



****Updated 6/19/23****

****Updated 6/15/23****

**City of St. Helena
Planning Commission
Regular Meeting**

**Tuesday, June 20, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor**

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, Chad Krsek, 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: May 2, 2023 & June 6, 2023 7 - 13
[Planning Commission Minutes 05.02.23](#)
[Planning Commission Minutes 06.06.23](#)

- 4.2. **UPDATED 06-19-2023 - ITEM 4.2 WILL BE CONTINUED TO A DATE UNCERTAIN** 15 - 28

Request by John N. Heffner on behalf of John and Pamela Raybould for approval of a Lot Line Adjustment moving shared property lines of three parcels located at 800 Crane Avenue in the Industrial and Open Space zoning districts and Highway 29 Specific Plan.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15305.

Prepared By: Jennifer Williams, Planning Consultant

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 John N. Heffner on behalf of John and Pamela Raybould for the adjustment of the property for the three parcels at 800 Crane Avenue in the Industrial and Open Space zoning districts and Highway 29 Specific Plan.

[800 Crane Ave. - Staff Report](#)

5. PUBLIC HEARINGS

ITEM 5.1 WILL BE CONTINUED TO A DATE CERTAIN OF JULY 18, 2023

- 5.1. Request by Ryan Beliakoff for adoption of a resolution approving design review for the construction of a new single-family residence on the vacant parcel located at 1640 Stockton Street in the Medium Density Residential zoning district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 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 15303 and 15332; and
2. Accept the required findings and approve the attached resolution granting design review approval for the proposed

construction of a new single-family home on the property located at 1640 Stockton Street.

- 5.2. Request by Clark Sather on behalf of Helena Vinedo, LLC. for adoption of a resolution approving a use permit and design review to accommodate the construction of a new barn and equipment garage/playroom on the property located at 900 Fulton Lane in the A-20 zoning district.

29 - 91

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

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

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

2. Accept the required findings and approve the attached resolution granting use permit and design review approval for the proposed construction on the property located at 900 Fulton Lane in the A-20 zoning district.

[**900 Fulton Ln.- 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 July 18, 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 June 12, 2023 and revised June 15, 2023. Republished June 19, 2023



Community Development Director

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

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

PUBLIC TESTIMONY PROCEDURES

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

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, May 2, 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://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The Planning Commission video is the official record of the Planning Commission meeting.

Present: Chair John Ponte, Vice-Chair Christopher Warner, Commissioner Rosaura Segura, and Commissioner Marika Rothfeld
Absent: Commissioner Autumn Anderson
Staff Present: Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, and Cindy Tzafopoulos, City Clerk

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: April 18, 2023

Commissioner Christopher Warner moved to approve consent as presented. 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. PUBLIC HEARINGS

5.1 Annual Capital Improvement Program. Determining that the City's proposed Fiscal Year 2023/24 Capital Improvement Program

Item 5.1 was continued to a date certain of May 16, 2023, and not heard.

5.2 Planning Commission recommendation that the City Council of the City of St.

Helena adopt a General Plan Amendment (GPA 2023-001) to update the Housing Element of the General Plan for the period of 2023-2031 and adopt an Addendum to the General Plan Environmental Impact Report.

Prepared By: Aaron Hecock, Senior Planner

Aaron Hecock, Senior Planner reported on the item.

Ryan Lester from Mintier Harnish shared a Powerpoint Presentation.

Chair Ponte opened the public hearing.

No public comment was received.

Chair Ponte closed the public hearing.

Commissioner Christopher Warner moved to approve staff's recommendation:

1. Find that the EIR Addendum for the Housing Element Update to the City of St. Helena 2040 General Plan is adequate and complete in compliance with the California Environmental Quality Act; and

2. Adopt an Amendment to the General Plan (GPA 2023-001) updating the Housing Element of the General Plan for the period of 2023-2031 and incorporating it into the 2040 General Plan.

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

- 5.3 Planning Commission recommendation that the City Council of the City of St. Helena adopt a General Plan Amendment (GPA 2023-002) to update the Public Health, Safety, and Noise Element of the General Plan and adopt an Addendum to the General Plan Environmental Impact Report.

Prepared By: Aaron Hecock, Senior Planner

Aaron Hecock, Senior Planner introduced the item.

Rincon Consultant Lauren Collar provided a presentation and reported on the item.

Chair Ponte opened the public hearing.

No public comment was received.

Chair Ponte closed the public hearing.

Commissioner Christopher Warner moved to adopt staff's recommendation:

1. Find that the EIR Addendum for the Public Health, Safety and Noise Element Update to the City of St. Helena 2040 General Plan is adequate and complete in compliance with the California Environmental Quality Act; and

2. Adopt an Amendment to the General Plan (GPA 2023-002) updating the Public Health, Safety and Noise Element as previously discussed and incorporating it into the 2040 General Plan.

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

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **7:33 pm**.

The May 2, 2023 minutes were approved at the _____ Regular 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, June 6, 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://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The Planning Commission video is the official record of the Planning Commission meeting.

Present: Chair John Ponte, Commissioner Autumn Anderson, Commissioner Marika Rothfeld, and Commissioner Chad Krsek
Absent: Vice-Chair Christopher Warner
Staff Present: Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, and Xinia Gamero, Planning Commission Secretary

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER AND ROLL CALL**
- 3. PUBLIC FORUM:**

No public comment was received.

4. CONSENT ITEMS

Chair Ponte and Commissioner Anderson pulled the May 2, 2023 minutes from the Consent Calendar.

The lack of a voting quorum resulted in the May 2, 2023 minutes to be removed from the Consent Calendar and brought back for Planning Commission approval at the following Regular Planning Commission meeting.

4.1 Approval of Minutes: May 16, 2023 & ~~May 2, 2023~~

Commissioner Autumn Anderson moved to approve the Minutes of May 16, 2023. The motion was seconded by Commissioner Marika Rothfeld and on roll call carried by the following vote:

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

- 4.2 Request by Janet Keene for approval of a Lot Line Adjustment moving a shared property line between 1930 Main Street and 1112 Pratt Avenue in the twenty-acre agriculture (A-20) zoning district.

Prepared By: Aaron Hecock, Senior Planner

Commissioner Autumn Anderson moved to approve item 4.2 on the Consent Calendar and determine that the project is exempt from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305; and accept staff approval granting a Lot Line Adjustment to Janet Keene for the adjustment of the property line joining 1930 Main Street and 1112 Pratt Avenue in the twenty-acre agriculture (A-20) zoning district.

The motion was seconded by Commissioner Chad Krsek and on roll call carried by the following vote:

AYES: Autumn Anderson, Chad Krsek, John Ponte, and Marika Rothfeld

NOES: None

ABSENT: Christopher Warner

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

None.

6. SCHEDULED MATTERS

- 6.1 Consideration and proposed approval of a resolution determining that the FY 2023/24 Capital Improvement Program (CIP) is in conformance with the General Plan

Prepared By: Joseph Leach, Public Works Director and City Engineer

Community Development Director Maya DeRosa introduced Assistant Public Works Director Eric Janzen.

Eric Janzen addressed the Planning Commission.

No public comment was received.

Commissioner Autumn Anderson moved to adopt the attached resolution determining that Fiscal Year 2023/2024 Capital Improvement Program is in conformance with the General Plan. The motion was seconded by Commissioner Marika Rothfeld and on roll call carried by the following vote:

AYES: Autumn Anderson, Chad Krsek, John Ponte, and Marika Rothfeld

NOES: None

ABSENT: Christopher Warner

ABSTAIN: None

RECUSE: None

7. DEPARTMENT REPORTS

Community Development Director reported on the following:

- Welcoming of Commissioner Krsek to the Planning Commission.
- HCD Certification of Housing Element is pending.
- Zoning Code update- Planning Commission adoption date TBD.
- Regular Planning Commission meeting June 20, 2023.
- Introduction of Assistant to the City Manager Lesley Milton.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:14 p.m.**

The June 6, 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 June 20, 2023

FILE NUMBER: PL23-016

SUBJECT: Request by John N. Heffner on behalf of John and Pamela Raybould for approval of a Lot Line Adjustment moving shared property lines of three parcels located at 800 Crane Avenue in the Industrial and Open Space zoning districts and Highway 29 Specific Plan.

PREPARED BY: Jennifer Williams, Planning Consultant

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:04/25/23

ACCEPTED AS COMPLETE:05/24/23

LOCATION OF PROPERTY: 800 Crane Avenue

APN: 009-280-040, 009-392-035, and a third parcel which does not have an APN

GENERAL PLAN/ZONING: Industrial (I) and Open Space (OS) and within the Highway 29 Specific Plan

APPLICANT: John N. Heffner

PHONE: (707) 320-7305

BACKGROUND

The subject properties are located at 800 Crane Avenue (APN 009-392-035, APN 009-280-040, and a third parcel with no assigned APN that is identified by Litigation Guarantee #5027800-0001232e) in the Industrial and Open Space Districts and within the Highway 29 Specific Plan. The proposed project involves three contiguous legal parcels. Two of the parcels are held in the name of John S. Raybould & Pamela Raybould and one of the parcels is held in the name of the Raybould Family Trust. The owner/applicant desires to adjust the property lines.

PROJECT DESCRIPTION

The applicant requests approval of a Lot Line Adjustment (LLA) to move shared property lines. All utilities, access, and structures 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 Sizes

APN 009-392-035: 3.93 Acres

APN 009-280-040: 11.61 Acres

No APN; Litigation Guarantee # 5027800-0001232e: .35 Acres

Proposed Parcel Sizes

Parcel A: 13.21 Acres

Parcel B: 1.34 Acres

Parcel C: 1.34 Acres

Upon approval of the Lot Line Adjustment and recordation of the new deeds and maps, there will be three 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 properties have a General Plan Land Use designation of Industrial (I) and Open Space (OS), with the OS designation being limited to the portions of the properties which contain Sulphur Springs Creek. The Industrial land use designation provides for industrial parks, warehouses, light manufacturing, and auto and farm-related uses. The Open Space designation provides for natural open spaces devoted to natural resource preservation and management, outdoor recreation, and public health and safety.

Staff Response: Staff finds that the proposed LLA is consistent with the General Plan in that the reconfigured parcels would neither change the land use designations or result in any new development. 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 properties have zoning designations of Industrial (I) and Open Space (OS) and are located within the Highway 29 Specific Plan. The I zoning designation allows for industrial

parks, warehouses, light manufacturing, auto and farm-related equipment sales and repairs, viticulture and winery support services and similar and compatible uses. The OS zoning designation allows for natural open space areas that are devoted to the preservation of natural resources, the managed production of resources, outdoor recreation, or public health and safety. Areas designated for open space are all associated with stream corridors that pass through or adjacent to the city including Sulphur Springs Creek. The Highway 29 Specific Plan includes objectives and actions to implement the City of St. Helena General Plan for properties generally located south of Sulphur Creek. Sulphur Creek runs right through the subject properties.

Pursuant to the Highway 29 Specific Plan Development Standards Section, development standards shall be as required in the respective underlying zone, therefore deferring development standards for those portions of the lot within the I zoning district to the Industrial zone and deferring development standards for those portions of the lots within the OS zoning district to the OS zone. Pursuant to SHMC §17.76.060, none of the development standards of the OS zone apply to the proposed project. Pursuant to SHMC §17.60.070, the following standards apply to properties within the I zoning district:

1. *Minimum Lot Size:* 20,000 square feet
2. *Minimum Lot Width:* 100 feet
3. *Maximum Floor Area Ratio:* 0.50 for uses including less than ninety percent (90%) warehousing
4. *Minimum Setbacks:* Twenty (20) foot minimum setback from any street or public right-of-way; Minimum three-foot unobstructed clearance between building and property boundaries.

Staff Response: *The site is currently operated as a concrete batch plant and no changes are proposed to the operations. The proposed LLA would move shared property lines between three existing parcels. No new or modified development is proposed as part of this LLA. The land that will become Parcel A is undeveloped and the land that will become Parcel B is almost entirely undeveloped with the exception of one building which will not be made any closer to a property boundary. All three resulting parcel configurations would comply with the minimum lot size and lot width requirements, and no existing development on any of the three parcels would become non-conforming for purposes of floor area ratio, setbacks, or any other development standard. The project would not result in any inconsistencies with the zoning or Highway 29 Specific Plan.*

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 John N. Heffner on behalf of John and Pamela Raybould for the adjustment of the property for the three parcels at 800 Crane Avenue in the Industrial and Open Space zoning districts and Highway 29 Specific Plan.

ATTACHMENTS

[Applicant Statement](#)

[Aerial](#)

[LLA Exhibits](#)

[800 Crane Lot Line Adjustment Approval](#)

RECEIVED

By Xgamero at 11:20 am, Apr 25, 2023

HolmanTeague

real estate law • land use law • business law • climate change law

VIA OVERNIGHT DELIVERY

April 19, 2023

City of St. Helena Planning Department
Aaron Hecock, AICP
1572 Railroad Avenue
St. Helena, CA 94574

Re: Written Statement for Lot Line Adjustment

Three Parcels:

- (1) APN 009-392-035 (Lands of John and Pamela Raybould)
- (2) APN 009-280-040 (Lands of Raybould Family Trust)
- (3) No APN (Lands of Pamela Raybould)

Dear Members of the City of St. Helena Planning Department:

I represent John and Pamela Raybould regarding three legal parcels they own in St. Helena. They seek to reconfigure these three parcels so two parcels are outside of Sulphur Creek, and so Sulphur Creek occupies only one of these parcels.

I am submitting this as a new lot line adjustment application, and I intend this to replace the already pending lot line adjustment application, PL20-027, which the City of St. Helena received on June 30, 2020.

When the Rayboulds submitted their prior lot line adjustment application (the “Prior LLA”) in 2020, they discovered their two parcels were separated by a 20-foot-wide strip of land (the “Strip”).

After researching this title issue with Chris Kern at Placer Title Company, and after reviewing the relevant Chain of Title Guarantees, they discovered the Strip was a legal parcel “left behind” in 1948; it was still owned by a woman named Magege Butala or her heirs.

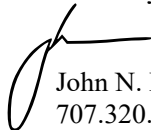
Specifically, in 1948, Magege Butala owned real property that included the parcel now bearing APN 009-280-040. That year, she then conveyed that parcel to Harold Smith, except this conveyance did **not** include the Strip. Instead, Magege Butala retained that Strip, and she then never conveyed the Strip to anyone. Consequently, Magege Butala still owned the Strip when the Rayboulds first applied for a lot line adjustment in 2020.

In an effort to resolve this issue, the Rayboulds then initiated a quiet title action with the Napa County Superior Court to obtain ownership to the Strip through adverse possession. Specifically, Pamela Raybould filed her lawsuit on December 1, 2021 as Case No. 21CV001680 against Magege Butala and all heirs of Magege Butala. On April 21, 2022, the Court found in Ms. Raybould's favor, and deemed Ms. Raybould owner through the doctrine of adverse possession. The Rayboulds then recorded this judgment on September 27, 2022 as Document 2022-0017732 with the Napa County Recorder's Office. As reflected in the title report for this parcel, Pamela Raybould is now the legal owner of the Strip.

Because the Rayboulds now own three legal parcels – which are all contiguous – this lot line adjustment seeks the reconfiguration of those three parcels so that only one occupies Sulphur Creek.

If you have any questions regarding, please give me a call or an email.

Sincerely,



John N. Heffner
707.320.7305 / heffner@htralaw.com

Enclosures (LLA Application; Site Plan; LLA Plans; Title Reports for 3 parcels)

cc: Pam Raybould (with enclosures)

800 Crane Ave LLA - PL23-016



LOT LINE ADJUSTMENT MAPS
FOR THE
RAYBOULD FAMILY TRUST & LANDS OF
JOHN AND PAMELA RAYBOULD
PROPERTIES

OWNERS:

APN: 009-280-040
THE RAYBOULD FAMILY TRUST
800 CRANE AVENUE
SAINT HELENA, CA 94574
MAILING ADDRESS:
466 PRATT AVANUE
SAINT HELENA, CA 94574

APN: 009-392-035
JOHN S RAYBOULD & PAMELA L RAYBOULD
CRANE AVENUE
SAINT HELENA, CA 94574
MAILING ADDRESS:
466 PRATT AVANUE
SAINT HELENA, CA 94574

LITIGATION GUARANTEE # 5027800-0001232e
JOHN S RAYBOULD & PAMELA L RAYBOULD
CRANE AVENUE
SAINT HELENA, CA 94574
MAILING ADDRESS:
466 PRATT AVANUE
SAINT HELENA, CA 94574

EXISTING USE:

APN: 009-280-040 - INDUSTRIAL (GENERAL)
APN: 009-392-035 - INDUSTRIAL (GENERAL)
LITIGATION GUARANTEE # 5027800-0001232e - (INDUSTRIAL GENERAL)

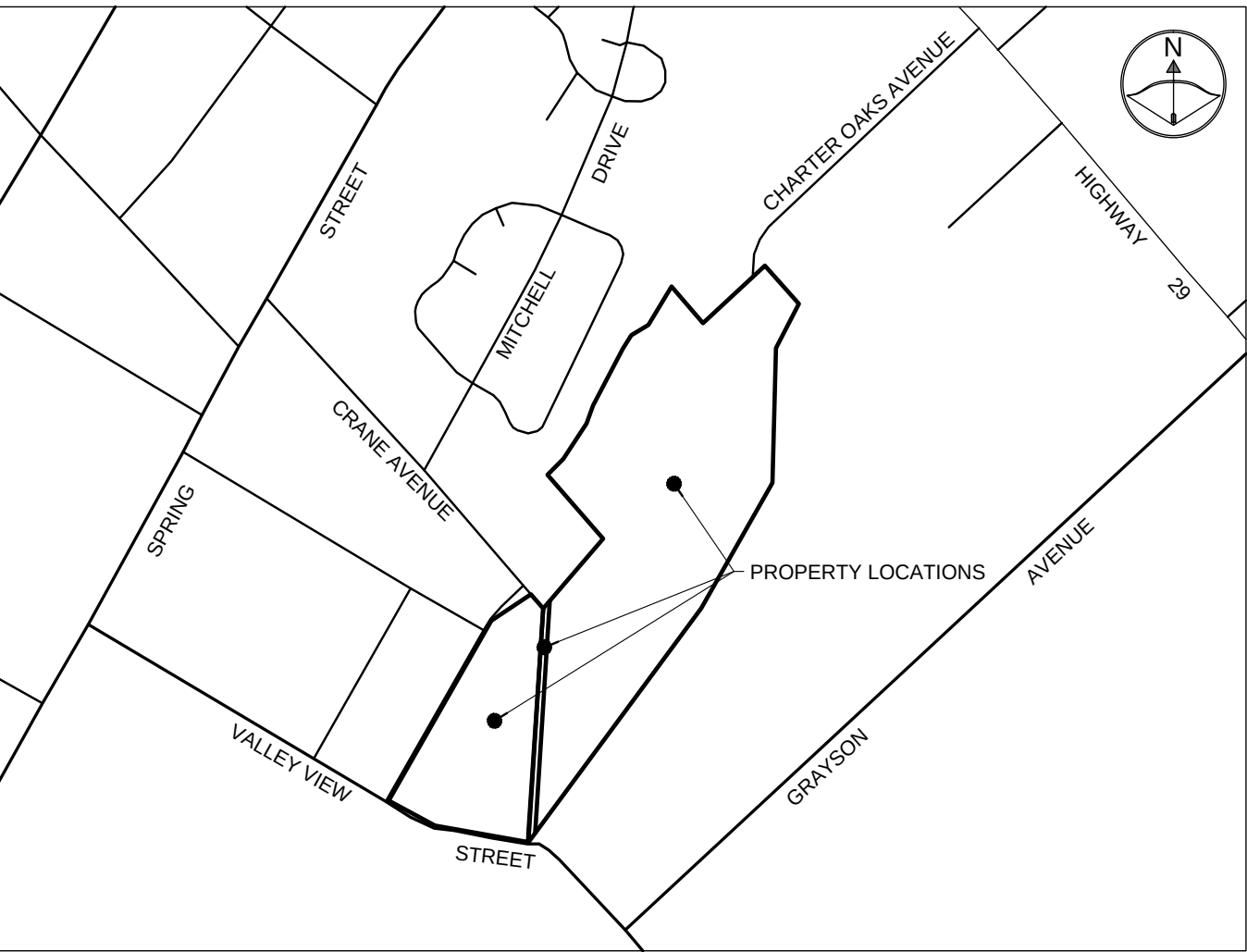
PROPOSED USE:

PARCEL "A" - INDUSTRIAL (GENERAL)
PARCEL "B" - INDUSTRIAL (GENERAL)
LITIGATION GUARANTEE # 5027800-0001232e - (INDUSTRIAL GENERAL)

WILLIAMSON ACT AGREEMENTS:

NEITHER PARCEL IS UNDER AGREEMENT

LOCATED AT
800 CRANE AVENUE
SAINT HELENA, CA
APN: 009-392-035 & 009-280-040



VICINITY MAP
NO SCALE

EXISTING UTILITIES:

APN: 009-280-040
WATER - PROVIDED BY SAINT HELENA AND PRIVATE WELL
SEWER - PRIVATE SEWER SYSTEM

APN: 009-392-035
WATER - NONE
SEWER - NONE

LITIGATION GUARANTEE # 5027800-0001232e
WATER - NONE
SEWER - NONE

PROPOSED UTILITIES:

PARCEL "A"
WATER - PROVIDED BY SAINT HELENA AND PRIVATE WELL
SEWER - PRIVATE SEWER SYSTEM

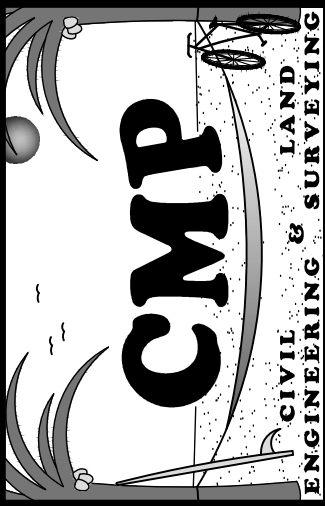
PARCEL "B"
WATER - NONE
SEWER - NONE

PARCEL "C"
WATER - NONE
SEWER - NONE

SHEET INDEX:

SHEET 1 - TITLE
SHEET 2 - EXISTING LOT CONFIGURATION AND SITE PLAN
SHEET 3 - PROPOSED LOT CONFIGURATIONS AND SITE PLAN

RECEIVED
By Xgamero at 11:36 am, Apr 25, 2023



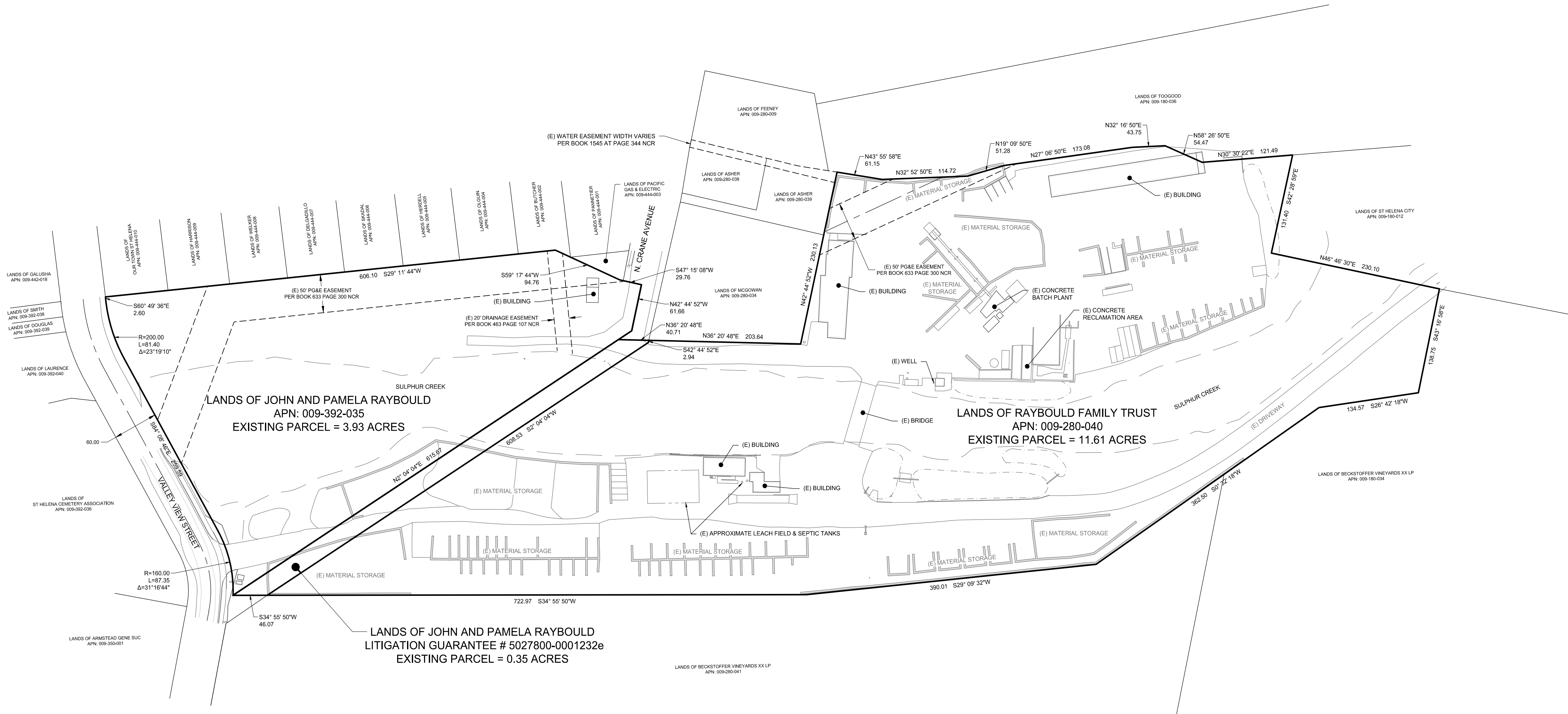
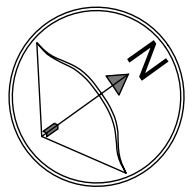
PREPARED BY:
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 815-9988
CAMERON@CMPENGINEERING.COM
CMPENGINEERING.COM
PROJECT #: 00037
DATE: 9/19/2022

REV. #	DESCRIPTION	DATE

PROJECT INFO:
RAYBOULD PROPERTIES
800 CRANE AVENUE
SAINT HELENA, CA 94574
APN: 009-392-035 & 009-280-040

SHEET NAME:
TITLE

SHEET:
1
OF 3

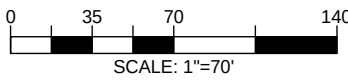


LINE & SYMBOL LEGEND

- TOP OF BANK
- CENTER LINE OF RIGHT OF WAY
- APPROXIMATE PROPERTY LINE
- APPROXIMATE PROPOSED PROPERTY LINE
- APPROXIMATE EASEMENT LINE
- STRUCTURE AS NOTED
- CONCRETE BLOCK WALL
- NCR
- NAPA COUNTY RECORDS
- PROPERTY LINE
- EXISTING

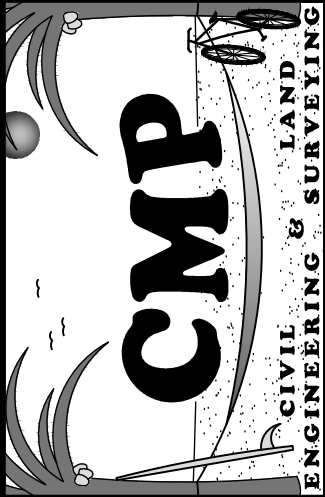
NON LOCATABLE EASEMENTS OF RECORD

BOOK 65 PAGE 18 NCR
BOOK 68 PAGE 117 NCR



PARCEL BOUNDARY NOTE:
PARCEL BOUNDARIES SHOWN ARE BASED ON RECORD DATA PER
RECORD OF SURVEY FILED IN BOOK 42 OF SURVEYS AT PAGE 66 NCR

RECEIVED
By Xgamero at 11:36 am, Apr 25, 2023



PREPARED BY:
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CALIFORNIA 94950
(707) 815-9988
CAMERON@CMPENGINEERING.COM
CMPENGINEERING.COM
PROJECT #: 00037 DATE: 9/19/2022

REV. #	DESCRIPTION	DATE

PROJECT INFO:
RAYBOULD PROPERTIES
800 CRANE AVENUE
SAINT HELENA, CA 94574
APN: 009-392-035 & 009-280-040

SHEET NAME:
**EXISTING LOT
CONFIGURATIONS**

SHEET:

2

LOT LINE ADJUSTMENT APPROVAL



DATE: June 20, 2023

TO: Applicants, Neighboring Property Owners and Interested Citizens

FROM: Maya DeRosa, Community Development Director

RE: Approval of a Lot Line Adjustment between three adjacent properties located at 800 Crane Avenue, St. Helena, in the Industrial (I) and Open Space (OS) zoning districts and Highway 29 Specific Plan.

BACKGROUND

The subject properties are located at 800 Crane Avenue (APN 009-392-035, APN 009-280-040, and a third parcel with no assigned APN that is identified by Litigation Guarantee #5027800-0001232e) in the Industrial and Open Space Districts. The proposed project involves three contiguous legal parcels. Two of the parcels are held in the name of John S. Raybould & Pamela Raybould and one of the parcels is held in the name of the Raybould Family Trust. The owner/applicant desires to adjust the property lines.

PROJECT DESCRIPTION

The applicant requests approval of a Lot Line Adjustment (LLA) to move shared property lines. 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 Sizes

APN 009-392-035: 3.93 Acres

APN 009-280-040: 11.61 Acres

No APN; Litigation Guarantee # 5027800-0001232e: .35 Acres

Proposed Parcel Sizes

Parcel A: 13.21 Acres

Parcel B: 1.34 Acres

Parcel C: 1.34 Acres

Upon approval of the Lot Line Adjustment and recordation of the new deeds and maps, there will be three 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
June 20, 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 June 20, 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.

COMMUNITY DEVELOPMENT 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
June 20, 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:
 - a. 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.
 - b. 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
June 20, 2023*

Notice of this Lot Line Adjustment approval was provided to the Planning Commission on June 20, 2023.

Thank you for your attention to this matter.



Maya DeRosa, AICP
Community Development Director
City of St. Helena

Joseph M. Leach,
PE

Digitally signed by Joseph M.
Leach, PE
Date: 2023.06.01 20:49:55 -07'00'

Joseph Leach, PE
Public Works Director / City Engineer
City of St. Helena



PLANNING COMMISSION REPORT

Planning Commission Meeting of June 20, 2023

FILE NUMBER: PL22-043

SUBJECT: Request by Clark Sather on behalf of Helena Vinedo, LLC. for adoption of a resolution approving a use permit and design review to accommodate the construction of a new barn and equipment garage/playroom on the property located at 900 Fulton Lane in the A-20 zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:08/26/22

ACCEPTED AS COMPLETE:05/18/23

LOCATION OF PROPERTY: 900 Fulton Lane

APN: 009-030-051

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

APPLICANT: Clark Sather

PHONE: (415) 699-2230

BACKGROUND

The subject property is located in the Twenty-Acre Agriculture (A-20) zoning district outside the Urban Limit Line (ULL) immediately adjacent the railroad tracks on an approximately 5.3-acre parcel with existing vineyard on portions of the property (see attached exhibits). The site is currently developed with an existing single-family home and several accessory structures including an accessory dwelling unit, pool, pergola, covered storage area and concrete water tanks. Of note, staff could not locate any evidence or records indicating past discretionary approvals for the property that provide a baseline of agricultural activities onsite. Additionally, the property has been in various stages of transition overtime including changing land uses onsite and changing ownership resulting in differing levels of agricultural activities onsite.

PROJECT DESCRIPTION

The applicant is seeking approval of a use permit and design review in order to construct a new 1,702 square foot (sf), 2-car equipment garage/playroom with a full bathroom and a new 7,325 sf barn.

The garage/playroom would be surrounded by a 468 sf wood deck, a 521 sf utility deck and 103 sf of landscape pavers. This building would be finished in a variety of materials including blackened steel casement on the north and west elevations, horizontal western red cedar on the southern elevation and architectural concrete on the garage. The roof of the structure would be flat with solar panels with a height of approximately 13' 10". The applicant had previously submitted building permits for the garage portion of this structure, however, use permit and design review is required for the playroom addition as it is proposing toilet plumbing.

A 7,325 sf (3,950 sf basement floor and 3,375 sf first floor area) barn with an 1,829 sf exterior deck is proposed north of the garage/playroom. The basement would serve as temperature-controlled storage for the owner's wine collection and other items. The ground floor would be used as a recreation and gathering place for family functions where agriculture and cuisine would be celebrated. The space includes a kitchen and a canning area where food grown on the property can be prepared for the family. The purpose of the barn is to serve as an accessory structure for the owner and their family, no public access, commercial activity or rentals would occur (a condition of approval has been added to this effect). The barn would be 25' to the top of the ridge (28' to the top of the chimney) and would be clad in vertical western red cedar. The windows and doors would have blackened steel casements with a standing seam metal roof in anthra zinc. Architectural concrete is integrated to break up the massing of the building and to add visual interest. The roof would also have solar panels to offset energy consumption.

Currently, approximately 127,889 sf (just under 3 acres) of the property is being used for non-agricultural purposes while the proposed project would reduce this to approximately 42,601 sf (just less than 1 acre) of non-agricultural coverage (refer to Sheet A0.2 in the plan set to view proposed non-agricultural coverage).

ANALYSIS

CEQA

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

GENERAL PLAN

The subject property has a General Plan Land Use designation of Agriculture (AG). The AG land use designation allows agricultural and winery uses with restricted single family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated WW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. The St. Helena General Plan Update 2040 includes the following policies that are relevant to the proposed project:

- LU1.3 - Support agriculture and low-intensity uses beyond the Urban Limit Line.
- LU5.1 - Discourage conversion of existing farmland to non-agricultural uses.
- LU5.3 - Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land.
- PF1.1 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply.

Staff Response: Staff finds that the proposed project is consistent with the General Plan policies listed above in the proposed project supports agricultural and low intensity uses beyond the urban limit line; increases the amount of active agriculture occurring on-site including increased agricultural production; and does not rely on municipal water. As discussed below, the project would reduce non-agricultural coverage from approximately 127,889 sf (just under 3 acres) to approximately 42,601 sf (just less than 1 acre) of non-agricultural coverage as part of the modifications proposed thereby increasing agricultural areas by approximately 2 acres. Furthermore, the proposed structures have been professionally designed and sited to suit the site and the surrounding area.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Twenty-Acre Agriculture (A-20). The A-20 district provides for agricultural and residential uses. With the exception of those hillside areas designated woodlands and watershed, and wineries designated winery, all lands outside the urban limit line are designated A-20 regardless of their size or use. The purpose of the A-20 district is to promote and implement the policies of the general plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. Pursuant to SHMC Sections 17.20.020 and 17.20.030, accessory structures with toilet plumbing and buildings for agricultural uses including the processing of agricultural products primarily produced on the premises require use permit approval in the A-20 zoning district. Additionally, the construction of these structures requires design review approval and must conform to the development standards prescribed by St. Helena Municipal Code (SHMC) §17.20.060(C), for lots greater than two acres in area, as detailed below:

- Maximum non-agricultural coverage – 1 acre* maximum; 42,601 sf proposed.
- Floor Area Ratio (F.A.R.) – Not regulated.

- Height of buildings/structures – 30 feet maximum; 13'10" (garage/playroom) and 28' (25' with 3' chimney for the barn) proposed.
- Front setback – 50 feet from centerline of street; over 50 feet from property line proposed.
- Sideyard setback – 20 feet; over 50 feet from property line proposed.
- Rear setback – 20 feet; ± 300 feet proposed.

**This means that not more than one (1) acre of the parcel shall be removed from active agricultural use. "Active agricultural use" means animal husbandry, crop, tree farming, and viticulture. All structures, driveways (except for a sixteen (16) foot wide driveway no greater than two-thirds the length of the parcel), parking, patios, lawn or other nonagricultural uses shall be limited to the one acre maximum per parcel.*

Additionally, SHMC §17.20.070 requires that barns, stables, chicken houses and similar accessory buildings be at least fifty (50) feet from a street and at least forty (40) feet from any dwelling on an adjacent parcel or residential district boundary line.

Staff Response: The project as proposed meets all development standards prescribed by Section 17.20.060 of the SHMC and would be located on a large agriculturally zoned property. Currently, approximately 127,889 sf (just under 3 acres) of the property is being used for non-agricultural purposes while the proposed project would reduce this to approximately 42,601 sf (just less than 1 acre) of non-agricultural coverage thereby making the property conforming with the code requirement noted above. Staff would like to note that while the definition of "active agricultural use" noted above does not reference horticulture, SHMC Section 17.04.160 (definitions) defines agriculture as the use of the land for agriculture purposes, including farming, dairying, pasturage, agriculture, horticulture (including Christmas trees), floriculture, viticulture, apiaries and animal farms; but not including stockyards or the commercial feeding of garbage or offal to swine or other animals. Furthermore, SHMC Section 17.20.20 (permitted uses) allows for cultivated agriculture including, but not limited to, farming, pasturage, horticulture, floriculture and viticulture.

WATER

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

Staff Response: The subject parcel utilizes onsite wells for water and does not connect to city water and is therefore exempt from the water neutrality requirement. The Public Works Department has included a Condition of Approval requiring that any future

connections to city utilities may require, at the applicant's expense, a city approved water neutrality analysis as well as improvements to maintain service and fire flow capacities in accordance with the City's Integrated Utility Masterplan.

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for an ADU.

Staff Response: The existing home has a two-car garage and the proposed equipment garage/playroom provides additional covered parking opportunities. The property can easily accommodate additional uncovered parking exceeding the requirements established in Section 17.124.030 of the SHMC.

USE PERMIT

The purpose of a use permit is to allow the proper integration in the City of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the city. Pursuant to SHMC Sections 17.20.020 and 17.20.030, accessory structures with toilet plumbing and buildings for agricultural uses including the processing of agricultural products primarily produced on the premises require use permit approval in the A-20 zoning district. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

***Staff Response:** As previously noted, the proposed project meets or exceeds all required development standards and would be located on a large agriculturally zoned property. Staff finds that the addition of a garage/playroom with toilet plumbing and a barn for storage, family gatherings and agricultural production on the 5.3 acre agriculturally zoned property is compatible with the zoning district and the surrounding area. The purpose of the proposed structures are to serve as supporting amenities for the property owner and their family, no public access, commercial activity (other than the processing of agricultural products) or rentals would occur (a condition of approval has been added to this effect). For these reasons, staff believes that the proposed project is consistent with the required use permit findings listed above. The findings included in the attached resolution identify this compliance.*

DESIGN REVIEW

SHMC Section 17.20.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings for both permitted and conditional uses pursuant to SHMC Section 17.164. The purpose of design review is to promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

1. *Consistency and compatibility with applicable elements of the general plan in that the proposed project supports agricultural and low intensity uses beyond the urban limit line; increases the amount of active agriculture occurring on-site including increased agricultural production; and does not rely on municipal water. Furthermore, the proposed structures have been professionally designed and constructed to suit the site and the surrounding area.*
2. *Compatibility of design with the immediate environment of the site in that the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property. The buildings would be located on a large parcel and have been professionally architecturally designed to be compatible with the site and the surrounding area.*
3. *The relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site and the surrounding area.*

4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the proposed structures are not in an area with a unified design character and have 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 that the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property.*
6. *Compatibility with future construction both on and off the site is consistent in that the project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property.*
7. *The architectural design of structures and their materials and colors are appropriate to the function of the project in that the equipment garage/playroom building would be finished in a variety of materials including blackened steel casement on the north and west elevations, horizontal western red cedar on the southern elevation and architectural concrete on the garage. The barn would be clad in vertical western red cedar. The windows and doors would have blackened steel casements with a standing seam metal roof in anthra zinc. Architectural concrete is integrated to break up the massing of the building and to add visual interest.*
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 proposed structures have been professionally designed to be compatible with the site and its surroundings. One level of the barn would be located underground and the design of the buildings and materials used creates a desirable environment. Additionally, the project can provide ample on-site parking and on-site circulation and can easily accommodate the residents of the home as well as guests.*
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 buildings and associated landscaping have been designed to be compatible with the site and its surroundings. Furthermore, the proposed project will increase the amount of active agriculture on the property while simultaneously enhancing the landscape aesthetic of the site through increased plantings of vines, orchards and gardens.*
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 Fulton Lane; the project can provide ample off-street parking; and, on-site circulation can easily accommodate the residents of the home as well as guests.*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the proposed buildings and associated landscaping have been designed to be compatible with the site and its surroundings. Furthermore, the proposed project will increase the amount of active agriculture on the property while simultaneously enhancing the landscape aesthetic of the site through increased plantings of vines, orchards and gardens.*

12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and that they are compatible with the adjacent and neighboring structures and functions in that the equipment garage/playroom building would be finished in a variety of materials including blackened steel casement on the north and west elevations, horizontal western red cedar on the southern elevation and architectural concrete on the garage. The barn would be clad in vertical western red cedar. The windows and doors would have blackened steel casements with a standing seam metal roof in anthra zinc. Architectural concrete is integrated to break up the massing of the building and to add visual interest.*
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 that the landscape concept depicts an appropriate unity with the various buildings on the site in that the proposed structures and associated landscaping has been designed to be compatible with the site and its surroundings. The proposed project will increase the amount of active agriculture on the property while simultaneously enhancing the landscape aesthetic of the site through increased plantings of vines, orchards and gardens.*
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: As discussed above, the proposed structures meet or exceed all required development standards and would be located on a large agriculturally zoned property. The project site is largely surrounded by existing agriculture with the railroad tracks bordering the property along the southwest property line. The proposed structures have been professionally designed to be compatible with the site and the surrounding area. The equipment garage/playroom building would be finished in a variety of materials including blackened steel casement on the north and west elevations, horizontal western red cedar on the southern elevation and architectural concrete on the garage. The barn would be clad in vertical western red cedar. The windows and doors would have blackened steel casements with a standing seam metal roof in anthra zinc. Architectural concrete is integrated to break up the massing of the building and to add visual interest. The proposed barn would be under 30 feet in height and a similar scale of other agricultural buildings in the A-20 zoning district. Given the location of the barn on the site, it is not expected to negatively affect any views from neighboring properties. Staff communication with the neighbor closest to the proposed barn location confirmed no concern regarding impacted views.

The proposed project would also increase the amount of active agriculture on the property while simultaneously enhancing the landscape aesthetic of the site through increased plantings of vines, orchards and gardens. For these reasons, staff believes that the proposed project is consistent with the required design review findings listed above. Per

SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.

