



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, April 18, 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@cityofsthelelena.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@cityofsthelelena.org.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://sthelelena.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@cityofsthelelena.org.

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

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chair: John Ponte

Vice Chair: Chris Warner

Commissioners: Autumn Anderson, Rosaura Segura, and Marika Rothfeld.

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

3. PUBLIC FORUM:

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

4. CONSENT ITEMS

Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

- 4.1. Approval of Minutes: March 7, 2023 and March 21, 2023 5 - 14
[Planning Commission Minutes 03.07.23](#)
[Planning Commission Minutes 03.21.23](#)

- 4.2. Request by Joe Pridmore on behalf of Jenna Mozzetti for approval of a Lot Line Adjustment moving a shared property line between 1521 and 1541 Elmhurst Ave. in the Medium Density Residential zoning district. 15 - 30

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15305.

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 as a Class 5 categorical exemption pursuant to Section 15305, and
2. Accept staff approval granting a Lot Line Adjustment to Jenna Mozzetti for the adjustment of the property line joining 1521 and 1541 Elmhurst Ave. in the Medium Density Residential zoning district.

[1521 and 1541 Elmhurst Ave. - Staff Report](#)

5. PUBLIC HEARINGS

- 5.1. Request by Juancarlos Fernandez on behalf of Lance Kavanaugh for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 1663 Adams Street in the Medium Density Residential zoning district. 31 - 80

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15301, 15303 and 15332.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301, 15303 and 15332; and
2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1663 Adams Street.

[1663 Adams St. - Staff Report](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

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

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

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

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for May 2, 2023 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1088 College Ave, and at Vintage Hall, 465 Main Street, St. Helena, California on April 11, 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://cityofsthenana.org> and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, March 7, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

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

Absent: Commissioner Marika Rothfeld

Staff Present: Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, Chantel Power, Contract Planner, Joe Leach, Public Works Director and Xinia Gamero, Permit Technician III

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

Chair Ponte opened public comment.

Suzanne James and Elizabeth Green addressed the Planning Commission.

Chair Ponte closed public comment.

4. CONSENT ITEMS

4.1 Approval of Minutes: February 7, 2023

Commissioner Christopher Warner moved to approve the minutes on the Consent Calendar. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, and Christopher Warner, Planning Commission

NOES: None

ABSENT: Marika Rothfeld

ABSTAIN: None

RECUSE: None

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.

Prepared By: Aaron Hecock, Senior Planner

Chair Ponte opened public hearing.

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

Senior Planner Aaron Hecock showed a presentation and reported on the item.

No public comment was received.

Commissioner Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and accept the required findings and 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. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, and Christopher Warner, Planning Commission

NOES: None

ABSENT: Marika Rothfeld

ABSTAIN: None

RECUSE: None

- 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.

Prepared By: Chantal Power, Associate Planner

Community Development Director Maya DeRosa addressed the Planning Commission.

Chair Ponte opened the public hearing.

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

Contract Planner Chantal Power showed a presentation and reported on the

item.

Public Works Director Joe Leach addressed the Planning Commission.

Joe Berchtold, property owner, and Sasha Janev, project architect, addressed the Public Commission.

Char Ponte opened public comment.

Patty DiTomaso, Frank Rodrigues, Marty Hintz, Chris Herdell, Kathleen Herdell, Laura Andersen, Sandra McCorkle, Maria Villegas, Mary Cunningham Agee all provided public testimony.

Chair Ponte invited the applicant to speak.

Katherine Falace, property owner representative, Joe Berchtold, property owner, and Sasha Janev, project architect, addressed the Planning Commission.

Chair Ponte closed the public hearing.

Chair Ponte called for a straw vote to indicate potential approval or denial of the project. Commissioner Segura and Anderson voted to deny the project. Chair Ponte expressed concerns on the project as presented and expressed his vote to also deny the project.

Chair Ponte called for a break at 7:47 pm.

Chair Ponte reconvened the meeting at 8:00 pm.

Chair Ponte opened the public hearing.

Joe Berchtold addressed the Planning Commission.

Kathleen Herdell addressed the Planning Commission.

Chair Ponte closed public hearing.

Chair Anderson made a motion to deny the project. Commissioner Segura seconded the motion.

Commissioner Warner called for a replacement motion to conditionally approve the project and provide the applicant the opportunity to make the necessary changes which would be presented to the Planning Commission for review and approval at a future meeting date. This motion failed for lack of a second vote.

Vice-Chair Autumn Anderson moved to deny the project based on the findings the project is not consistent with General Plan policies LU5.1 or LU5.3 due to the removal of existing farmland for non-agricultural uses. At the beginning of the application process, the applicant was advised of the need to preserve the amount of existing acreage that is used for active agriculture. But the applicant instead proposes to remove 0.66 acre of existing vineyard to accommodate recreational amenities, with the addition of a mere 0.13 acre of new olive grove as a partial offset — leaving a net loss of 0.53 acre of agricultural use. This does not “Discourage the conversion of existing farmland to non-agricultural uses” as General Plan goal LU5.1 requires, nor is it consistent with our mandate in General Plan goal LU5.3 to “Strictly limit development on properties ... that are designated as agricultural land.” (Emphasis added.)

The applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, but viability for rehabilitation is not the General Plan standard. Loss of agricultural use is. Regardless of the viability of the 0.53-acre area for continued vineyard use, the project could comply with the General Plan’s requirements by planting another crop in that same location or by putting another 0.53 acres to agricultural use somewhere else on the 5.7+-acre lot. The applicant declines to do so.

The applicant argues instead that the City must allow this loss of farmland because the City made a similar allowance for another project in the past. That other project is irrelevant: It was governed by another general plan. This project is governed by the current General Plan, adopted in 2019, which includes the two policies referenced above, LU5.1 and 5.3. These policies govern the Commission here and support denial of the project.

Because the project removes a net 0.53 acres of existing farmland for non-agricultural uses, and the applicant declines to dedicate another 0.53 acres to agricultural uses to offset this loss, the project does not comply with the current General Plan, and the Planning Commission cannot make the necessary finding of General Plan compliance. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, and John Ponte

NOES: Christopher Warner

ABSENT: Marika Rothfeld

ABSTAIN: None

RECUSE: None

At 9:05 p.m. Chair Ponte called for a motion to extend the meeting.

Commissioner Christopher Warner moved to extend the Planning Commission meeting. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, and Christopher

Warner
NOES: None
ABSENT: Marika Rothfeld
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

- 6.1 Nomination and election of a new Planning Commission Vice Chair.
Prepared By: Xinia Gamero, Permit Technician III

Vice-Chair Autumn Anderson moved to nominate Commissioner Warner as the new Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

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

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- Thanked the Planning Commission for working together through the meeting by coming to a final decision on the previous project.
- Regular Planning Commission meeting on March 21, 2023

Vice-Chair Warner also thanked the Planning Commission for working together despite differences in opinion.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **9:09 p.m.**

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

APPROVED:

ATTEST:

John Ponte, Planning Commission Chair

Maya DeRosa, AICP
Community Development Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, March 21, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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Present: Chair John Ponte, Vice Chair Christopher Warner, Commissioner Autumn Anderson (*arrived at 6:15 p.m.*), Commissioner Rosaura Segura, and Commissioner Marika Rothfeld

Absent: None

Staff Present: Maya DeRosa, Community Development Director, Joseph Leach, Public Works Director, Aaron Hecock, Senior Planner, Jennifer Williams, Planning Consultant (*attended virtually via Zoom*), and Xinia Gamero, Permit Technician III

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

None.

4. CONSENT ITEMS

None.

5. PUBLIC HEARINGS

- 5.1 Request by the Holy Cross Cemetery for adoption of a resolution approving a use permit and design review in order to accommodate the construction of a new mausoleum on the cemetery property located at 2121 Spring Street in the Public and Quasi-Public zoning district.

Prepared By: Aaron Hecock, Senior Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Senior Planner Aaron Hecock reported on the item and showed a presentation.

No public comment was received.

Chair Ponte closed public comment.

Vice Chair Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and accept the required findings and approve the attached resolution granting use permit and design review approval for the proposed mausoleum on the property located at 2121 Spring Street. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: Rosaura Segura, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: Autumn Anderson

ABSTAIN: None

RECUSE: None

- 5.2 A request for a demolition permit for the demolition of a single-family residence with attached garage, a detached storage building, and a greenhouse and a request for design review permit for the construction of a new single-family residence with an attached 2-car garage and attached junior accessory dwelling unit (JADU). A detached accessory dwelling unit (ADU) will also be constructed as part of this project. The subject site is located at 1766 Sulphur Springs Avenue and within the Medium Density Residential (MR) zoning district.

Prepared By: Jennifer Williams, Planning Consultant

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Planning Consultant Jennifer Williams reported on the item and showed a presentation.

Sushil Patel, owner and Ryan Beliakoff, applicant addressed the Planning Commission.

Joshua Devore, Jason Strofs, Monica Divakaruni, and Jack Stuart addressed the Planning Commission.

Chair Ponte closed the public hearing.

Planning Consultant Jennifer Williams shared the redlined resolution with amendments that removed references to the JADU and ADU other than for zoning density compliance as the Planning Commission has no approval authority over these and compliance will be verified at the time of building permit.

Commissioner Anderson stated that ADUs and JADUs should not be allowed to count toward density. Director DeRosa advised that she bring this

up at the next joint zoning code meeting.

Vice Chair Christopher Warner moved to determine that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines; and accept the required findings and approve the attached resolution with the redlined edits granting demolition of the existing structures and design review approval for the proposed construction on the property located at 1766 Sulphur Springs Avenue. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 5.3 A request for a demolition approval for the demolition of a single-family residence with attached garage, a detached guesthouse, and a detached storage, and a request for design review approval for the construction of a new single-family residence with an attached 2-car garage. A detached accessory dwelling unit (ADU) will also be constructed as part of this project. The subject site is located at 1516 Sulphur Springs Avenue and within the Medium Density Residential (MR) zoning district and has a Rural Residential Overlay designation.

Prepared By: Jennifer Williams, Planning Consultant

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Planning Consultant Jennifer Williams reported on the item and showed a presentation.

Sushil Patel, owner addressed the Planning Commission.

Chair Ponte closed the public hearing.

Vice Chair Christopher Warner moved to determine that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines; and accept the required findings and approve the attached resolution with the redlined edits granting demolition of the existing structures and design review approval for the proposed construction on the property located at 1516 Sulphur Springs Avenue. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- Special City Council Meeting on the Hunter project schedule for May 1st at 6:00pm.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **7:30 p.m.**

The March 21, 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 April 18, 2023

FILE NUMBER: PL23-001

SUBJECT: Request by Joe Pridmore on behalf of Jenna Mozzetti for approval of a Lot Line Adjustment moving a shared property line between 1521 and 1541 Elmhurst Ave. in the Medium Density Residential zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED: 01/11/23

ACCEPTED AS COMPLETE: 03/20/23

LOCATION OF PROPERTY: 1521 & 1541 Elmhurst Ave.

APN: 009-171-001 & 009-171-002

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Joe Pridmore

PHONE: (707) 256-5001

BACKGROUND

The subject properties are located at 1521 and 1541 Elmhurst Ave. (APN 009-171-002 and APN 009-171-001) in the Medium Density Residential District. The proposed project involves two contiguous legal parcels owned by the same property owner. 1521 Elmhurst Ave. is currently 4,300 square feet (sf), while 1541 Elmhurst Ave. is currently 14,980 sf. The owner/applicant desires adjust the property lines so that the garage serving 1521 Elmhurst is on the same property opposed to being located on 1541 Elmhurst Ave.

PROJECT DESCRIPTION

The applicant requests approval of a Lot Line Adjustment (LLA) to move a shared property line in order to make 1521 Elmhurst Ave. (APN 009-171-002) 2,548 sf larger (simultaneously making 1541 Elmhurst Ave. 2,548 sf smaller). The existing garage and

driveway serving 1521 Elmhurst Ave. is currently located on the property of 1541 Elmhurst Ave. This is likely a result of the parcels being under common ownership for a very long time. The proposed adjustment will transfer the area of the garage and driveway serving 1521 Elmhurst Ave. to from 1541 Elmhurst Ave. (1541 has an existing garage of its own). The adjustment will bring the property at 1521 Elmhurst Ave. much closer to the minimum lot size (7000 square feet) while not reducing the property at 1541 Elmhurst Ave. below the minimum lot size. The property line adjustment will result in a transfer of 2,548 square feet of land. All utilities, access, and dwellings would remain as is. The requested LLA would not affect land use or zoning designations and the total number of parcels would not change. The configuration of the existing and proposed parcels can be seen on the exhibits attached. No new or additional development is proposed.

Existing Parcel Size

1521 Elmhurst Ave. (APN 009-171-002) – 4,300 sf

1541 Elmhurst Ave. (APN 009-171-001) – 14,980 sf

Proposed Parcel Size

1521 Elmhurst Ave. (APN 009-171-002) – 6,848 sf

1541 Elmhurst Ave. (APN 009-171-001) – 12,432 sf

Upon approval of the Lot Line Adjustment and recordation of the new deeds and maps, there will be two legal parcels; there will be no change in ownership.

ANALYSIS

CEQA

The requested LLA is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15305, as a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments not resulting in the creation of any new parcel. The project site is not located in or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impact.

GENERAL PLAN

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

- **LU1.1** - Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources.
- **LU1.4** - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- **LU1.5** - Require new development to provide adequate infrastructure and urban services, including compliance with the policies and implementing actions affecting new development as set forth in the Public Facilities and Services Element.

Staff Response: Staff finds that the proposed LAA is consistent with the General Plan in that the reconfigured parcels would better serve existing development and would make the parcels more functional for future property owners. The LLA would not result in any impacts to existing services or infrastructure.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. Pursuant to SHMC §17.40.060, the following standards apply to properties within the MR zoning district:

STANDARD	MAXIMUM	1521 (exst/prpsd)	1541 (exst/prpsd)
Lot Coverage	45%	27.5% / 24.3%	16.1% / 15.7%
SIZE	MINIMUM	1521 (exst/prpsd)	1541 (exst/prpsd)
Lot Area	7,000 sf	4,300 sf / 6,848 sf	14,980 sf / 12,432 sf
Lot Width	70 feet	49.76' / 74.64'	159.92' / 135.04'

As far as the Floor Area Ratio (F.A.R.) is concerned and as detailed below, each parcel is below F.A.R. maximums under both scenarios (existing and proposed):

1521 EXISTING FLOOR AREA:

EXISTING DWELLING 1,183 SF

TOTAL 1,183 SF

FLOOR AREA RATIO: 1,183 / 4,300 = .275

1521 PROPOSED FLOOR AREA:

EXISTING DWELLING 1,183 SF

EXISTING GARAGE 480 SF

EXEMPTION -200 SF

TOTAL 1,463 SF

FLOOR AREA RATIO: 1,463 / 6,848 = .214

1541 EXISTING FLOOR AREA:

EXISTING DWELLING	1,392 SF
EXISTING GARAGE	480 SF
EXISTING GARAGE	560 SF
EXEMPTION	-200 SF

TOTAL 2,232 SF

FLOOR AREA RATIO: 2,232 / 14,980 = .149

1541 PROPOSED FLOOR AREA:

EXISTING DWELLING	1,392 SF
EXISTING GARAGE	560 SF
EXEMPTION	-200 SF

TOTAL 1,752 SF

FLOOR AREA RATIO: 1,752 / 12,432 = .141

Staff Response: The proposed LLA would move a shared property line between 1521 and 1541 Elmhurst Ave. so that an existing driveway and garage that services 1521 Elmhurst would be physically located on the property itself opposed to being located on the 1541 Elmhurst property. No new or modified development is proposed as part of this LLA except that an existing lean-to attached to the garage serving 1541 Elmhurst Ave. would be removed. As 1521 Elmhurst Ave. is currently less than 7,000 sf with less than 70 feet of lot width, the proposed project would result in the property becoming more conforming as the lot size would increase to 6,848 sf and the lot width would increase to nearly 75 feet. Setback distances to the detached garages would exceed the 3-foot minimum side yard setback requirement for detached accessory structures.

LOT LINE ADJUSTMENT

Review procedures for Lot Line Adjustments (LLA) are regulated by the SHMC Section 16.08.070. A LLA map may be submitted and approved for a boundary adjustment between (four or fewer) existing and adjoining parcels, which does not create a greater number of lots than originally existed, if each proposed lots meets all the requirements of

the California Subdivision Map Act, St. Helena General Plan, the Zoning Ordinance and building regulations.

