adjoining parcels is not permitted. The property is served by existing public storm water facilities which are integrated into the plans.

Noise Pollution: Subject to SHMC 8.24.010

Septic or Sewer: The applicant is pursuing a sanitary sewer line extension in Madrona Ave to serve the residence. This is a common practice throughout the City. Certificate of occupancy will not be issues unless wastewater utility facilities are complete and operational. The plan development and installation may run concurrent to other permitting efforts.

Madrona and Fir Hill Loss of Visibility: Currently, there are significant visibility restrictions resulting from the large Oak tree, utility pole, trees and shrubbery. Although Fir Hill Drive is a private drive and not subject to the visibility triangle requirements defined in Section 17.04.160 of the SHMC, the detail below shows that project revisions exceed these standards. All proposals for development subject to SHMC 17.120.010.



Dear Commissioners Ponte, Anderson, Rothfeld, Segura and Warner,

In your recent meeting regarding the Rossi Property and the Berchtolds' plans for it, I understand several questions came up as to the Rossi Vineyard revitalization effort that we are undertaking in partnership with the Berchtolds.

I first want to say that we are very excited at the opportunity to rehabilitate this amazing heritage vineyard (planted in 1905) that still grows in our town. Vines like this are rare and very much worth preserving, and we anticipate that we will he able to restore it to health. We started farming the vineyard in the Spring of 2021, and last year the total yield from the vineyard with our partial-year management was approximately 0.88 tons across the entire five-acre site. This year, the first full year we were able to farm the property, our total yield was approximately 2.6 tons.

As we have been planning our revitalization effort, our primary focus is on producing the highest possible quality wine from the site while also increasing the health of the soil and the vines, thus also increasing tonnage as we work to make it economically viable.

To that end, we farm this vineyard with the same care as we farm our Spottswoode Estate Vineyard. We have shifted to regenerative organic and biodynamic farming, and we are refining the pruning practices in this old block. Specific to the dry-farmed heritage clones, we hope to introduce watering to the vineyard via a well to be dug on the property only during what is normally our rainy season, to emulate Mother Nature in ensuring a wetted soil profile near budbreak. We will do this only as needed, based upon the extent to which we continue to have low rain years (a vineyard that has been dry farmed for 115+ years cannot suddenly accept "normal" irrigation). To help with the replacement of missing vines, we will replant with new vines and/or we may transplant some of the old vines slated for removal due to construction. As we continue to learn, we will also introduce other techniques based on our research into heritage clone vineyards.

We are hoping to get the vineyard to a yield of at least five [5] tons total (~1.25 tons per acre) through this rehabilitation process from what will ultimately be closer to 4.35 acres (as some acreage will be removed for construction), allowing us to produce roughly 300 cases of the highest quality wine on an annual basis.

Our agreement with the Berchtolds runs through 2036, allowing us to plan for the long-term success of the vineyard. It is important to note that the agreement does have a provision that if the property is sold that the new owner has the right to terminate the agreement. For personal reasons, therefore, we do hope that the Planning Commission and the Berchtolds are able to come to an agreement on how their housing project might proceed.

Please let me know if you have any questions as you further study this project. We are more than happy to answer them!

Very sincerely,

Beth Novak Milliken
President & CEO
Spottswoode Estate Vineyard & Winery

Buchalter

1230 Pine Street
St. Helena, CA 94574
707.967.9656 Phone
707.963.0771 Fax

707.200.9414 Direct
kfalace@buchalter.com

February 21, 2023

FIR HILL NEIGHBORS

Re: **NEW DATE: Community Meeting – March 1, 2023**

Dear Neighbors:

After hearing from some of you that the date proposed was not convenient, we have rescheduled the community meeting date to a time that we understand is more convenient. We will now be hosting the community meeting on **March 1, 2023, at 5:00 p.m.** to answer any questions and go over the revised plans. The meeting will take at the property.

Thank you and, as always, reach out with any questions in the interim.

Very truly yours,

BUCHALTER
A Professional Corporation



Katharine H. Falace
Shareholder

KHF:jg

buchalter.com

Los Angeles
Denver
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Portland
Sacramento
Salt Lake City
San Diego
San Francisco
Scottsdale
Seattle

BN 75307206v1

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

December 19, 2022

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

The Planning Commission asked for a summary of outstanding issues at its December 6, 2022 meeting. As we stated during the meeting, no issue we raised at the October 18, 2022 hearing has been resolved except for the applicants agreeing to eliminate driveway access onto Fir Hill Drive and agreement to put up story poles. We also reported we cannot make a full assessment of issues until we see revised plans, especially as we reported Ms. Berchtold threatened us with full development of the parcel because we opposed their project application. We have since learned, she made a similar threat to another Fir Hill neighbor.

The Berchtolds had 2 neighbor meetings at the property; they walked through the building outlines and story poles. During the first gathering, Ms. Berchtold said to a few neighbors that she and her husband were "ENTITLED" to build a house of this size and they were not going to reduce the project by "one square foot." She said many other unfortunate things to us. As would be understandable, this lead some neighbors to believe the meetings were not being held in good faith to discuss our concerns and possible alternatives. Ms. Berchtold was so upset after the first gathering she did not attend the second one. At least one neighbor left in tears.

Ms. Falace's letter to the Planning Commission is misleading on several points which we address below along with continued problems we have with the current project.

House massing. House massing is absolutely still a high level concern. Story poles were helpful to see location and potential view shed issues. They **do not** in any way resolve the issue that this project is too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size does not fit into the scale and scope of the other residential structures in the Fir Hill neighborhood and a 19,515 sq. ft. development does not belong on the valley floor.

First, Ms. Falace states all issues related to the massing of the project have been resolved. **Nothing is further from the truth**. We continue to oppose a project that is almost 20,000 square feet in total. It is completely out of character with the neighborhood and town as well as sets a terrible precedence for homes in the City of St. Helena. Second, it is clear from the plans that the applicants are including a family home, a caretaker unit and an ADU. They try to disguise the caretaker unit as part of the family home stating it is attached to the home and does not have a separate kitchen; this makes no sense for people who have stressed privacy concerns over and over. For example, they claim their olive trees are intended to protect their privacy. If they need to block the views of long-term neighbors by planting olive trees for privacy, surely the family does not want a caretaker to intrude on their lives by using their kitchen when they are in town. Moreover, the size of the caretaker unit is the size of a single family home in St. Helena. Third, and likewise, applicants' try to disguise a 'poolroom' as an ADU; however, that unit is over 800 square feet. It is the size of a single family residence in St. Helena. In short, applicants are trying to have 3 single family homes built in this project. The massing of the ADU and olive trees on Fir Hill obliterate the views of the Eastern hills and vineyard. Fourth, it is immaterial one floor is a basement. That size of a cement box will have impact on the local area including the oak tree and water flow.

Visibility on the corner of Madrona and Fir Hill. It is very difficult to say something has been resolved until we see the updated plans. Moreover, although Ms. Falace claims the applicants' motor court screening is within city street standards for visibility, it fails to address visibility problems on a corner with both autos and pedestrians in the roadway on a regular basis. Her further argument that shifting some of the olive trees closer to the corner along Fir Hill Drive only worsens the visibility obstructions.

Storm Water Runoff. Ms. Falace claims there will be a dry pond on the property, but there were no details provided at the gatherings and we have not seen updated plans that incorporate it. In addition, she provides no details on how this dry pond will affect the historical oak and other environmental issues.

Water usage. No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home this size and agricultural/landscaping needs. The original plans call for 2 homes, 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Neighbors also want to know if the applicants plan to use cisterns. If so, we should be given the data so we can evaluate the impact and location of the cisterns. In addition, we have not seen an updated water report. The prior one was replete with errors and omissions. Finally, we would like to know what the Rossi historical water use for the property was so we can compare historical data with proposed use data.

Well for Agricultural use. We have not seen the plans for the well location and capacity. Other than a statement at the October hearing, applicants have not been instructed or agreed affirmatively in writing that no City of St. Helena water will be used for agriculture or landscaping. Furthermore, there is no information that applicants' will be granted a City of St. Helena well permit. Finally, some of the houses on Fir Hill use well water as their only water source. We need to ensure that no well (if granted) will affect the viability of any wells on Fir Hill. We would also like to know where a new well (if granted) would be dug.

Backyard layout. We have not seen any updated plans. However, at the gatherings, moving the boccie court and pool were discussed as one way that could mitigate removal of some vineyard rows and view shed impact. Nonetheless, applicants' still propose removing most of the vineyard along 1615 Fir Hill Drive to about our property line with the Rodrigues property.

ADU Location. The proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues, but this is new information. There is still confusion on whether the 2 buildings identified as an ADU are really an ADU. The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

Noise Study. In discussions at the walkthrough's noise was raised. Not only the HVAC systems for a project of this scale but any pumps being run to help mitigate the underground water and possible septic systems, pool pumps, all the mechanical noise, etc. need to be reviewed to ensure compliance with the noise ordinance.

Drainage. The 6,457 square feet that will be below grade will displace and divert current water flows from this area of construction. Displacing this water will be an issue with how the water drains around the property. While the applicants believe the dry pond will handle it, how does the water get to the dry pond? This must be addressed in the updated plans so it is clear there is no additional runoff onto Fir Hill ditches and culverts. There are many other drainage issues:

- Applicants need to provide an accurate topographical map from top of Fir Hill to Madrona so we can assess the slope, natural flow and accurate drainage problem for the project and impact on our properties.
- Applicants will raise the topo of foundations which will interfere with natural drainage
- is putting a cement wall along the project which will interfere with drainage?
- Applicants are putting an underground cement basement which will interfere with drainage.
- What is the current amount of impervious surface of the Rossi buildings and driveway? What is the applicants' proposed impervious surface area and driveway? What impact will the difference make on drainage?