ISSUES

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

CORRESPONDENCE

At the time of agenda publication staff had received one email in support of the proposed project which is attached to this report for review.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303; and
2. Accept the required findings and approve the attached resolution granting use permit and design review approval for the proposed construction on the property located at 900 Fulton Lane in the A-20 zoning district.

ATTACHMENTS

[Resolution](#)

[Written Statement Revised 052223](#)

[APN & Aerial](#)

[**Project Plans Revised 061523](#)

[Vineyard Management Letter](#)

[Napa Valley Olive Tree Management Letter](#)

[Label Design](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT AND DESIGN REVIEW APPROVAL TO
900 FULTON LANE (File No. PL22-043)**

PROPERTY OWNER: Helena Vinedo, LLC

APN: 009-030-051

Recitals

1. The property owner requests adoption of a resolution approving a use permit and design review in order to accommodate the construction of a new barn and equipment garage/playroom on the property located at 900 Fulton Lane in the Twenty-Acre Agriculture (A-20) zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 20, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the use permit and design review thereby authorizing the proposal contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- A. In accordance with St. Helena Municipal Code (SHMC) Section 17.168.050, the Planning Commission makes the following findings to support the motion to approve the use permit:
 1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner. Additionally, the project is located in the A-20 agricultural district where a right-to-farm provision applies.*

900 Fulton Ln.
Resolution / Conditions of Approval
June 20, 2023

2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed project is an agricultural and residential use on a large agriculturally zoned parcel that is subject to City noise regulations and is not expected to produce noise audible beyond the property line.*
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the proposed project consists of the construction of a barn and an equipment garage/playroom for use by the property owner which is not expected to generate high levels of traffic noise.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that proposed project consists of the construction of a barn and an equipment garage/playroom for use by the property owner which utilizes on-site wells and a septic system. The project is not expected to make excessive demands on public services.*
5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress and egress to the project site would be from a private driveway off Fulton Lane.*
6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property.*
8. *That the proposed uses would not be in conflict with the City's General Plan in that the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property. Furthermore, the project would increase the amount of planted agriculture and agricultural production on the property which is consistent with applicable General Plan policies.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in*

conflict with the General Plan in that this use permit only applies to this property and to these specific uses.

- 11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available in that the subject property has an existing two-car garage; the project would result in the construction of another garage; and the project is located a large property capable of accommodating plentiful off-street parking.*
 - 12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed uses in that the project site can adequately be served by existing streets (Fulton Lane).*
- C. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
- 1. Consistency and compatibility with applicable elements of the general plan in that the proposed project supports agricultural and low intensity uses beyond the urban limit line; increases the amount of active agriculture occurring on-site including increased agricultural production; and does not rely on municipal water. Furthermore, the proposed structures have been professionally designed and constructed to suit the site and the surrounding area.*
 - 2. Compatibility of design with the immediate environment of the site in that the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property. The buildings would be located on a large parcel and have been professionally architecturally designed to be compatible with the site and the surrounding area.*
 - 3. The relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site and the surrounding area.*
 - 4. That the design is compatible in areas considered by the board as having a unified design or historical character in that the proposed structures are not in an area with a unified design character and have 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 that the proposed project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to serve as a supporting amenity for the property owner on an agriculturally zoned property.*
 - 6. Compatibility with future construction both on and off the site is consistent in that the project consists of constructing a barn for agricultural uses and family gatherings as well as the construction of an equipment garage/playroom to*

900 Fulton Ln.
Resolution / Conditions of Approval
June 20, 2023

serve as a supporting amenity for the property owner on an agriculturally zoned property.

- 7. The architectural design of structures and their materials and colors are appropriate to the function of the project in that the equipment garage/playroom building would be finished in a variety of materials including blackened steel casement on the north and west elevations, horizontal western red cedar on the southern elevation and architectural concrete on the garage. The barn would be clad in vertical western red cedar. The windows and doors would have blackened steel casements with a standing seam metal roof in anthra zinc. Architectural concrete is integrated to break up the massing of the building and to add visual interest.*
- 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 proposed structures have been professionally designed to be compatible with the site and its surroundings. One level of the barn would be located underground and the design of the buildings and materials used creates a desirable environment. Additionally, the project can provide ample on-site parking and on-site circulation and can easily accommodate the residents of the home as well as guests.*
- 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 buildings and associated landscaping have been designed to be compatible with the site and its surroundings. Furthermore, the proposed project will increase the amount of active agriculture on the property while simultaneously enhancing the landscape aesthetic of the site through increased plantings of vines, orchards and gardens.*
- 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 Fulton Lane; the project can provide ample off-street parking; and, on-site circulation can easily accommodate the residents of the home as well as guests.*
- 11. That natural features and vegetation are appropriately preserved and integrated with the project in that the proposed buildings and associated landscaping have been designed to be compatible with the site and its surroundings. Furthermore, the proposed project will increase the amount of active agriculture on the property while simultaneously enhancing the landscape aesthetic of the site through increased plantings of vines, orchards and gardens.*
- 12. That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and that they are compatible with the adjacent and neighboring structures and functions in that the equipment garage/playroom building would be finished in a variety of materials including blackened steel casement on the north and west elevations,*

horizontal western red cedar on the southern elevation and architectural concrete on the garage. The barn would be clad in vertical western red cedar. The windows and doors would have blackened steel casements with a standing seam metal roof in anthra zinc. Architectural concrete is integrated to break up the massing of the building and to add visual interest.

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 that the landscape concept depicts an appropriate unity with the various buildings on the site in that the proposed structures and associated landscaping has been designed to be compatible with the site and its surroundings. The proposed project will increase the amount of active agriculture on the property while simultaneously enhancing the landscape aesthetic of the site through increased plantings of vines, orchards and gardens.*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

- D. The Planning Commission approves a use 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 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.

900 Fulton Ln.
Resolution / Conditions of Approval
June 20, 2023

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

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

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

Design Review Conditions of Approval

11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on June 20, 2023, except as modified herein.
13. Prior to a certificate of occupancy being issued, all landscape plantings as shown on Sheet L0.1 of the approved plan set shall be installed.
14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
15. During construction, the project site shall be adequately fenced and secured

900 Fulton Ln.
Resolution / Conditions of Approval
June 20, 2023

to prevent trespassing.

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.

Use Permit Conditions of Approval

17. The purpose of the barn is to serve as an accessory structure for the owner and their family, no public access, commercial activity (other than the processing of agricultural products) or rental of the barn is permitted.

Public Works Department Conditions of Approval

18. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval prior to building permit issuance. The Plan shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). All requirements therein shall be implemented.
19. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern.
20. If the applicant pursues future connection to utility service, a city approved water neutrality analysis as well as water distribution improvements, at the applicant's expense, may be required to maintain service and fire flow capacities to the vicinity in accordance with the City's current Integrated Utility Masterplan.
21. Drainage needs to be routed to prevent inundation of neighboring properties. Building plans shall demonstrate sufficient storm water runoff management. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
22. An onsite wastewater treatment (septic tank) system, conforming to Napa County technical standards and plans approved by Napa County

900 Fulton Ln.
Resolution / Conditions of Approval
June 20, 2023

Environmental Services shall be submitted for approval prior to clearance for issuance of a building permit.

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 City Engineer.

Building Department Conditions of Approval

24. A building permit is required for all on-site demolition and construction.
25. The applicant is required to comply with the codes adopted at the time of permit submittal. At this time, the City of St. Helena utilizes the 2022 Title 24 codes.
26. The proposed barn structure shall be classified as an "A" occupancy based on proposed use, and shall be designed to and comply with the California Building Code for that occupancy use. A Type-1 hood shall be installed for the kitchen cooking appliances, including the gas range, grill and pizza oven and must comply with the requirements of the California Mechanical Code. The basement shall comply with Section 413 CBC if area of the combustible storage exceeds the limits prescribed in the California Fire Code.
27. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
28. The applicant shall provide a construction waste management plan with the building permit application.
29. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
30. Properties which are on septic systems and proposing substantial renovations or additions may require approval from Napa County Environmental Health Department. Applicants are encouraged to engage early with the County in the building permit review process to avoid unnecessary project delays.
31. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

32. Plans submitted for building permit shall exhibit compliance with the current St.

900 Fulton Ln.
Resolution / Conditions of Approval
June 20, 2023

Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

33. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
34. 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.
35. 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 use 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 June 20, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Community Development Director

REVISED
10:00 am, May 22, 2023

WALKER WARNER ARCHITECTS

City of St. Helena
Planning Department
1088 College Avenue
St. Helena, CA 94574
(707) 968-2659

January 25, 2023 (revised May 17, 2023)

Re: 900 Fulton Lane
APN: 009-030-051

Dear Planning Department,

My clients, the property owners, recently acquired the referenced property and have been pursuing various permits to enhance the property including preservation of the agricultural uses while creating a modern Napa Valley farming vernacular that is domestic and functional. Recent permits have been obtained to establish an ADU, equipment shed/garage and a driveway to complement the existing main house. An existing well provides water supply to the property and is developed with an on-site wastewater treatment system.

The owners have made substantial investment in the existing vineyard and horticultural uses on the property. The combined square footage of the vineyard, biodynamic vegetable garden and proposed orchard and horticultural area is 186,902 square feet or 4.29 acres. Horticultural uses on the property continue to be essential to the overall vibrancy. The agricultural products actively grown on the property are produced and distributed for sale in niche markets, see attached marketing materials and products.

The grapes harvested from the reestablished vineyard are used to produce wine for public purchase at specific establishments throughout the greater Bay Area. The biodynamic vegetable garden and horticultural uses are active agriculture uses as well. Due to the size of the vegetable garden and other horticultural areas, the crops will be in sufficient abundance to produce products including, but not limited to, jams and pickled vegetables, hot sauces, and salsas that are all individually branded under the property name. These products, as well as seasonal produce, will be packaged into "farm boxes" branded under the property name to be distributed to food banks (e.g., Napa Valley CanDo), friends, family members, and colleagues.

The existing and proposed vineyard, vegetable gardens and horticultural areas comply with the City's Code. Chapter 17.04.160 of the St Helena Code defines agriculture as the *"use of the land for agriculture purposes, including farming, dairying, pasturage, agriculture, horticulture¹ (including Christmas trees), floriculture, viticulture, apiaries and animal farms; but not including stockyards or the commercial feeding of garbage or offal to swine or other animals."* Furthermore, Section 17.20.060(c) defines "Active Agriculture" as animal husbandry, crop, tree farming, and viticulture.

Creating a diversity of agricultural uses on the property is more beneficial for the environment and has other practical purposes. Agricultural practices that increase the abundance and diversity of above- and below-ground organisms strengthen a crops' sustainability. As such, the proposed active agricultural landscape on the

¹ Merriam-Webster defines horticulture as the science and art of growing fruits, vegetables, flowers or ornamental plants.

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

property will look like a patchwork quilt with a variety of agricultural crops growing at various stages and under diverse management practices. This patchwork also creates a vibrancy of colors and landscaped textures throughout the year. The plant diversity provides other practical purposes. For example, Olive trees are preferred over the existing vineyard for additional privacy and screening from the neighboring lots along Fulton Lane.

The world has changed because of the global COVID pandemic. The owners now have a different perspective of domestic function. With young children and a large extended family, my clients have a need to create spaces that are separate from the main house that allow safe gathering areas for family and friends. The owners have an additional need to create a space where their young children may find an environment of enrichment and education away from the residence.

Keeping the agricultural heritage as the focus, the proposed project involves a 1,702 square foot playroom and 2-car garage/equipment shed. The playroom would be surrounded by a 468 square foot wood deck that is partially covered. There would also be a 521 square foot utility deck and 103 square feet of landscape pavers. The playroom will be designed primarily of fenestration with blackened steel casement on the north and west elevations to bring the outdoor agricultural and horticultural elements into the space. The southern elevation will be horizontal western red cedar to draw consistency with the architectural concrete on the garage while reducing the monotony of construction materials. The warming drawer, refrigerator, dishwasher and sink (no stove) provide the ability to store breast milk and sanitize bottles. As the children age the space will function as a classroom and office. The height of the playroom would be less than 13'-10," which is the height of the 2-car garage/equipment shed that has been permitted. The roof of the playroom would be flat with solar panels to offset energy consumption.

North of the equipment shed, a 7,325 square foot barn with a ground floor of 3,375 square feet and a basement 3,950 square feet in size would be constructed. The ground floor would be used as a recreational space. The gathering space would be used to host both small and large family functions where the local viticulture and cuisine would be celebrated. For example, a harvest celebration would occur at the end of harvest while smaller more intimate immediate family functions would occur more regularly. The neighboring Culinary Institute of America was the inspiration in developing the kitchen where the food grown on the property would be highlighted in a garden to table fashion. The canning area of the kitchen will be used to pickle and can items like Kimchi or fill jars with canning classics such as Strawberry Rhubarb Jam and Crunchy Dill Pickles, Salted Caramel Pear Butter, Raspberry Barbecue Sauce, and Sweet Thai Chili Chutney. The open floor plan provides a flexible space for the children to run and play during inclement weather.

The basement would be temperature controlled for the storage of the owners' personal wine collection and other personal effects. The lift is necessary to ensure the safe passage of these personal goods. The structure would have no public access or be rented. This structure is strictly to serve as a residential accessory structure.

The barn and equipment shed are consistent in architectural treatments but vary to reduce repetition. The barn would be 25 feet in height and be primarily clad in vertical western red cedar. The windows and doors would have blackened steel casements with the standing seam metal roof in Anthra Zinc. Architectural concrete is integrated to break up the massing of the building and add interest. The gable roof and the flat roof over the kitchen would contain additional solar panels to offset energy consumption.

The Design Criteria expressed in Section 17.164.030 of the Zoning code was carefully considered in developing the design for the proposed barn and addition to the equipment shed. I trust that the City will see the careful attention to detail in the architectural and landscape designs that draws together the existing on-site agricultural and horticulture uses together with the neighboring properties and region.

Since the property is within the A-20 Zoning District, accessory structures with plumbing are not allowed by right. As such, a use permit is also being requested to allow the development of these residential accessory structures as aforementioned, which are customarily incidental and clearly subordinate to the permitted agricultural and residential uses. Moreover, the barn structure would be used to support the agriculture related uses on existing parcel., which is consistent with the policy direction of the General Plan and regulatory guardrails of the Zoning Code.

To understand the proposed project's visual appearance from the private property views from 1000 and 890 Fulton Lane, our project team has met with these neighbors to review the proposed plans and discuss any potential design or construction concerns. Multiple in person meetings have been held with the neighbors at 1000 Fulton Lane to discuss potential concerns surrounding privacy, noise, lighting, and dust, and our project team has worked with them to incorporate and address their comments into the design. Our conversations have been collaborative and productive.

The current designs implement solutions to address concerns raised during these meetings and we believe that all concerns of the neighbors at 1000 Fulton Lane have been addressed. Dust, fencing and additional screening in the form of layered plant material will be placed along the entirety of the shared property line between 900 and 1000 Fulton Lane. Both parties have agreed on fencing material and plant species based on plans and renderings presented to the neighbors. Their concerns surrounding exterior lighting have been considered in the design by reducing the exterior lighting and ensuring that lighting does not intrude on their property. Their concerns regarding security and privacy are also addressed in the design. Any security cameras will be positioned away from their property and elevated windows will not provide opportunity for views across property boundaries or allow for anyone to see over the property boundary screening.

The project team approached the neighbors at 850 and 830 Fulton Lane in early February of 2023, to review the plans with them as well. The neighbors at 850 Fulton Lane responded positively to the plans and inquired about the plan for the development near their property line (which involves only landscaping) as well as construction timelines, after which they did not have any additional comments. The neighbors at 830 Fulton Lane had no questions or comments, but acknowledged receipt of the project information. We believe that the designs are sensitive to the surrounding residential developments.

We appreciate the City's consideration of the use permit and design review request.

Best regards,

Clark Sather
415.318.8910 **direct**
csalther@walkerwarner.com



Produced by Napa County GIS

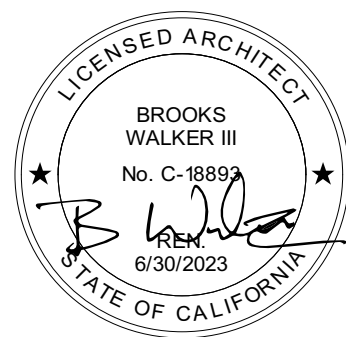
900 Fulton Lane

Printed On: 3/14/2023

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:	
2022-08-05 USE PERMIT & DESIGN REVIEW	
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL	

TITLE SHEET	
SCALE :	AS NOTED
JOB NUMBER :	202016
SHEET :	A0.0

GENERAL NOTES

- COORDINATION**
- IF THESE DRAWINGS ARE NOT 24" x 36" THEY HAVE BEEN REDUCED OR ENLARGED
 - THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
 - ALL WORK SHALL COMPLY w/ THE 2019 CALIFORNIA BUILDING CODE (2019 CBC), 2019 CALIFORNIA PLUMBING CODE (2019 CPC), CALIFORNIA MECHANICAL CODE (2019 CMC), CALIFORNIA ELECTRICAL CODE (2019 CEC), CALIFORNIA RESIDENTIAL CODE (2019 CRC) AND THE 2000 NFPA 101 LIFE SAFETY CODE; AND ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS**
 - ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
 - DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
 - DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

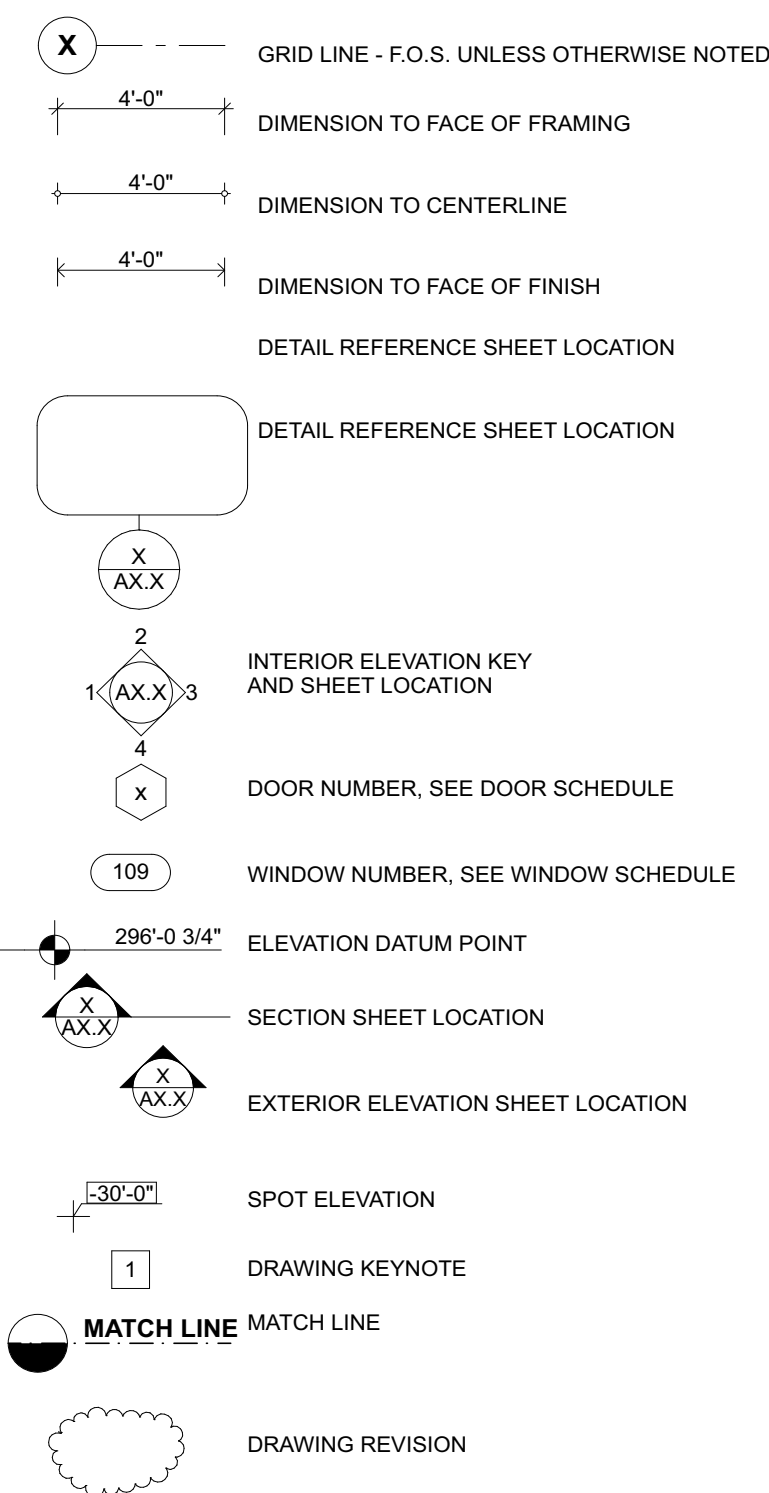
- CONTRACTOR DUTIES**
- THE CONTRACTOR SHALL:
 - FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER
 - GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT
 - PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE
 - FILE WORKMAN'S COMPENSATION
 - ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 108.4 OF THE 2019 CBC
 - CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
 - CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
 - CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
 - CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
 - ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
 - CONTRACTOR SHALL PROVIDE PROVISIONS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