As required by SHMC Section 16.08.070(B), each of the parcels involved in the proposed LLA are legally established parcels owned by the respective applicant(s). In addition to identifying the application requirements, Section 16.08.070 grants the Planning Director and the Public Works Director the discretion to jointly approve a LLA application which meet all development criteria. If jointly approved by the Planning Director and Public Works Director, Section 16.08.070(D) requires that the directors make a written report to the Planning Commission at its next regularly scheduled meeting, which this report is satisfying.

The Planning Commission may choose to formally review the LLA or simply provide concurrence on the Planning and Public Works Director's approval. If the Planning Commission decides by majority vote to formally "review" the LLA, then a Planning Commission hearing date is set, public notice is sent out and the proposal is considered by the Commission.

If the Planning Commission concurs with the staff approval, then the Planning Director must publish the action to approve the LLA in the newspaper and send out a notice to all property owners within 300 feet of the site notifying them of the decision. Upon receipt of such notice property owners may then choose to appeal the action of the Planning Director / Public Works Director to the Planning Commission.

ISSUES

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

CORRESPONDENCE

At the time of agenda publication, 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 as a Class 5 categorical exemption pursuant to Section 15305, and
2. Accept staff approval granting a Lot Line Adjustment to Jenna Mozzetti for the adjustment of the property line joining 1521 and 1541 Elmhurst Ave. in the Medium Density Residential zoning district.

ATTACHMENTS

[Elmhurst Lot Line Adjustment Approval](#)

[Applicant Statement](#)

[Aerial Image](#)

[REVISED LLA Exhibits 022823](#)

[Site Photos](#)

LOT LINE ADJUSTMENT APPROVAL



DATE: April 18, 2023

TO: Applicants, Neighboring Property Owners and Interested Citizens

FROM: Maya DeRosa, Community Development Director

RE: Approval of a Lot Line Adjustment between two adjacent properties located at 1521 & 1541 Elmhurst Avenue, St. Helena, in the Medium Density Residential (MR) zoning district.

BACKGROUND

The subject properties are located at 1521 and 1541 Elmhurst Ave. (APN 009-171-002 and APN 009-171-001) in the Medium Density Residential District. The proposed project involves two contiguous legal parcels owned by the same property owner. 1521 Elmhurst Ave. is currently 4,300 square feet (sf), while 1541 Elmhurst Ave. is currently 14,980 sf. The owner/applicant desires adjust the property lines so that the garage serving 1521 Elmhurst is on the same property opposed to being located on 1541 Elmhurst Ave.

PROJECT DESCRIPTION

The applicant requests approval of a Lot Line Adjustment (LLA) to move a shared property line in order to make 1521 Elmhurst Ave. (APN 009-171-002) 2,548 sf larger. The requested LLA would not affect land use or zoning designations and the total number of parcels would not change. The configuration of the existing and proposed parcels can be seen on the exhibits attached. No new or additional development is proposed.

Existing Parcel Size

1521 Elmhurst Ave. (APN 009-171-002) – 4,300 sf
1541 Elmhurst Ave. (APN 009-171-001) – 14,980 sf

Proposed Parcel Size

1521 Elmhurst Ave. (APN 009-171-002) – 6,848 sf
1541 Elmhurst Ave. (APN 009-171-001) – 12,432 sf

Upon approval of the Lot Line Adjustment and recordation of the new deeds and maps, there will be two legal parcels; there will be no change in ownership.

PROCESS

St. Helena Municipal Code (SHMC) Section 16.08 establishes review procedures for Lot Line Adjustments. The Code specifies that a LLA map may be submitted to adjust the boundary between four or fewer existing and adjoining parcels, which does not create a greater number of lots than originally existed. Per SHMC Section 16.08.070, the Planning Director and the Public Works Director, may at their discretion jointly approve a lot line adjustment if the proposal is found to meet all required review

*Lot Line Adjustment Approval
April 18, 2023*

criteria. If a lot line adjustment is approved or conditionally approved, the directors shall make a written report thereof to the planning commission at its next regularly scheduled meeting. If the planning commission decides, by majority vote, to review the lot line adjustment and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.04.100. The public hearing shall be held within thirty (30) days after the date of the request for review.

This letter serves as the approval of the requested Lot Line Adjustment. Per SHMC Section 16.08.070(D), this letter and a written report were presented to the Planning Commission on April 18, 2023 to establish concurrence with the Director's findings.

CONDITIONS OF APPROVAL

The lot line adjustment is granted subject to compliance with the following conditions. The Lot Line Adjustment shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

PLANNING DEPARTMENT

1. The lot line adjustment shall be valid for one year from the date of approval and if the revised lots are not a matter of record within that one-year period, the approval shall expire. The permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Lot Line Adjustment must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
2. This permit is valid for this approval only. New permits must be applied for upon any other change in the parcel boundaries.
3. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed to the Planning Commission within that 14-day period.
4. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to recordation of the approved map, 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.
5. 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.
6. 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.

*Lot Line Adjustment Approval
April 18, 2023*

PUBLIC WORKS DEPARTMENT

7. The applicant, or his/her representative, shall submit two (2) copies of the lot line adjustment draft deed documents' legal descriptions with the following information:
 - a. The legal descriptions shall describe the entire boundary of each resulting parcel.
 - b. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer.
 - c. The legal descriptions shall describe all easements, grants of right of way and deeds as applicable to the lot line adjustment.
8. The following statements shall be included on each draft deed document:
 1. The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a lot line adjustment pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.
 2. The consolidation of underlying lots, parcels or portions thereof, as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels, or portions thereof pursuant to Section 1093 of the California Civil Code.
9. The applicant, or his/her representative, shall submit two (2) copies of the title reports issued within 30 days of the date of the legal descriptions and deed form submittals.
10. The applicant, or his/her representative, shall submit two (2) copies of the record maps, deed documents, etc. referred to in the lot line adjustment legal descriptions.
11. The applicant, or his/her representative, shall submit proof of payment of the mapping services fee, as required by the Napa County Board of Supervisors Resolution 92-119.
12. The applicant, or his/her representative, shall submit proof of prepayment of property taxes.
13. Lenders should be contacted and any deeds of trust on the involved properties should be modified, to conform to the new boundary configurations, prior to recording the deed documents.

APPEALS

This determination is subject to a 14-day appeal period. 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.

*Lot Line Adjustment Approval
April 18, 2023*

Notice of this Lot Line Adjustment approval was provided to the Planning Commission on April 18, 2023.

Thank you for your attention to this matter.



Maya DeRosa, AICP
Community Development Director
City of St Helena



Joseph Leach, PE
Public Works Director / City Engineer
Public Works Director

*Lot Line Adjustment Approval
April 18, 2023*



PRIDMORE & COMPANY
LAND SURVEYING, LAND PLANNING & DEVELOPMENT
1091 DEER PARK ROAD
DEER PARK, CA 94576
(707) 256-5001
INFO@PRIDMOREANDCO.COM

RECEIVED
By xgamero at 2:59 pm, Jan 11, 2023

**1541 & 1521 Elmhurst Avenue
Lot Line Adjustment Project Description**

To whom it may concern,

The properties located at 1541 & 1521 Elmhurst Avenue, are directly adjacent to each other and it is the wish of the property owner to adjust the property line between them. The existing garage and driveway serving 1521 Elmhurst Avenue is currently located on the property of 1541 Elmhurst Avenue. This is likely a result of the parcels being under common ownership for a very long time. The proposed adjustment will transfer the area of the garage and driveway serving 1521 Elmhurst Avenue to its rightful property. The adjustment will bring the property at 1521 Elmhurst Avenue much closer to the minimum lot size (7000 square feet) while not reducing the property at 1541 Elmhurst below the minimum lot size. The property line adjustment will result in a transfer of 2,548 square feet of land. There are no negative effects on either parcel resulting from the lot line adjustment. All utilities, access, and dwellings would remain on their respective properties. Please refer to the "Existing Lot Configuration Plan" & "Proposed Lot Configuration Plan" for more details. Thank you for your consideration.

Sincerely,

Joe Pridmore, PLS



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Produced by Napa County GIS

Elmhurst LLA

Printed On: 2/2/2023



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

EXISTING LOT
CONFIGURATION PLAN
FOR THE
BOWMAN PROPERTIES

LOCATED AT
1541 & 1521 ELMHURST AVE
ST. HELENA, CA 94574
APN: 009-171-001 & 002

OWNER/ SURVEYOR INFORMATION

OWNERS:
1541 ELMHURST AVE
JENNA MOZZETTI & JOHN BOWMAN

1521 ELMHURST AVE
JENNA MOZZETTI & JOHN BOWMAN

SURVEYOR:
PRIDMORE & COMPANY
(707) 256-5001
JOE@PRIDMOREANDCO.COM

PROJECT INFORMATION

PARCEL 1

1541 ELMHURST AVE

ASSESSOR PARCEL NUMBER = 009-171-001
EXISTING PARCEL SIZE = 14,980 SQUARE FEET (0.34 ACRES)
PROPOSED PARCEL SIZE = 12,432 SQUARE FEET (0.28 ACRES)
SANITARY SEWER SERVICE = CITY OF SAINT HELENA
WATER SERVICE = CITY OF SAINT HELENA
FIRE PROTECTION = CITY OF SAINT HELENA
UTILITIES = PG & E
ZONING = MR
MINIMUM PARCEL SIZE = 7000 SQUARE FEET

PARCEL 2

1521 ELMHURST AVE

ASSESSOR PARCEL NUMBER = 009-171-002
EXISTING PARCEL SIZE = 4,300 SQUARE FEET (0.09 ACRES)
PROPOSED PARCEL SIZE = 6,848 SQUARE FEET (0.15 ACRES)
SANITARY SEWER SERVICE = CITY OF SAINT HELENA
WATER SERVICE = CITY OF SAINT HELENA
FIRE PROTECTION = CITY OF SAINT HELENA
UTILITIES = PG & E
ZONING = MR
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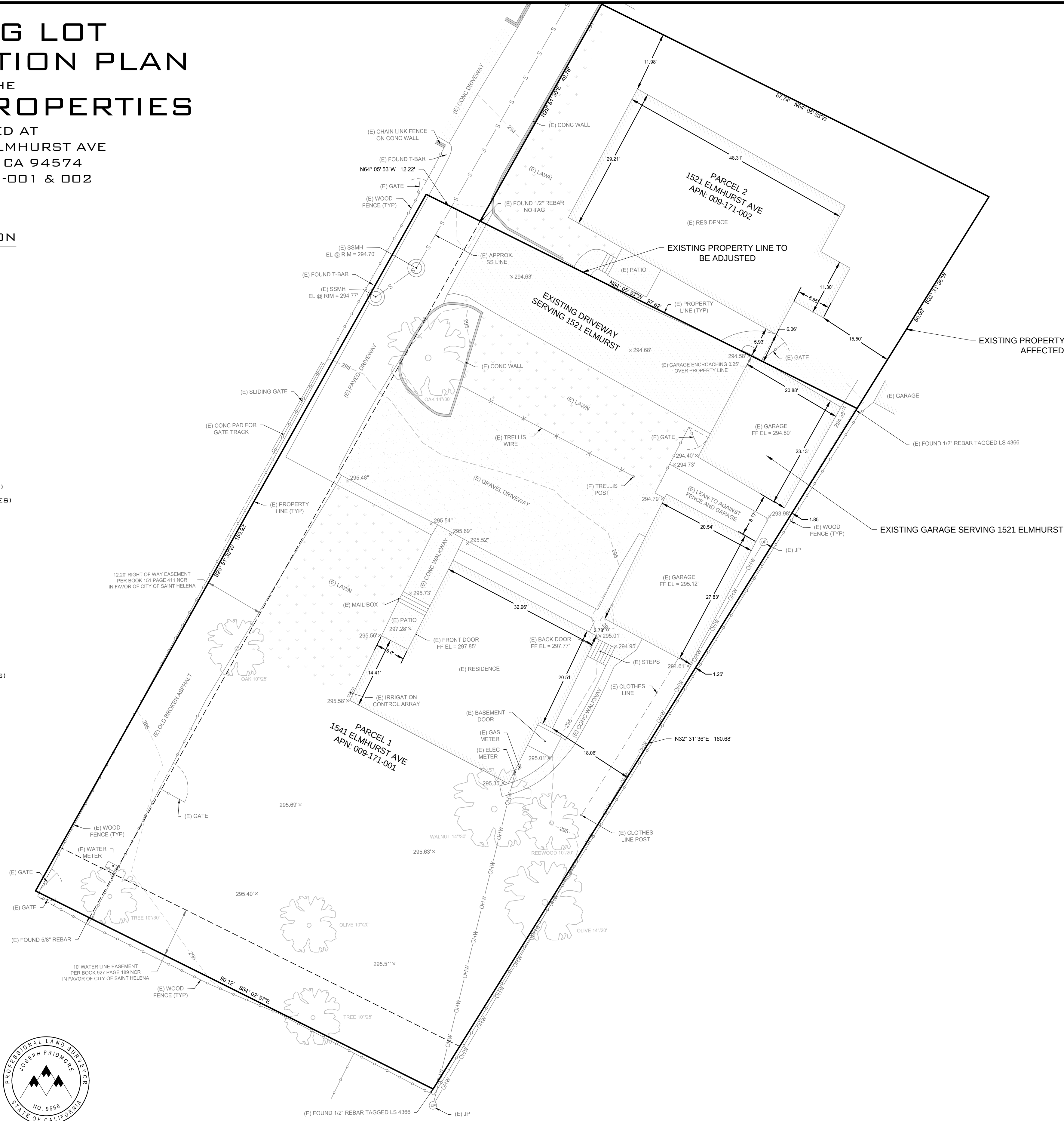
SHEET INDEX

SHT. #	DESCRIPTION
1	EXISTING LOT CONFIGURATIONS
2	PROPOSED LOT CONFIGURATIONS

UNAUTHORIZED CHANGES & USES:
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OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR THE USES OF THIS
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THE SURVEYOR.

PROPERTY LINES:
THE PROPERTY LINES SHOWN HEREON ARE FOR REFERENCE ONLY. THIS
IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

SURVEY STATEMENT:
THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY
PRIDMORE & COMPANY IN MAY OF 2022. THIS MAP IS BASED ON
ASSUMED HORIZONTAL AND VERTICAL DATUM. EXISTING FIELD SURVEY
CONTOUR INTERVALS ARE AS FOLLOWS: MAJOR = 5' MINOR = 1'.



HATCH & SYMBOL LEGEND	
	CONCRETE
	CONCRETE WALL
	GRAVEL
	LAWN
	PROPERTY MONUMENT FOUND
	UTILITY POLE
	FIRE HYDRANT
	SPOT ELEVATION
	TREE (SPECIES 12'/30')
	TRUNK DIAMETER
	DRIP CANOPY DIAMETER
ABBREVIATIONS	
APPROX	APPROXIMATE
CONC	CONCRETE
(E)	EXISTING
EL	ELEVATION
ELEC	ELECTRICAL
FF	FINISHED FLOOR
JP	JUNCTION POLE
SS	SANITARY SEWER
SDMH	STORM DRAIN MAN HOLE
SSMH	SANITARY SEWER MAN HOLE
(TYP)	TYPICAL
USA	UNDERGROUND SERVICE ALERT
LINE LEGEND	
	BUILDING LINE
	CONTOURS
	EXISTING PROPERTY LINE
	FENCE
	NEIGHBORING PROPERTY LINES
	OVERHEAD POWER LINE
	PROPOSED PROPERTY LINE
	EASEMENT LINE
	APPROXIMATE SS LINE

REVISED
1:52 pm, Feb 28, 2023

PRIDMORE & COMPANY

PREPARED BY:

JOE PRIDMORE, PLS
1091 DEER PARK ROAD
DEER PARK, CA 94576
(707) 512-0055
JOE@PRIDMOREANDCO.COM
PRIDMOREANDCO.COM

DATE:

12/09/22

PROJECT #:

00301

PROJECT INFO:

BOWMAN PROJECT
1541 & 1521 ELMHURST
AVE ST. HELENA, CA
94574
APN: 009-171-001 & 002

SHEET NAME:

EXISTING LOT
CONFIGURATION
PLAN

SHEET:

1

OF 2

LOCATED AT
1541 & 1521 ELMHURST AVE
ST. HELENA, CA 94574
APN: 009-171-001 & 002

OWNER'S:
1541 ELMHURST AVE
JENNA MOZZETTI & JOHN BOWMAN

1521 ELMHURST AVE
JENNA MOZZETTI & JOHN BOWMAN

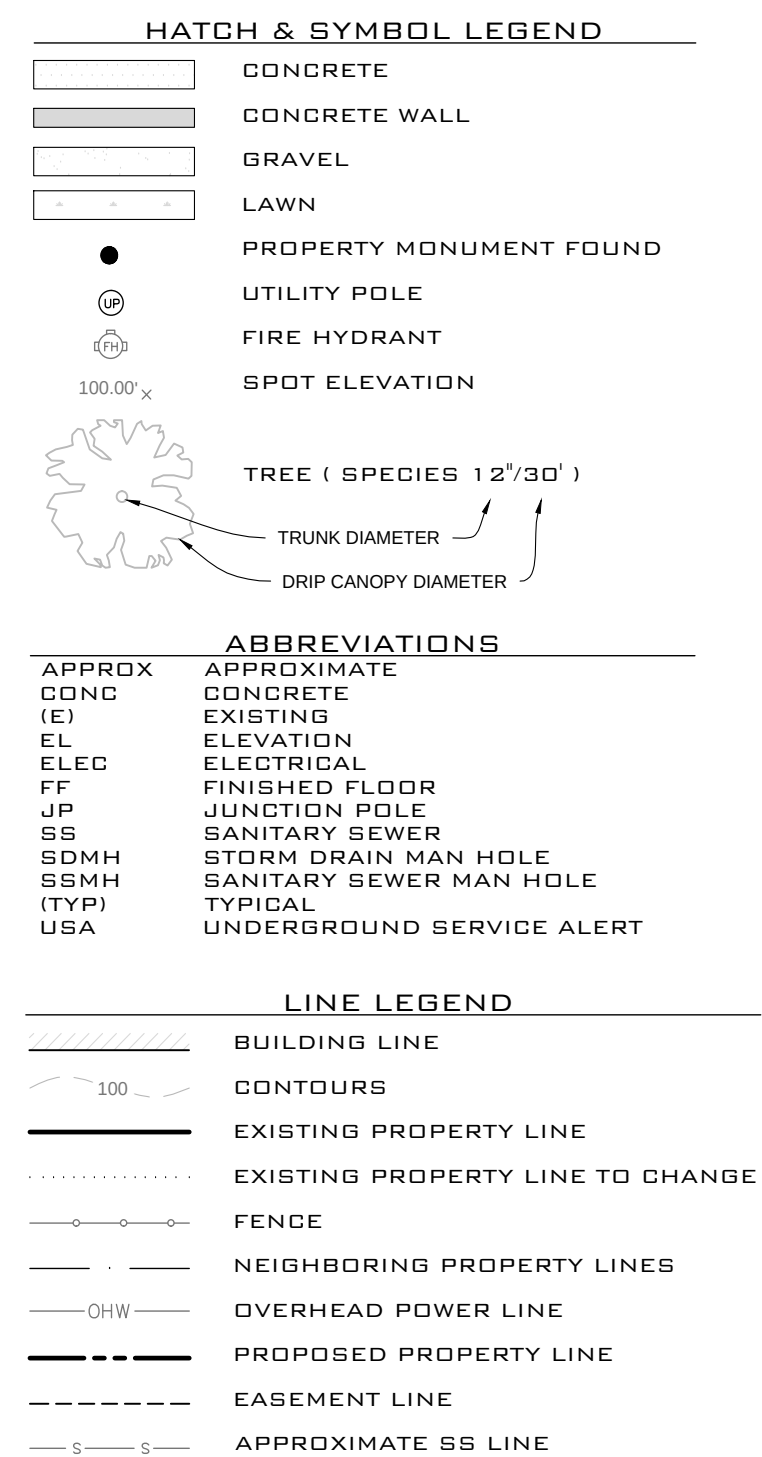
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REVISED
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PREPARED BY: **JOE PRIDMORE, PLS**
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JOE@PRIDMOREANDCO.COM
PRIDMOREANDCO.COM

PROJECT #: 00301 DATE: 12/09/22

PROJECT INFO:
BOWMAN PROJECT
1541& 1521 ELMHURST
AVE ST. HELENA, CA
94574
APN: 009-171-001& 002

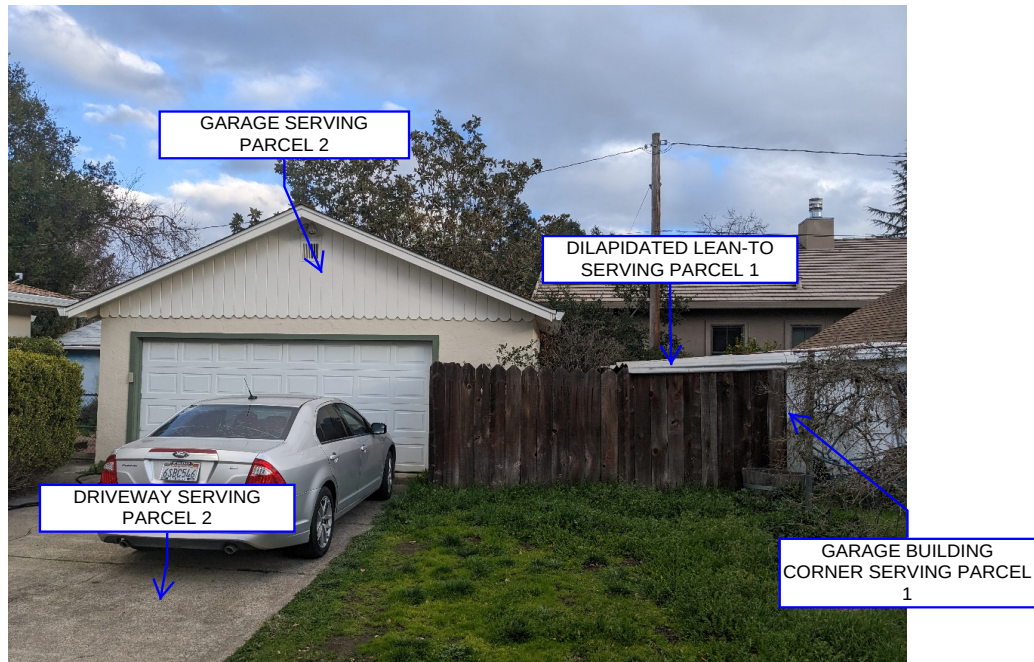
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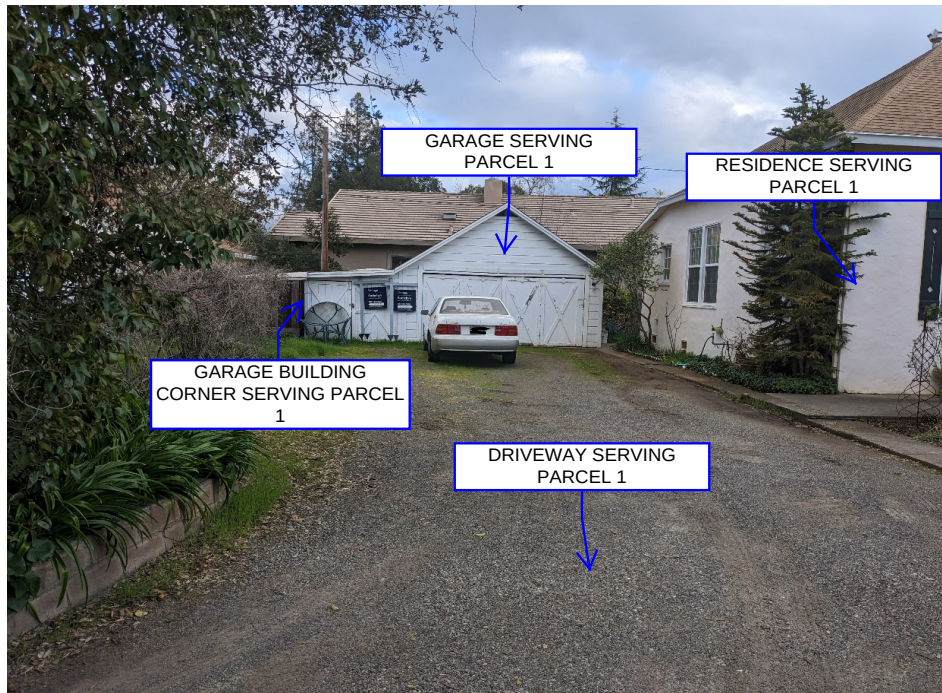
**PROPOSED LOT
CONFIGURATION
PLAN**

SHEET:

2

OF 2







PLANNING COMMISSION REPORT

Planning Commission Meeting of April 18, 2023

FILE NUMBER: PL22-057

SUBJECT: Request by Juancarlos Fernandez on behalf of Lance Kavanaugh for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 1663 Adams Street in the Medium Density Residential zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED: 11/10/22

ACCEPTED AS COMPLETE: 02/16/23

LOCATION OF PROPERTY: 1663 Adams Street

APN: 009-312-003

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Juancarlos Fernandez

PHONE: (707) 694-0856

BACKGROUND

The existing 9,882 square foot (sf) parcel is currently developed with a an approximately 1,723 sf, single-story, 3 bed/2 bath single-family home and a 120 sf pool shed. The home was built in approximately 1951 and is 16' 8" in height. The applicant states that the home is currently uninhabitable due to extensive mold issues throughout the home.

PROJECT DESCRIPTION

The applicant is seeking demolition permit and design review approval to demolish the existing single-family home described above in order to construct a new 3,008 sf (2,038 sf on the first floor and 970 sf on the second floor), 4 bedroom, 3 1/2 bathroom, two-story,

single-family residence with a 225 sf attached 1-car garage. The first floor would consist of a family room, dining room, living room, kitchen, entry area, primary suite, ½ bathroom, mud room, pantry, mechanical room and the 1-car garage. The second floor would have two secondary bedrooms, an office/bedroom and two bathrooms.

Exterior materials would consist of a matte black standing seam metal roof and wood siding exterior treatment. The applicant prefers the darker shou sugi ban (charred wood) vertical siding however, the applicant is open to replacing that finish with a lighter cedar vertical siding as shown in the plan set as option 2 finish. The height of the proposed home at its highest point would 24'9" feet which is approximately 8 feet taller than the existing 16' high home. It should be noted that the color renderings shown on Sheet 11.0 are not exactly to scale and are an elongated image making the home appear taller than the adjacent structure.

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 demolition and removal of small structures including single-family homes; Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15332 which exempts in-fill development. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

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

- LU1.4 - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- LU2.1 - Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability.
- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.

- CD3.1 - Limit building envelope sizes and require adequate side and rear setbacks to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.
- CD3.2- Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and setbacks.
- HE1.5 - Encourage innovative housing types and designs.
- HE2.6 - Promote a balance of types of housing throughout the whole community.

Staff Response: Staff believes that the proposed project is consistent with the General Plan policies listed above in that the home would provide an updated long-term housing opportunity within the City, would be professionally designed and constructed to suit the site, and would result in an updated and modernized structure on the site.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The construction of a single-family home is a permitted use in the MR district however it is subject to design review approval and must conform to the development standards prescribed by SHMC §17.40.060 as detailed below:

STANDARD	MAXIMUM	EXISTING	PROPOSED
Lot Coverage	45%	18.7%	24.1%
Height of Main Building	30 feet	16' 8"*	24' 9"
Building Width	60%	87%**	59%
SIZE/SETBACKS	MINIMUM	EXISTING	PROPOSED
Lot Area	7,000 sf	9,882 sf	No Change
Lot Width***	70 feet	62.20 feet	No Change
Front Setback	20 feet	28' 11"	21 feet
Side yard Setbacks****	10 feet	3' 10" / 4' 4"	10 feet / 10 feet
Rear Setback	20 feet	81 feet	70' 9"
Density	5.1 du/acre = 1 unit	1 unit	1 unit

*An existing chimney extends to a height of 19' 9".

**The existing building is approximately 42' wide at its front elevation, however, it extends out another 12' less than 20' from that front elevation. Therefore, for the sake of determining the buildings width, the entire 54' counts. Thus, the overall existing structure width is approximately 87% of the overall lot width which doesn't comply with the 60% maximum in the current code making the existing building non-conforming in terms of width. The proposed new home will meet the 60% lot width maximum rectifying this non-conformity.

****The existing parcel (along with the other parcels in the area) is considered non-conforming as it doesn't meet the existing code's requirement for minimum lot width. No changes are being proposed to the parcel itself and the non-conformity is permitted to remain as the lot was created before the current code standard was in place.*

*****Existing side yard setbacks are considered non-conforming as they don't meet the current code's requirement of 10 feet. The proposed home will conform to current side yard setback requirements thereby rectifying this non-conformity.*

Regarding the Floor Area Ratio (F.A.R.), a 9,882 sf parcel has a maximum F.A.R. of .312. This would allow up to 3,083 sf of floor area (excluding any applicable F.A.R. exemptions for ADUs, covered parking, accessory structures etc.). As detailed below, the home as proposed has a F.A.R. of .307 which is below maximum allowed on the site.

EXISTING FLOOR AREA:

EXISTING DWELLING	1,723 SF
POOL SHED	120 SF
ACCESSORY BLDG EXEMPTION	-120 SF

TOTAL 1,723 SF

FLOOR AREA RATIO: 1,723 / 9,882 = .174

PROPOSED FLOOR AREA:

1stFloor	2,038 SF
2ndFloor	970 SF
GARAGE	225 SF
POOL SHED	120 SF
PARKING EXEMPTION	-200 SF
ACCESSORY BLDG EXEMPTION	-120 SF

TOTAL 3,033 SF

FLOOR AREA RATIO: 3,033 / 9,882 = .307

Staff Response: While the existing parcel is non-conforming in terms of width, the project as proposed meets all development standards as required by Section 17.44.060 of the SHMC including lot coverage, setbacks, floor area, height, etc.

HISTORIC RESOURCES

The existing home was constructed in approximately 1951 and is not listed on the City's Historic Resources Master List. However, due to the age of the structure staff required

that it be evaluated by a qualified architectural historian for any potential historical or architectural significance.

Staff Response: As described in the attached Historical Evaluation prepared by Brunzell Historical dated August 25, 2022, the existing home is an ordinary and unremarkable example of a 1950s house and is not associated with events or persons who have had a significant contribution to the City's history. The existing home is not architecturally or historically significant; its demolition will not have a negative impact on existing historic districts or structures.

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: A Water Use Analysis prepared by Signum Architecture dated November 9, 2022 and attached to this report concluded that the proposed project would result in a reduction of water use on-site. The proposed home would use less water due to the required use of modern water efficient fixtures and appliances. The water neutrality requirement has been demonstrated to the satisfaction of the Public Works Director.

PARKING

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

Staff Response: As detailed in the attached plan set, the project includes a one-car garage and driveway which can accommodate the required 2 off-street parking spaces. Therefore, the project as proposed meets minimum on-site parking requirements.

DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:

- a. That the building poses a threat to health, safety and general welfare if it is not demolished,
- b. That restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,
- c. That no public or other funding is available for financing renovation or purchase of the building;
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

Staff Response: The existing home was constructed in approximately 1951 and is not listed on the City of St. Helena's historical resources inventory. As described above, the existing home is not historically or architecturally significant. Furthermore, the home has been remodeled in recent years and the applicant states that there is a severe mold problem. Demolition of this residence would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

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

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

7. That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a contemporary single-family home using modern materials and appropriate colors including a matte black standing seam metal roof and shou sugi ban (charred wood) vertical siding or a lighter cedar vertical siding which are compatible with the surrounding residential neighborhood.
8. That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings.
9. That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings.
10. That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Adams Street;
11. That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings.
12. That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the home will be constructed of modern building materials including sugi ban or cedar vertical siding and a black standing seam metal roof which are appropriate and compatible with surrounding residential development as these materials and colors are found throughout St. Helena's residential neighborhoods.
13. That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings.
14. That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.

Staff Response: The proposed home meets or exceeds all required development standards as described above and would provide a modernized housing opportunity within the City using contemporary materials including a matte black standing seam metal roof and shou sugi ban (charred wood) vertical siding or a lighter cedar vertical siding. Either siding option would be compatible with surrounding development as wood siding in various shades are present throughout St. Helena's residential neighborhoods. Replacement of the existing home would also rectify several existing non-conformities on-site (structure width and side yard setbacks). While the surrounding neighborhood is

a mix of single and two-story homes, the existing homes on both sides of the proposed project are two-stories. Additionally, the home was designed to be compatible with the site and the surrounding environment through the siting of the proposed home and the materials used. For these reasons, staff believes that the proposed project is consistent with the required design review criteria listed above. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.

ISSUES

Staff has not identified any outstanding issues related to this application that require additional discussion. The applicant has provided two different options regarding the exterior siding color, one being a darker finish and the other being a lighter finish. Should the Planning Commission decide to require one over the other, opposed to either or, staff requests that the Planning Commission include the color option selected in their recommended action.

CORRESPONDENCE

At the time of agenda publication 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 Sections 15301, 15303 and 15332; and
2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 1663 Adams Street.