Arbor Study. In both neighbor meetings the impact to the historic heritage oak tree was discussed, especially in relation to the drainage concerns. Because the tree is on City of St. Helena property, the City must require a tree impact study to be provided and approved by the tree committee. That tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. There should be an official city arborist to assess the environmental impact issues for this tree.

Septic and leach lines. In the neighbor gatherings it was stated that the applicants should have a plan for a septic system in case they don't bring down the city sewer lines from Hudson to 2126 Madrona. We have not seen plans for bringing the city sewer lines down Madrona and if they don't, what are the septic plans (especially as they relate to the well plans).

Project grading and elevations: We were told the story poles included grading heights but we have not seen any updated plans that show the actual planned grading. This affects runoff onto Fir Hill and Madrona.

Missing elevation and composite drawings. The original planning submission packet included a composite from the view from 2212 Madrona but NO composite drawings from 1615 Fir Hill perspective. 1615 Fir Hill looks out directly at the vineyard and in the current plans, the backside of the ADU unit. We would request composite drawings from the point of view of 2212 Madrona and 1615 Fir Hill be included in the update packet.

Neighbors missing from the discussions. There were a couple of neighbors affected by this project that have not been aware of the neighbor gatherings and discussions. We are looping them in now but they may have comments and concerns not yet raised. With the holidays upon us, this may not get addressed until the New Year.

Grape Yields:

The Rossi family stated their yields have been 5 tons each year. There are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing. Some are in the area proposed to be removed. It appears there are about 119 vines proposed to be removed. This vineyard was planted in an historical manner. They are not all one variety. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields. Finally, if the applicants pull out the existing historical vineyard, we would like applicants to be required to have the University of Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

CEQA:

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena.

SUMMARY:

We continue to oppose this project and will meet with new neighbors shortly. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is likely this project just is not going to happen with the applicants willing to make serious and substantial compromise. In the end, this may be a round peg into a square peg situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) and Hank DiTomaso

Christina Herdell

Kathleen Herdell

Xinia Gamero

From: Aaron Hecock
Sent: Friday, February 24, 2023 8:04 AM
To: Maya DeRosa
Cc: Chantal Power; Xinia Gamero
Subject: FW: [External] Water Use Analysis 2126 Madrona Ave.

AARON HECOCK, AICP
SENIOR PLANNER
City of St. Helena | Community Development Department
1088 College Ave. | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

From: TOM BELT <tmbelt@comcast.net>
Sent: Thursday, February 23, 2023 5:09 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Cc: Paul Dohring <PDohring@cityofsthelena.org>; Eric Hall <EHall@cityofsthelena.org>; Anna Chouteau <AChouteau@cityofsthelena.org>; Lester Hardy <LHardy@cityofsthelena.org>; Billy Summers <BSummers@cityofsthelena.org>
Subject: [External] Water Use Analysis 2126 Madrona Ave.

Dear Mr. Hecock,

I just read the Water Use Analysis plan for the proposed new residence to be constructed at 2126 Madrona Avenue. I find it difficult to believe ten occupants will use 72.9 gallons per day per occupant in a residence and ADU that has 10 toilets, 12 bathroom sinks, 6 showerheads, 3 kitchen bar sinks, 3 clothes washers, and only 1 dishwasher that will only be used once every four days. Please provide answers to the following questions:

1. The above project refers to the existing 2126 Madrona Ave. residence as having five bedrooms and in order to remain in compliance with St. Helena's Water Neutral Policy, a reasonable baseline existing demand is 150 gallons of water per bedroom per day. Please provide the St. Helena Planning Ordinance(s) that verifies where this past ratio for daily water use per bedroom is listed?

2. Walking by the home it appears the existing residence is a rather small home. Did someone from the City's Planning Department physically inspect the home and confirm there are five bedrooms in the existing house?

3. What water use reference/guideline was used by Madrone Engineering to project the residence and ADU will only use 729 gallons of water per day considering the development projects ten occupants will be living in the two spaces?

4. Has the above proposed water use reference/guideline for this future single family home and ADU been validated as being an accurate prediction for future water use in past developments within St. Helena?

5. If so, which single family home developments in St. Helena?

6. If the answer to question #4 is no, why is the city permitting this water use reference/guideline to be used when the city has such a limited annual water supply?

7. When was the last time St. Helena updated its Water Neutral Policy for Development?

8. If the proposed development is ultimately approved by City Council, is there a procedure in St. Helena's ordinances to allow the city to monitor/limit the future daily water use to 729 gallons per day as the project proposes?

Thank you,

Tom Belt

Xinia Gamero

From: Mary Cunningham Agee <mcagee@msn.com>
Sent: Thursday, March 2, 2023 3:28 PM
To: Maya DeRosa; Public Comment
Cc: Jodie Morlet; Luc Morlet; Annette Smith; joel@gottwines.com; Sarah Gott; Nina And Adam Rotello; Adam Rotello; Margo Simons; Diane Darby; Frank & Laura Rodrigues; Laura Rodrigues; patty.ditomaso@comcast.net; Kathy Herdell; Susan Krausz; Ron Krausz
Subject: [External] Opposition to Berchtold Proposal: 3.3.23

Importance: High

To: **MDeRosa@cityofsthelena.org, publiccomment@cityofsthelena.org**
From: Mary Cunningham Agee and Family
Ref: Berchtold Proposal
Date: March 3, 2023

Dear Saint Helena Planning Commission and City Council Members,

I have just read and re-read the request by Architect Sasha Janev to the Saint Helena Planning Commission on behalf of the Berchtold's Trust for adoption of a resolution to approve construction of a new "single-family home" (!) and accessory dwelling unit on the property located at 2126 Madrona Avenue in the A-20 zoning district.

I am dismayed to discover that the request of three out of six City Commissioners to the applicant at the close of the last public meeting in late October *"not to return until this project is reduced in scale to under 10K square feet"* has not even partially been implemented-- but has been completely ignored.

Apparently, we are to find comfort in a slight reduction in size and location of the ADU -- with no substantive change in the scope or location of the main structures! The main residence and attendant structures remain unchanged -- with more bedrooms and bathrooms than any other non-resident "home" within this community -- let alone our neighborhood. Yes, *this proposal is "unprecedented"* and should be considered within that extreme context.

The fact is that the main structure of this project still remains at essentially the same square footage as originally proposed. The objections of many locals have never primarily been about the setbacks, design or even the view-blocking height of the main structure when *the sheer mass alone is way beyond the norms of everything else in this neighborhood*.

Add to this affront to the aesthetic and cultural norms of this private, peaceful and quaint neighborhood, an imposing cement wall that would surround this "residence" and the objections to this compound or fortress become even more intense and obvious.

Despite the architectural commentary that attempts to segment the massive overall square footage of this proposed new structure, *there is no obscuring that fact that the overall footprint of the main buildings and landscape still remain at 20K square feet*.

Before stating my specific objections*, I must emphasize -- yet again -- that these concerns are not personal*. I am by nature not someone who enjoys confrontation of any kind. I would far prefer to be part of a welcoming committee inviting new members into our community and neighborhood. But the gravity of this clear and present threat to our neighborhood and quality of life is severe enough to require an honest and reasonable confrontation.

My objections include but are not limited to the following:

- **Agricultural:** The Berchtold proposal is in clear contradiction to existing A-20 regulations designed precisely to protect agricultural land from developments like this. If those regulations mean nothing at times like these – then when do they count?
- **Environmental:** 6K square feet "below ground level" does not prevent environmental damage; it just pushes it underground. Water, natural habitat and agricultural impacts remain very real. Alleviating an utterly discretionary offence to the environment does not amount to preventing it all together.
- **Social:** Disruption during and after the construction of this compound/fortress cannot begin to take into account the loss of peace, safety and privacy to this neighborhood -- belovedly known as "the walking path" of Saint Helena - to many residents of this town.
- **Cultural Norms:** Even the existing ordinances insist that the scale and style of any new construction be "consistent with existing norms of the neighborhood." The proposed construction's basement (!) alone-- is larger than any existing structure on this street! The aggressive original proposal with not one -- but two -- driveway entrances onto Fir Hill Drive from this "residence" - reveals a lack of awareness respect for existing norms.
- **Common Sense**: The proposed "residence" is *more than three times the size of any home in this neighborhood!* How can that reality possibly withstand the scrutiny of reasonable "fit" within neighborhood norms or cultural conformity? There is no home in this neighborhood -- or even within city limits -- even close to this size! That doesn't even begin to consider the proposed cement wall surrounding this "residence" (aka "fortress")! How can this proposal even approach the "common sense" norms of what a reasonable person in our community would consider to be fair or appropriate?

Have we not all seen enough harm done to our society when respected norms are compromised and shared values are sold to the highest bidder? Just because something "*can* be done" doesn't mean that it "*should* be."

I wouldn't have taken the time to write this letter if I didn't firmly believe that our community -- and those leaders placed in a position of responsibility to protect us -- would not take this duty seriously. This is ultimately not only about us and our quality of life- but about those of many future generations to come. *We simply must make decisions today that will benefit those who will someday hold us accountable.*

Just imagine how we would each feel -- three to five years from now (after months and years of construction noise and disruption – not to mention the consumption of vast amounts of scarce natural local resources) -- when new restrictions within our city limits will have been prudently implemented. The new ordinances -- that you are fully aware of and are currently reviewing -- will presumably have been voted into law. *And these ordinances will properly limit the size, scope and environmental impact of all new residences. Try to envision explaining how this white elephant -- amounting to four times the scale of anything currently exiting in our neighborhood – was allowed to slip by under our watch!*

I can assure you this will not happen quietly. ***This neighborhood is not about to "go quietly into the night" as we watch everything our neighborhood stands for be compromised because of a slip up in timing of a new ordinance.***

Our neighborhood and this City Planning Commission - as well as the City Council -- should not be forced to pay the price for past inconsistencies or ambiguities in building codes or ordinances! You know better – and the new proposed ordinances prove this to be true. This is precisely why you are about to vote into law ordinances that would preclude such a behemoth from destroying the beauty and environmental integrity of a much beloved local neighborhood.