- GENERAL**
- ALL STAIRS WITH MORE THAN FOUR RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER - 2019 CBC SEC. 1012
 - GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING - 2019 CBC SEC. 1013
 - FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2019 CBC SEC. 717
 - HEARTH'S SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING
 - ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED - 2019 CBC SEC. 2406

- ENERGY**
- ALL WINDOWS AND DOORS SHALL BE TRIPLE GLAZED U.O.N.
 - FOR PROJECTS IN CALIFORNIA:
 - INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
 - ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE C.E.C.
 - ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE C.E.C.
 - ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.6 GALLONS MAXIMUM FLUSH CAPACITY
 - THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
 - WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
 - GENERAL LIGHTING IN KITCHENS AND BATHS SHALL BE HIGH EFFICACY & COMPLY w/ TITLE 24 CALCULATIONS

- LIFE SAFETY**
- SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILINGS AND MECHANICAL PLANS FOR EXACT LOCATIONS - 2019 CBC SEC. 907
 - ALL SMOKE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72
- MEP**
- ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
 - CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
 - WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING AS DETAILED ON DRAWING **X109.1** - 2019 CPC SEC. 508.2
 - ALL HOT WATER FAUCETS WITH 10 FEET OR MORE OF PIPE BETWEEN FAUCET AND WATER HEATER ARE TO BE EQUIPPED WITH HOT WATER RECIRCULATING SYSTEM
 - ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
 - ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICES - 2019 CBC CHAPTER 6
 - DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2019 CMC
 - EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
 - ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
 - NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS - 2019 CEC ARTICLE 419
 - ALL 120V / 1-PH / 15- & 20- AMP BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER - 2019 CEC ARTICLE 210.12

SYMBOLS



ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	K.D.	KILD DRIED
A.B.	ANCHOR BOLT	L.H.	LEFT HAND
ABV.	ABOVE	LAV.	LAVATORY
A.C.	AIR CONDITIONING	LT.	LIGHT
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MED.	MEDIUM
ASPH.	ASPHALT	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
B.U.R.	BUILT-UP ROOFING	MIR.	MIRROR
BD	BOARD	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BLW.	BELOW	N.T.S.	NOT TO SCALE
BM.	BEAM	NIC	NOT IN CONTRACT
BRZ.	BRONZE	O.V.	OVER
BTW.	BETWEEN	O.C.	ON CENTER
C.I.	CAST IRON	OPG.	OPENING
C.I.P.	CAST IN PIPE	P.T.	PRESSURE TREATED
C.O.	CLEAN OUT	PL.	PLATE
CAB.	CABINET	PLAM.	PLASTIC LAMINATE
CL.	CENTER LINE	PLYWD.	PLYWOOD
CLG.	CEILING	PNL.	PANEL
CLO.	CLOSET	PR.	PAIR
CLR.	CLEAR	PTD.	PAINTED
CMU	CONCRETE MASONRY UNIT	R.	RISER
COL.	COLUMN	R.H.	RIGHT HAND
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONT.	CONTINUOUS	R.W.L.	RAIN WATER LEADER
CSK.	COUNTERSINK	RAD. / R	RADIUS
CSMT.	CASEMENT	REINF.	REINFORCED
CTR.	CENTER	REQD.	REQUIRED
CW.	COLD WATER	RESIL.	RESILIENT
DF	DOUGLAS FIR	RM.	ROOM
DH.	DOUBLE HUNG	RWD.	REDWOOD
DIA.	DIAMETER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIM.	DIMENSION	S.C.	SOLID CORE
DISP.	GARBAGE DISPOSAL	S.C.D.	SEE CIVIL DRAWINGS
DN.	DOWN	S.L.D.	SEE LANDSCAPE DRAWINGS
DR.	DOOR	S.P.	SOLID PIPE
DTL.	DETAIL	S.S.	STAINLESS STEEL
DW.	DISHWASHER	S.S.D.	SEE STRUCTURAL DRAWINGS
DWG.	DRAWING	S.T.	STEEL TROWEL
DWR.	DRAWER	SH.	SHELF
(E)	EXISTING	SHWR.	SHOWER
EA.	EACH	SIM.	SIMILAR
EL.	ELEVATION	SPK.	SPEAKER
ELEV.	ELEVATOR (OR ELEVATION)	STL.	STEEL
EQ.	EQUAL	STN.	STAIN
EXP.	EXPOSED	T&G	TONGUE & GROOVE
EXT.	EXTERIOR	T.	TREAD
F.G.	FINISHED GRADE / FIXED GLASS	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.F.	FACE OF FINISH	T.O.P.	TOP OF PLATE
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL / SLAB
FD.	FLOOR DRAIN	T.O.W.	TOP OF WALL
FDN.	FOUNDATION	T.S.	TUBE STEEL
FIN.	FINISH	THK.	THICKNESS
FLR.	FLOOR	TYP.	TYPICAL
FRPR.	FIREPROOFING	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	V.I.F.	VERIFY IN FIELD
G.I.	GALVANIZED IRON	V.T.R.	VENT THROUGH ROOF
G.W.B.	GYPSPUM WALLBOARD	V.P.	VENT PIPE
GA.	GAUGE	W.D.	WHERE OCCURS
GL.	GLASS	W.P.	WATERPROOFING
H.C.	HOLLOW CORE	W.S.	WEATHER STRIPPING
H.W.	HOT WATER	W.	WITH
HB.	HOSEBIB	WC.	WATER CLOSET
HDR.	HEADER	WD.	WOOD
HOR.	HORIZONTAL	WDW.	WINDOW
HT.	HEIGHT	WH.	WATER HEATER
HTR.	HEATER		
I.D.	INSIDE DIAMETER		
INS.	INSULATION		
INT.	INTERIOR		
J.H.	JOIST HANGER		
JB.	JUNCTION BOX		
JST.	JOIST		
JT.	JOINT		

DIRECTORY

OWNER:	HELENA VIÑEDO LLC c/o PEAK PROJECTS MARTIN PRADO 199 FREMONT ST. SUITE 2500 SAN FRANCISCO, CA 94105 TEL: 408.930.7323 EMAIL: MARTIN@PEAKPROJECTS.COM
ARCHITECT:	WALKER WARNER ARCHITECTS 353 FOLSOM STREET, SAN FRANCISCO, CA 94105 TEL: 415-318-8900 EMAIL: CSATHER@WALKERWARNER.COM
GENERAL CONTRACTOR:	CELLO MAUDRU DAVE LINDSTROM 2505 OAK STREET NAPA, CA 94559 TEL: 707.299.9421 EMAIL: DAVE.L@CELLO-MAUDRU.COM
STRUCTURAL ENGINEER:	KL&A, INC. CATHERINE MULHERN 1717 WASHINGTON AVENUE, SUITE 100 GOLDEN, CO 80401 TEL: (303) 384-9910 EMAIL: CMULHERN@KL&A.COM
LANDSCAPE ARCHITECT:	LUTSKO ASSOCIATES RON LUTSKO 3235 MISSION STREET SAN FRANCISCO, CA 94105 TEL: 415.920.2800 EMAIL: EMILY@LUTSKOASSOCIATES.COM
LIGHTING DESIGNER:	ERIC JOHNSON ASSOCIATES, INC. OLIVER TRIXL 201 ALAMEDA DEL PRADO, SUITE 204 NOVATO, CA 94949 TEL: 415.482.0923 EMAIL: OT@EJALIGHTING.COM
CIVIL ENGINEER:	SUMMIT ENGINEERING JASPER GEHRING 463 AVIATION BLVD. STE 200 SANTA ROSA, CA 95403 TEL: 707.527.0775 EMAIL: JASPER@SUMMIT-SR.COM

PROJECT DATA

LOCATION:	900 FULTON LANE, ST HELENA, CA
APN:	009-030-051
ZONING:	A-20: AGRICULTURE
LOT SIZE:	234,941 SF / 5.34 ACRES
OCC. GROUP:	R-3
CONST. TYPE:	V-8
FIRE SPRINKLERS:	FULLY SPRINKLERED
FIRE HAZARD SEVERITY:	NO FIRE HAZARD SEVERITY

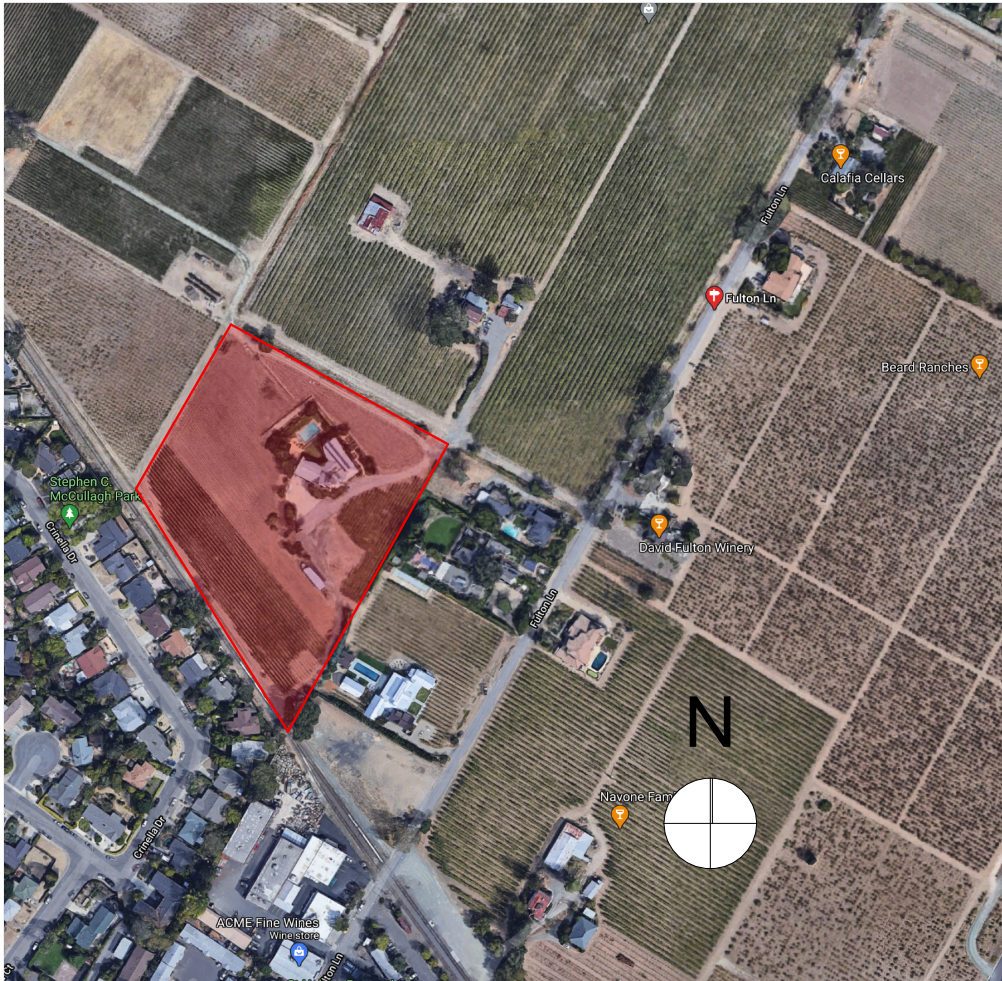
EQUIPMENT SHED

PROJECT SCOPE:	NEW PLAYROOM WITH FULL BATHROOM AND ATTACHED 2-CAR GARAGE
PROPOSED ADDITION BUILDING HEIGHT:	13'-10"
BUILDING AREA TOTAL FLOOR AREA (CONDITIONED SPACE):	1,702 SF
EXTERIOR DECK / STEPS: LANDSCAPE PAVERS: UTILITY DECK:	468 SF 103 SF 521 SF
TOTAL NON-AGRICULTURAL AREA:	2,794 SF

BARN

PROJECT SCOPE:	NEW AGRICULTURAL BARN
PROPOSED BUILDING HEIGHT: HEIGHT TO TOP OF CHIMNEY:	25'-0" (TO TOP OF RIDGE) 28'-0"
BUILDING AREA: BASEMENT FLOOR: FIRST FLOOR: TOTAL FLOOR AREA (CONDITIONED SPACE):	3,950 SF 3,375 SF 7,325 SF
EXTERIOR DECK:	1829 SF
TOTAL NON-AGRICULTURAL AREA:	5,204 SF

VICINITY MAP

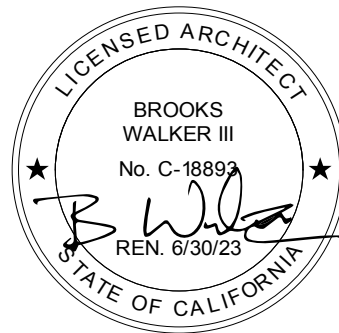


REVISED
10:00 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:	
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
2023-06-14 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
AGRICULTURAL COVERAGE - CURRENT	
SCALE:	AS NOTED
JOB NUMBER:	202016
SHEET:	A0.1

JANUARY 2023 PROPERTY USAGE

LAWN	+6,472 SF
STRUCTURAL FOOTPRINT	+13,825 SF
NON-AGRICULTURAL	+83,664 SF
DRIVEWAY	+28,841 SF
WATER TANKS	+335 SF
DRIVEWAY EXEMPTION**	-5,248 SF
TOTAL NON-AGRICULTURAL AREA	127,889 SF

**Driveway calculation, per St. Helena Municipal Code Section 17.20.060(C): "All structures, driveways (except for a sixteen (16) foot wide driveway no greater than two-thirds the length of the parcel) ... shall be limited to the one acre maximum per parcel."

Length of parcel = 491'
2/3 length of parcel = 328'
16' x 328' = 5,248 SF

1 ACRE AREA: 43,560 SF

AGRICULTURAL

- AGRICULTURAL
- VINEYARD
- EXISTING PEPPER TREE
- EXISTING OLIVE/FIG TREE

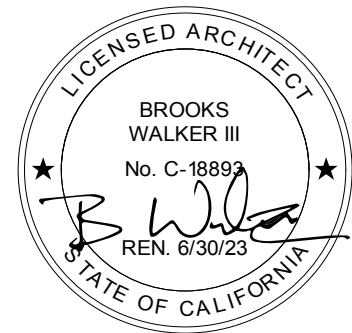
NON-AGRICULTURAL

- NON-AGRICULTURAL
- LAWN
- STRUCTURAL FOOTPRINT
- DRIVEWAY
- WATER TANKS

- DRIVEWAY EXEMPTION**
- LENGTH OF PARCEL

REVISED
10:00 am, May 22, 2023

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:

2022-11-04 USE PERMIT & DESIGN
REVIEW RESUBMITTAL

2023-01-25 USE PERMIT & DESIGN
REVIEW RESUBMITTAL

2023-05-17 USE PERMIT & DESIGN
REVIEW RESUBMITTAL

2023-06-14 USE PERMIT & DESIGN
REVIEW RESUBMITTAL

AGRICULTURAL
COVERAGE - PROPOSED

SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: A0.2

PROPOSED PROPERTY USAGE

LAWN	+5,395 SF
STRUCTURAL FOOTPRINT	+17,653 SF
DRIVEWAY	+24,514 SF
WATER TANKS	+335 SF
DRIVEWAY EXEMPTION**	-5,248 SF
TOTAL NON-AGRICULTURAL AREA	+42,649 SF

STRUCTURAL FOOTPRINT BREAKDOWN:

EXISTING RESIDENCE	6,098 SF
EXISTING POOL & DECK	1,514 SF
EXISTING PERGOLA	728 SF
EXISTING ADU & PATH	1,582 SF
NEW BARN	3,635 SF
NEW BARN DECK	1,223 SF
NEW EQUIPMENT SHED	1,697 SF
NEW EQUIPMENT SHED DECK / PAVERS	1,177 SF
TOTAL STRUCTURAL FOOTPRINT	17,653 SF

**Driveway calculation, per St. Helena Municipal Code Section 17.20.060(C): "All structures, driveways (except for a sixteen (16) foot wide driveway no greater than two-thirds the length of the parcel) ... shall be limited to the one acre maximum per parcel."

Length of parcel = 491'
2/3 length of parcel = 328'
16' x 328' = 5,248 SF

1 ACRE AREA: 43,560 SF

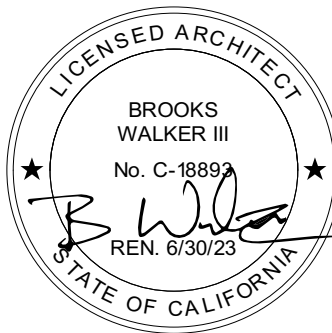
AGRICULTURAL

- AGRICULTURAL
- VINEYARD
- PEPPER TREE
- OLIVE TREE
- FRUIT TREE
- EXISTING PEPPER TREE
- EXISTING OLIVE/FIG TREE

NON-AGRICULTURAL

- LAWN
- STRUCTURAL FOOTPRINT
- DRIVEWAY
- WATER TANKS
- DRIVEWAY EXEMPTION**
- LENGTH OF PARCEL

REVISED
10:00 am, May 22, 2023



ISSUED:

2022-08-05 USE PERMIT & DESIGN
REVIEW2022-11-04 USE PERMIT & DESIGN
REVIEW RESUBMITTAL2023-01-25 USE PERMIT & DESIGN
REVIEW RESUBMITTAL

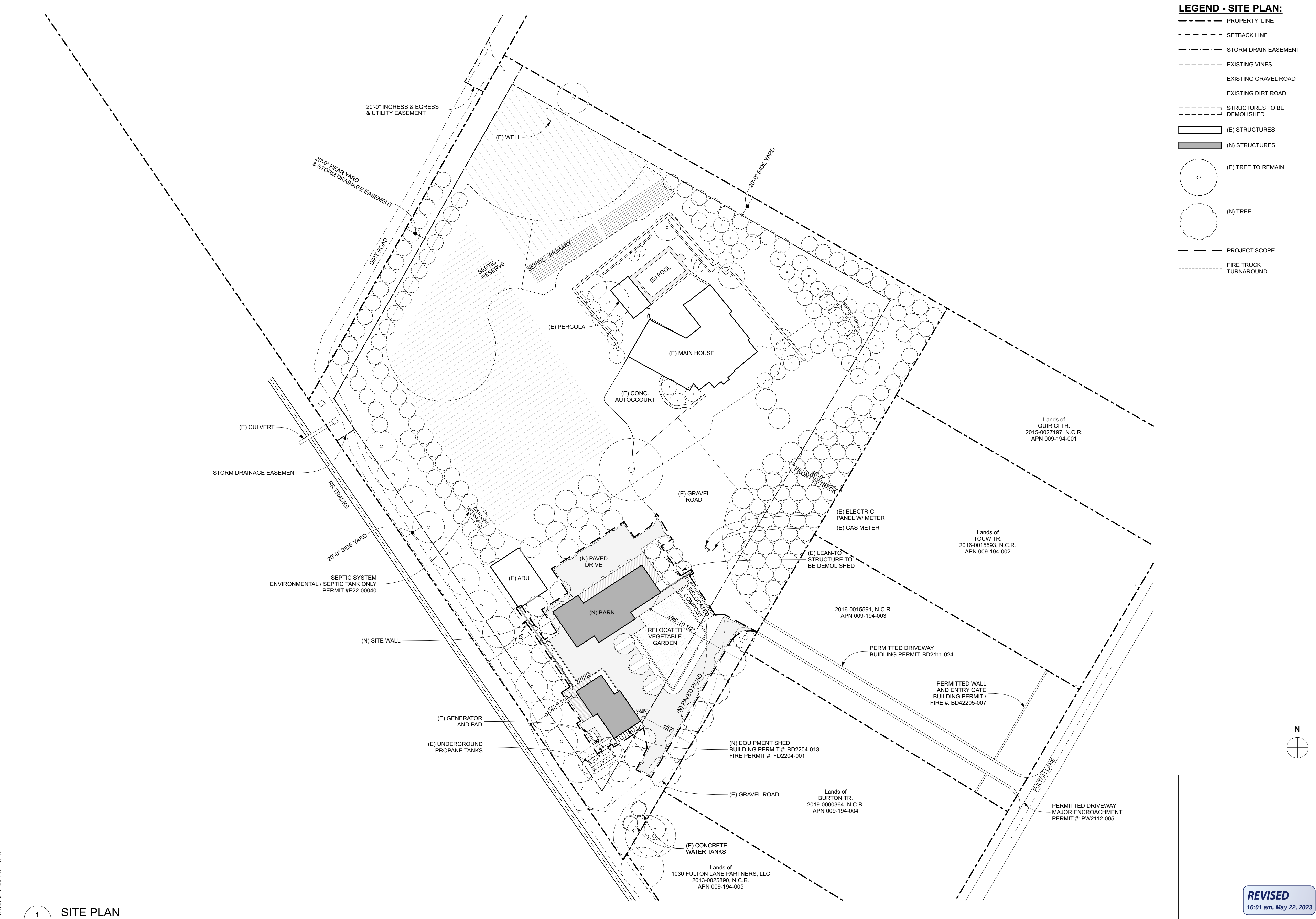
2023-05-02 CONSULTANT COORDINATION
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