ATTACHMENTS

[Resolution](#)

[Applicant Statement revised 021723](#)

[APN Map](#)

[Plan Set revised 041223](#)

[Area Photos](#)

[Historical Evaluation](#)

[Water Use Analysis](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
1663 ADAMS ST. (File No. PL22-057)**

PROPERTY OWNER: Lance Kavanaugh

APN: 009-312-003

Recitals

1. The property owners request adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 1663 Adams Street in the Medium Density Residential zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on April 18, 2023; and
4. Now, therefore let it be found that, the Planning Commission approves the demolition permit and design review thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the demolition and removal of small structures including single-family homes; Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15332 which exempts in-fill projects.
- 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 in that the existing home was determined by a qualified architectural historian to not be historically or architecturally significant. Furthermore, the home is not listed on the City's Historical Resources Master List.*

1663 Adams St.
Resolution / Conditions of Approval
April 18, 2023

2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that demolition of the existing structures will not negatively affect the character of the neighborhood; and*
 3. *That design review of the proposed replacement structure has been approved in conjunction with the demolition permit.*
- 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 in that the project consists of constructing a replacement single-family home in an area where single-family homes are permitted.*
 2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings.*
 3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site.*
 4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area.*
 5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the construction of a single-family home in an area designated for residential land uses.*
 6. *Compatibility with future construction both on and off the site in that the project consists of constructing a single-family home in an area designated for residential land uses.*
 7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a contemporary single-family home using modern materials and appropriate colors including a matte black standing seam metal roof and shou sugi ban (charred wood) vertical siding or a lighter cedar vertical siding which are compatible with the surrounding residential neighborhood.*
 8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings.*
 9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings.*
 10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Adams Street.*

11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings.*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the home will be constructed of modern building materials including sugi ban or cedar vertical siding and a black standing seam metal roof which are appropriate and compatible with surrounding residential development as these materials and colors are found throughout St. Helena's residential neighborhoods.*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings.*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

- 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. This approval expires 12 months from the date of the Planning Commission approval hearing if a complete building permit application has not been submitted for the project. The expiration date may be extended for up to two one-year periods in accordance with 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

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fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

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

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. 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. The plans submitted for building permits shall be in substantial conformance with the plans reviewed and approved by the Planning Commission on April 18, 2023, except as modified herein. Any changes to the plans may result in additional requirements and improvements by one or several departments.
12. Substantive changes to the plans may require new entitlements.
13. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
14. During demolition and construction, the project site shall be adequately fenced and secured to prevent trespassing.
15. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.

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April 18, 2023

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

Public Works Department Conditions of Approval

17. Frontage improvements shall be required including repairs to curb, gutter, sidewalk, and driveway. Improvements shall be designed and constructed in accordance with the City of St. Helena Municipal Code and the City of St. Helena design standards.
18. All public facilities damaged by construction activities shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
19. Applicant shall submit site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. No final grading or other construction shall be performed until the Improvement Plans have been approved. The applicant shall not begin construction at the site prior to approval of the Improvement Plans.
20. 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.
21. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion and sediment control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
22. The City has adopted the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Applicant is responsible for conformance construction plans in accordance with the BASMAA Manual, SHMC Section 13.32 et. seq., and the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). Approval of project by Planning Commission does not constitute compliance with storm water regulations nor a right to develop per approved plans unless this condition of approval is fully satisfied.

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April 18, 2023

23. 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.
24. If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services or other designated agency, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
25. During construction, dust control must be maintained to the City's satisfaction.

Building Department Conditions of Approval

26. A building permit is required for all onsite demolition, construction and/or change of occupancy.
27. 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.
28. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
29. The applicant shall provide a construction waste management plan with the building permit application.
30. 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.
31. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
32. 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.
33. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

Fire Department Conditions of Approval

34. 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.
35. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.

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April 18, 2023

36. 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.
37. 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 April 18, 2023 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Community Development Director

Kavanaugh Residence
1663 Adams Street
St. Helena, 94574

Our clients for this project are established weekend residents who purchased the site's existing home with plans to retire in St. Helena. Active members of the town, they have built a community here for themselves and their two young daughters. Prior to the start of this project, they had completed a renovation of the existing bungalow that included, among other elements, new interior finishes, a new roof and a new solar array.

The existing home is currently uninhabitable and has been sitting empty and unused for a year while the family rents another home nearby. With foundation sills that fell below grade, the structure had developed extensive mold – a severe health hazard for the couple's two daughters, who have respiratory issues. Despite ongoing attempts to control the existence and spread of mold in the home, the problem continued to worsen, forcing the family to vacate.

An official historical evaluation review of the existing structure has determined no historical value. Our design solution proposes replacing the existing 1,723-square-foot single-story structure, (which includes a 343-square-foot garage), with a 3,008-square-foot two-story home & 225 square-foot Garage, that provides additional living space for the family within a structure that respects and enhances the neighborhood and addresses the ongoing mold issues that stem directly from the existing conditions. The overall footprint of the proposed residence increases the footprint of the residence by a modest amount of 340 square feet.

Surrounded on all sides by two-story houses and set far back from the street, the current home is not in keeping with the visual fabric of the neighborhood. The existing foundation does not meet current health and safety codes, and the house is set within the allowable setbacks on either side. Our proposed design complements and enhances the neighborhood fabric, meets current codes and setbacks, and expands the family's living area without diminishing the home's backyard and landscape.

The proposed design adds a family room, exercise room, guest bedroom and guest bath to the existing three-bedroom, two-bath home – a modest expansion that will have an outsized impact on the home's livability for this family. The garage will be maintained as a single-car garage, minimizing its impact on the home's front facade. Large dormers draw light into the interior, and allow the clients' two daughters to engage in the life of the street below. The main entry, placed on one side of the house, provides privacy and creates the opportunity for a small entry courtyard.

Color, materials and architectural details all serve to minimize the scale of the two-story structure. The traditional barn vernacular speaks to the agricultural context of the upper Napa Valley, while the shou sugi ban siding and standing seam metal roof are sustainable material choices that acknowledge and address the region's vulnerability to fire. A survey of residences in St. Helena showed a clear precedent for black houses, and the dark color helps decrease the home's visual scale. A continuous datum line on the exterior, which visually defines the transition from ground floor to the upper floor, also serves to mitigate the sense of scale: below the datum the siding planks are larger, above the datum they are narrower and more delicate. To expand the home's usable space, while respecting the setbacks to each side and the existing scale and design of the rear yard, the design shifts the home forward on the lot – closer to the street – bringing it in line with its neighbors and the rhythm of the street.

Respectfully submitted,
 Signum Architects

Juancarlos Fernandez

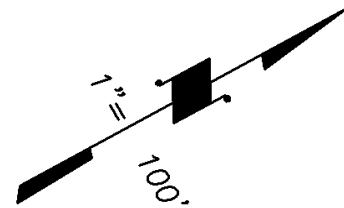
THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

COUNTY ASSESSOR'S PARCEL MAP

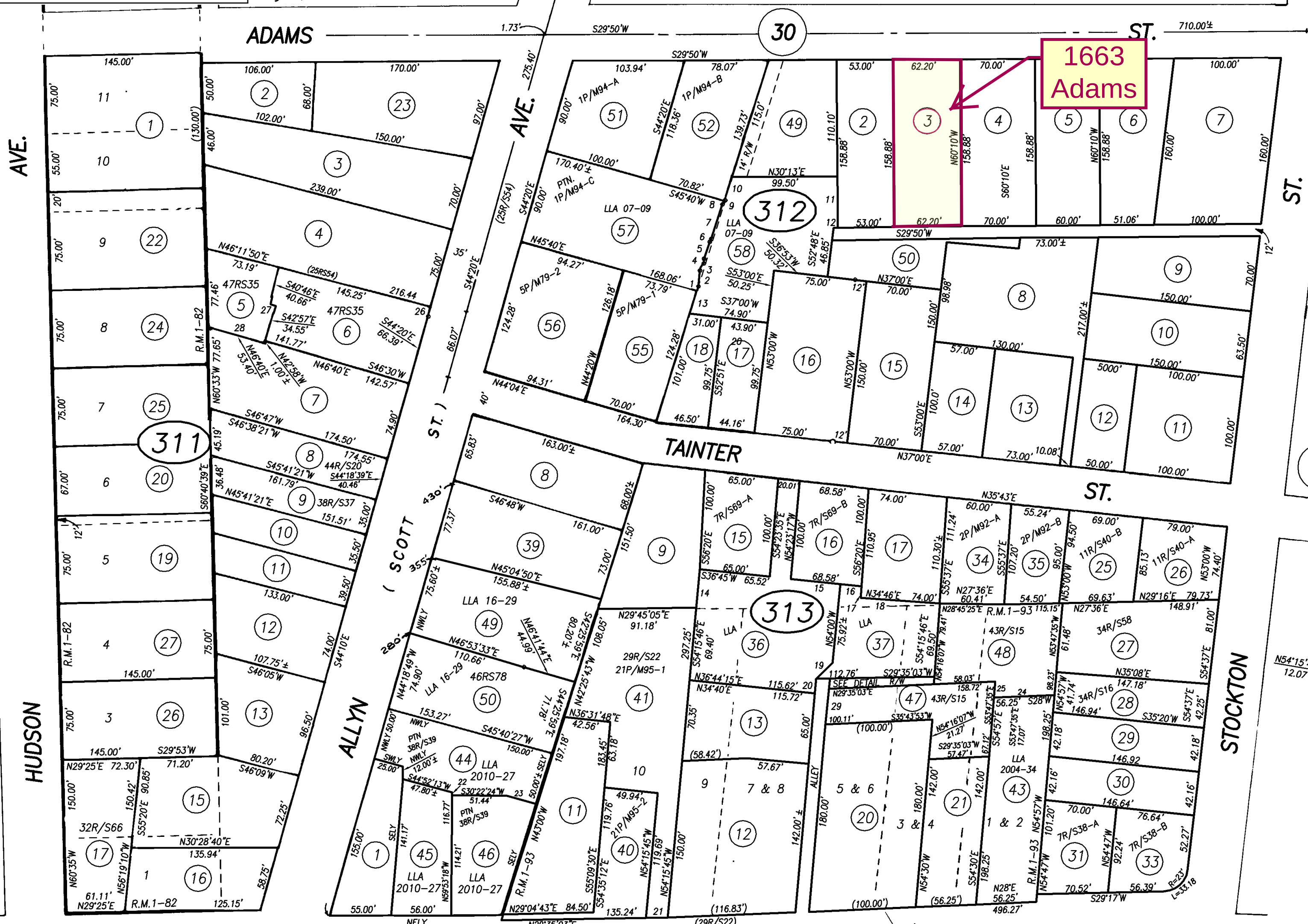
PTN. RANCHO CARNE HUMANA

Tax Area Code
3002

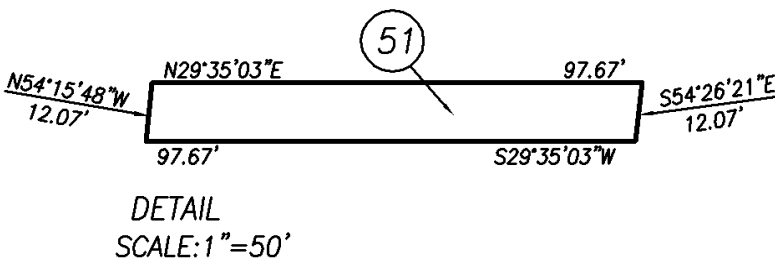
9-31



NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.



1.	N42°34'30"W	4.10'±
2.	N54°16'59"W	15.18'
3.	R=10'	L=7.90'
4.	R=10'	L=4.70'
5.	N41°35'10"W	16.89'
6.	R=10'	L=3.23'
7.	N42°08'02"W	34.48'
8.	R=10'	L=4.70'±
9.	N45°40'W	.40'±
10.	N42°34'30"W	25.00'±
11.	S60°10'E	48.76'
12.	S29°44'W	3.75'
13.	N42°34'30"W	26.10'±
14.	S54°06'25"E	36.86'
15.	S36°45'W	44.42'
16.	N36°45'E	24.16'
17.	S54°22'21"E	10.77'
18.	N35°20'32"E	73.51'
19.	N13°33'W	21.57'
20.	N54°15'48"W	13.71'
21.	N29°35'03"E	20.12'
22.	N59°53'18"W	2.56'
23.	S45°39'50"E	26.20'±
24.	S29°35'03"W	56.25'
25.	N53°47'35'E	17.07'
26.	S44°18'39"E	9.33'
27.	N44°39'E	6.85'
28.	S40°66'E	40.66'
29.	N54°16'07"W	35.00'



313-47 & 48 RS	3-6-14
311-08 RS	10-30-14
313-49 & 50 LLA	8-29-17
313-50 RS	12-19-17
311-05 & 06 RS	7-16-18
313-51 NEW BORN	6-21-19
REVISION	DATE

1954-60-61

RECEIVED
By xgamero at 9:51 am, Nov 09, 2022

32 HASTIE'S ADD'N,
FEALEY'S ADD'N,

R.M. BK. 1, PG. 82
R.M. BK. 1, PG. 93

60

59

9-31

KAVANAUGH RESIDENCE

1663 ADAMS STREET ST. HELENA, CALIFORNIA
APN: 009 - 312 - 003



Design Review Set

signum architecture

JUAN CARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1050 Adams Street, Suite D, St. Helena, CA 94574

These drawings are the property of Signum
Architecture and have been prepared specifically for
this project. These drawings are not to be used for any
other project, by any other entity or in another location.

ST HELENA RESIDEENCE

1663 ADAMS ST.
SAINT HELENA, CA 94574
APN : 009-312-003

PROJECT NUMBER	2207
DATE	10/04/22
CHECKED BY	JCF
DRAWN BY	KL
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22
DES. REV. RESPONSE	04.11.23

SHEET NAME

COVER SHEET

SHEET NUMBER

0.00

DESIGN REVIEW

JUAN CARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1050 Adams Street, Suite D, St. Helena, CA 94574

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ST HELENA RESIDENCE

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SAINT HELENA, CA 94574
APN : 009-312-003

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REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22

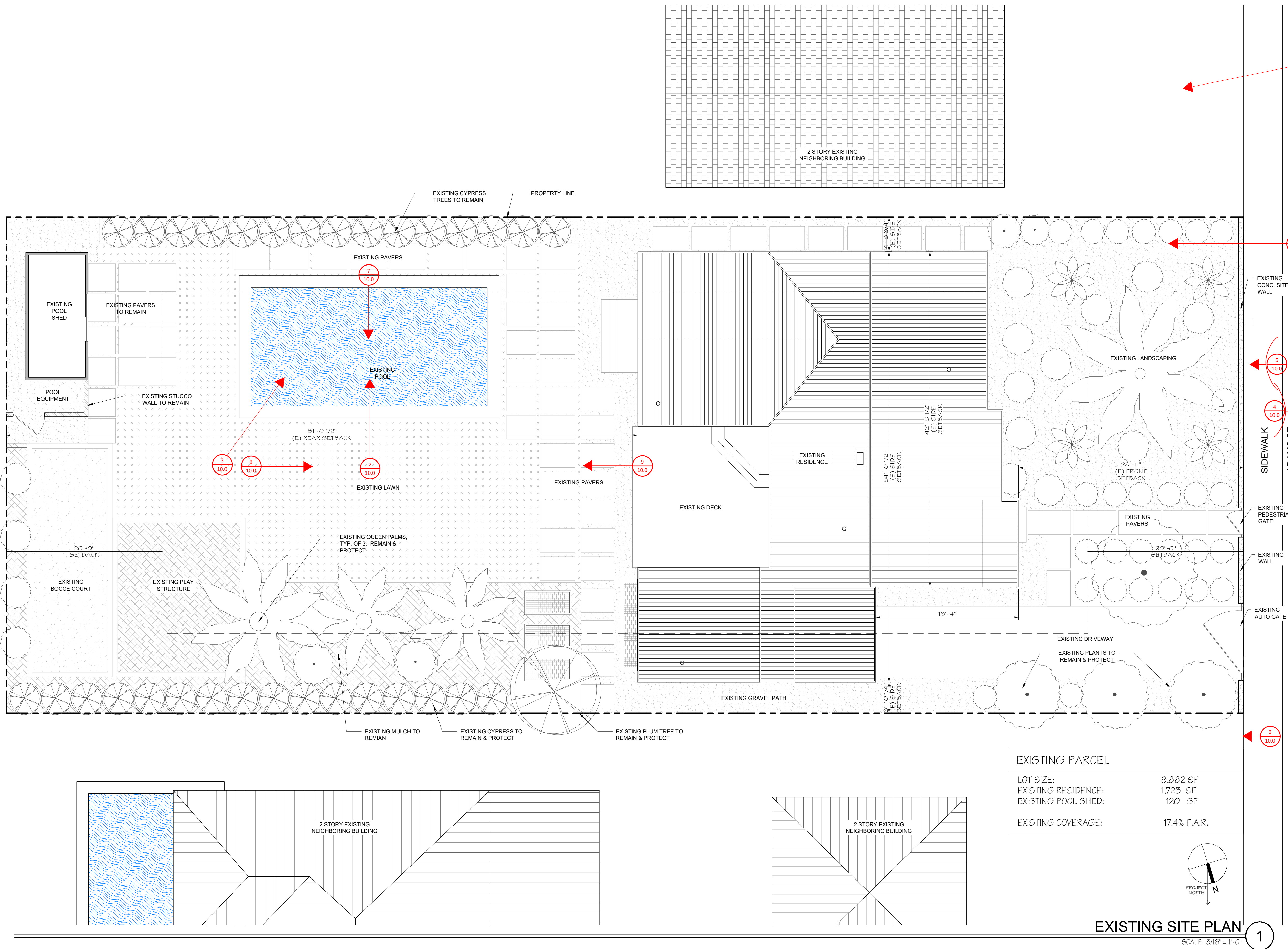
SHEET NAME

EXISTING SITE PLAN

SHEET NUMBER

1.0

DESIGN REVIEW



1663 ADAMS ST.
SAINT HELENA, CA 94574
APN : 009-312-003

PROJECT NUMBER	2207
DATE	10/04/22
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DRAWN BY	KL
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REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22