Thankfully, there is a solution. And this is readily available if the Planning Commission and City Council choose to do what is right. And the applicant -- and those advising -- will consider the unpleasant and expensive outcome of assured protracted efforts to oppose this affront to this community and neighborhood.

The applicant's reasonable choice: Either pursue this project substantially reduced in scale or relocate it exactly as it is designed to a more appropriate location where the legitimate objections raised will no longer be of concern.

As a resident of Fir Hill for thirty years, I am deeply saddened that our neighborhood has been placed in such an unpleasant position where we are forced to publicly oppose such a serious threat to our safety, security and privacy. My preference will always be to welcome newcomers -- but not at all costs. This is especially true when the environmental, agricultural, social, cultural, and economic costs of a proposed project would compromise my values.

Having known and respected each of you for many years, I believe that the members of this Planning Commission and City Council would also have preferred that this proposal not have arisen in the narrow window of "opportunity" before new ordinances would prevent this project from consideration. *I ask that you please have the foresight and courage to implement those protections you are well aware of now - just a few months before these positive changes will be recognized for the collective wisdom they represent.*

I thank you for your thoughtful consideration and request that you **find this project to be inconsistent with General Plan policies LU5.1 and LU5.3.**

On behalf of the many concerned residents of this town, I further ask that you **insist – yet again – that the applicant revise the plans to retain all the existing historic vineyards and redesign the project's scope and style to be consistent with the environmental concerns of and norms of the existing neighborhood.**

Most respectfully,

Mary Cunningham Agee and Family

-----Original Message-----
From: Linda Rose <linda@mgrose.com>
Sent: Thursday, March 2, 2023 4:06 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

Dear Maya,

I am very opposed to the proposed project at 2126 Madrona. It has no place in our town and certainly not there. It is completely out of scale and out of character.

Thank you,

Linda Rose
St. Helena

From: Leslie Stanton <lesliestan@gmail.com>
Sent: Thursday, March 2, 2023 4:57 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

Hi Maya - The "dream home" that the super rich couple wants to build on the Rossi property is out of scale for this community and meant for another purpose, and should not be called a home. Any building with that many bathrooms is to be some kind of an entertainment center. It needs to be scaled back.

Sincerely, Leslie Stanton

From: Kimberly Phinney <kimbophinney@gmail.com>
Sent: Friday, March 3, 2023 9:24 AM
To: John Ponte <JPonte@cityofsthelena.org>; Autumn Anderson <AAnderson@cityofsthelena.org>; Rosaura Segura <rsegura@cityofsthelena.org>; Marika Rothfeld <mrothfeld@cityofsthelena.org>; Christopher Warner <Christopher.Warner@cityofsthelena.org>
Cc: Maya DeRosa <MDeRosa@cityofsthelena.org>; Chantal Power <cpowers@cityofsthelena.org>
Subject: [External] Tuesday's Meeting

March 3, 2023

Dear Planning Commissioners, Ms. DeRosa, and Ms. Powers,

I am writing on behalf of the 2126 Madrona Avenue project up for a demolition permit and design review for the Tuesday, March 7th Planning Commission meeting.

I am writing to express my support of this project because it falls within the 'laws' of what a private property owner is allowed to do and can do on this particular property in St. Helena. I support the Staff Recommendations and hope that Option 1 is the direction you choose.

When we all buy property here, we know that the space that surrounds us, whether vacant or already constructed, has the chance to be redone or developed. This is just a fact of living in any neighborhood, town, city, outside of a cave. Our feelings and our emotions, as well as our opinions, should not supersede what is legal and allowed.

A property owners taste or style should not be questioned or unique projects challenged simply because it is not your taste or style. What is allowable, again within the law, should prevail.
Personal habits and use of every day, taxed and billed utilities, should not even come into question for anyone other than the person paying for them. How many toilets does someone need is often opinionated in regards to this project and that is absolutely an absurd (and disgusting) abuse of privacy. How big does a house really need to be? That depends on the property owner building the home and if the general plan allows for it, not the like or dislike of the neighbors and what they are used to 'seeing' around our town. Allowing these opinions to become factors in whether a project is passed, instead of what is allowed within the law, sets a precedent unlike any other and will cost the city, not only in potential lawsuits, but tax revenue.

Having recently listened to the City Council meeting on Tuesday night about the financial crisis our city is in, I could only go back to the countless and endless 'no's' of projects, businesses, buildings, repairs, chain store support, on and on, because people 'didn't want to see', or 'want to maintain our charm', 'or we don't think this is an appropriate size', even 'they don't live here full time'. Those opinions and mentality, time and time again, got us to the deficit we are in now and will be for some time. Feelings are fine, allowed to be heard and part of this process, but feelings should not get in the way of what is legal and allowed, not to mention turning down projects that will benefit the city with revenue.

Thank you for your time not only serving on the Commission, but taking into consideration what is right, just, and allowed.

Ciao,
Kim Phinney
St. Helena

Buchalter

1230 Pine Street
St. Helena, CA 94574
707.967.9656 Phone
707.963.0771 Fax

707.200.9414 Direct
kfalace@buchalter.com

March 3, 2023

VIA E-MAIL

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

John Ponte (Chair) - jponte@cityofsthelena.org
Autumn Anderson (Vice-Chair) - aanderson@cityofsthelena.org
Christopher Warner – cwarner@cityofsthelena.org
Rosaura Segura – rsegura@cityofsthelena.org
Marika Rothfeld- mrothfelod@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Chair Ponte and Members of the St. Helena Planning Commission:

Thank you for the time spent on the recent staff report. We understand our presentation next week will be limited in time. With that time constraint in mind, we have set forth the major points to illustrate how this project comports with the General Plan. The staff report notes that consistency with applicable General Plan policies is a required finding for a Design Review approval, but the staff report suggests the project may be found inconsistent with two General Plan policies. The applicant respectfully disagrees that the project could be found inconsistent with the above policies for the reasons outlined below. At issue are the following two General Plan policies:

> **LU5.1** Discourage conversion of existing farmland to non-agricultural uses. (General Pan, page 2-42.)
>
> **LU5.3** Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land. (General Plan, page 2-42.)

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In determining whether a proposed project is consistent with the General Plan, the Planning Commission should consider whether it is compatible with the general land uses of applicable elements of the General Plan. In order to satisfy this objective, a proposal should meet the overall intent of the General Plan.

It is important to note that very little of the property's agricultural land is being converted to a nonagricultural use with only .53 acres of a 5.78 acre parcel is being converted. The property's agriculture *and rural residential* use is noted in the current General Plan. (GPU 2040 Figure 1.3.) The property's mainly agricultural use will continue under a contract with Spottswoode Winery. The staff report's view of these policies seems to be that "zero vine loss" could be required to be consistent the above policies. However, this interpretation is not supported by the plain language of the General Plan or its environmental document. The words "discourage" in LU 5.1 and "strictly limit" in LU 5.3 cannot be interpreted to mean "prohibit". To be sure, the certified EIR for the General Plan states that agricultural lands could be converted even with the above polices in place. [General Plan EIR, page 3.2-14] Therefore, the General Plan policies were acknowledged to not "prohibit" the conversion of agricultural lands, and an interpretation that the policy equals zero vine loss would be inconsistent with the impact analysis certified by City Council.

Second, the project complies with applicable zoning limitations on non-agricultural uses. Current A20 zoning limits non-agricultural uses to one acre as identified on the project plans. While current zoning was adopted before the current General Plan, the two policies at issue are not new. The 1993 General Plan contained the following two substantially identical policies:

> Policy 2.6.58 Promote the continuation of agricultural activities within and adjacent to the City. (1993 General Plan, page 2-27.)
>
> Policy 2.6.61 Limit residential development on properties existing at the time of adoption of the [1993] General Plan which are designated Agriculture and are outside the Urban Limit Line in accordance with [the below defined specific standards]… (1993 General Plan, page 2-28 (bracketed material supplied).)

Comparing the 1993 General Plan language to the current General Plan, the policies are the same in substance. Under the above policy language, the Planning Commission previously issued design review approval for an estate home on lands zoned A20 at 601 Fulton Lane in application

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number P18-058, and that project also involved a limited conversion of agricultural to rural residential use.[1]

Further, this current project meets the overall goals, policies and objectives by:

- Increasing tonnage production resulting from farm investments and modifications of farming techniques;
- Continuation of dry farming;
- Planting of olive trees; and
- Enhancements to regional storm retention systems.

Not only is the limited conversion of certain low producing vines mitigated, but the project remains within the maximum area of land (1 acre) permitted to be developed in the A20 zone.

Lastly, a denial based on a zero vine loss interpretation of these policies is not compliant with the City's Municipal Code requirements for design review. A city is not required to adopt a design review ordinance. Where a city sets forth limitations in its design review criteria, it is bound by those criteria. *Friends of Davis v. City of Davis* (2000) 83 Cal.App.4th 1004, 1014. Here, the City has provided the following limitation:

> 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.
>
> St. Helena Municipal Code §17.164.040

Certainly, the applicant has taken reasonable account of continued agricultural use on the property as evidenced by the letter from Spottswoode Winery and investments in improving the property's vineyard presented to the Planning Commission in past hearings. Denying the project on a zero vine loss interpretation is equivalent to denial on a non-design matter. Denial on a non-design matter is not permitted under the City's ordinance. *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80, 92-93.

[1] Details of P18-058 are available online at: https://www.cityofsthelena.org/planning/project/pl18-058-601-fulton-ln-pohlen-residence-and-agricultural-barn. The applicant incorporates by reference that past design review approval into the administrative record of this project.

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Because the proposed project satisfies the existing General Plan land use designation and policies protecting agricultural lands, we ask that the Planning Commission approve the design review application.