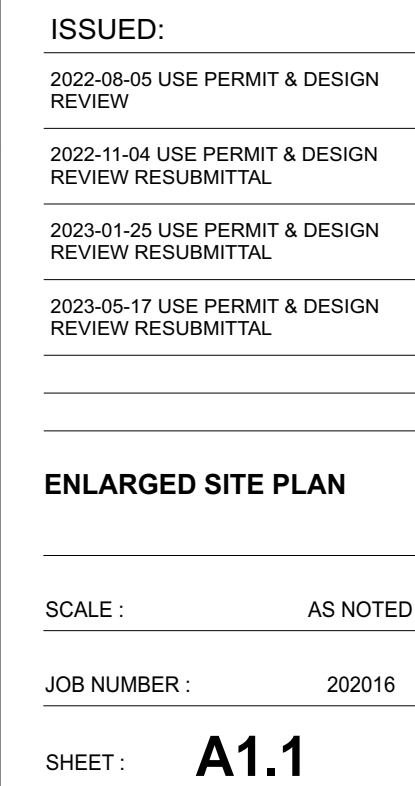
SITE PLAN

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET: **A1.0**



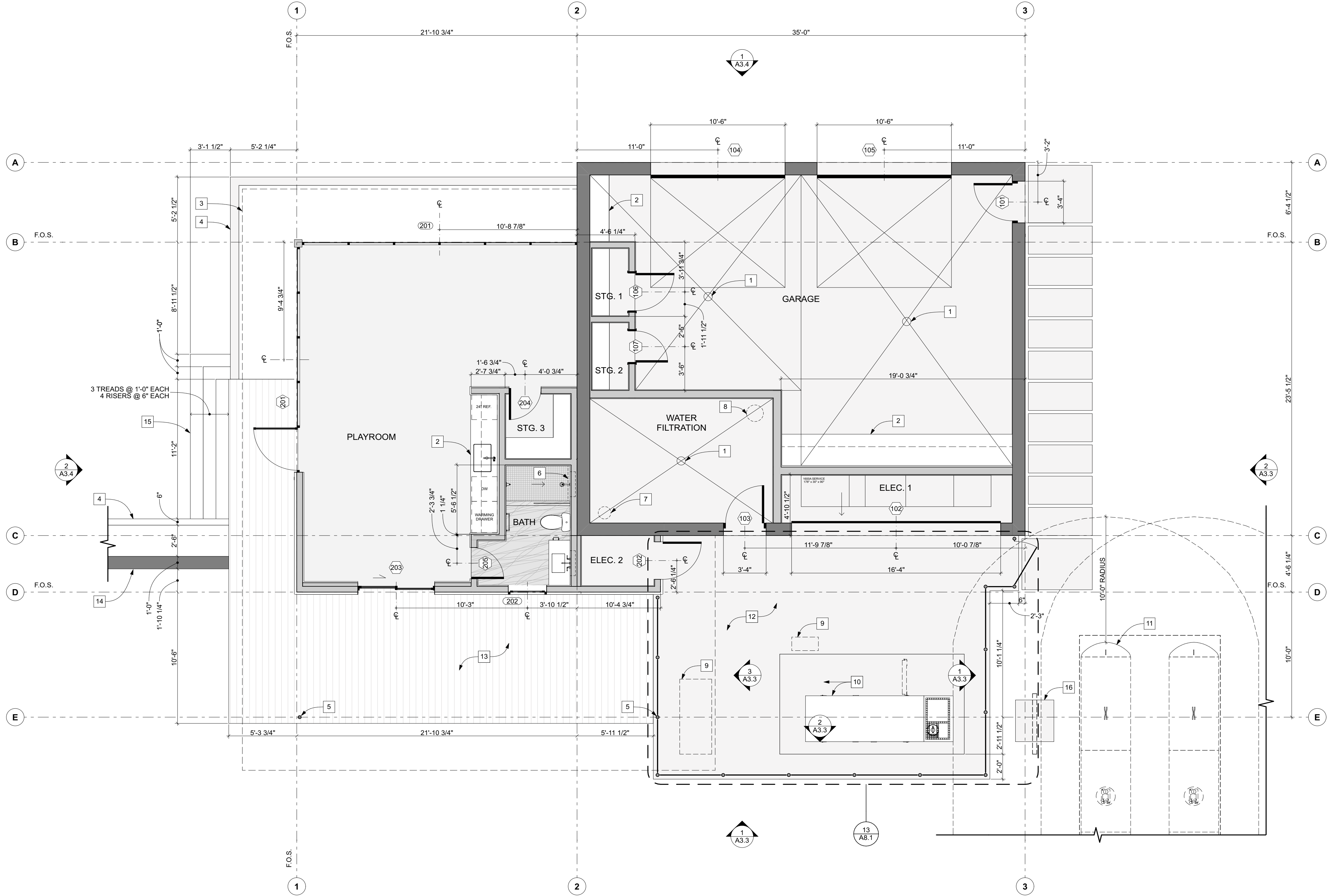


THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS

1
A2.0

EQUIPMENT SHED - FIRST FLOOR

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



GENERAL NOTES - FLOOR PLAN:

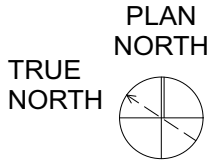
- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD, U.O.N.

LEGEND - FLOOR PLAN

- 2X ENGINEERED WOOD FRAMING
- CONCRETE WALL, S.S.D.

KEYNOTES - FLOOR PLAN:

- 1 FLOOR DRAIN
- 2 BUILT-IN CASEWORK
- 3 LINE OF ROOF ABOVE
- 4 CONC. PLANTER WALL, S.L.D.
- 5 STL. POST
- 6 LINEAR SLOT DRAIN
- 7 SPRINKLER RISER
- 8 PUMP
- 9 HVAC EQUIPMENT
- 10 (E) GENERATOR AND PAD
- 11 (E) PROPANE TANKS
- 12 CONCRETE SLAB
- 13 WOOD DECK
- 14 CONC. SITE WALL
- 15 WOOD STAIRS
- 16 GAS METER & CONCRETE PAD

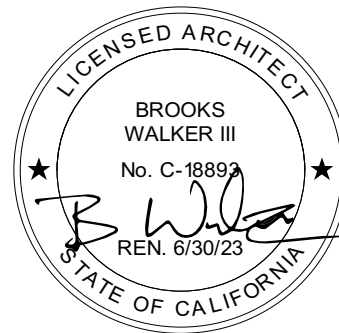


REVISED
10:01 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

FIRST FLOOR PLAN

SCALE: AS NOTED

JOB NUMBER: 202016

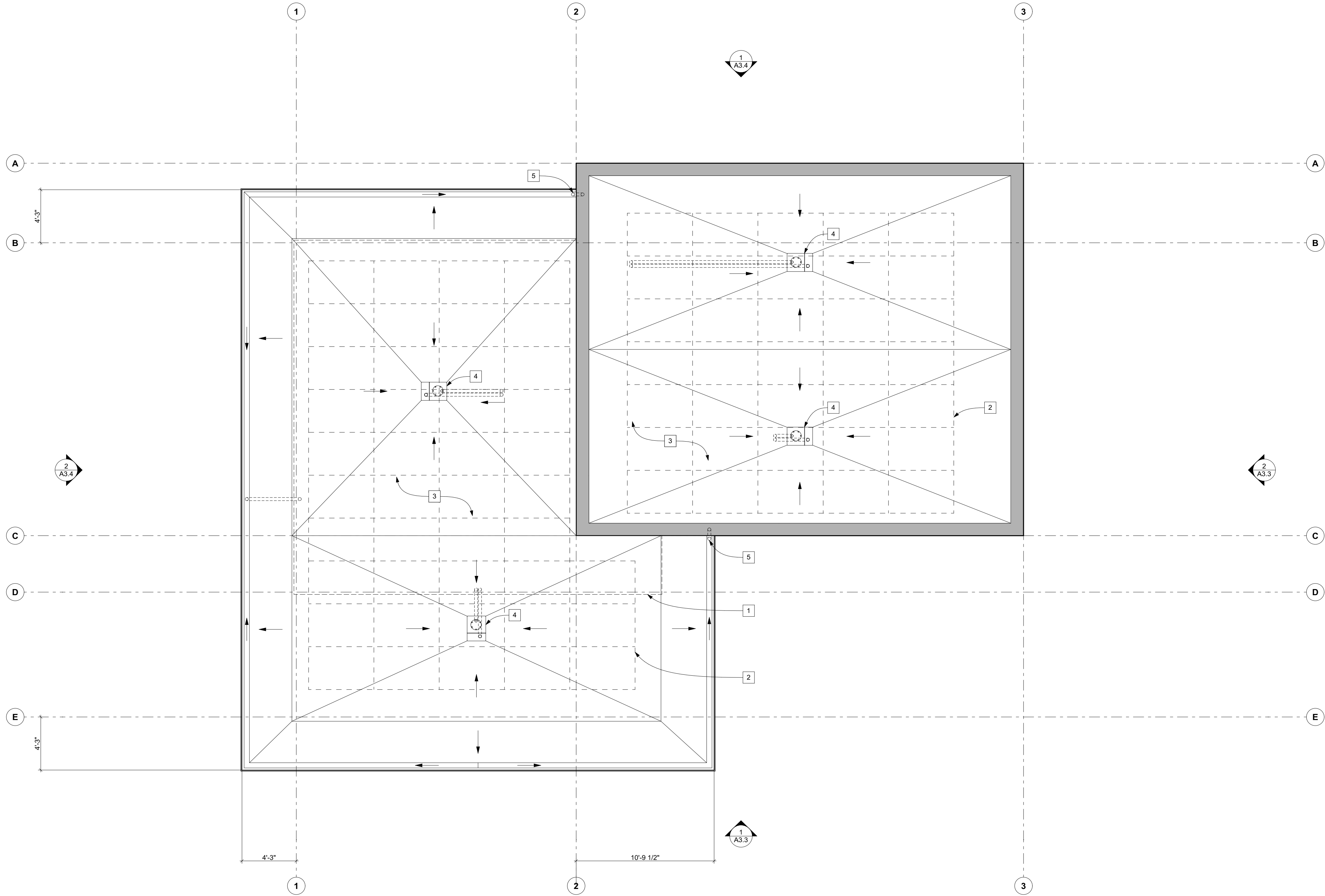
SHEET: A2.0

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS

1
A2.1

EQUIPMENT SHED - ROOF PLAN

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

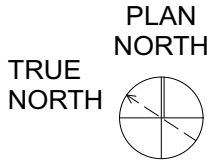


NOTES - ROOF PLAN:

1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
-- S.C.D. FOR DRAINAGE INFORMATION
-- S.C.D. FOR SEPTIC INFORMATION

KEYNOTES - ROOF PLAN:

- 1 LINE OF EXTERIOR WALL FINISH BELOW
2 SOLAR PANELS
3 BUILT-UP ROOF SYSTEM WITH CLASS-A RATING; SLOPE 1/4" PER FOOT MIN. TYP.
4 BUILT-IN ROOF DRAIN WITH OVERFLOW; TIE R.W.L. INTO DRAINAGE SYSTEM, S.C.D.
5 INTERNAL RAINWATER LEADER

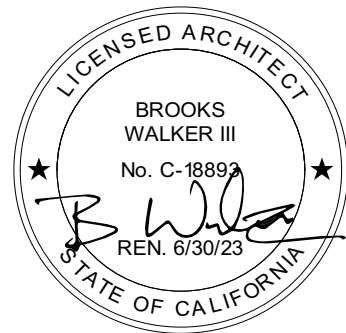


REVISED
10:01 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

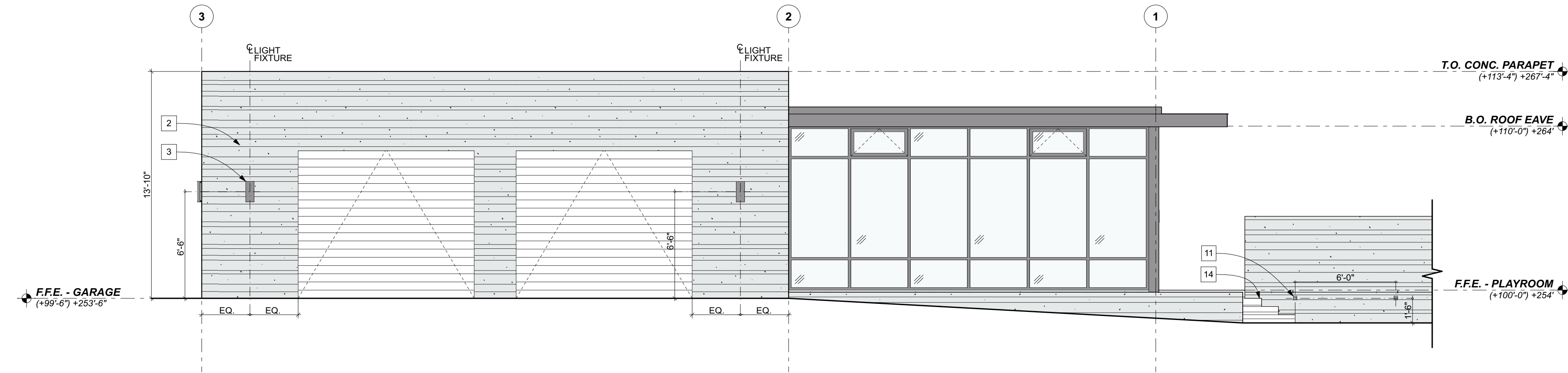
ROOF PLAN

SCALE: AS NOTED

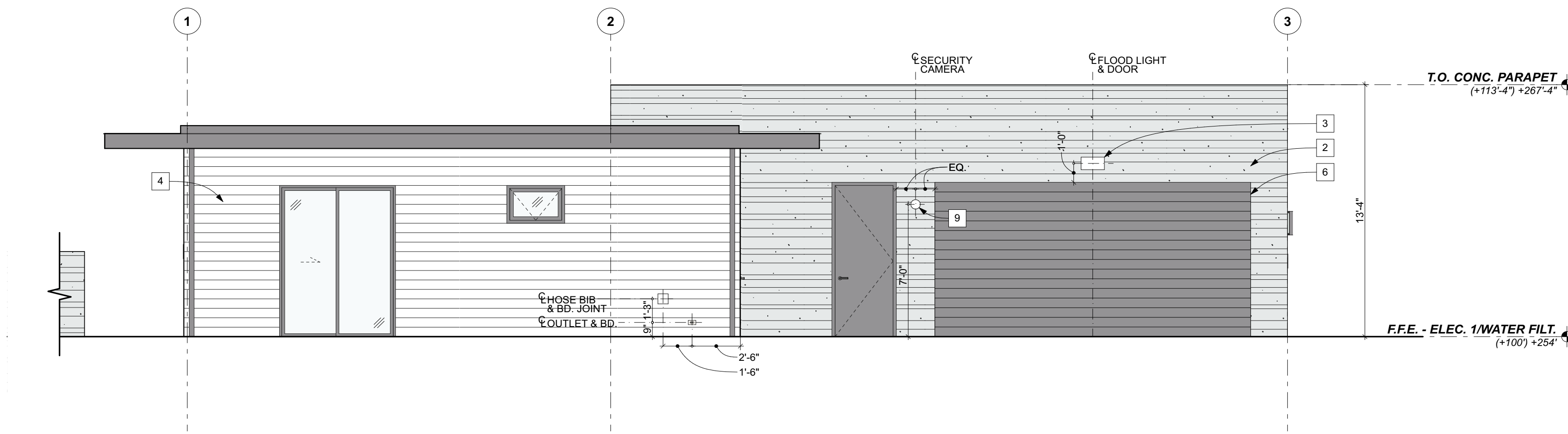
JOB NUMBER: 202016

SHEET: A2.1

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS



1 EQUIPMENT SHED - NORTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



2 EQUIPMENT SHED - SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

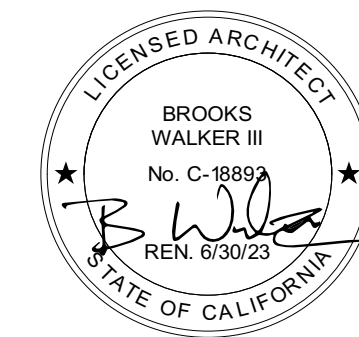
KEYNOTES - ELEVATION:

- 1 GAS METER
- 2 ARCHITECTURAL CONCRETE
- 3 EXTERIOR LIGHT, SEE LIGHTING DRAWINGS
- 4 WOOD SIDING
- 5 WOOD DOOR
- 6 METAL ROLL-UP DOOR
- 7 STL POSTS
- 8 WOOD T&G
- 9 SECURITY CAMERA
- 10 KEYLESS ENTRY KEYPAD
- 11 STEP LIGHT, SEE LIGHTING DRAWINGS
- 12 SOUNDER STROBE
- 13 SIREN
- 14 WOOD STAIRS

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



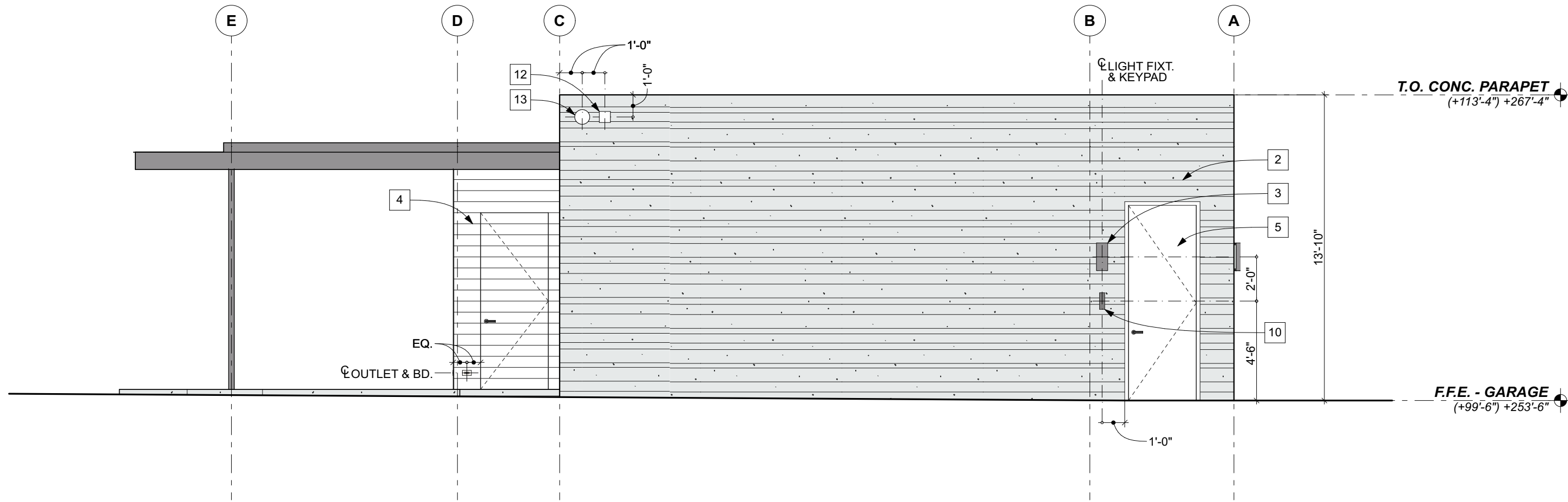
ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-26 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

BUILDING ELEVATIONS

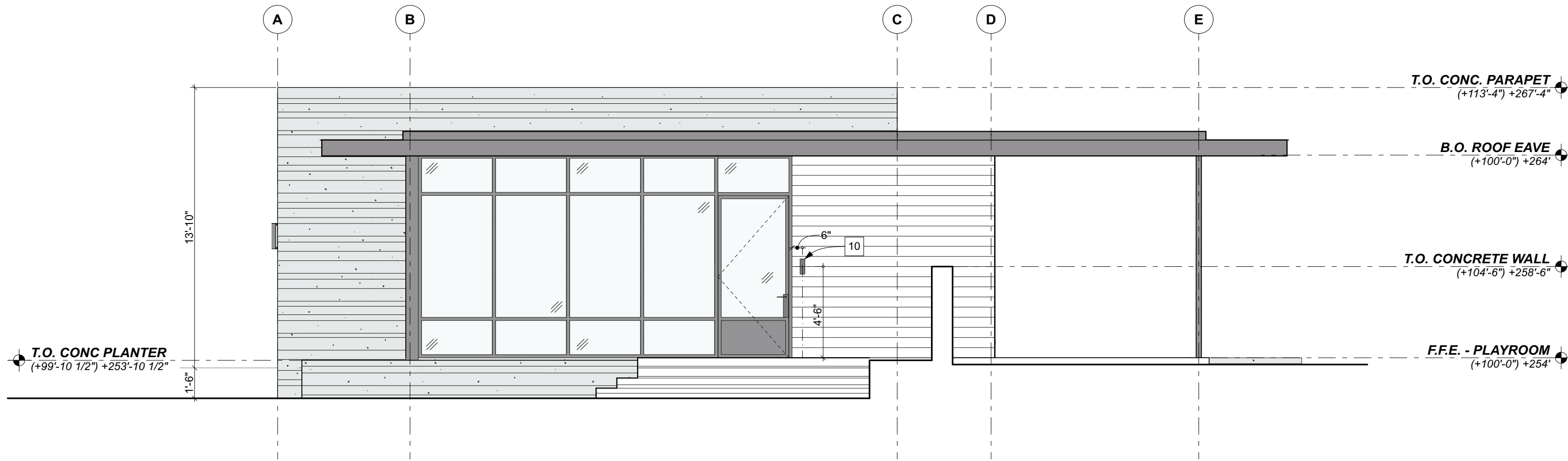
SCALE: AS NOTED
JOB NUMBER: 202016
SHEET: A3.1

REVISED
10:01 am, May 22, 2023

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS



1 EQUIPMENT SHED - EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EQUIPMENT SHED - WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES - ELEVATION:

- 1 GAS METER
- 2 ARCHITECTURAL CONCRETE
- 3 EXTERIOR LIGHT, SEE LIGHTING DRAWINGS
- 4 WOOD SIDING
- 5 WOOD DOOR
- 6 METAL ROLL-UP DOOR
- 7 STL. POSTS
- 8 WOOD T&G
- 9 SECURITY CAMERA
- 10 KEYLESS ENTRY KEYPAD
- 11 STEP LIGHT, SEE LIGHTING DRAWINGS
- 12 SOUNDER STROBE
- 13 SIREN
- 14 WOOD STAIRS

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



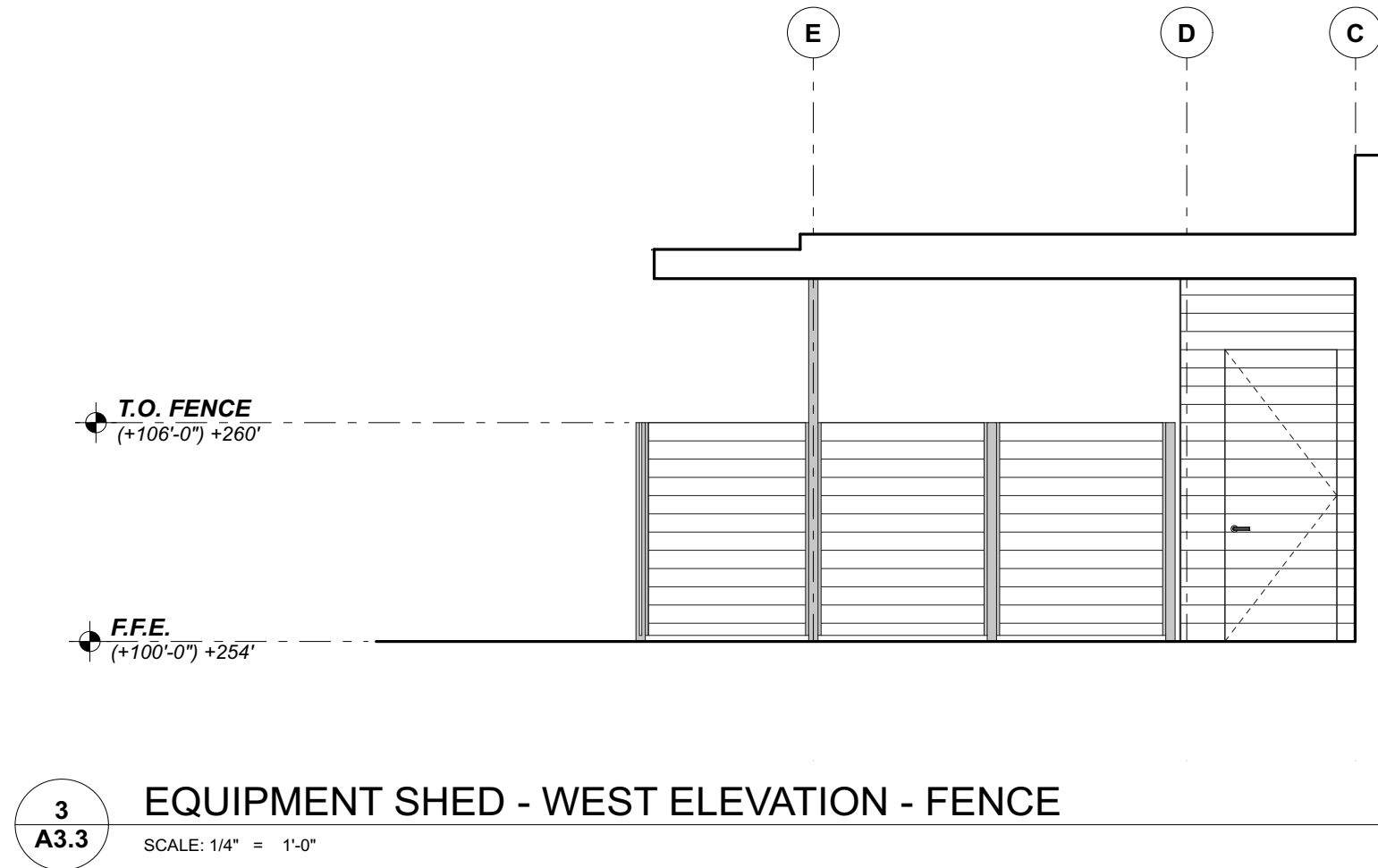
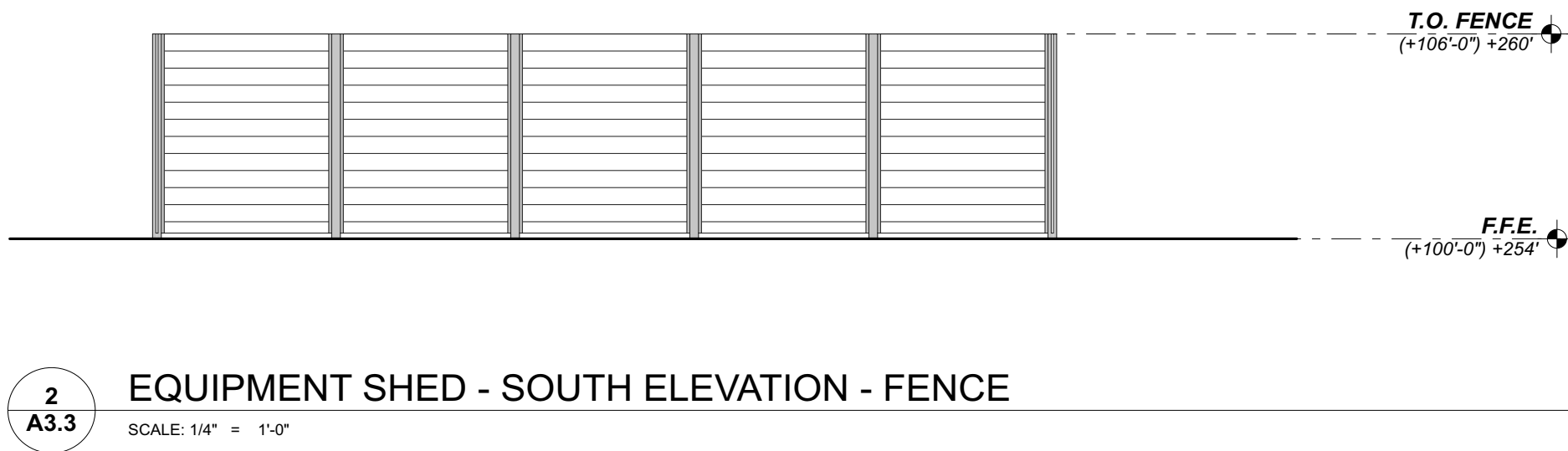
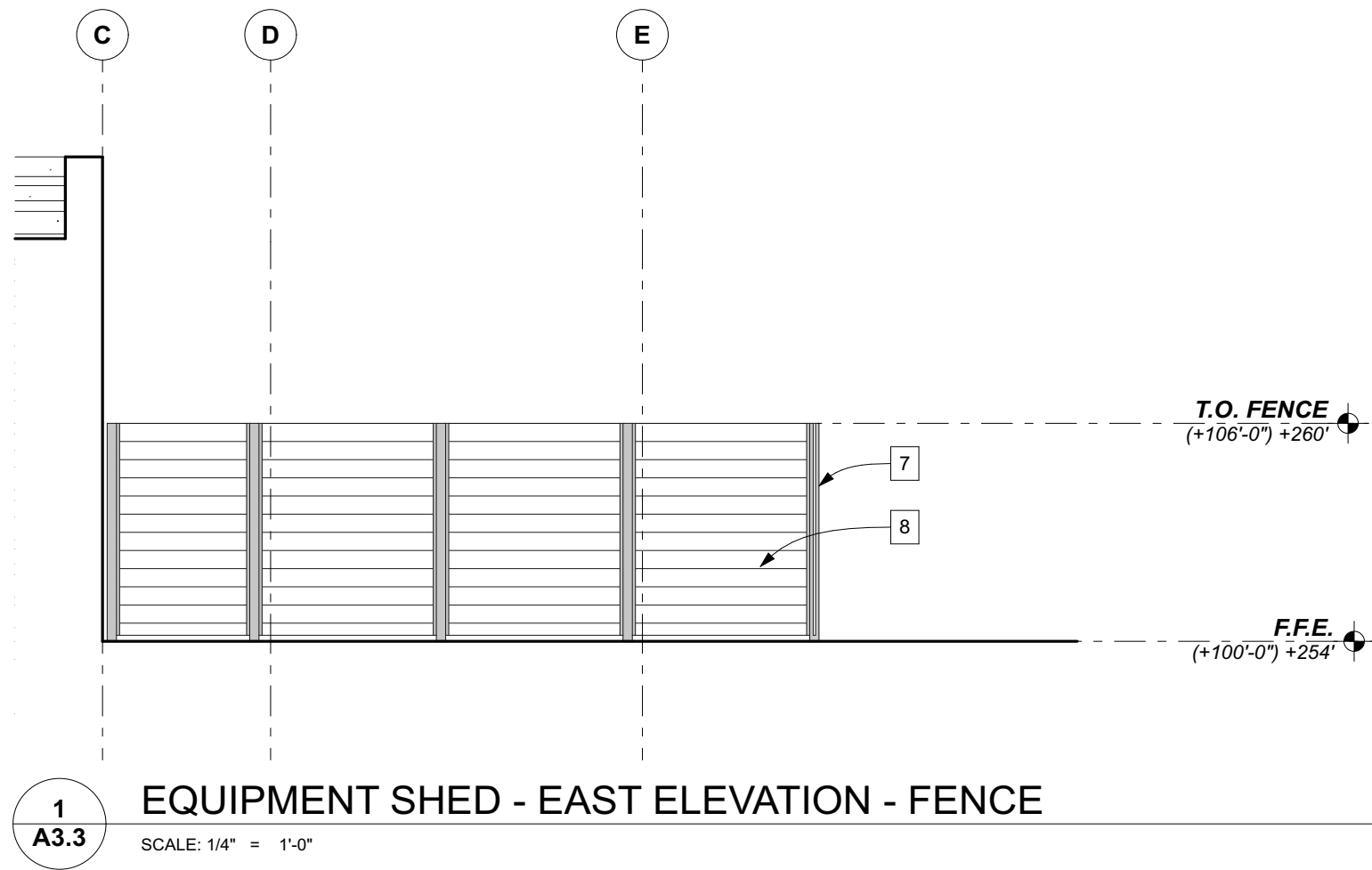
ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

BUILDING ELEVATIONS

SCALE: AS NOTED
JOB NUMBER: 202016
SHEET: A3.2

REVISED
10:01 am, May 22, 2023

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS



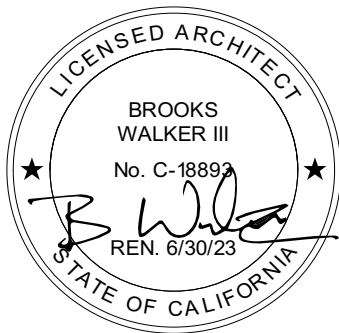
KEYNOTES - ELEVATION:

- 1 GAS METER
- 2 ARCHITECTURAL CONCRETE
- 3 EXTERIOR LIGHT, SEE LIGHTING DRAWINGS
- 4 WOOD SIDING
- 5 WOOD DOOR
- 6 METAL ROLL-UP DOOR
- 7 STL. POSTS
- 8 WOOD T&G
- 9 SECURITY CAMERA
- 10 KEYLESS ENTRY KEYPAD
- 11 STEP LIGHT, SEE LIGHTING DRAWINGS
- 12 SOUNDER STROBE
- 13 SIREN
- 14 WOOD STAIRS

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



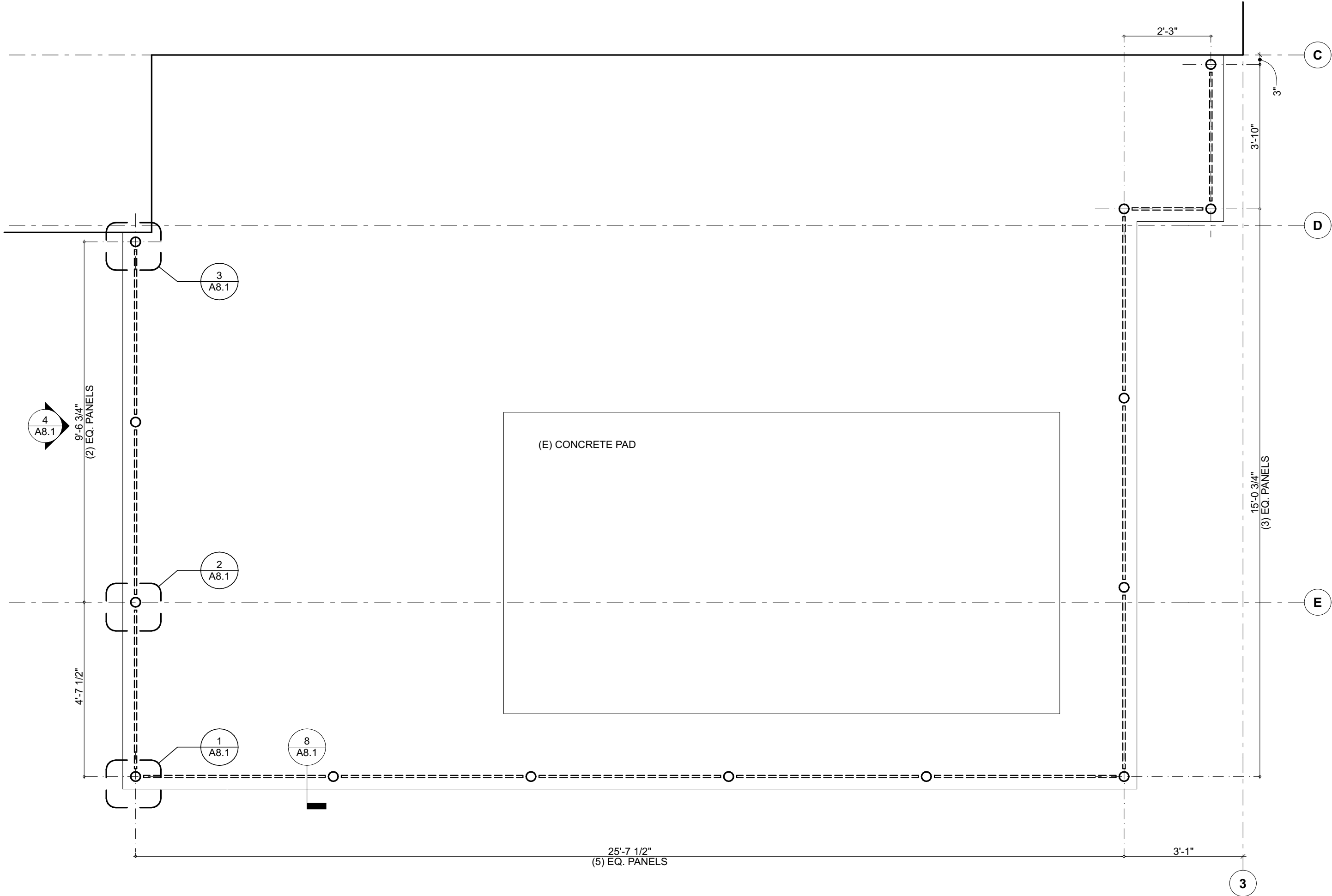
ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-26 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

BUILDING ELEVATIONS

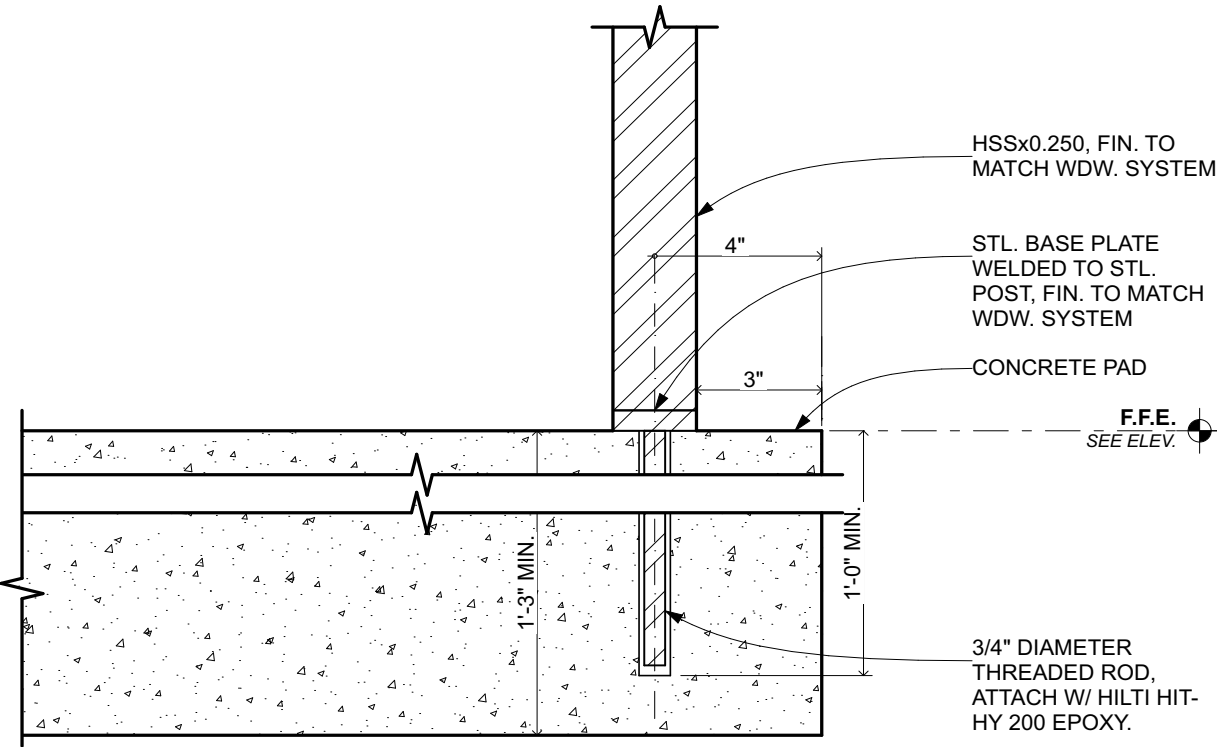
SCALE: AS NOTED
JOB NUMBER: 202016
SHEET: A3.3

REVISED
10:01 am, May 22, 2023

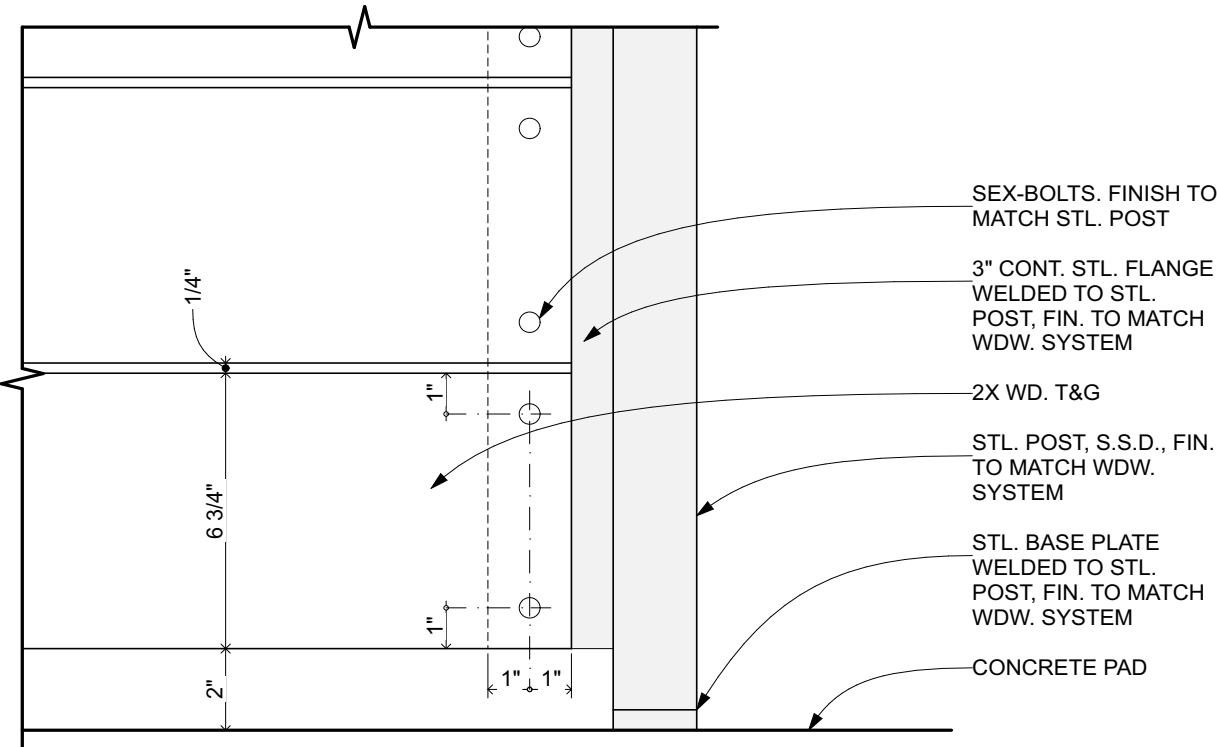
THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS



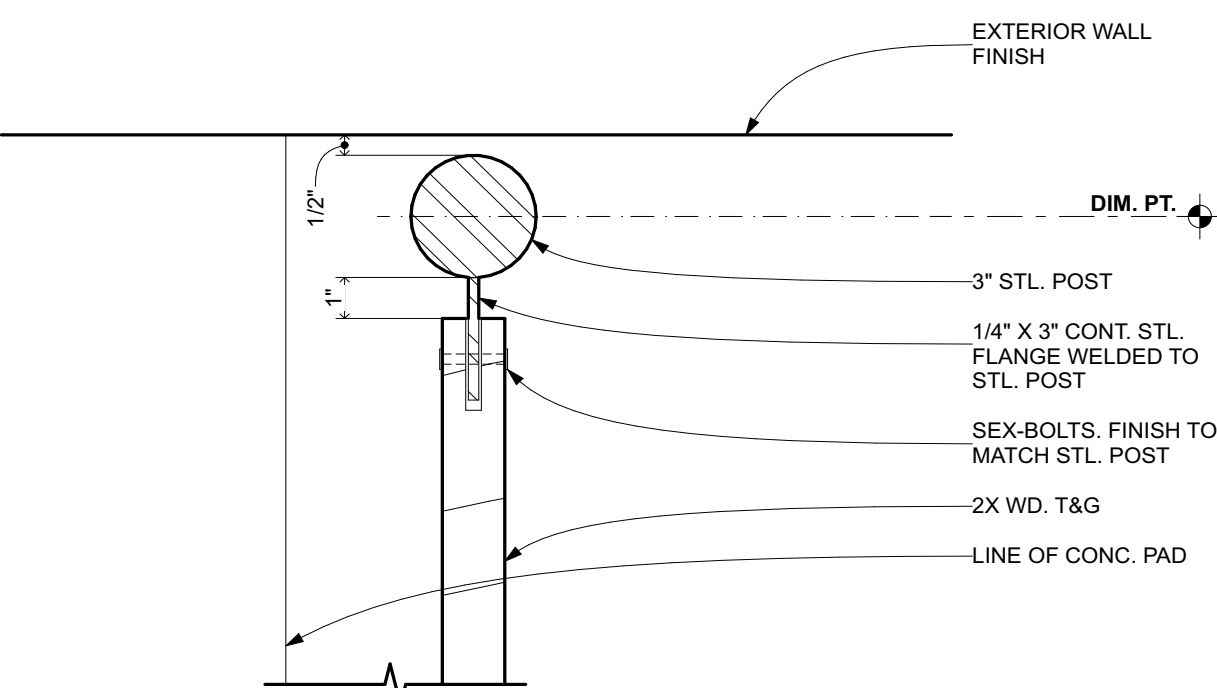
13
A8.1
EQUIPMENT SHED - FENCE - ENLARGED PLAN
SCALE: 1/2" = 1'-0"



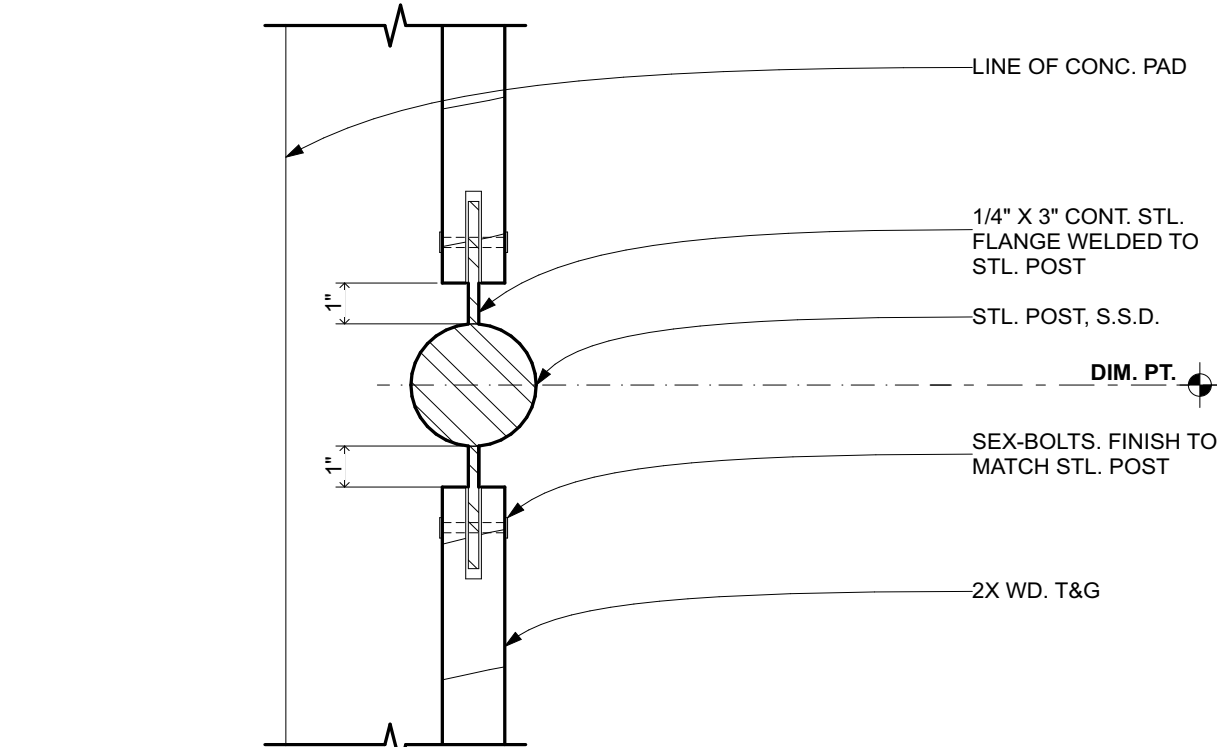
8
A8.1
FENCE - POST ATTACHMENT
SCALE: 3" = 1'-0"



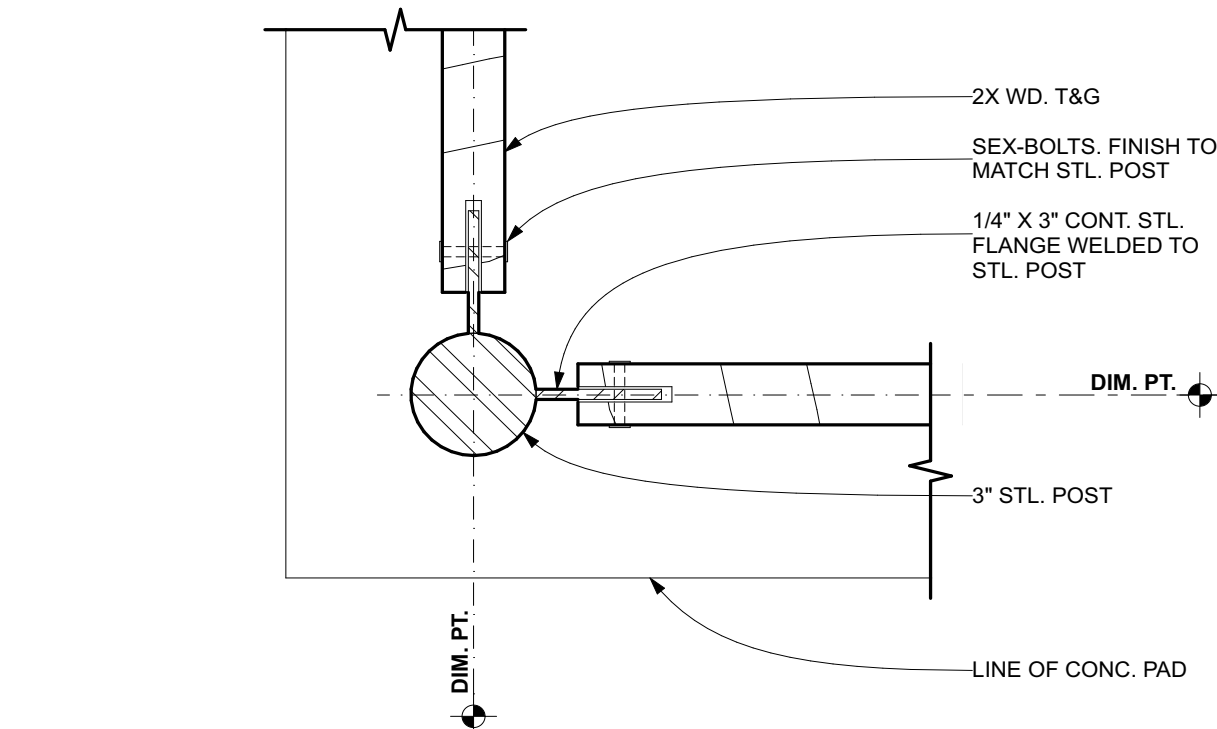
4
A8.1
FENCE - ELEVATION
SCALE: 3" = 1'-0"



3
A8.1
FENCE - END POST
SCALE: 3" = 1'-0"



2
A8.1
FENCE - MIDDLE POST
SCALE: 3" = 1'-0"



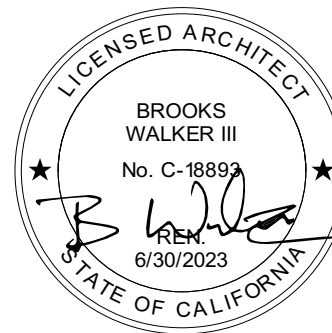
1
A8.1
FENCE - CORNER POST
SCALE: 3" = 1'-0"

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574

REVISED
10:01 am, May 22, 2023



ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

EXTERIOR DETAILS

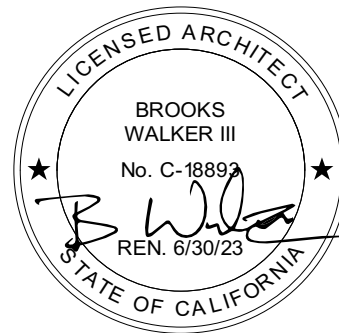
SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: A8.1

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574

REVISED
10:01 am, May 22, 2023



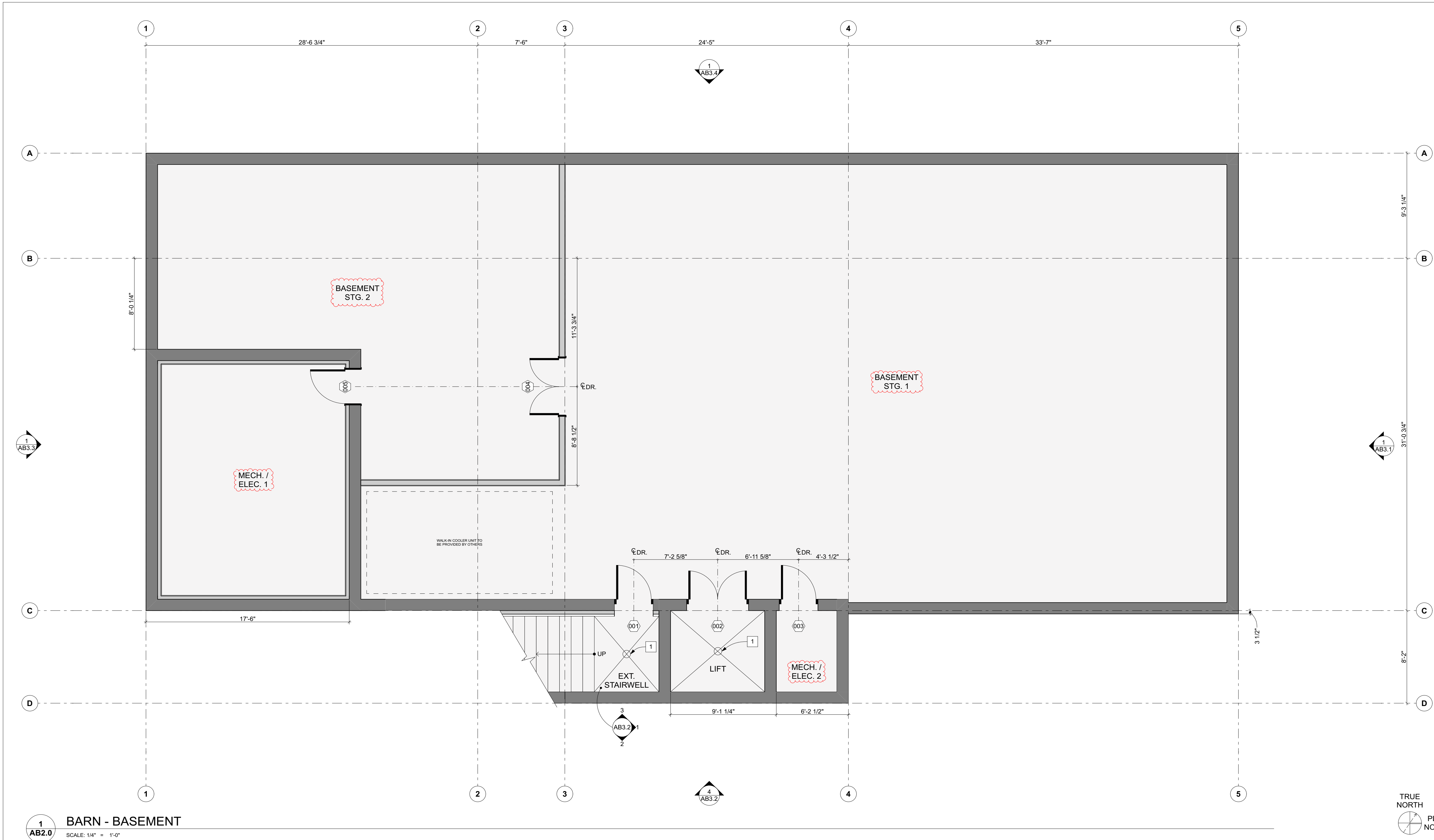
ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

BASEMENT PLAN

SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: AB2.0



KEYNOTES - FLOOR PLAN:

- 1 FLOOR DRAIN
- 2 BUILT-IN CASEWORK
- 3 LINE OF ROOF ABOVE
- 4 STL. POST
- 5 MTL. DOWNSPOUT PTD. TO MATCH ROOF
- 6 CONCRETE STAIRS
- 7 WOOD DECK
- 8 CONC. SITE WALL

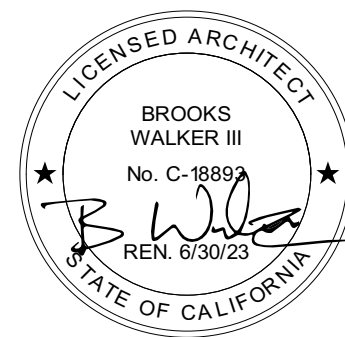
GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.

LEGEND - FLOOR PLAN

- 2X ENGINEERED WOOD FRAMING
- CONCRETE WALL

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



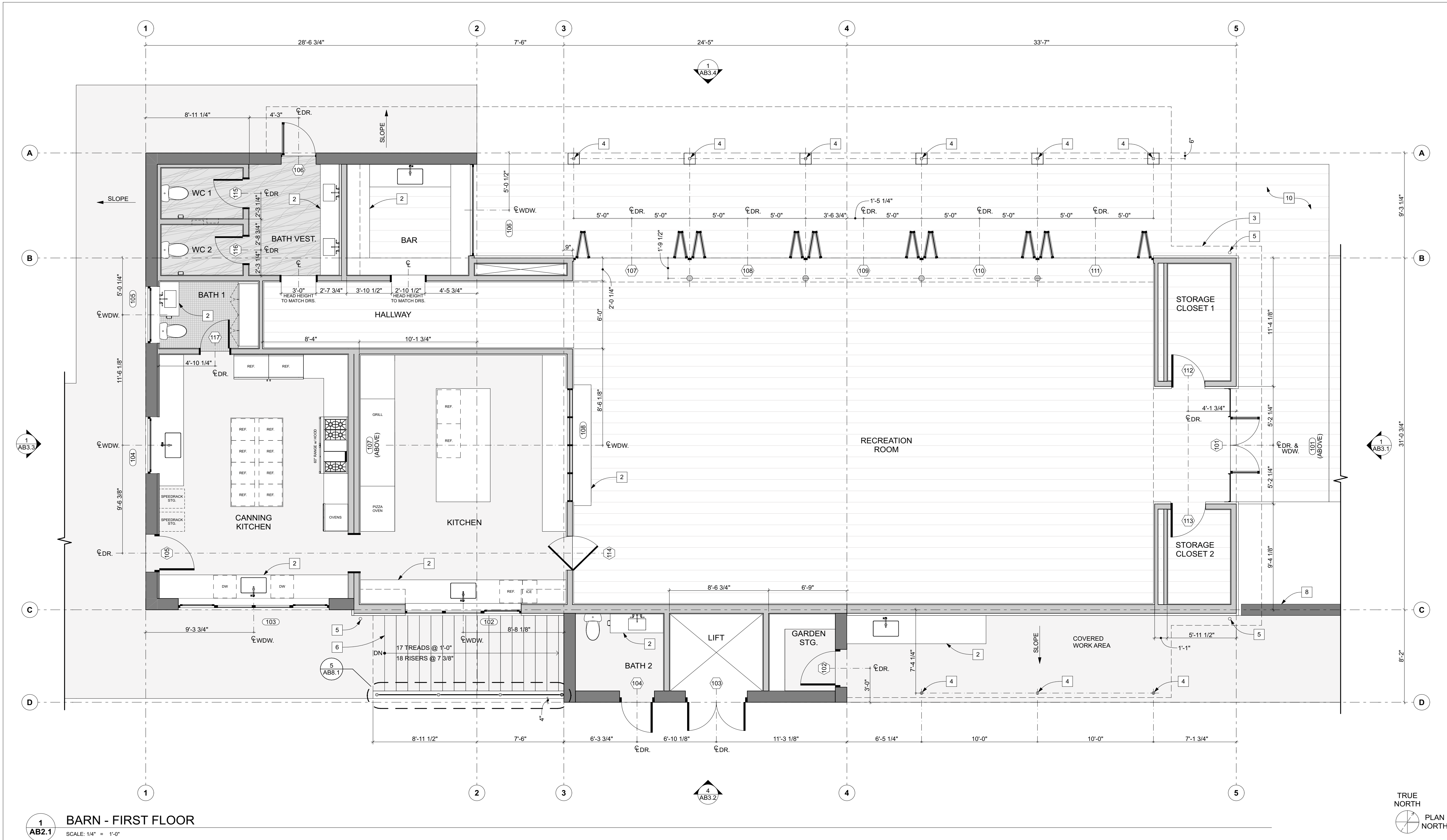
ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

FIRST FLOOR PLAN

SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: AB2.1



1
AB2.1
BARN - FIRST FLOOR
SCALE: 1/4" = 1'-0"

KEYNOTES - FLOOR PLAN:

- 1 FLOOR DRAIN
- 2 BUILT-IN CASEWORK
- 3 LINE OF ROOF ABOVE
- 4 STL. POST
- 5 MTL. DOWNSPOUT PTD. TO MATCH ROOF
- 6 CONCRETE STAIRS
- 7 WOOD DECK
- 8 CONC. SITE WALL

GENERAL NOTES - FLOOR PLAN:

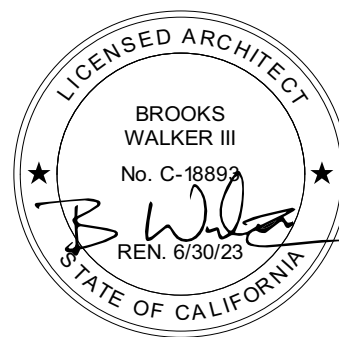
- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.