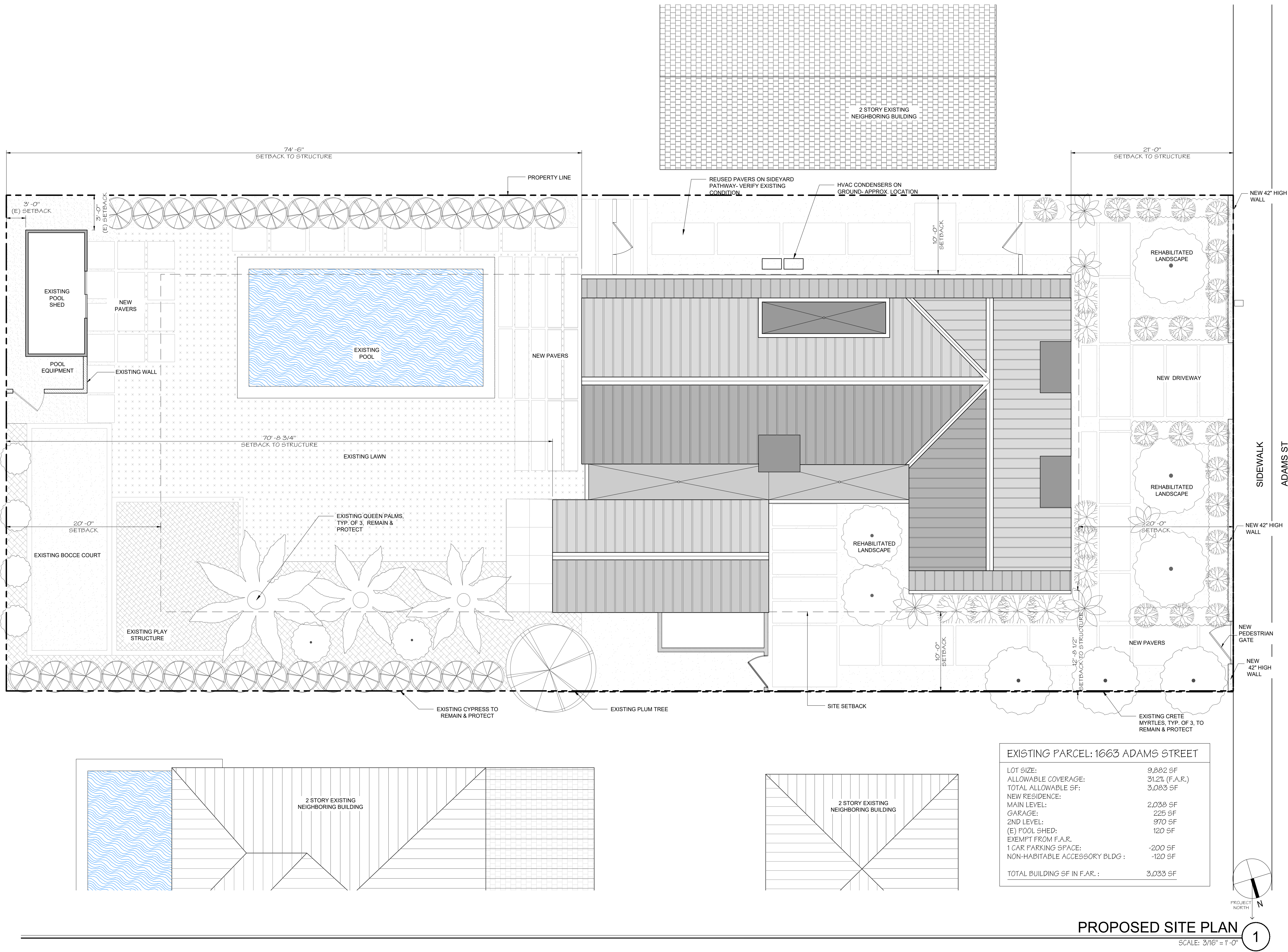
SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

2.0

DESIGN REVIEW



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PROJECT DESIGNER
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ST HELENA
RESIDENCE

1663 ADAMS ST.
SAINT HELENA, CA 94574
APN : 009-312-003

PROJECT NUMBER 2207
DATE 10/04/22
CHECKED BY JCF
DRAWN BY KL
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 10.04.22
DESIGN REVIEW 10.22.22

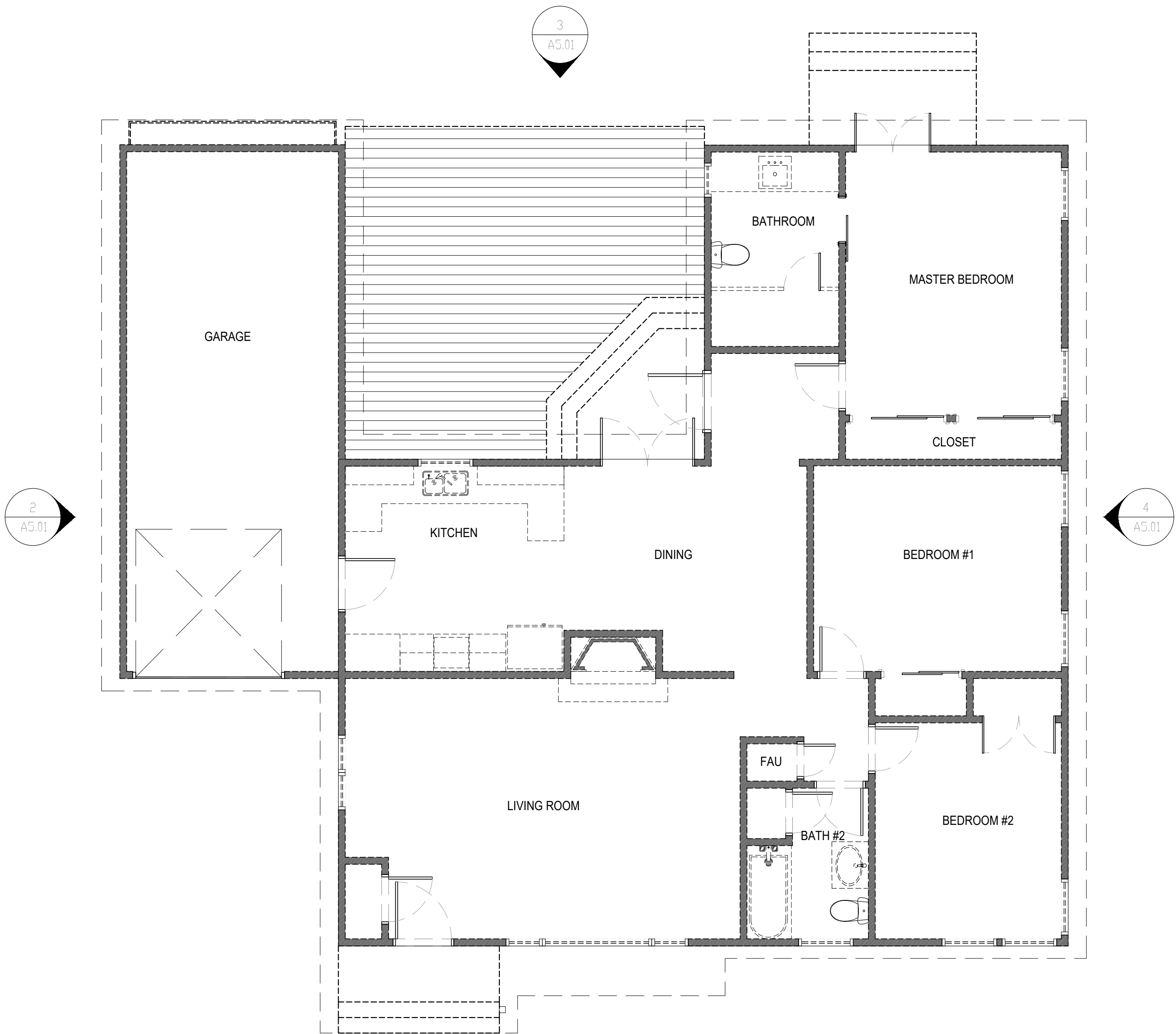
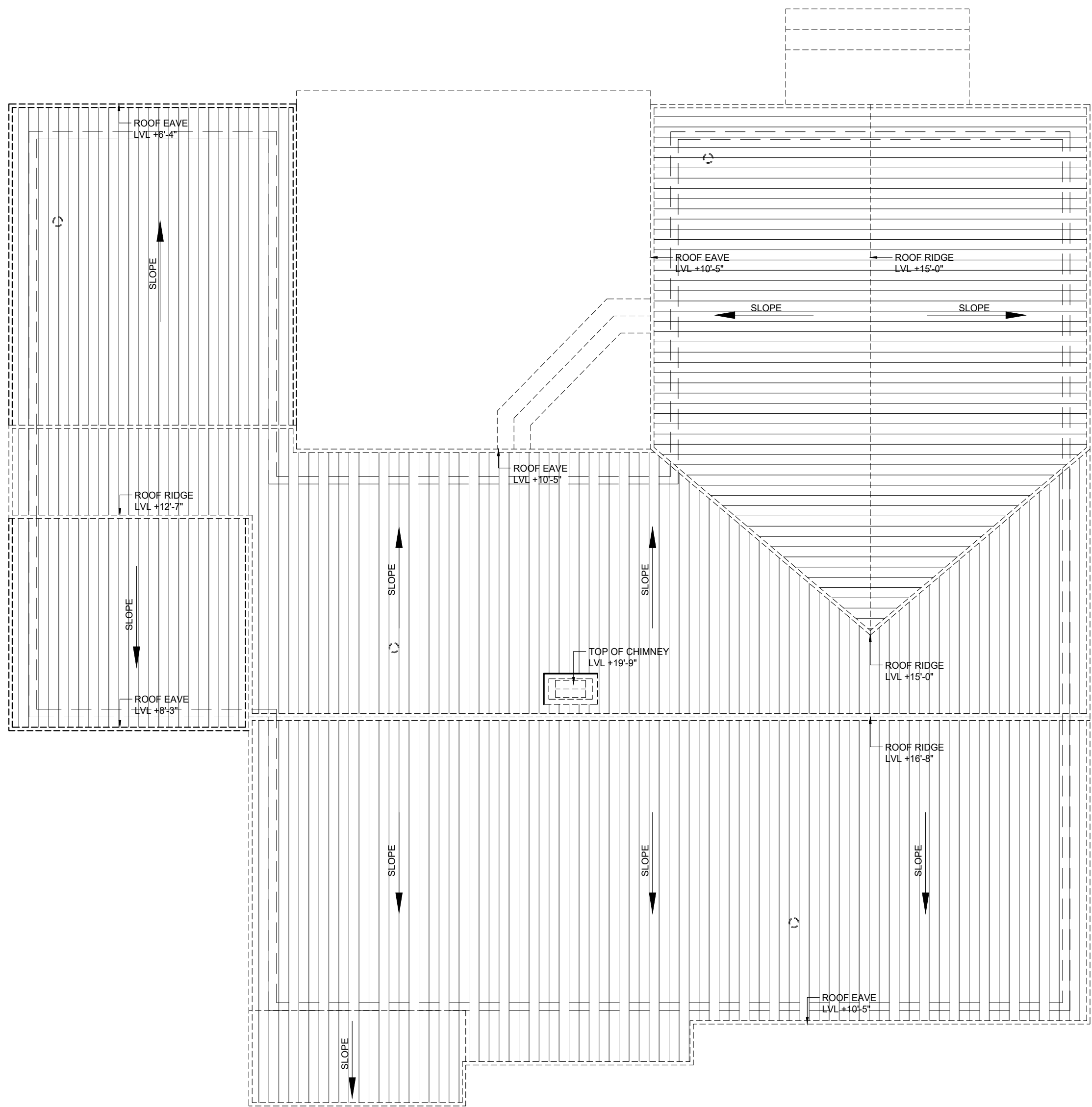
SHEET NAME

EXISTING FLOOR PLAN &
ROOF PLAN

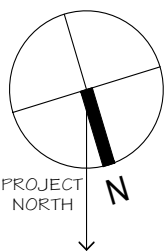
SHEET NUMBER

3.01

DESIGN REVIEW



EXISTING RESIDENCE SQ. FTG.
(E) MAIN RESIDENCE: 1,380 SF
(E) GARAGE 343 SF
(E) POOL SHED +/- 120 SF



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PROJECT NUMBER	2207
DATE	10/04/22
CHECKED BY	JCF
DRAWN BY	KL
SCALE	AS NOTED

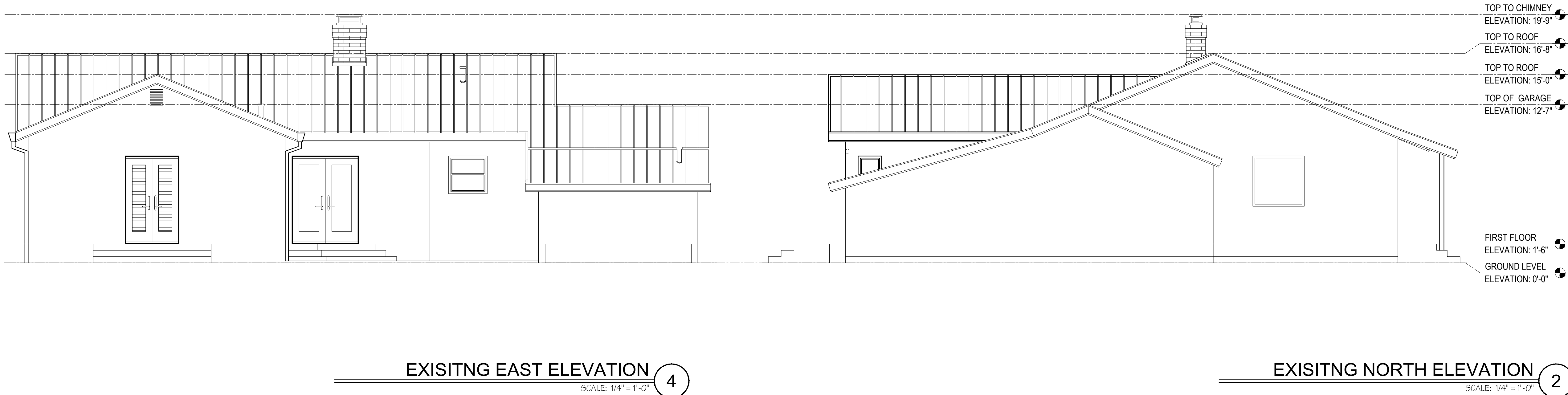
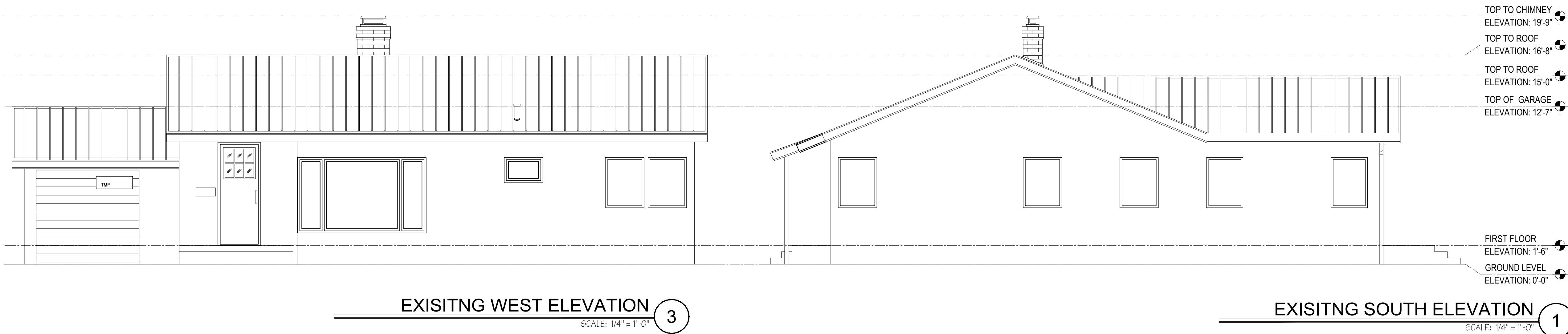
REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22