Very truly yours,

BUCHALTER
A Professional Corporation

KATHARINE H. FALACE

cc:
Ethan Walsh (ethan.walsh@bbklaw.com)
Maya DeRosa (mderosa@cityofsthelena.org)
Chantal Power (cpowers@cityofsthelena.org)

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March 3, 2023

VIA E-MAIL

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

John Ponte (Chair) - jponte@cityofsthelena.org
Autumn Anderson (Vice-Chair) - aanderson@cityofsthelena.org
Christopher Warner – cwarner@cityofsthelena.org
Rosaura Segura – rsegura@cityofsthelena.org
Marika Rothfeld- mrothfelod@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Chair Ponte and Members of the St. Helena Planning Commission:

We held a third neighborhood meeting on March 1, 2023. The following neighbors attended:

Hank and Patty Di Tomaso
Kathleen Herdell
Ron & Susan Krausz
Adam Rotello
Margo Simons
Annette Smith

During the meeting, we went over plans and discussed the revisions included in the most recent submission. The neighbors also asked about the mechanical room, the vines, the agricultural well (which falls outside the scope of this application), the oak tree, and the rain/runoff mitigation. We further discussed the septic lines proposed on the plans and the public sewer system if allowed by the City.

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On March 2, 2023, we met with Annabel and Stephen Siri and Kate and Justin Osler. The concerns raised by the neighbors focused on the eastern elevation of the house. A further call is currently being scheduled to address same.

Please let me know if you have any questions.

Thank you.

Very truly yours,

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A Professional Corporation



KATHARINE H. FALACE

cc:
Ethan Walsh (ethan.walsh@bbklaw.com)
Maya DeRosa (mderosa@cityofsthelena.org)
Chantal Power (cpowers@cityofsthelena.org)

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 8:37 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: 2126 Madrona, Vote Approval

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

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From: John Zimmerman <jzimmerman@mticollege.edu>
Sent: Sunday, March 5, 2023 8:17 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Cc: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: [External] 2126 Madrona, Vote Approval

St Helena Planning Commission

The home proposed for 2126 Madrona will be a handsome addition to the neighborhood where I live. I urge the Planning Commission to approve the project. Additionally, approving the project will provide a significant infrastructure improvement by extending the sewer line further along Madrona to the project site. This will provide nearby residents the option for eliminating their septic systems. Another significant community benefit is the enormous financial infusion this home will provide annually in the form of property tax. Assuming a $40,000,000 project valuation, this equates to an approximate annual tax bill of $500,000. Per the Napa County Tax Collector's Office, 18% of the $500,000 will go to the City of St Helena, and 50% will go to our local schools. The final 30% will stay with Napa County.

This project has been the subject of much controversy, some of which continues to be mean-spirited and inaccurate. For example, there are some who have vilified the applicant because they are financially successful. Another instance was the demand of the Fir Street neighbors for a noise study. Any of us familiar with the project site could tell you the result of the study would identify two sources of noise -- the sheep in the Spottswoode Vineyard and the rooster across the street! Regarding the complaint about the size of the home, this is not unusual for sought-after communities. Lake Tahoe, Carmel, and the suburbs of San Francisco (Pacific Heights, Atherton and Woodside) have homes of this scale, and they blend well, as will the home proposed for 2126 Madrona Ave.

This project has been debated tirelessly, and the applicant has made numerous concessions. It's time to approve the project. I look forward to seeing the home built, as I believe it to be an excellent addition to the neighborhood where I live.

Thank you for the attention you have given this project. I am aware that the Planning Commission has a difficult role. It strives to balance demands of those opposed to this project with the fact the application meets the intent of established standards. Adding to this challenge is that some of those against the project are acquaintances or even friends of commission members. St Helena owes the Planning Commission members and staff its gratitude and respect for all that they endure.

Sincerely,

John Zimmerman
Spring Street

Sent from my T-Mobile 5G Device
Get Outlook for Android

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 9:11 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] Berchtold project on Madrona/Fir HIll

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
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---

From: Margo Simons <margosimons@aol.com>
Sent: Sunday, March 5, 2023 4:39 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Berchtold project on Madrona/Fir HIll

Hello Maya,

I hope you are well. We (Fir Hill) met on the Berchtold property this week to discuss the changes that had been made. Very little had been changed, including the size of the home. I am surprised that in this day and age (with water issues, flood plane consideration) that someone could even consider it, especially because this size has never been considered before in our town. With the proposed future code saying no house larger than 4700sq ft. can be built in town, this will end up being a white elephant. It just doesn't fit the neighborhood. This project is perfect for an out of town, on a street without the foot, bike and car traffic.

I spoke to a former head of planning (commissioner) and they said even though they (or whomever) may technically be allowed to build to code something of this size(20k), does not mean that it has to be approved. There is a fact in the code says something to the effect ~that if it doesn't look, smell or taste right for the neighborhood, you don't have to allow it. It's the classic just because they can does not mean they should.

Thank you for your consideration,

Margo Simons

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 9:37 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] House proposed for Madrona & Fir Hill

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
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---

From: Barbara Shurtz <badbears38@gmail.com>
Sent: Sunday, March 5, 2023 9:26 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] House proposed for Madrona & Fir Hill

I feel that this house is entirely too large for the neighborhood and should not be allowed to be built on this property within the city limits.
Barbara Shurtz 1600 Dean York Lane, St Helena

CARMEN A. POLICY
GAIL M. POLICY
2170 Palmer Drive
St. Helena, CALIFORNIA 94574
Cpolicy@casapiena.com

March 3, 2023

In Re: Comment upon 2126 Madrona Avenue project up for a Demolition Permit and Design Review for the Tuesday March 7th Planning Commission hearing

Dear Planning Commissioners, Director DeRosa and Ms. Powers.

We are submitting this written comment in support of the project seeking the above permit and review. My wife Gail and I are full-time residents of the City of St. Helena, and we are part of the same neighborhood as the property in question and only 1 ½ blocks away. We express our support for the project located at 2126 Madrona Avenue and we believe that "Staff Recommendation", Option one (1) should be followed and approved.

Based on the findings in the staff report it appears that the proposed project follows all current city zoning laws. Further, applicants are not seeking any exceptions or variances for their project. It is my understanding that the Planning Commission has approved similar projects in the past, therefore it seems not approving this project would be inappropriate and would also set a dangerous precedent with no legal basis.

My direct inquiries into this matter indicate that the proposed project is in keeping with the architectural and design elements seen throughout the town and it will be a substantive contribution to a diversity of styles in our community. My wife and I have further appreciation for the effort on the part of the owners/applicants to preserve the existing agricultural nature of the property while balancing their needs and desires. Needless to say, the financial benefits and the tax revenue this project will bring to our community will be a major benefit at a time when our town needs it the most.

As a final and personal point, it is our opinion that the owners/applicants will be wonderful neighbors who will have a very personal attachment to this home and the region as a whole. They have very close friends already attached to St. Helena and we believe that list will grow exponentially. We are certain that they are the type of people who will lend their support to projects that need the help and contributions of individual citizens. Furthermore, we are looking forward to having this couple and their family in our neighborhood for many years to come.

Thank you for your time, consideration and opportunity to weigh in on this matter.

Respectfully submitted,

Carmen A. Policy
Gail M. Policy
2170 Palmer Drive
St. Helena, CA 94574

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 9:01 AM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] Proposed build at Madrona and Fir Hill meeting Mar 7

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

-----Original Message-----
From: ELLEN SHIFFLETT <ellenshifflett@gmail.com>
Sent: Saturday, March 4, 2023 8:34 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Proposed build at Madrona and Fir Hill meeting Mar 7

As a neighbor and property owner in St Helena I am opposed to the proposed build of an oversized structure on the corner of Madrona and Fir Hill. I find the proposed out of proportion to the neighborhood. Please consider the environment.
Thank you

Ellen Shifflett
1701 Madrona Ave
St Helena

March 5, 2023

City of St. Helena, Planning Commission
1572 Railroad Ave. | St. Helena, CA 94574
John Ponte | Chair, Planning Commission | jponte@cityofsthelena.org
Autumn Anderson | Vice-Chair, Planning Commission | aanderson@cityofsthelena.org
Marika Rothfeld | Planning Commissioner | mrothfeld@cityofsthelena.org
Rosaura Segura | Planning Commissioner | rsegura@cityofsthelena.org
Christopher Warner | Planning Commissioner | cwarner@cityofsthelena.org

Re: Continued Concerns Regarding 2126 Madrona Ave. Development Project

Dear Chair Ponte, Vice-Chair Anderson, Commissioner Rothfeld, Commissioner Segura and Commissioner Warner,

We are writing to express our continued concerns regarding the project as it is currently proposed by Sasha Janev on behalf of Lorraine and Joe Berchtold to accommodate the construction of a new "single-family home and accessory dwelling unit" on the property located at **2126 Madrona Avenue**.

As previously noted, we would be very pleased to welcome Joe and Lorraine to the neighborhood and are grateful that their team agreed early on to remove plans for two driveways on our private, single-lane road.

Yet, we are quite perplexed as to why **the overall size and scope of this project has not changed**. The team was directed to meet with neighbors and to return with a plan encompassing less square footage *(e.g., less than 10,000 square feet - the maximum size allowed for a commercial building within the City limits)*.

To date, while there have been a few meetings with neighbors and story poles were erected, the changes that we have observed include lowering the ceiling height of the ADU *(pool house)* and a slight relocation of that structure to try to lesson the obstruction of views for those residents directly impacted. However, **no concerns expressed by neighbors have resulted in any reduction in the overall size of the proposed residence**.

During the second meeting with neighbors, a question was asked as to how the water use calculation was made. Mr. Janev explained that it was based upon the number of bedrooms. He was then asked how many bedrooms are in the current plan. Mr. Janev and Mr. Berchtold proceeded to point in the air, circling around and counting: "1 -2 -3 -4 -5." They then agreed aloud with each other, "Yes, 5." This led many residents who were present to conclude that more bedrooms are in fact planned, but only five rooms are being designated as such on the proposed plans. We would have hoped for more transparency with regard to water usage and the manner in which the corner of Fir Hill Drive and Madrona Avenue may be impacted.

We respectfully request that you carefully evaluate whether the size of this residence is reasonable for the surrounding neighborhood, as we trust that you would do for any project in our beautiful city.

Sincerely,
Luc & Jodie Morlet
Fir Hill Drive Residents

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

Via email March 6, 2023

RE File Number PL 21-044, 2126 Madrona Avenue, Berchtold Project

Dear Planning Commission Chair Ponte and Planning Commissioners,

My property located at 1775 Fir Hill Dr. has been in our family since 1972 when it was a cow pasture and Madrona Ave. was a narrow road without a middle line. Our connection to St. Helena is multi-generational; my great grandfather Robert Graham operated a saloon and pool hall on Main Street and my grandfather attended St. Helena Elementary School; my great uncle Thomas Street served as principal of St. Helena Elementary School for a while and his wife ran the florist shop. I feel connected to St. Helena and support my Fir Hill Dr. neighbors in opposition to this project as currently proposed.

I was unable to attend the March 1, 2023 community meeting for the project because of weather conditions and Hwy 101 closure, and unfortunately, I will not be able to attend the March 7 Planning Commission meeting. I have the following questions and concerns.

Water

The water analysis for "water neutrality" is based on the approximation of Dennis Rossi, the sole occupant, using 750 gallons per day because the house has 5 bedrooms. How is this reasoning consistent with the water department phase II water restrictions of 65 gallons per person per day and 2,500 gallons per month for landscaping from April 1 through October? For these 7 months the water use would be 4,450 gallons per month for a period of time when Dennis Rossi was living in the residence. Compare 22,500 gallons per month based on 750 gallons per day with 4,450 gallons per month based on reality. A single resident in a household can use only one toilet at a time and uses about 2.56 gal/flush if not low flow. Even10 flushes/day leaves about 125 gallons for other household water usage assuming 150 gallons per the bedroom used by the single resident. The system of assigning 150 gallons of water per bedroom per day does not give a "reasonable estimate of baseline existing demand" in this case and is used to make it appear that an almost 20,000 sq ft house with 3 bedrooms, possibly 2 more and more bedroom possibilities in the enormous basement, 10 toilets, 16 faucets, 6 shower heads, 2 baths, 3 clothes washers and 1 dishwasher, plus an ADU with 1 bedroom, 1 toilet, 3 faucets, 1 shower head, 1 clothes washer and 1 dishwasher will use less water than the existing use. This defies common sense. I urge the Planning Commission to seek answers, and share them with the public, to questions raised by Tom Belt in his letter dated 2/23/2023. I request that the water analysis of existing use be redone to match reality. Although the current water analysis does not require a water offset due to the inaccurate estimate of existing water usage, offsets do not create more water. With the climate models predicting increasing temperatures and more evapotranspiration, the practice of using offsets to be "water neutral" may not meet the future needs and should be reconsidered. There is a significant probability that all the existing old vines will need to be replaced and new vines watered to be profitable in a warming climate. How will the project be "water neutral" without adding another well to the area? Although the building project does not require CEQA, the well permit should require CEQA in order to study the cumulative impacts of wells in the area in relation to a drying, warming climate, hydrologic flow underground, geology of underground aquafers (probability of collapse, capacity to refill). Wells that functioned in the 1970s at 125 ft depth are dry, and now a depth of about 500 ft is required for reliable water; this water may have collected thousands of years ago. This project is downslope of residential and vineyard wells in the vicinity of Fir Hill Dr. and

Dean York Lane and creates the risk of water loss for these residents. Protection of the water supply for these residents is a Planning Commission responsibility.

Historic Oak Tree Protection and Storm Water Control Plan
Madrona Avenue has been widened since the 1970s and covers more of the tree's root area along this east side. The asphalt impedes oxygen flow, so the tree may be more dependent on it shallow feeder roots in the remaining root area that is within the project area. The largest bio retention basin is located just outside the root area indicated for the oak tree which serves as a mother tree and has mycorrhizal networks extending beyond the root area to other existing plants. Grading and excavating a 2 ft deep bio retention basin will initially damage the shallow feeder root/mycorrhizal association with other plants on the property. How will this be mitigated? The Storm Water Control Plan states the proposed impervious surface is 24,810 sq ft and the existing impervious surface is 9,840 sq ft. Instead of using pervious pavement for the driveway and motor court parking area which would decrease the impact on the oak tree, the project proposes no pervious pavement. The existing driveway and parking is gravel that allows water and dissolved oxygen into the soil and helps shallow feeder root/mycorrhizal connections to survive. The existing structures have an area of 3,893 sq ft according to the staff report; what accounts for the additional almost 6,000 sq ft of existing impervious surface? A 20,000 sq ft increase in impervious surface reduces the area available for cooperative mycorrhizal connections to other plants and soil areas that currently benefit the oak tree. Will an ethical arborist sign a statement that this massive increase in impervious surface will not decrease the health and longevity of the oak tree?

Design Review
To justify loss of agricultural land as consistent with LU 5.1 and LU 5.3, staff uses the rationale that surrounding parcels have not maintained agricultural uses. One resident on Dean York Lane has consistently grown row crops and offered surplus for free to the community; the residence on the NE side of the project has a vineyard; two residences at the west end of Fir Hill Dr. have vineyards and another maintains pasture for livestock; two additional residences on Fir Hill Dr. grow organic fruits and vegetables for their own use and to supply others (over the past decade I have grown and transported hundreds of pounds of lemons, persimmons, figs, guavas to Food for People in Humboldt County). What benefit comes from a narrow interpretation of agricultural use of land?

Breaking up the façade of the project structure fronting on Fir Hill Dr. does not preserve the vineyard and mountain views for neighbors or local residents and tourists who enjoy walking and cycling on Fir Hill Dr. and Madrona. The mass of a two story, 29ft tall house is still overwhelming and detracting unless one is an aficionado of excessive wealth display.

I urge the Planning Commission to find that this project is not consistent with General Plan policies LU 5.1 and LU 5.3, and approve a decision that this project not return for consideration "until this project is reduced in scale to under 10K square feet."

Thank you for serving on the Planning Commission and considering my comments.

Respectfully,

Alice Diane Ryerson

March 5, 2023

To Maya DeRosa and the Members of the Planning Commission,

I am writing this letter to voice my opposition and concern about the proposed building project for 2126 Madrona Ave. I have attended the 2 previous Planning Commission meetings where the applicant was instructed to make adjustments, scale down this project and talk to the neighbors. I also attended the 3 "neighborhood meetings" and voiced my concerns. I was quite surprised at the most recent meeting that no changes were made to the main residence. Only the ADU was moved a few feet. Several of us expressed our disappointment that the main residence remained the same size but our comments were not taken into consideration nor mentioned in their summary report.

Many of my neighbors have already written detailed letters addressing specific concerns so I won't repeat those issues in my letter but I want you to know that I support their concerns. I also want to be sure that the future of the heritage Oak will not be in jeopardy or impacted by the drastic change in the underground system and that the water use will be thoroughly investigated and monitored.

This proposed residence is beyond the scope and size of any other residence in St. Helena. It is not in keeping with the characteristics of our town and this neighborhood. It will forever change the view along Madrona Avenue and adjacent properties. It will not only impact this specific neighborhood but the community at large and set a precedent for other oversized projects. We will all have to live with the environmental impact of this project for years to come.

I urge you to vote for Option 2 and find this project inconsistent with the General Plan polices LU5.1 and LU5.3 and recommend a scaled down version.

Thank you for seriously considering the issues that will impact our entire community.

Respectfully,

Annette Smith

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 12:59 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: Berchtold's Project

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

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From: Beth Milliken <beth@spottswoode.com>
Sent: Monday, March 6, 2023 11:28 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Cc: Joe Berchtold <JoeBerchtold@LiveNation.com>
Subject: [External] Berchtold's Project

Dear Maya,

I have had the opportunity to review the Planning Commission Report related to Joe & Lorraine Berchtold's home project at 2126 Madrona Avenue, and I am very happy to see that the Berchtolds have been responsive to the input of the Planning Commission and of their neighbors in making adaptations to the plans that address the concerns raised. With all of this, I write to express my support of this modified project. As an aside, we here at Spottswoode are thrilled with the opportunity to rehabilitate this amazing vineyard in the heart of St. Helena.

Please let me know if you have any questions. Thank you so much!

Very sincerely,

Beth

Beth Novak Milliken
President & CEO
SPOTTSWOODE
SPOTTSWOODE ESTATE VINEYARD & WINERY
1902 Madrona Avenue • St. Helena CA 94574
707/963-0134, x116 • spottswoode.com
Please paws before printing. – Riley

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

March 6, 2023

Commissioner John Ponte, Chair (jponte@cityofsthelena.org)
Commissioner Autumn Anderson, Vice Chair (aanderson@cityofsthelena.org)
Commissioner Christopher Warner (cwarner@cityofsthelena.org)
Commissioner Rosaura Segura (rsegura@cityofsthelena.org)
Commissioner Marika Rothfield (mrothfield@cityofsthelena.org)
Ms. Maya DeRosa, Planning & Building Director (mderosa@cityofsthelena.org)
Ms. Chantal Power, Associate Planner

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

Dear Planning Commissioners and Planning Staff:

Pursuant to a request of the Commissioners at its hearing on December 6, 2022, we submitted a status report on December 19, 2023 of issues resolved and outstanding between the applicants and the Fir Hill Drive neighbors as we understood them at that date. Because applicants had not submitted revised plans at that point, we were unable to report that any issues were resolved. After review of applicants' recently submitted revised plans and a short meeting at the property with applicants' representatives, we continue to oppose the project and request the Planning Commission deny the application on the same grounds as we have stated in previous letters of opposition from us and other neighbors. Although each reason for our opposition alone justifies your denial, collectively they overwhelmingly do.