SHEET NAME

EXISTING ELEVATIONS

SHEET NUMBER

3.02
DESIGN REVIEW



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REVISIONS
SCHEMATIC DESIGN 10.04.22
DESIGN REVIEW 10.22.22

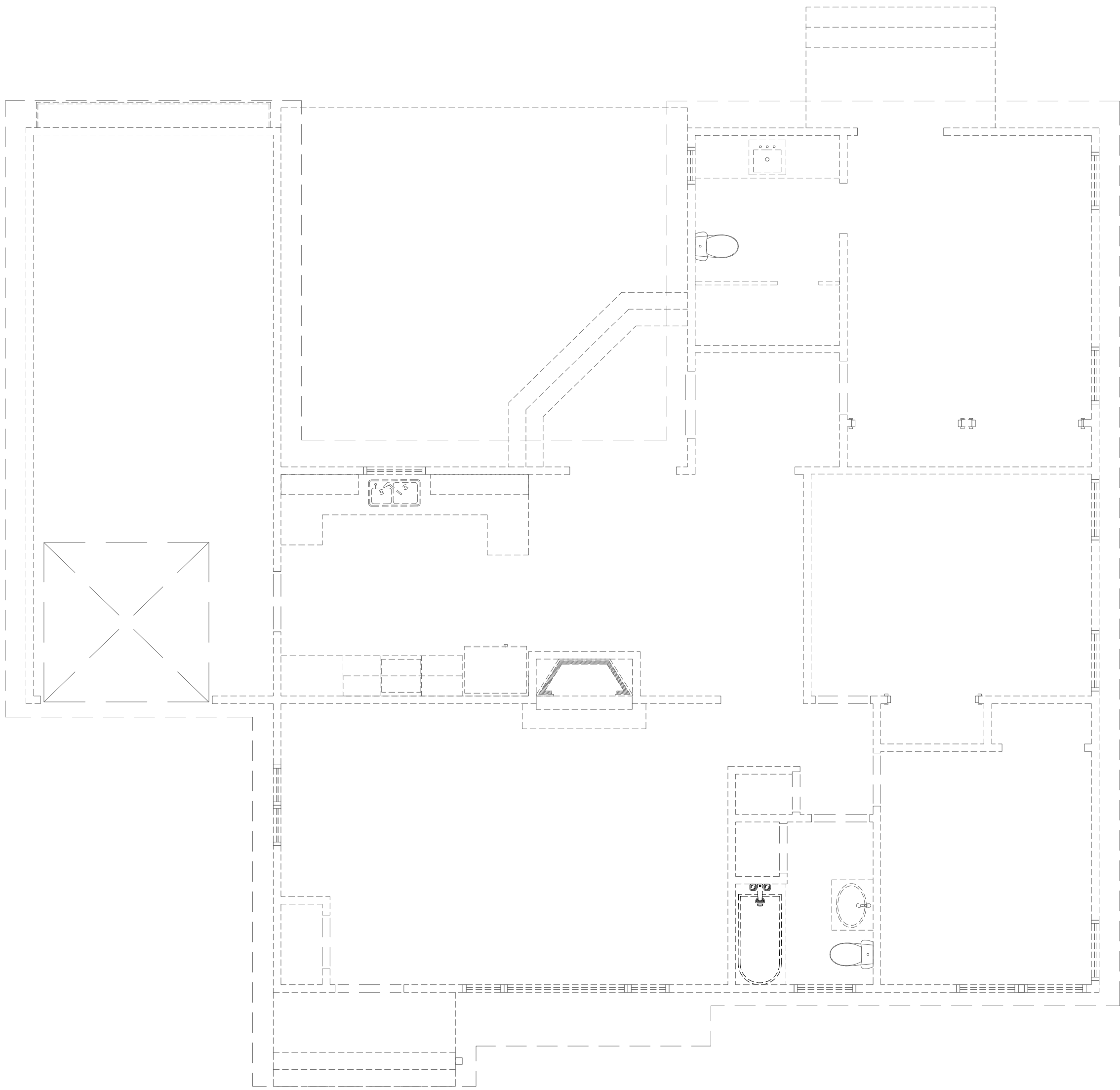
SHEET NAME

DEMOLITION PLAN

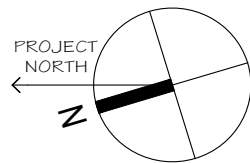
SHEET NUMBER

3.03

DESIGN REVIEW



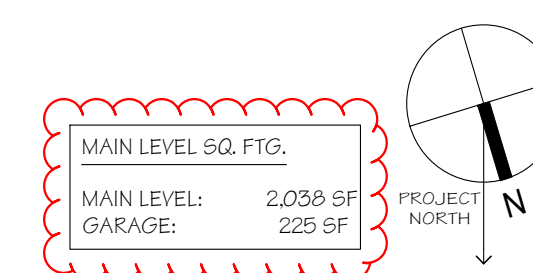
NOTE:
EXISTING HOUSE TO BE DEMOLISHED DUE TO MOLD THROUGHOUT RESIDENCE.



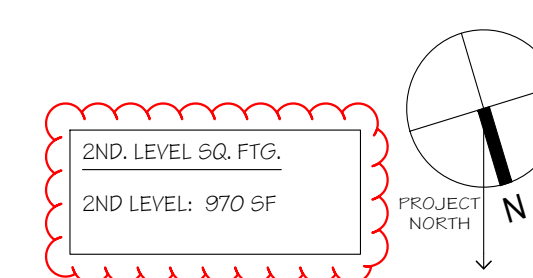
DEMOLITION PLAN

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

1



PROPOSED FLOOR PLAN - MAIN LEVEL



1

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REVISIONS
SCHEMATIC DESIGN 10.04.22
DESIGN REVIEW 10.22.22

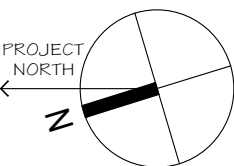
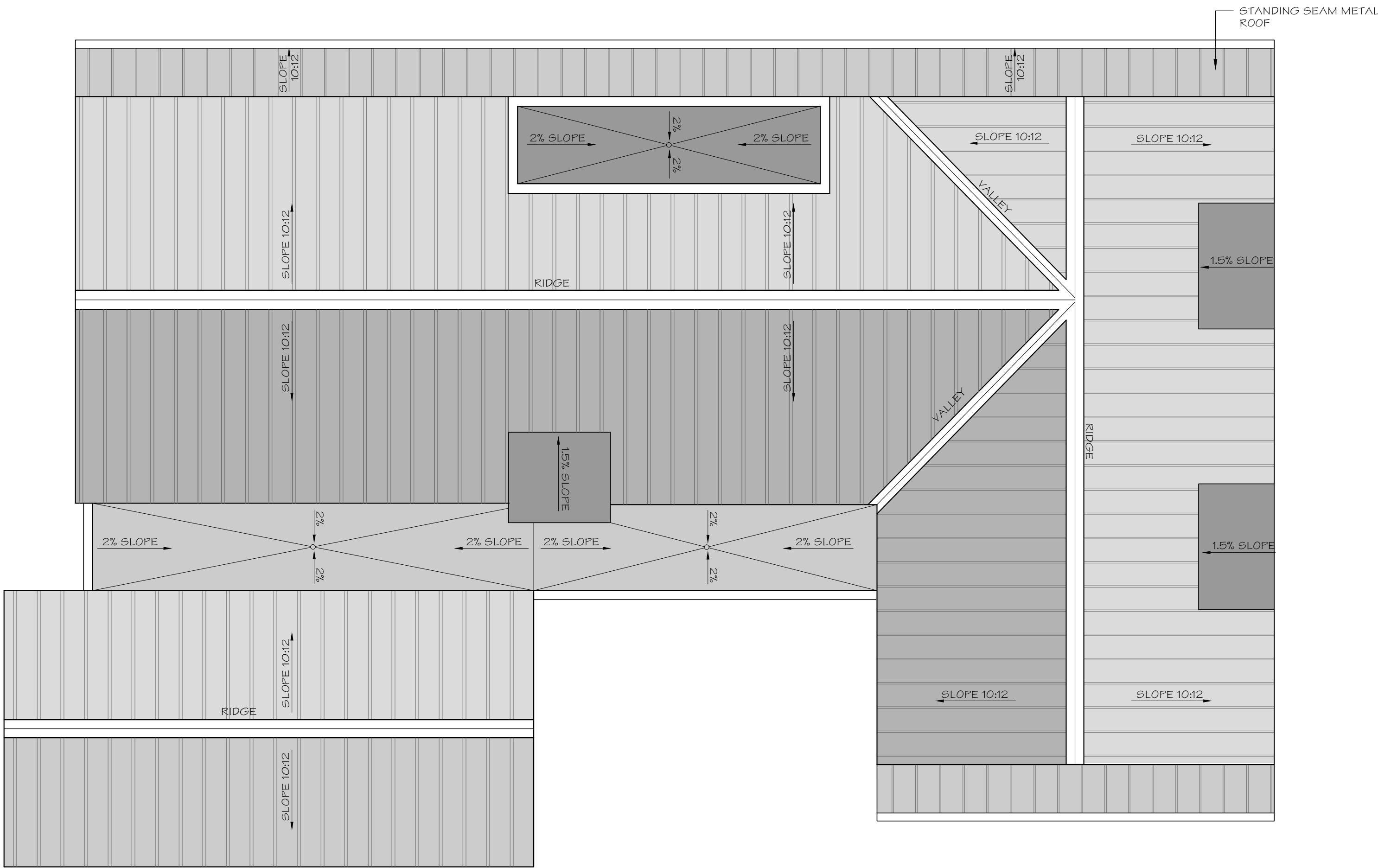
SHEET NAME

PROPOSED ROOF PLAN

SHEET NUMBER

4.03

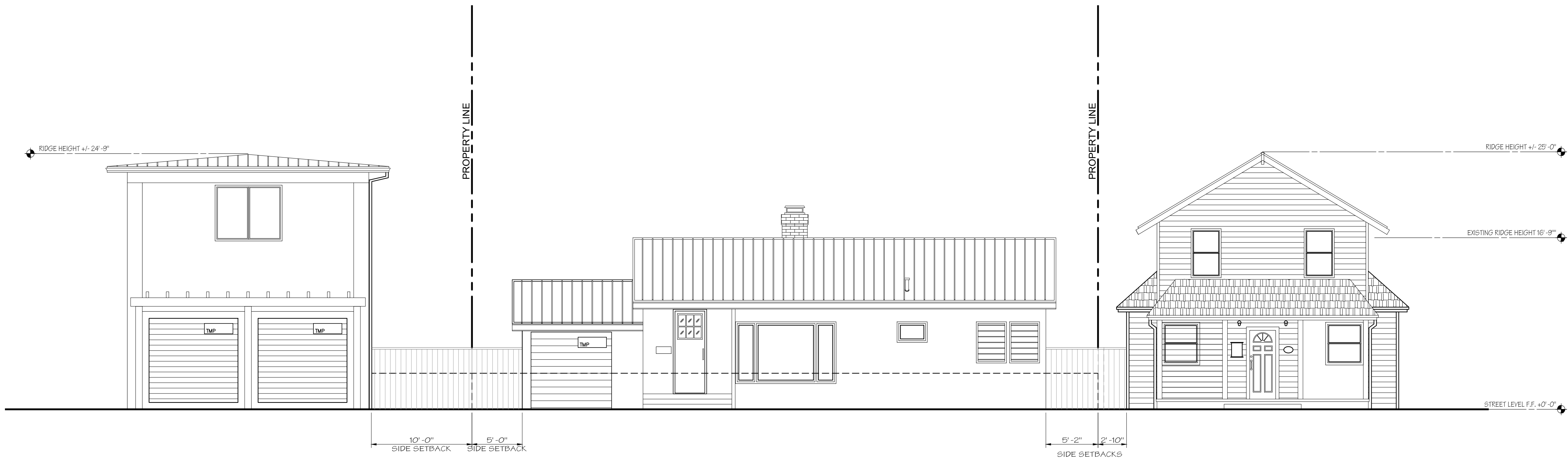
DESIGN REVIEW



PROPOSED FLOOR PLAN - 2ND LEVEL

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

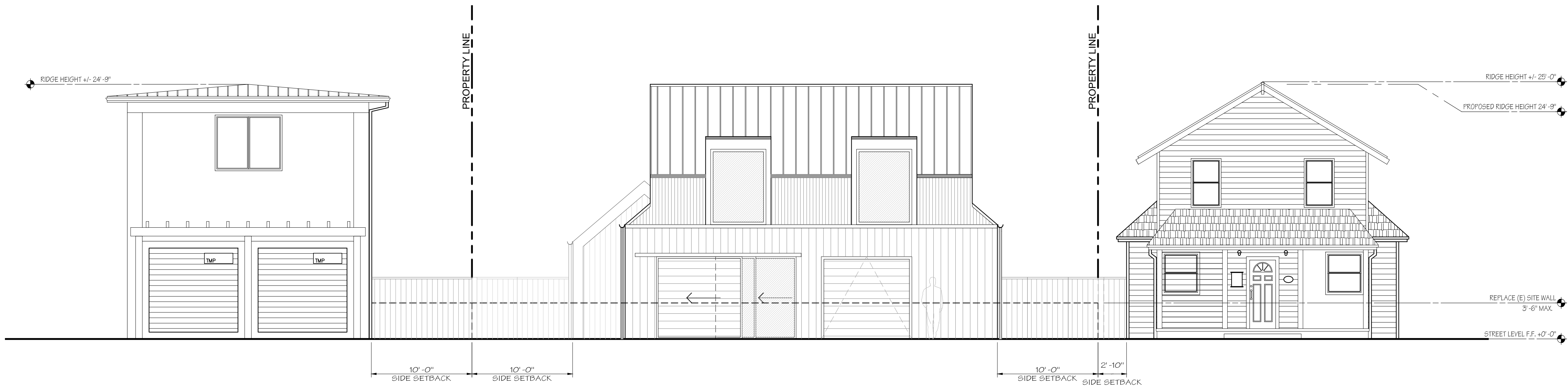
1



EXISTING FRONT ELEVATION- STREET VIEW w/ NEIGHBORING RESIDENCES

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

2



PROPOSED FRONT ELEVATION- STREET VIEW w/ NEIGHBORING RESIDENCES

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

1

ST HELENA
RESIDENCE

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SAINT HELENA, CA 94574
APN : 009-312-003

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SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 10.04.22
DESIGN REVIEW 10.22.22

SHEET NAME

FRONT ELEVATIONS
STREET VIEW

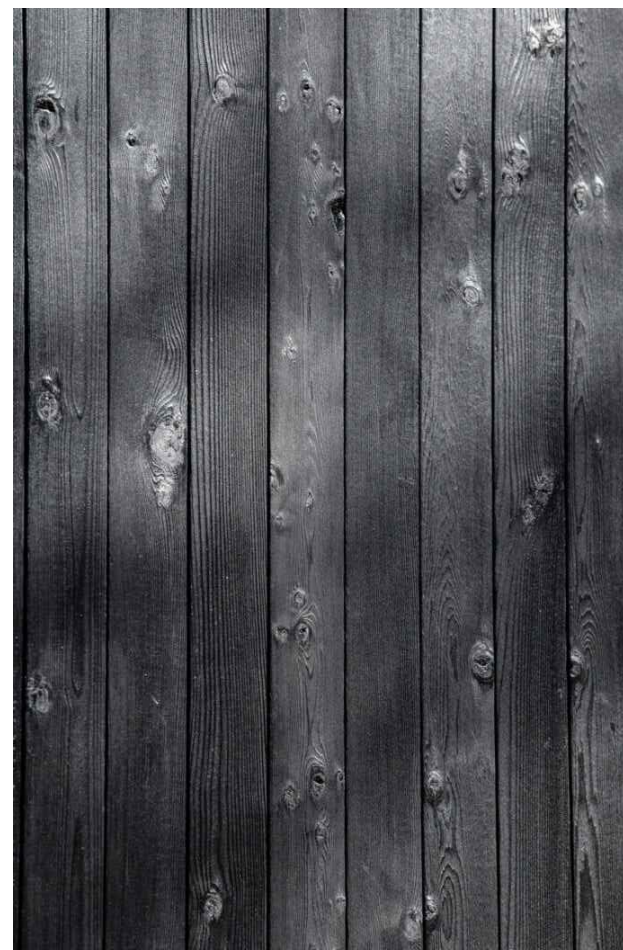
SHEET NUMBER

7.00

DESIGN REVIEW



16" STANDING SEAM METAL ROOF
MATTE BLACK FINISH



SHOU-SUGI-BAN CLADDING

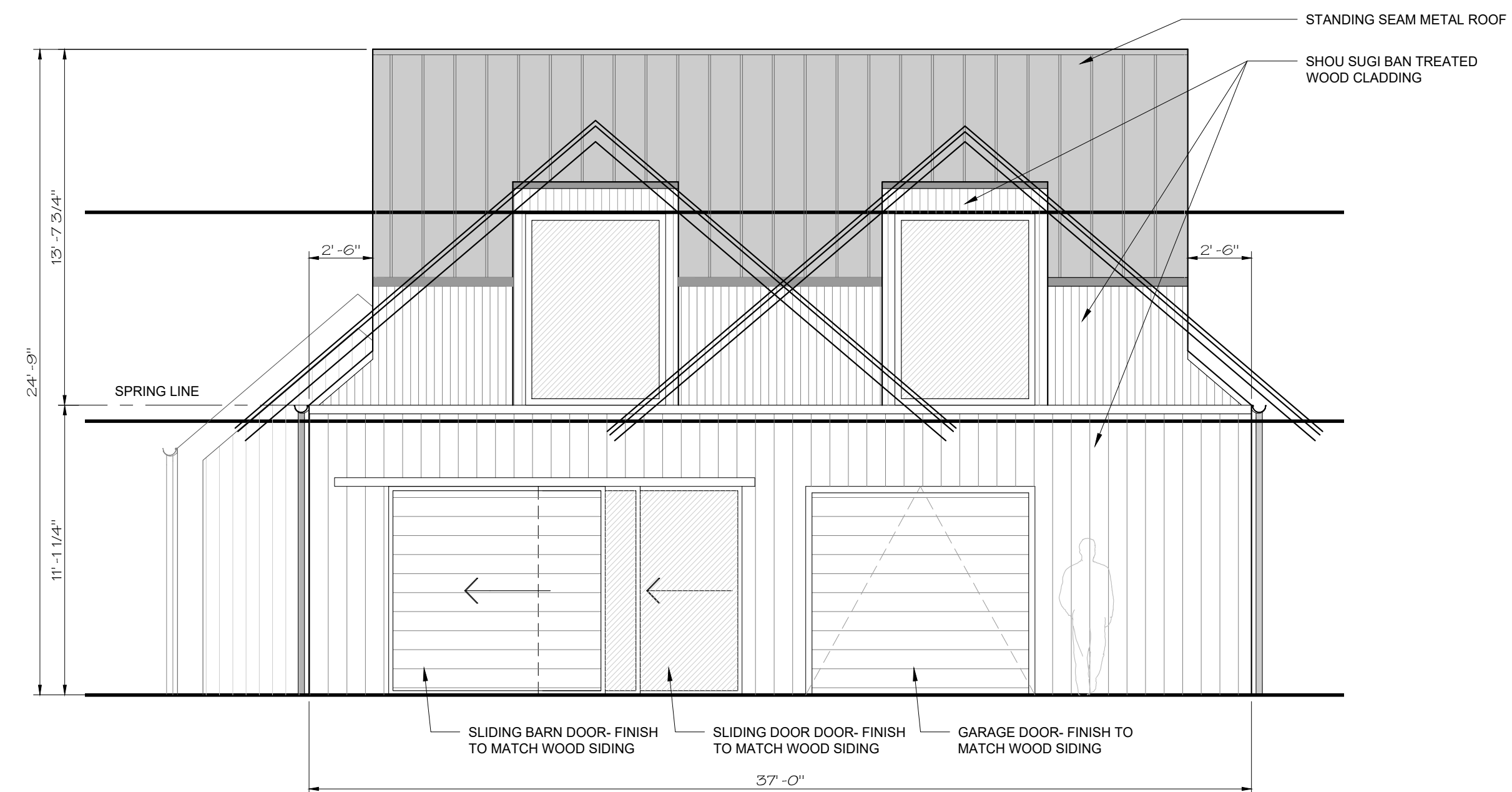


CEDAR CLADDING

MATERIALS

SCALE: N.T.S.

3



WEST ELEVATION

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

2

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ST HELENA RESIDENCE

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SAINT HELENA, CA 94574
APN : 009-312-003

PROJECT NUMBER 2207
DATE 10/04/22
CHECKED BY JCF
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SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 10.04.22
DESIGN REVIEW 10.22.22

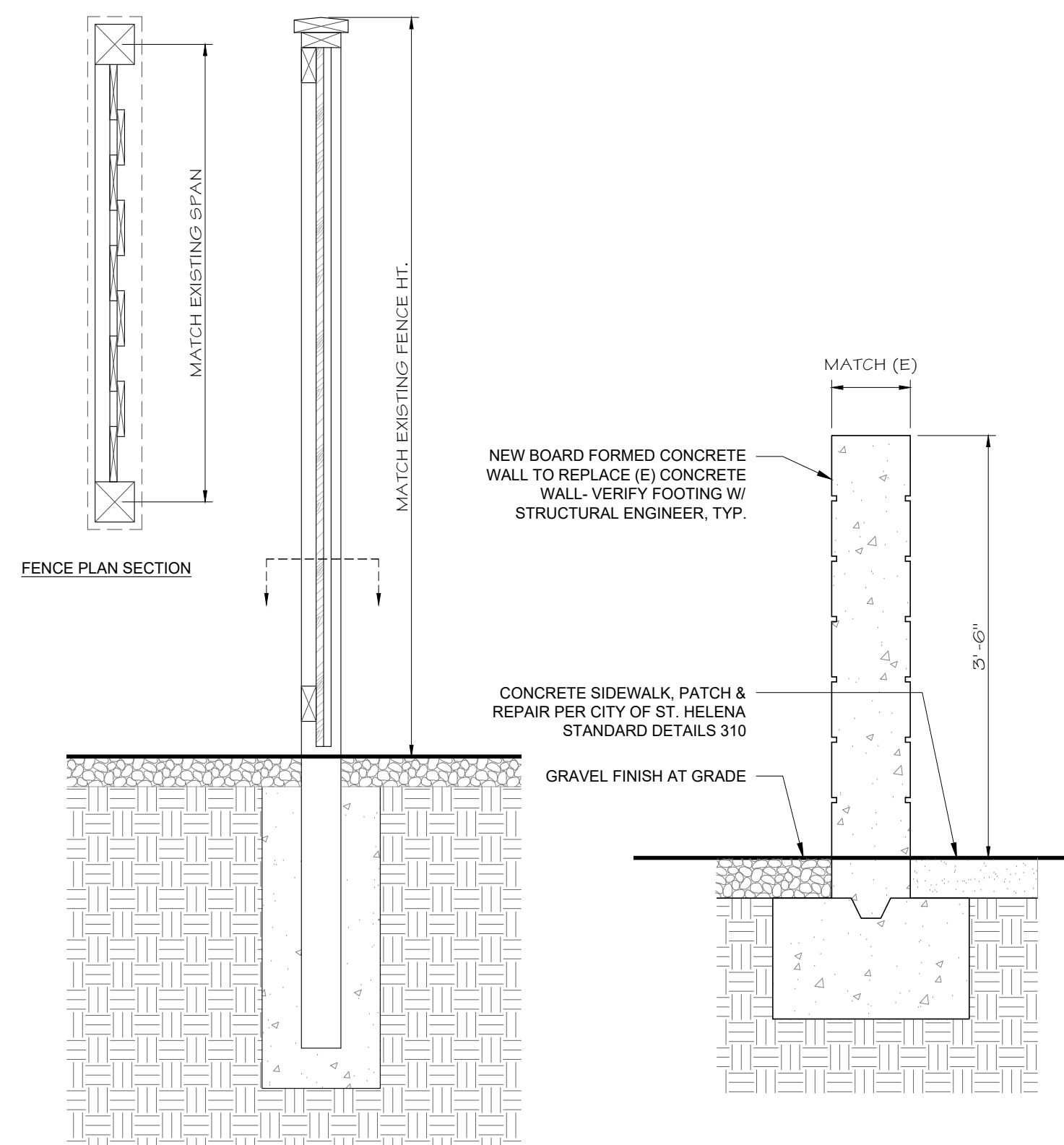
SHEET NAME

PROPOSED ELEVATIONS

SHEET NUMBER

7.01

DESIGN REVIEW



TYP. WOOD FENCE DETAIL

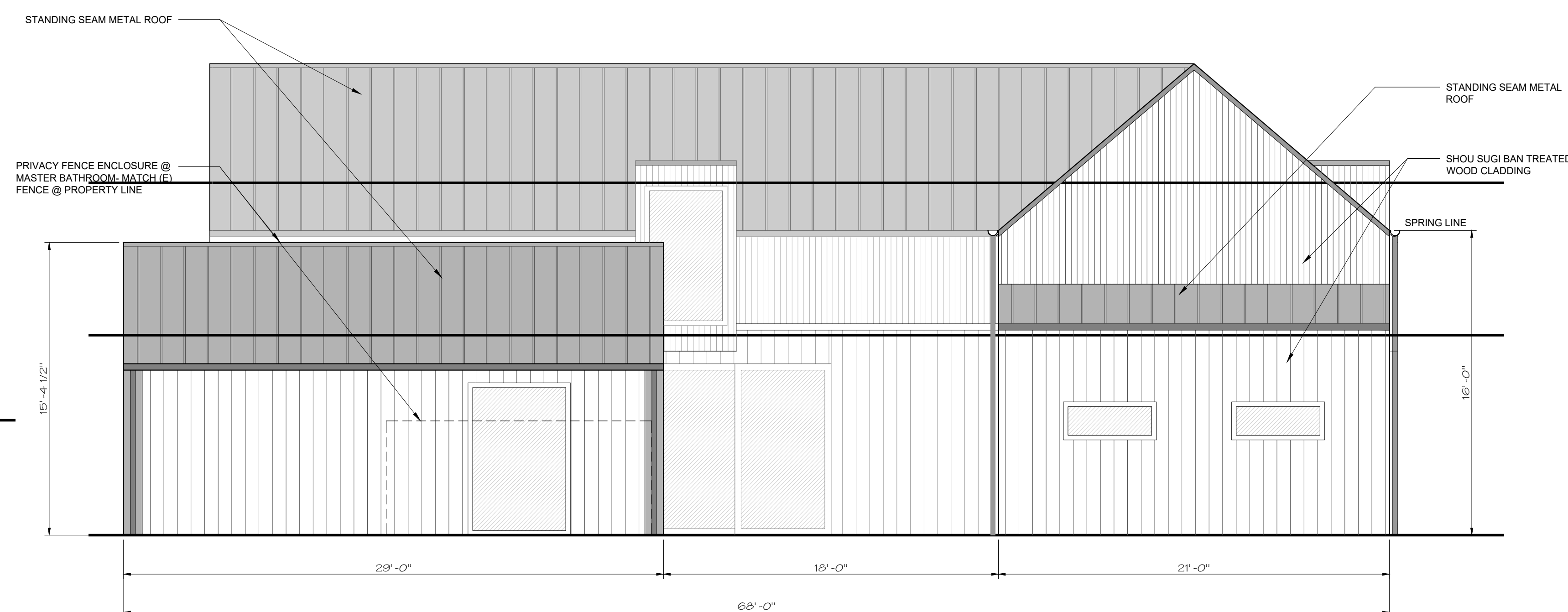
SCALE: 1" = 1'-0"

5

CONCRETE SITE WALL

SCALE: 1" = 1'-0"

4



NORTH ELEVATION

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

1



SHOU-SUGI-BAN CLADDING



16" STANDING SEAM METAL ROOF
MATTE BLACK FINISH

MATERIALS

SCALE: N.T.S.

3



EAST ELEVATION

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

2

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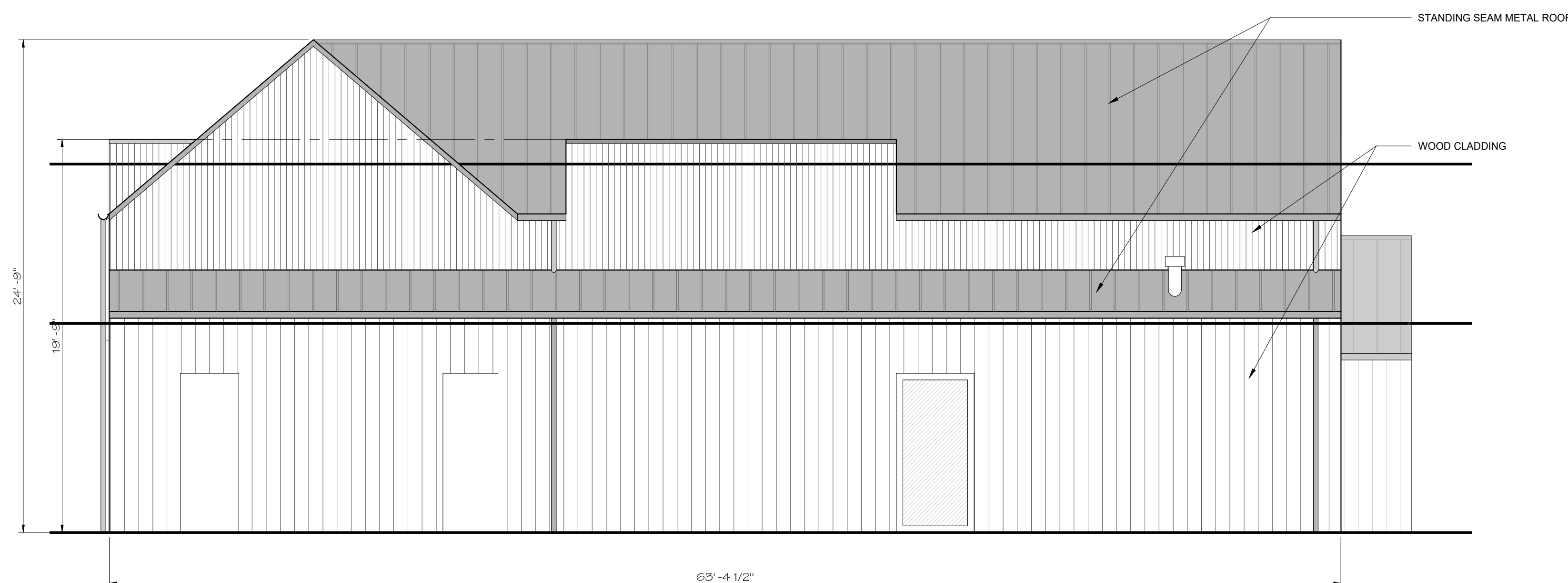


CEDAR CLADDING

MATERIALS- WOOD CLADDING OPTION 2

SCALE: N.T.S.

3



SOUTH ELEVATION

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

1

ST HELENA
RESIDENCE

1663 ADAMS ST.
SAINT HELENA, CA 94574
APN : 009-312-003

PROJECT NUMBER	2207
DATE	10/04/22
CHECKED BY	JCF
DRAWN BY	KL
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22

SHEET NAME

PROPOSED ELEVATIONS

SHEET NUMBER

7.02

DESIGN REVIEW



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



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

EXISTING LANDSCAPING:

EXISTING LANDSCAPING:

TOTAL LANDSCAPE S.F.	6,252 SF
----------------------	----------

PROPOSED LANDSCAPING:

TOTAL PROPOSED S.F.	6,052 SF
---------------------	----------

TOTAL EXISTING LANDSCAPE AREA TO REMAIN:

1,972 S.F.

EXISTING LANDSCAPE ELEMENTS TO REMAIN:

EXISTING LANDSCAPE ELEMENTS TO REMAIN:
LAWN, MULCH AREA, 3 QUEEN PALM TREES, & PLUM TREE.

FRONT YARD/ SIDE YARD:

REHABILITATE 937 SF INCLUDING:

- THE PROJECT INCLUDES LESS THAN 2500 SF OF
REHABILITATED LANDSCAPE AND 0 SF OF NEW LANDSCAPE.