1. Project massing. No changes were made to the overall 19,515 sq. ft. development.

House massing remains a consistent objection to every Fir Hill neighbor and other members of the community who love the area as we do. Although Planning Commissioners suggested to applicants at each hearing they reconsider reducing the square footage of the project, applicants continued to believe they had the right to their proposed project as submitted. In meetings with us, they actually stated they were "entitled" to them. Ms. Berchtold in particular threatened even more development when we told her we opposed the size and stated to us she would not reduce "one square foot."

This project is far too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size neither fits the character of the neighborhood and town nor the scale and scope of the other residential structures in either the Fir Hill neighborhood, the valley floor or St. Helena in general. Approval of this application will set a terrible precedence for the City of St. Helena.

a. The ADUs. First, let us address issues regarding the ADU. Specifically, applicants DO NOT propose only one ADU; they **actually request TWO composed of 2 structures measuring about 425 sq. ft. each**. **When combined with the 300 sq. ft. covered breezeway between the 2 structures, the total size equals 1,150 sq. ft.** City Staff point out that review of the ADU is a staff ministerial function such that the Planning Commission should have no decision-making authority. In this project plan, however, it is material to the objections of the neighbors and the project massing because its total sq. ft. is at least 1,150. Whether staff or the Planning Commission make the ultimate decision, it should be denied. We question how many ADU's of 1,150 square feet have been approved in St. Helena making this ADU different and inconsistent from all the other ADU's approved in the past.

Although applicants frame the ADU request as a kitchen, living area and bedroom, each building can easily be modified clandestinely after construction and final inspection to make 2 fully functional apartments each with kitchens

and bedrooms. This hidden motive makes sense when you consider that applicants have stated they will employ a full time caretaker to live in a kitchen-less unit in the main house. This makes no sense when one considers their planting of tall olive trees, construction cement walls and other significant efforts to protect their "privacy." What kind of wealthy people want a caretaker to come and go into their main house at any time without notice who claim to seek maximum privacy? Their solution: put the caretaker into one of the guest ADUs. When one considers the caretaker unit in the main residence and the 2 ADUs, this project actually has 4 single family residences being proposed. Moreover, the current configuration makes no sense to separate the kitchen from the bedroom unit which would force a tenant or guest to go out into inclement weather to get a glass of water in the night. There is no doubt post-construction changes will be made.

Second, we thank applicants for changes made to the location of the proposed "pool room" ADU as an attempted compromise to reduce the project's impact on certain neighbors' view; however, moving the two ADU structures only 15' to the west and 5' to the south as well as lowering the roofline "about 2 feet" have minimal impact. Applicants made no change to the size of the ADUs to minimize impact on the neighbors' views. Thus, it remains the size of numerous single family homes in St. Helena. If, for example, there is only 1 ADU being proposed, they could have removed the breezeway between the 2 structures and made the ADU one building. Likewise, applicants could then have rotated the ADU so that its length ran east and west instead of north and south along Fir Hill; this would thusly reduce the length of the structure running along Fir Hill and further minimized the distance in front of the 1615 property. As it sits now, even with the new setbacks, the ADU blocks our view to the vineyard and eastern hills. Such a turn would significantly reduce the number of vines and rows needed to be torn out to accommodate the current version.

We have owned and lived in 1615 Fir Hill Drive for 65 years. We have made financial improvements to the property based on the view of the vineyard and eastern hills. Applicants should not be able to interfere with these investments because of an ADU that could be smaller, lower in height and positioned differently that would allow them an ADU but also protect their neighbors.

b. The Residence.

The basement: it is immaterial substantial square footage of this project is a basement which would be invisible to the neighbors and overall massing. That size of a buried cement box will impact the local area regardless in multiple ways including impact on the oak tree and groundwater and topside water flow. Furthermore, while there are homes with basements in St. Helena, NONE are anywhere close to the 6,457 sq. ft. size proposed here. Although staff report the HVAC will be located in the basement, it is impossible. Certainly the mechanical requirements for the elevator needed to get from the basement to the 3rd floor will be there. While the laundry machines could be located there, who would want them to be so far away from where the laundry lives? Purportedly there will be a game room. It will certainly be big enough to house almost 7 pickle ball courts, 7 badminton courts, 3.5 volleyball courts, and 2 tennis courts. It is nonsensical to put mechanical and other equipment in a high ground water location where all neighbors who have basements and flooding protections have ALL flooded at one time or another. Some flood every year notwithstanding engineered flooding protection. Building a 10 foot tall, 6,457 sq. ft. cement box might be good for an indoor swimming pool, but not for much else. Denial of the basement is essential to prevent environmental and other long term impact on the neighborhood. Nature will find a way to mitigate all that happens now below the surface of the ground if this basement is constructed and the consequences could be devastating to our aquifers that feed our wells and neighboring vineyards, to the heritage oak tree and its complicated root system, to the City's drainage system among the few notable issues.

The first and second floors. Even if the basement is denied, the remaining size of the main residence is larger than any other residence in St. Helena and should be denied. It does not fit into the neighborhood and rural character of this particular location. In short, this project remains far too large in scope for the City limits and valley floor. It would be fine if it were located against the base of the foothills or location where it is not seen from the narrow roads and footpaths. Again, we object that this project will serve as precedence for future projects. The Planning Commission and City Council are here to protect our way of life and our cultural heritage. Denial of this application is the only protection our legacy has. Applicants and many of us won't be here in 50 years, but this local behemoth will be. It's not what we want to occupy our valley floor.

When the Rossi family sold the property, we did not doubt someone would rebuild, but we expected it would be in keeping with the current structure size and the sizes of the homes rebuilt along the adjacent Madrona corridor. We did not expect an almost 20,000 sq. ft. project. Please deny this application.

2. Visibility on the corner of Madrona and Fir Hill will remain a problem.

Without living in this neighborhood for the length of time all the Fir Hill neighbors have, applicants' cannot truly understand how dangerous the visibility problem is on the corner of Fir Hill Drive and Madrona where both autos and pedestrians enter and exit the roadway on a regular basis. As drivers, when we drive south on Fir Hill towards Madrona, we are look through the Rossi property as best we can past the house so we can get a glimpse of what is happening on Madrona: can we see children, people, and animals taking their walks or riding bikes; can we see a hint of a moving car, truck, tractor, vineyard hauling; is there a car trying to turn onto Fir Hill Drive and we need to pull over to allow it to pass, and generally looking for any other condition that requires us to slow down or stop for safety. Likewise, going west on Madrona, we begin to look for Fir Hill Drive conditions through the vineyard adjacent to 2126 Madrona and at the yard adjacent to Fir Hill. No matter where the olive trees are planted, they will restrict our visibility onto Madrona from Fir Hill Drive and from Madrona onto Fir Hill Drive. Likewise, the size of the residence (which removes all but 1 of the rows between 2126 and the adjacent home) block drivers' views of Fir Hill from Madrona and from Fir Hill to Madrona. The visibility is unsafely impacted.

3. Storm Water Runoff.

We continue to have concerns about runoff. Applicants are making efforts to mitigate the runoff with some cysterns, but water must go somewhere. A large cement coffin and increased surface cement walls and structures will simply reroute the water, making existing controls useless. The City has a large drainage pipe that will be overwhelmed by the rerouted water. We again question whether the rerouted water and proposed dry ponds will affect the historical oak and create other environmental messes in the area.

4. Water usage.

No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home of this size as well as its agricultural/landscaping needs. The original plans call for a large pool, 2 homes (actually 3 with the split ADUs,) 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Finally, we continue to ask what the Rossi historical water use for the property was so we can compare historical data with proposed use data. No St. Helena resident or business owner who has lived through several droughts believes low flow water fixtures of a project this size will be less than water usage of the Rossi family and its small humble home. No one.

5. Well for Agricultural use.

Granting of a well permit is purely speculative and with our historical experience with well permits, is unlikely to be granted. Regardless, we still see no permit condition that applicants will use no City of St. Helena water for agriculture or landscaping. Finally, the houses on Fir Hill use well water as their only water source. There are no permit conditions that restrict the use of applicants' well (if granted) when it affects the viability of any existing well on Fir Hill.

6. Backyard layout and ADUs location.

Again, we continue to question whether the ADU 2 buildings are really only one ADU. Applicants' proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues but in reality will have minimal impact. At the recent applicant meeting with the neighbors, applicants confirmed that substantial vineyard will be removed along Fir Hill Drive to accommodate the ADUs, the pool and bocce court. Even though the ADUs could be designed so as to reduce the further impact on the neighbors' view sheds, (see the comments above, such as combining the ADU into one building with no breezeway, rotating it so the length of the structure does not run along Fir Hill, etc.) applicants continue to hold onto their original design and size. Nonetheless, applicants' still propose removing most of the vineyard along Fir Hill drive to about the oak tree in front of the Rodrigues property.

The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

7. Noise Study.

Not only the HVAC systems for a project of this scale but any pumps being run to help mitigate the underground water and possible septic systems, pool pumps, all the mechanical noise, etc. need to be reviewed to ensure compliance with the noise ordinance.

8. Drainage.

The 6,457 square feet cement building that will be below grade will displace and divert current water flows from this area. Displacing this water will be an issue with how the water drains around the property. While the applicants believe the dry ponds will handle it, it cannot handle the kind of atmospheric river storms we have had the last few years where substantial amounts of rainwater fall within short periods of time causing serious flooding. This must be addressed. We see no permit conditions concerning this issue and what will happen if additional runoff onto Fir Hill ditches and culverts as well as City drainage ditches cause further flooding.