EXISTING LANDSCAPE = 2109 SF

REHABILITATED LANDSCAPE = 1213 SF

(E) LAWN

(E) LANDSCAPE

REHABILITATED LANDSCAPE

JUANCARLOS FERNANDEZ
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SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22

SHEET NAME

LANDSCAPE PLAN

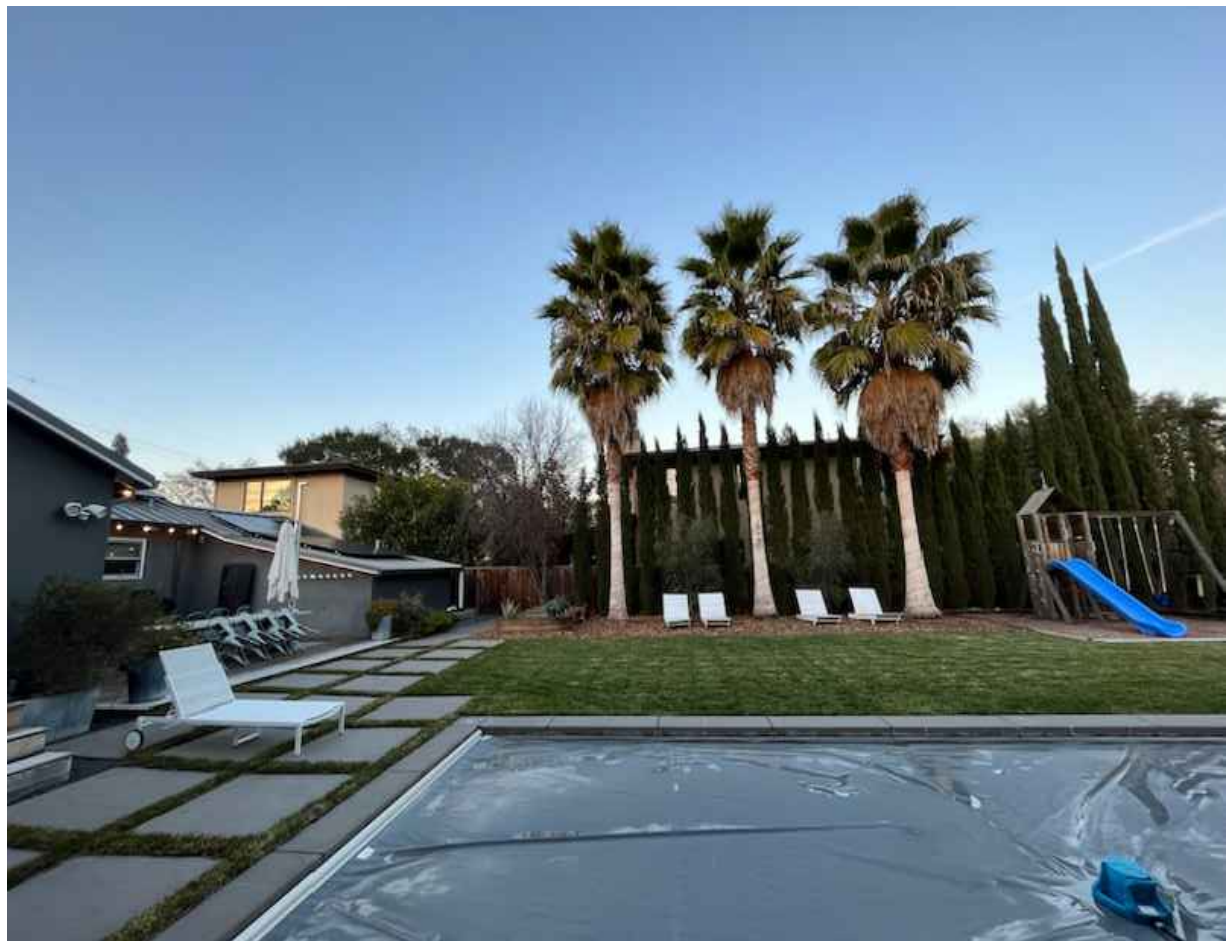
SHEET NUMBER

8.0

DESIGN REVIEW



VIEW FROM EXISTING RESIDENCE FACING EAST
SCALE: N.T.S.



REAR YARD FACING NORTH NEIGHBOR
SCALE: N.T.S.



REAR YARD FACING SOUTH NEIGHBOR
SCALE: N.T.S.



VIEW OF EXISTING RESIDENCE FROM BACKYARD
SCALE: N.T.S.



STREET VIEW FACING NORTH NEIGHBOR
SCALE: N.T.S.



REAR YARD FACING SOUTH NEIGHBOR
SCALE: N.T.S.



STREET VIEW FACING EAST
SCALE: N.T.S.



STREET VIEW FACING WEST NEIGHBORS
SCALE: N.T.S.



(A)



(B)

STREET VIEW FACING SOUTH NEIGHBOR
SCALE: N.T.S.

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PROJECT NUMBER 2207
DATE 10/04/22
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SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 10.04.22
DESIGN REVIEW 10.22.22

SHEET NAME

SITE PHOTOS

SHEET NUMBER

10.0

DESIGN REVIEW



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PROJECT NUMBER 2207
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DRAWN BY KL
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 10.04.22
DESIGN REVIEW 10.22.22

SHEET NAME

STREET VIEW

SHEET NUMBER

STREET VIEW - SHOU SUGI BAN CLADDING

N.T.S.

1

11.0

SCHEMATIC SET

1663 ADAMS ST.
SAINT HELENA, CA 94574
APN : 009-312-003

PROJECT NUMBER	2207
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SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22

SHEET NAME

STREET VIEW

SHEET NUMBER

11.1

SCHEMATIC SET

STREET VIEW - CEDAR CLADDING



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ST HELENA
RESIDEENCE

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PROJECT NUMBER	2207
DATE	10/04/22
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DRAWN BY	KL
SCALE	AS NOTED
REVISIONS	
SCHEMATIC DESIGN	10.04.22
DESIGN REVIEW	10.22.22

SHEET NAME
ST. HELENA DARK
EXTERIOR FINISH
EXAMPLES

SHEET NUMBER

12.0

SCHEMATIC SET



ST. HELENA RESIDENCES- DARK FINISH EXAMPLES

N.T.S.

1



1639 Adams St. (east).



1663 Adams St. (project site).



1673 Adams St. (west).



1652 Adams St. (across the street).



1662 Adams St. (across the street).



1706 Adams St. (across the street).

RECEIVED
By xgamero at 9:24 am, Nov 09, 2022



BRUNZELL
HISTORICAL

August 25, 2022

Lance Kavanaugh
1663 Adams Street
St. Helena, California 94574

Subject: Historic Resource Evaluation of 2484 Spring Mountain Road, St. Helena, Napa County, California.

Dear Lance,

This letter and the attached DPR 523 forms comprise the Historic Resource Evaluation of 1663 Adams Street, St. Helena, Napa County, California.

Methodology

Brunzell Historical Principal Kara Brunzell conducted a site visit on August 16, 2022. The site visit included collecting photographs of the house, the parcel, and the neighborhood setting. Brunzell Historical Staff conducted research through the St. Helena Historical Society, the Napa County Historical Society, and online research at Ancestry.com and other websites in order to discover relevant historic contexts and land-use history of the property. 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).

Summary of Findings

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation according to current regulations. Because 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.

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 1663 Adams Street 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 residential development of St. Helena in the mid twentieth 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, CRHR, or the St. Helena historic inventory 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 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 house 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, CRHR, or the St. Helena historic inventory under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor does it exhibit the design elements present in architectural landmarks. The building is an ordinary and unremarkable example of a 1950s house. It lacks features such as natural cladding and carefully designed landscaping that are hallmarks of architecturally significant examples of the style. For these reasons, the property is recommended not eligible to the NRHP, CRHR, or the St. Helena historic inventory 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. 1663 Adams Street 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, CRHR, or the St. Helena historic inventory and does not qualify as a historical resource under CEQA.

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 Historic American Engineering Record recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period

domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

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

Sincerely,

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

Kara Brunzell, M.A.
Brunzell Historical

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or # (Assigned by recorder) 1663 Adams Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Santa Rosa Date 1958 T. 8N ; R. 6W ; 1/4 of Sec. _____ ; _____ B.M.

c. Address 1663 Adams Street City Saint 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) 009-312-003-000

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

The property is located in a residential neighborhood southwest of Downtown St. Helena. The neighborhood, which was developed gradually over many decades, is characterized by one-and two-story houses on irregular parcels with mature trees and vegetation. The 1,427-square-foot property at 1663 Adams Street has a single-family residence near the street with a small pool house at the southeast corner of the parcel. Its front yard, which is enclosed in a low stuccoed wall, is characterized by large shrubs, low palms, and fruit trees; landscaping obscures much of the building from view. The one-story Minimal Traditional house has a roughly U-shaped plan and features a cross-gabled roof with metal vents at the gable ends. The roof is metal with solar panels installed atop it; a brick chimney projects from the rear (southeast) plane of the roof near the ridge line. The building is clad in stucco. There is a projecting entry porch on the main (northwest) façade, which has a shed roof that is supported two square wood posts. Its shelters the main entrance, which is at the east end of the main façade and fitted with a paneled wood door; it is accessed by a concrete walkway and a low set of wooden steps. Fenestration consists of double-hung wood sash and replacement windows with a large three-panel picture window to the right of the main entrance. The attached single-car garage at the east end of the building is fitted with a metal roll-up door and has a shed-roofed addition at its rear. Secondary entrances at the back of the house are fitted with contemporary glazed wood-frame double doors. The rear yard has a large lawn, pool, bocce court, and play structure as well as the small pool house at its back corner.

*P3b. Resource Attributes: (List attributes and codes) HP2, single-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: 1663 Adams Street, northwest elevation, camera facing southeast, August 16, 2022.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

c1951, Napa County Assessor

*P7. Owner and Address:

Lance Kavanaugh

1663 Adams Street

Saint Helena, California

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: August 16, 2022

*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 9

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1663 Adams Street

B1. Historic Name: None

B2. Common Name: 1663 Adams Street

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

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1951

Roof changed from shingle to metal, Solar panels added, original front door replaced, new doors on rear elevation installed, wall added to front yard, c2015
Pool installed, c2016

***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:** August 16, 2022

(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: August 16, 2022 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: 1663 Adams St, northwest elevation, camera facing east, August 16, 2022.



Photograph 3: 1663 Adams St, northwest elevation, camera facing southeast, August 16, 2022.

DPR 523B (1/95)

*Required Information

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Photograph 4: 1663 Adams St, northwest and northeast elevations, camera facing south, August 16, 2022.



Photograph 5: 1663 Adams St, northeast elevation, camera facing west, August 16, 2022.

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Photograph 6: 1663 Adams St, southeast elevation, camera facing northwest, August 16, 2022.



Photograph 7: 1663 Adams St, southwest elevation, camera facing east, August 16, 2022.

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Photograph 8: 1663 Adams St pool house, northwest elevation, camera facing southeast, August 16, 2022.



Photograph 9: 1663 Adams St backyard, camera facing southeast, August 16, 2022.

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Photograph 10: View of 1663 Adams St and surroundings, camera facing east, August 16, 2022.



Photograph 11: View down Adams St looking towards intersection of Allyn Ave and Adams St, camera facing southeast, August 16, 2022.

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B10. Significance (continued):

Saint 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 later 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 Charles 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 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. Efforts to preserve agricultural land beginning in the second half of the twentieth century have allowed the town to grow slowly and retain much of its rural nineteenth-century character. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.⁵

1663 Adams Street

The house at 1663 Adams Street was built about 1951, probably by the Nachbaur family. In the 1950s, Dorothy (1927-2016) and Leo Vincent Nachbaur and their family lived at the residence. Leo V. Nachbaur (1919-2000) was born in St. Helena to Austrian immigrants Gebhard and Catherine Nachbaur. He graduated high school in 1938 and went to work on his parents ranch for several years before serving in the 265th Engineers with the 65th Infantry Division during World War II. He worked as a Mare Island firefighter for 33 years. Nachbaur married Dorothy M. Thorsen in 1956. Dorothy was the daughter of Roy and Alice Thorsen and had grown up just around the corner on Stockton Street. She married William R. Terry in 1946 (while she was still in her late teens), the couple had a son and a daughter before divorcing in 1953. The Nachbauers had a son, Gary Vincent Nachbaur, in 1960, while living in the house. Birth dates of their three other children are not known. By 1963, James Herbert Nicholds (1894-1967) and Signe Nicholds (1895-1976) had moved into the residence, where they lived together until his death. Born in England, Nicholds had moved to St. Helena in 1922, where he was a rancher, director of Tucker Farm Center, and a member of the St. Helena Garden Club. The couple previously lived on Crystal Springs Road and the Silverado Trail. Signe Nicholds worked as a librarian at the Christian Science Reading Room and lived on at the residence until her death in 1976.⁶

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.

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*, "Born: Nachbaur," Jul. 7, 1960, 7; *Napa Valley Register*, "Obituaries: James Nicholds," Aug. 12, 1967, 2; *The St. Helena Star*, "Notice of Intended Sale of Personal Property and Equipment," Jun. 28, 1946, 7; *The St. Helena Star*, "Here From Kansas," Apr. 12, 1951, 4; *Napa DPR 523B (1/95)*

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Various individuals lived in the house after the late 1970s. In 2015, Aaron and Heather Fishleder sold the house to Lance Kavanaugh. After the purchase, the Kavanaughs performed extensive remodels to the property around 2015, including changing the roof to metal, adding solar panels and a pool in the backyard.



Figure 1: 1663 Adams Street, northwest elevation, camera facing southeast, 2011.

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 1663 Adams Street 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 residential development of St. Helena in the mid-twentieth 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 who lived on the property 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 house that provided shelter for ordinary people who worked as ranchers and firefighters. 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: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor do its buildings exhibit the design elements present in architectural landmarks. The building is an unremarkable example of a Minimal Traditional house constructed in the 1950s, when it was a popular style for inexpensive residential construction. It lacks decorative features and design distinction, nor is it an outstanding example of a vernacular architecture. For these reasons, the property is recommended not eligible 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. 1663 Adams Street 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 therefore does not qualify as a historical resource under CEQA.

Journal, "Nicholds Reports," Jun 20, 1935, 8; *Napa Valley Register*, "Signe Nicholds," Jun. 22, 1976, 12; *Napa Valley Register*, "Obituaries: Leo Vincent Nachbaur," Mar. 19, 2000, 20; *St Helena Star*, "Receives Discharge," May 24, 1946, 7; *St Helena Star*, Catherine Nachbaur, Dec. 15, 1949, 2.

DPR 523B (1/95)

***Required Information**

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By xgamero at 9:23 am, Nov 09, 2022

signum
architecture

1663 Adams Street, St. Helena Ca. 94574- **Water Analysis**

Introduction & General Overview

Signum Engineering has prepared this report to assist the 1663 Adams Street 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).

Project Description

The owner of the property at 1663 Adams Street is proposing to replace the existing “uninhabitable” 3-bedroom 2-bath residence due to extensive mold infiltration, with a new 4-bedroom, 3 ½-bath residence.

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.

Existing Water Use Analysis

The existing parcel at 1663 Adams Street is currently vacant due to the before-mentioned mold issue throughout the residence; it is connected to city water. 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. The existing residential water use on the property can be estimated at 450 gallons per day.

Proposed Water Use Analysis

This project proposed to construct a new 4-bedroom main residence and reduce landscape and irrigation by 1,457 square feet. The residence fixtures include, 4 toilets, 5 bathroom sinks, 1 kitchen sink, 3 shower heads, 1 bath, as well as clothes washer and dishwasher.

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

TABLE 1

Proposed Fixtures	Flow Rate (gal/min)	Duration Per min/ flush	Daily Use per Occupant	Occupants (4 actual)	Gal/Day
LOW FLOW TOILETS	1.28 gal	1	3	8	30.72 gal
LOW FLOW LAV FAUCET	1.50 gal	.25	3	8	9.0 gal
LOW FLOW KIT FAUCET	1.50 gal	4	1	8	48.00 gal
LOW FLOW SHWR HEAD	1.75 gal	8	1	8	112.00 gal
BATH	35.0 gal	.14	1	8	39.20 gal
CLOTHES WASHER	16.0 gal	1	.37	8	47.36 gal
DISH WASHER	6.3 gal	1	.1	8	5.04 gal

TOTAL: 291.32 Gal/Day

****Estimate of Existing Water Demand (450 gal/day) – Propose Water Demand (291.32 gal/day)****

Water Savings

Based on the above calculation, the proposed water usage for the parcel can be estimated at **291.32 gallons per day**. Using **450 gallons per day** as existing water usage, proposed water savings is estimated to be **158.68 gallons per day**.

Conclusion

This report demonstrates that, after completion of the new residence, not including the reduction in plantable area and existing lawn by 1,457 square feet, the proposed project follows City of St. Helena water use requirement; specifically, the requirement that all proposed projects are water-neutral with respect to the City water use.