9. Arbor Study. In both neighbor meetings the impact to the historic heritage oak tree was discussed, especially in relation to the drainage concerns. Because the tree is on City of St. Helena property, the City must require a tree impact study to be provided and approved by the tree committee. That tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. There should be an official city arborist to assess the environmental impact issues for this tree. Moreover, we see no permit conditions to address what applicants will have to do if, after construction, the tree is damaged from the unforeseen environmental damages as a result.

10. Septic and leach lines.

Unfortunately, applicants cannot address septic and leach lines unless they have an approved permit which is necessary before applicants can apply for tying into city septic lines. Therefore, we cannot address consequences of potential septic and leach lines which could, in turn, affect the design of some structures and plans. We see no permit conditions that address this foreseeable event, especially as it might affect the neighbors and wells.

11. Elevation and composite drawings.

Renderings for affected properties on Fir Hill still do not look accurate to indicate how the views are actually affected. They do not include full size olive trees, the structures appear too small for the structures in reality. In other words, they look skewed and biased in applicants' favor and not the property owners' perspectives.

12. Grape Yields:

Staff state that because the Rossi vineyard is not on a historical register it is not historical. We wholeheartedly disagree with that conclusion. This vineyard was planted in an historical manner. They are not all one variety. If the applicants pull out any of the existing historical vineyard, we would like applicants to be required to have the University of California at Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

Regarding the vineyard yields, the Rossi family have stated their yields have been 5 tons each year. We will continue to get a declaration under penalty of perjury from a member of the family for the record, but they have told us there are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing in the rows nearest to the propose residence, but in a couple of years, they would be fully performing. Some are in the area proposed to be removed. It appears there are

about 119 vines proposed to be removed. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields.

13. If not CEQA, then what else?

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena. If not CEQA, what other analysis can be performed to protect us from this development when it is larger than many commercial buildings in St. Helena? Please protect us.

SUMMARY:

We continue to oppose this project. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is unlikely this project is not going to happen without the applicants willing to make serious and substantial modifications. In the end, this may be a square peg into a round hole situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) DiTomaso and Hank DiTomaso

Christina Herdell

Kathleen Herdell

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 5:49 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] 2126 Madrona

Please post to agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

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From: Megan Long <megan.long@gmail.com>
Sent: Monday, March 6, 2023 5:36 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

I'm writing to oppose the massive residential project planned for 2126 Madrona. The proposed 20K square foot size is not in keeping with the neighborhood — it's even larger than Spottswoode winery a few doors down! It would be a shame for this McMansion to be built in such a beautiful area that many use for recreation and for a significant number of old grapevines be torn out to make room for the monstrosity.

Best,

Megan

megan.long@gmail.com
415.420.9054

Laura Andersen and Frank Rodrigues

1693 Fir Hill Dr

St Helena, Ca 94574

UPDATE March 7, 2023

RE: 2126 MADRONA AVE ST Helena, ca 94574

After months of silence on this project, on February 16th we received a request for a Fir Hill neighbor meeting on Feb 23rd, with Berchtold's representatives, a 6-day notice. As with us, most of the neighbors could not attend the meeting with such short notice, so the meeting was rescheduled to March 1st. Unfortunately, we were unable to make the rescheduled date due to prior commitments.

To our dismay, there were no changes made in the overall size and scope of the project. The changes revolved around the ADU location, and direction of the pool and Bocce court.

The questions we have today are the same questions we've had since on day 1 of this project, with no real answers to such an unrealistic project within the city limits of St Helena.

We're not sure how the planning commission can consider this project with so many of the below concerns unanswered, and appearance of deception in the description vs what is proposed to be constructed. This request does not represent a 5-bedroom, 1-bedroom ADU residential property proposal.

SEWER

Are they going to be on septic or city sewer? If septic, bedroom count comes into play, are they bedrooms or offices, one document lists 4 bedrooms, another lists 5 bedrooms, but there are a total of 12-toilets and 16-bathroom sinks? The size and location of the leach fields needs to be laid out on the property. If there is city sewer, the street will have to be torn up so it can be rerouted to the property. This will be a major inconvenience for all that use Madrona Ave on a regular basis.

WATER

City or well? The water usage report shows this project proposes the construction of a 5-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The application on file lists 4 Bedrooms, this is why from the beginning we believed there is deception in the real bedroom count? The new residence and ADU will consist of 12 toilets,

WATER

City or well? The water usage report shows this project proposes the construction of a 5-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The application on file lists 4 Bedrooms, this is why from the beginning we believed there is deception in the real bedroom count? The new residence and ADU will consist of 12 toilets, 16-bathroom sinks, 8 shower Heads, 2 Bathtubs, 5 kitchen sinks, 5 Dishwashers, 4 clothes washers and 2 Utility sinks. The number of fixtures is not consistent with a 5 bedroom, 1 ADU residential property. Water use in a project this size is an educated guess at best. There is no evaporation rate of the pool accounted for. What else is not accounted for?

BASEMENT

The sheer size of the basement, 6457 square ft! The amount of dirt that would need to be removed is upward of 2,370 cubic yds at 2000 lbs. per yd, the average dump truck holds 12-14 yards, that's approximately 180 truckloads/trips up and down Madrona. This doesn't include any overage for the foundation, or the dirt to be removed for the swimming pool.

TIMELINE

What is the timeline? We were told by the representatives that it would take somewhere between 3 to 4 years to complete. This does not seem to be a timeline for a 5-bedroom residential project.

CONCUSION

Our concerns are many and need answers.

The Bechtold's have repeatedly said that they what to build their "Dream Home", which they deserve. But when their Dream Home has such a negative affect on the surrounding properties, maybe their dream home is in the wrong location. There is no other home in the City of St Helena anywhere near in size and scope.

As stated in our previous letter **we strongly oppose this project** and hope that the planning commission will take our concerns into consideration, as well as the other residents in the community, before making any decision.

This effects the whole town and sets a president for future projects as well.

Respectfully,

Laura Andersen

Frank Rodrigues

Laura Andersen and Frank Rodrigues

1693 Fir Hill Dr

St Helena, Ca 94574

December 19, 2022

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

In response to the December 6, 2022, Planning Commission requesting a recap on the neighborhood meetings. I was only able to attend the second of the two.

At that time, it seemed to be “ask me no questions and I’ll tell you no lies”, there was not a lot of information forthcoming. I came away from the meeting with more questions than answers.

The story poles helped very little, the effort was made, but it still doesn’t show the mass of the structures. The overall size of this project is like trying to put a square peg in a round hole. They keep talking about “their dream home” which they say they are “entitled” to. But when the size and scope of their dream home affects the dream homes of the surrounding neighbors, some of which have been here their entire life, we need to take a second and maybe even a third look.

This project will have a long-lasting effect on our town, and in our opinion ***not*** in a positive way.

There is a list of things that we hope the City Planning Commission will address before even considering this project.

1. Size and scope
2. Water usage domestic and well. Water neutrality? (Can you even get a well permit? Why can nobody answer that?
3. Bedrooms or offices? -still the same amount of bathrooms
4. Sewer or septic?
5. Storm water run-off and drainage
6. Noise pollution (hvac, well pumps, septic, pool, etc.)
7. Loss of historic vineyard
8. Madrona and Fir Hill corner loss of visibility
9. Lack of transparency and notification to the surrounding neighbors even within the 300’ radius
10. CEQA, with the size of the project CEQA study should be required

11. The very large old Historical Oak tree
12. Length of time this project will take and the effect that will have (noise, traffic, dust)

Conclusion

We are not in support of this project as presented.

This is not the right location for a project of this size, it has the potential of doing more harm than good to our neighborhood.

We would like the council, and all involved to get all the facts from more than one source before making any kind of decision.

Respectfully,

Laura Andersen

Frank Rodrigues

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 7, 2023

FILE NUMBER: N/A

SUBJECT: Nomination and election of a new Planning Commission Vice Chair.

PREPARED BY: Xinia Gamero, Permit Technician III

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:

BACKGROUND
Rule 1 of the Commission By-Laws identifies that the Planning Commission, by majority vote, may choose to elect a Chairperson or Vice-Chairperson at a different meeting to address a resignation.

PROJECT DESCRIPTION
Nomination and election of the Vice-Chairperson for the Commission.

STAFF RECOMMENDATION
It is recommended that the Commission nominate and vote to elect a new Vice-Chairperson as identified in Rule 1 of the Planning Commission By-Laws.

ATTACHMENTS
PC BY-LAWS 2018-Final(Votes)

ST. HELENA PLANNING COMMISSION

BY-LAWS

The following rules shall be applicable to the organization of the St. Helena Planning Commission, to the convening or calling of meetings, and to the transaction of business when the Commission has convened and acts or serves in an official capacity, pursuant to law.

ORGANIZATION AND ELECTION AND DUTES OF OFFICERS

RULE 1. The Commission shall elect a Chairperson and Vice Chairperson and designate a Secretary at the first regular meeting of the Planning Commission in July to serve for a period of one year from the date of their election. However, the Planning Commission, by majority vote, may choose to elect a Chairperson or Vice-Chairperson at a different meeting to address a resignation. In the case of a resignation of the Chair, the Vice-Chair shall become the interim Chair until formal election of a new Chairperson occurs.

RULE 2. The Chairperson of the Planning Commission shall preserve order and decorum and shall decide questions of order. The Vice Chairperson shall preside in the absence of the Chairperson.

RULE 3. The Chairperson of the Planning Commission may second any motion and present and discuss any matter as a member of the Commission without having to step down from the Chair and shall be entitled to vote on all matters before the Planning Commission.

RULE 4. The Secretary shall be a City Employee, normally the Planning Director.

RULE 5. The Secretary shall be responsible for the preparation of the Planning Commission minutes and shall assure that all official actions or decisions by the Commission shall be recorded within the minutes. Consistent with Municipal Code section 2.60.030, the Commission shall keep a public record of its resolutions, transactions, findings and determinations. Those records are kept as minutes that summarize Commission action, in the same manner as City Council minutes.

RULE 6. The City Attorney of the City of St. Helena shall be the legal counsel to the Planning Commission.

RULE 7. The video recordings of each meeting are designated as the official record of the Planning Commission agenda and action and are to be made available on the City of St Helena website.

SCHEDULE OF MEETINGS

RULE 8. The Planning Commission shall hold at least two Regular Meetings per month, which shall be held on the first and third Tuesdays of the month. In the event the first or third Tuesday is a holiday, an alternate meeting may be held. An additional Adjourned Meeting may be held, if

necessary. Such regular meetings may be canceled by a vote of the majority of Commission members present at a regular or special meeting or when a quorum is not available. Meetings shall be held in the same locale used by the City Council or at City Hall or the Fire Department starting at 6:00 P.M. Adjourned Meetings, Special Meetings, meeting relocation, or revised starting time shall be by a three-fifths vote of the Planning Commission. Notice of such meeting shall be given in accordance with State law.

RULE 9. Emergency or special meetings may be called as provided in Section 54956 of the Government Code of the State of California.

RULE 10. In the absence of a quorum all items on the agenda shall be continued to the next scheduled meeting.

AGENDA

RULE 11. An agenda shall be prepared by the Secretary of the Planning Commission for each meeting of the Planning Commission.

RULE 12. All matters to be considered by the Commission shall be properly filed with the City in compliance with the provisions, standards, and procedures established by adopted City Ordinances. The Secretary shall not accept for presentation to the Commission any matter unless it is properly made on the prescribed forms properly filled out with all data attached.

RULE 13. Any matter that comes before the Commission orally under Public Forum shall not be discussed or acted upon by the Commission unless and until it is heard as a scheduled agenda item at a Regular, Adjourned, or Special meeting of the Commission.

RULE 14. Request for informal or advance decisions concerning potential future developments or plans will not be considered by the Planning Commission.

RULE 15. The regular order of business of the Commission shall be:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & ROLL CALL
3. MINUTES APPROVAL
4. PUBLIC FORUM
5. COMMUNICATIONS & PETITIONS
6. RECOMMENDED CONSENT CALENDAR
7. CONTINUED ITEMS
8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION
9. PUBLIC HEARINGS - PLANNING COMMISSION ACTION IS FINAL (DR/UP/VAR/LLA/TPM)
10. PUBLIC HEARINGS – PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL (TSM/ZOTA/GPA/REZONE)
11. NAPA COUNTY REFERRALS
12. SCHEDULED MATTERS
13. REPORTS BY STAFF AND PLANNING COMMISSION
14. AGENDA FORECAST
15. ADJOURNMENT

RULE 16. The Chairperson may revise the order of the agenda for a particular meeting in order to expedite business for the convenience of the public or for improved continuity.

RULE 17. Commission meetings may remain in session up to, but no later than 10:00 P.M. However, the Commission may, by a unanimous vote, extend the meeting if the Commission deems such extension necessary. Otherwise, the meeting shall be adjourned to another day acceptable to the Commission, or unfinished business may be continued to the next Regular Meeting.

CONDUCT OF PUBLIC HEARINGS

RULE 18. Letters, petitions, or other written material pertaining to any item on the agenda may be filed with the secretary of the Commission prior to the time of the public hearing or may be presented to the Commission at the time of the public hearing. The Commission shall consider such material in deciding any issue before it. All written material shall become part of the Commission's file on the agenda item.

RULE 19. Items submitted after packet distribution: Materials related to any item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection in the Secretary of the Commission's office at 1480 Main Street, St. Helena, CA during normal business hours. All such materials will be brought to the meeting and will be available for public inspection at the meeting site. Either City Staff or the Chairperson at the hearing shall give public notice of any such materials. If copies are not available in sufficient quantity for interested parties or members of the public at the hearing, the Chairperson shall take reasonable steps to afford all such persons the opportunity to inspect the materials before the start of the hearing on a scheduled matter. The purpose of the foregoing is to avoid the interruption of testimony with requests for inspection of materials.

RULE 20. Any person desiring to address the Planning Commission may, when recognized by the Chairperson, give his or her name and address. A person appearing in a representative capacity shall provide the name and address of each represented party.

RULE 21. Testimony and argument relative to any item scheduled on the agenda as a Public Hearing shall, unless otherwise ordered by the Chairperson, be presented in the following order and within the time limits specified.

a. The Chairperson shall declare the Public Hearing to be open.
b. Disclosure of Ex Parte Communication*
c. Staff Report, including acknowledgement and/or reading of written testimony.
d. Presentation of the project by applicants, and/or agents/consultants directly associated with the project. (10 minutes)
e. Commission questions to staff and the applicant for purposes of clarification of staff report and proposed project.
f. Public Testimony in support or opposition of the project. (4 minutes per person)
g. Applicant and/or staff response to new information or questions raised by public testimony.
h. Chairperson declares public hearing to be closed.
i. Planning Commission debate, and motion.
j. Roll Call Vote.

Note: At the option of the Chairperson the public or applicant may give further testimony on the question, provided it is directly related to the motion.

* Ex Parte Communication is hereby defined as any additional factual information obtained by commissioners that pertains to an individual decision, including visiting a project site, meeting with a project applicant and/or meeting with interested citizens.

RULE 22. The Chairperson may, in the interest of facilitating the business of the Planning Commission, limit the amount of time that a person may use in addressing the Planning Commission. Opponents and proponents shall be given equal opportunity for presentation. A project applicant should always be given the right, reasonable opportunity and time, to respond fully to evidence and arguments presented after the applicant has made his/her opening presentation.

RULE 23. The applicant or his or her appointed representative may, with the permission of the Planning Commission, withdraw, or request a continuance on any matter pending before the Commission at any time prior to the Commission acting on such matter.

VOTING

RULE 24. A majority of the members of the Commission shall constitute a quorum. Unless otherwise required by federal, state or local regulation, the affirmative vote of a majority of the quorum is necessary to take action. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission must make a recommendation to the City Council, the project shall be referred to Council with a divided recommendation which reflects the individual votes of the Commissioners. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission has final authority, the matter before the Commission shall be deemed denied and the applicant may appeal such decision in accordance with the applicable rules. A tie vote, or deadlock, constitutes a denial unless the applicant requests a continuance of the item to a subsequent meeting at which a quorum is present, prior to a vote to deny the item.

RULE 25. On matters of procedure or order of business the Chairperson may make a motion and without a second and after calling for objection and hearing none, so order. In the event of objection, the Chairperson shall call for a second and a roll call vote.

MISCELLANEOUS

RULE 26. The Commission shall conduct their duties in keeping with the governing standards as provided by the Planning Commission Standards of Conduct document, maintaining the highest level of professionalism during their tenure serving the residents of the City of St. Helena.

RULE 27. Unless otherwise provided by these Rules, all proceedings before the Commission shall be conducted in accordance with and pursuant to the parliamentary rules of procedure as prescribed in "Rosenbergs's Rules of Order."

RULE 28. Testimony and argument relative to any other item on the agenda shall generally follow the procedure for a Public Hearing as may be modified at the discretion of the Chairperson.

RULE 29. Any rule of these By-Laws may be altered, amended, or repealed by majority vote of the Commission (subject to approval by the City Council), except that such alteration, amendment, or repeal shall not affect any pending matter.

RULE 30. Any rule of these By-Laws may be temporarily suspended by unanimous consent of the Commission.

RULE 31. A Resolution of the Planning Commission may be adopted conditionally and referred to the Secretary of the Commission for drafting in proper form.

RULE 32. Commission members shall decide for themselves whether they have a conflict of interest on any matter before the Commission. Such determination shall be made in accordance with State law and the City of St Helena Protocol for Committee, Commissions and Boards or any amendment thereto. When a member has disqualified himself/herself, he/she shall remove himself/herself from the dais stating their reasons for conflict of interest. The member shall also remove himself/herself from the meeting room, unless they are permitted to remain for a qualified interest as set forth in State law.

RULE 33. Failure to adhere to any of these rules does not result in the invalidation of any decision or action of the Planning Commission.

RULE 34. Any violation of these rules does not result in a cause of action against the City of St. Helena.

RULE 35. Subject to compliance with all established laws and regulations, any violation of these rules shall not impact the outcome of a vote or action on a specific project.

Amended, Approved and Adopted at a Regular Meeting of the Planning Commission on July 17, 2018, by the following roll call vote:

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Commissioners Ponte, Monnette and Hardy
NOES: None
ABSENT: Commissioner Knudsen
ABSTAIN: None

CITY OF ST. HELENA

RESOLUTION NO. 2018-116

Resolution of the Council of the City of St Helena adopting revisions to the City of St Helena Planning Commission By-Laws

RECITALS

The City Council of the City of St. Helena hereby resolves as follows:

A. Whereas, the City of St. Helena Planning Commission voted unanimously to amend its By-Laws at its Regular Meeting on July 17, 2018; and

B. Whereas, the City of St Helena Protocol for Committees, Commissions and Boards requires City Council approval of any modifications to the By-Laws of a Committee, Commission or Board.

RESOLUTION

Therefore, the City Council of the City of St. Helena hereby resolves as follows:

1. This action is not a project under the California Environmental Quality Act; and
2. The City Council authorizes amendments to the City of St Helena Planning Commission By-Laws and are hereby approved, as amended by the Planning Commission on July 17, 2018 (attached).

Approved at a Regular Meeting of the St. Helena City Council on August 28, 2018, by the following vote:

Mayor Galbraith:	Yes
Vice Mayor White:	Yes
Councilmember Koberstein:	Yes
Councilmember Dohring:	Yes
Councilmember Ellsworth:	Yes

APPROVED:

Alan Galbraith, Mayor

ATTEST:

Cindy Tzafopoulos, City Clerk

CITY OF ST. HELENA Incorporated March 24, 1878 Re-incorporated May 14, 1886 STATE OF CALIFORNIA