LEGEND - FLOOR PLAN

- 2X ENGINEERED WOOD FRAMING
- CONCRETE WALL

REVISED
10:02 am, May 22, 2023

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

ROOF PLAN

SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: **AB2.2**

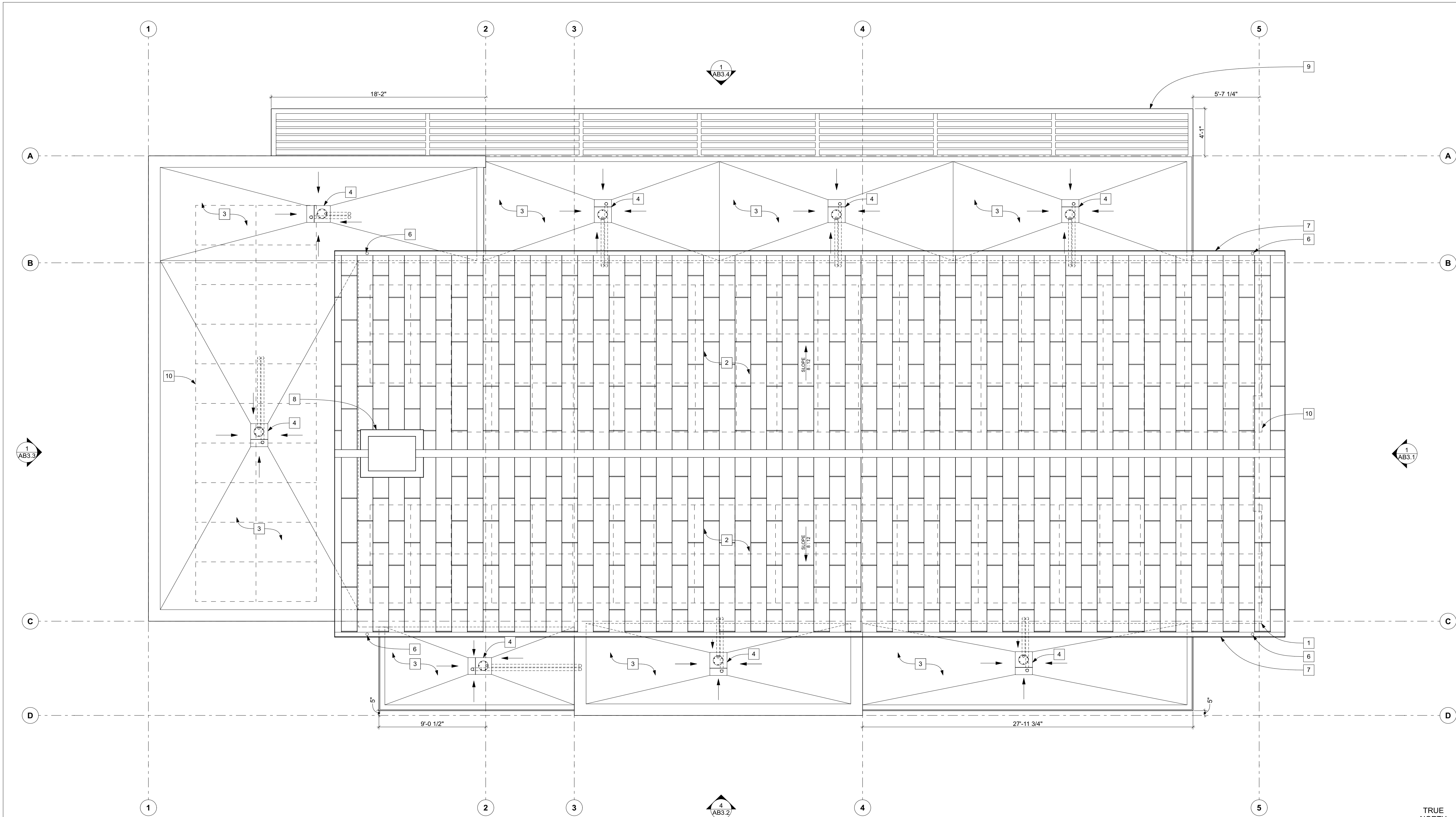


REVISED
10:02 am, May 22, 2023

KEYNOTES - ROOF PLAN:

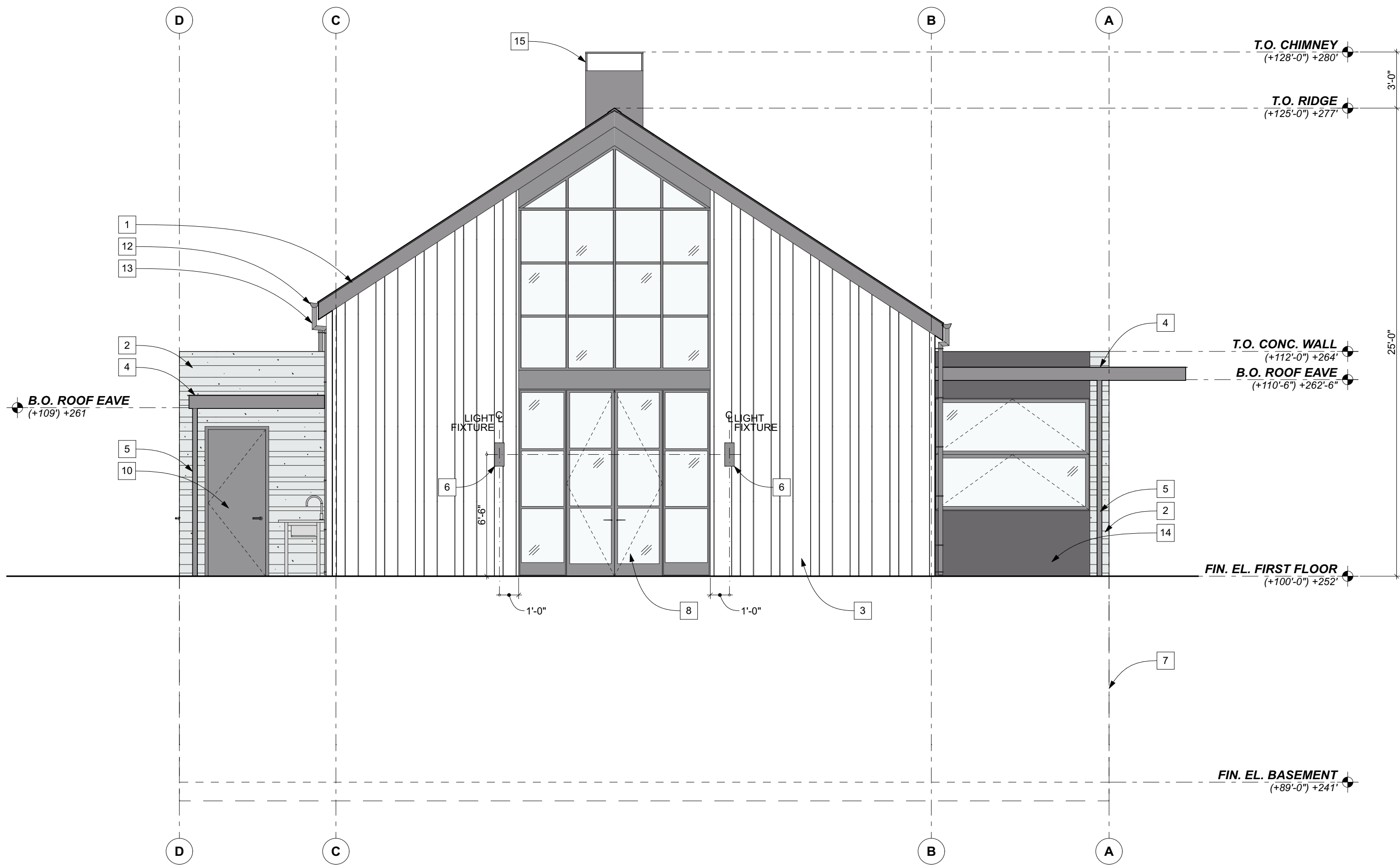
- 1 LINE OF EXTERIOR WALL FINISH BELOW
- 2 PAINTED STANDING SEAM MTL. ROOF
- 3 BUILT-UP ROOF SYSTEM WITH CLASS-A RATING; SLOPE 1/4" PER FOOT MIN. TYP.
- 4 BUILT-IN ROOF DRAIN WITH OVERFLOW; TIE R.W.L. INTO DRAINAGE SYSTEM
- 5 INTERNAL RAINWATER LEADER
- 6 MTL. DOWNSPOUT PTD. TO MATCH ROOF
- 7 MTL. GUTTER PTD. TO MATCH ROOF
- 8 PLUMBING AND MECHANICAL FLUES CONTAINED WITHIN CHIMNEY

- 9 STEEL AND WOOD TRELLIS
- 10 SOLAR PANELS



1
AB2.2 BARN - ROOF PLAN
SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKERWARNER ARCHITECTS



1
AB3.1

BARN - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

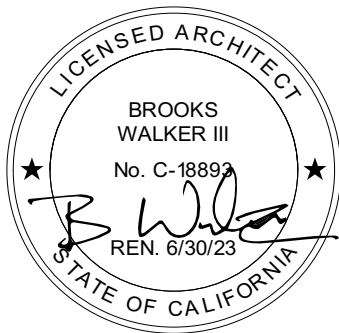
KEYNOTES - ELEVATION:

- 1 STANDING SEAM MTL. ROOF
- 2 ARCHITECTURAL CONCRETE
- 3 WOOD SIDING
- 4 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 5 STEEL POST
- 6 EXTERIOR LIGHT
- 7 WALLS BELOW GRADE SHOWN DASHED
- 8 STL. DOORS AND WINDOWS
- 9 CONC. STEPS
- 10 MTL. DOOR
- 11 WOOD T&G
- 12 MTL. GUTTER PAINTED TO MATCH ROOF
- 13 MTL. DOWNSPOUT PAINTED TO MATCH ROOF
- 14 MTL. PANELING
- 15 MTL. CHIMNEY
- 16 SOLAR PANELS

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:

2022-08-05 USE PERMIT & DESIGN REVIEW

2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL

2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL

2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

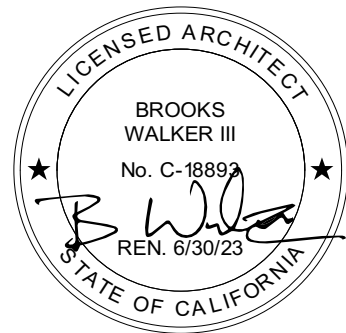
BUILDING ELEVATIONS

SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: AB3.1

REVISED
10:02 am, May 22, 2023



ISSUED:

2022-08-05 USE PERMIT & DESIGN REVIEW

2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL

2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL

2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

BUILDING ELEVATIONS

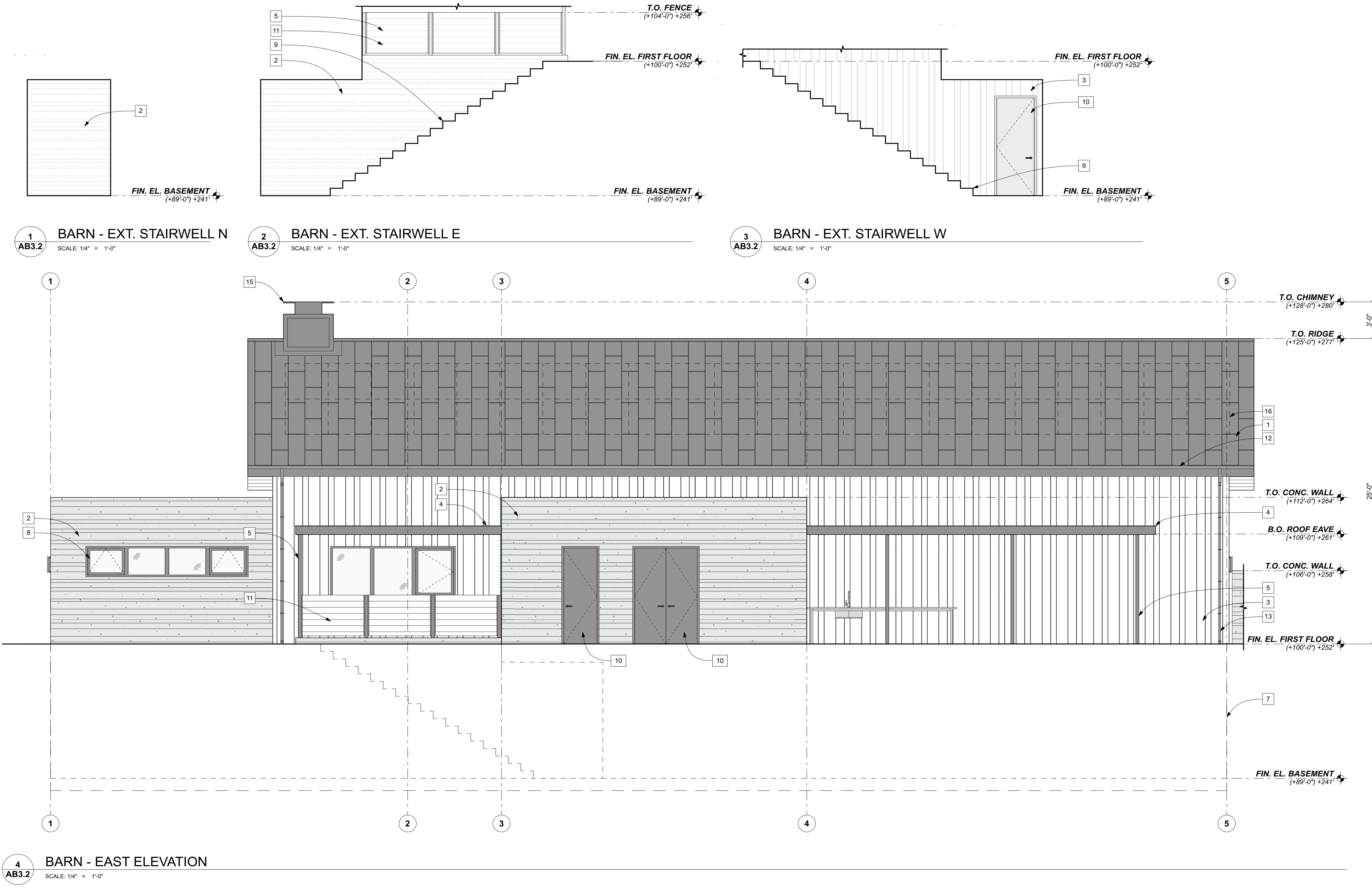
SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: AB3.2

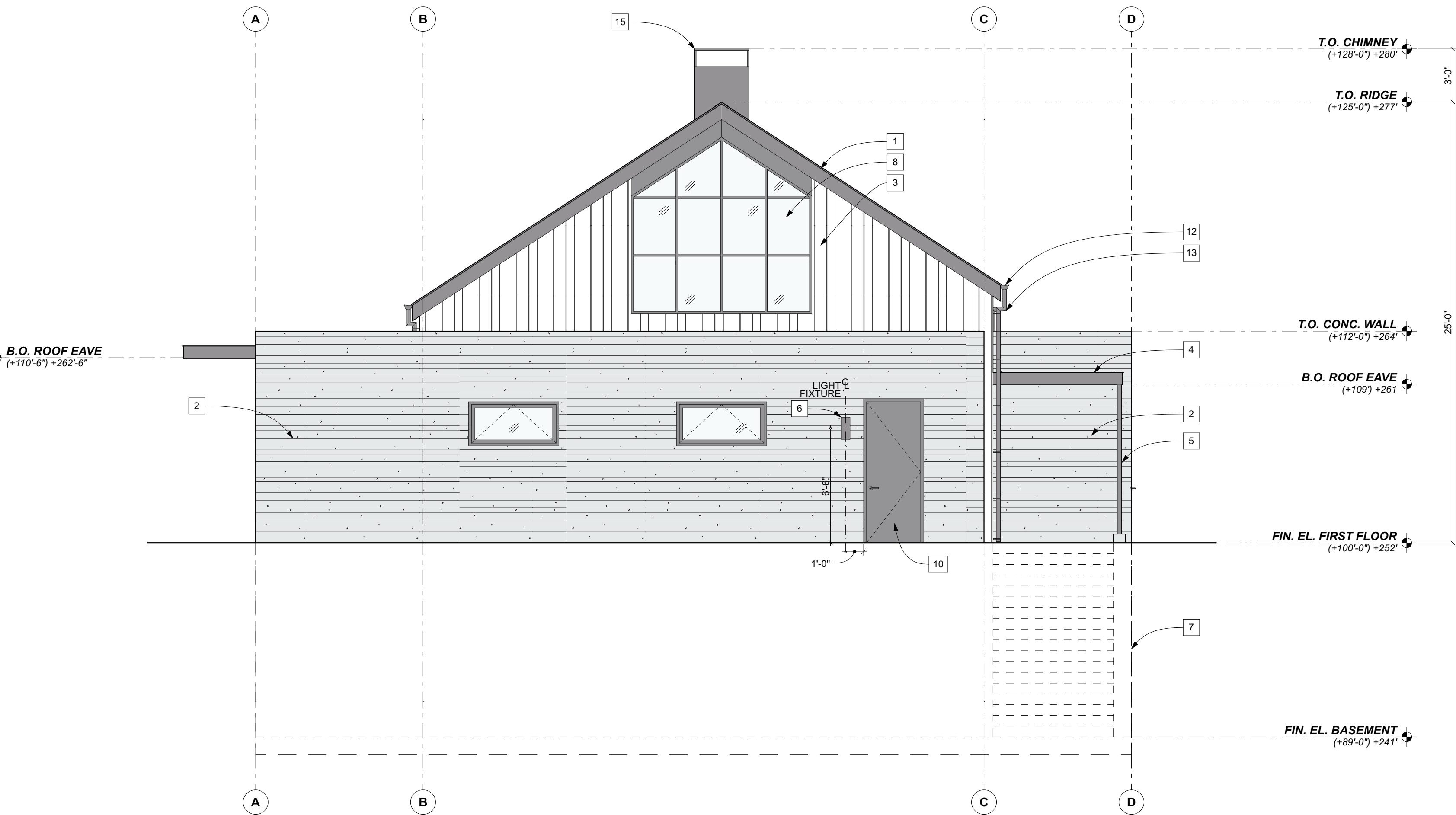
KEYNOTES - ELEVATION:

- 1 STANDING SEAM MTL. ROOF
- 2 ARCHITECTURAL CONCRETE
- 3 WOOD SIDING
- 4 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 5 STEEL POST
- 6 EXTERIOR LIGHT
- 7 WALLS BELOW GRADE SHOWN DASHED
- 8 STL. DOORS AND WINDOWS
- 9 CONC. STEPS
- 10 MTL. DOOR
- 11 WOOD T&G
- 12 MTL. GUTTER PAINTED TO MATCH ROOF
- 13 MTL. DOWNSPOUT PAINTED TO MATCH ROOF
- 14 MTL. PANELING
- 15 MTL. CHIMNEY
- 16 SOLAR PANELS



REVISED
10:02 am, May 22, 2023

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS



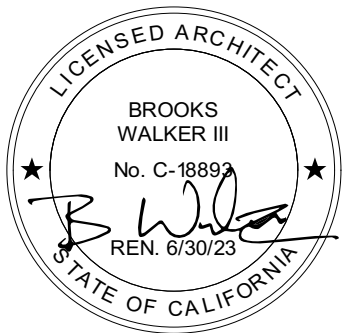
1 AB3.3 BARN - SOUTH ELEVATION SCALE: 1/4" = 1'-0"

REVISED
10:02 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:

- 2022-08-05 USE PERMIT & DESIGN REVIEW
- 2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
- 2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
- 2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL

BUILDING ELEVATIONS

SCALE: AS NOTED

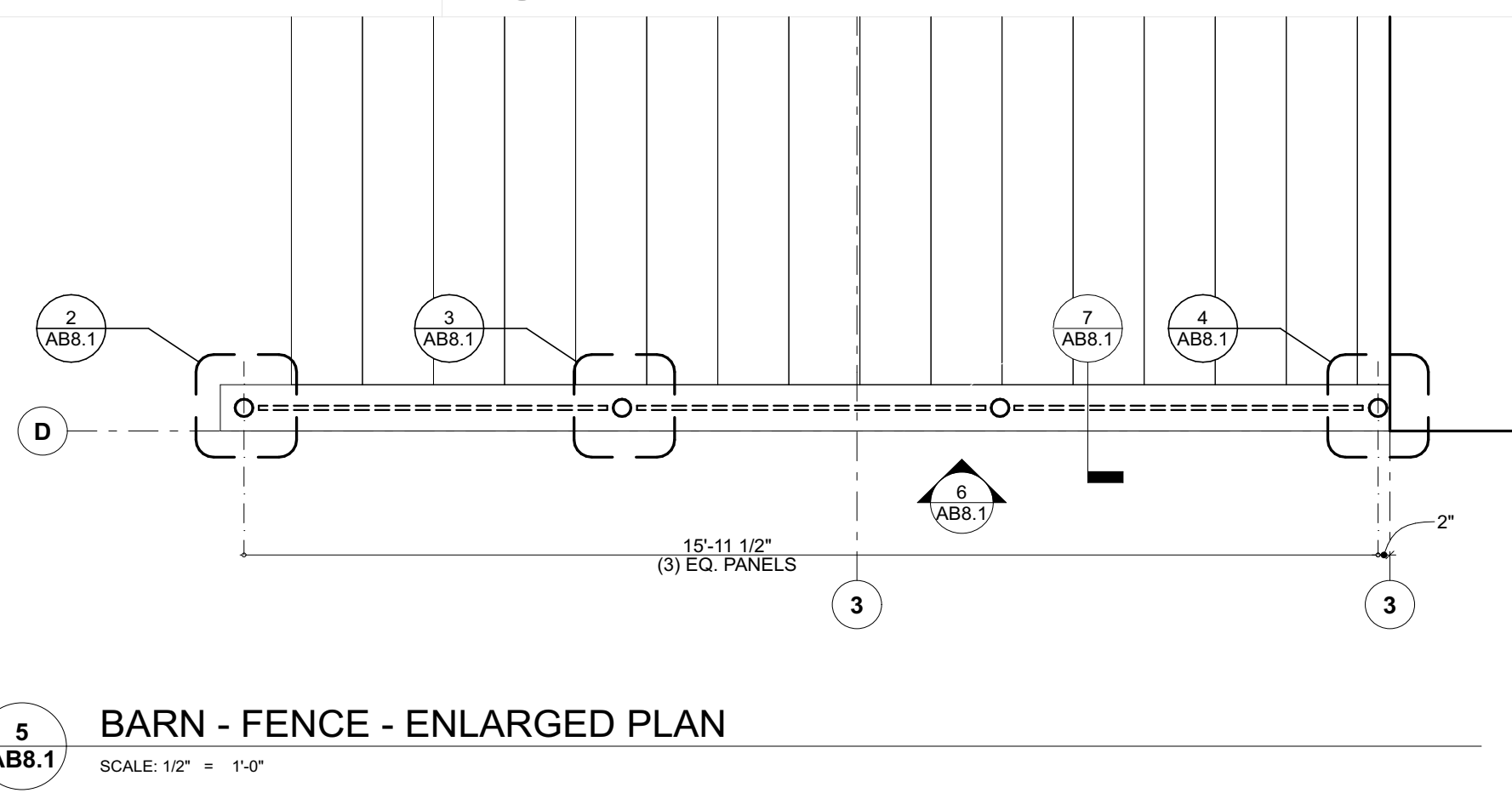
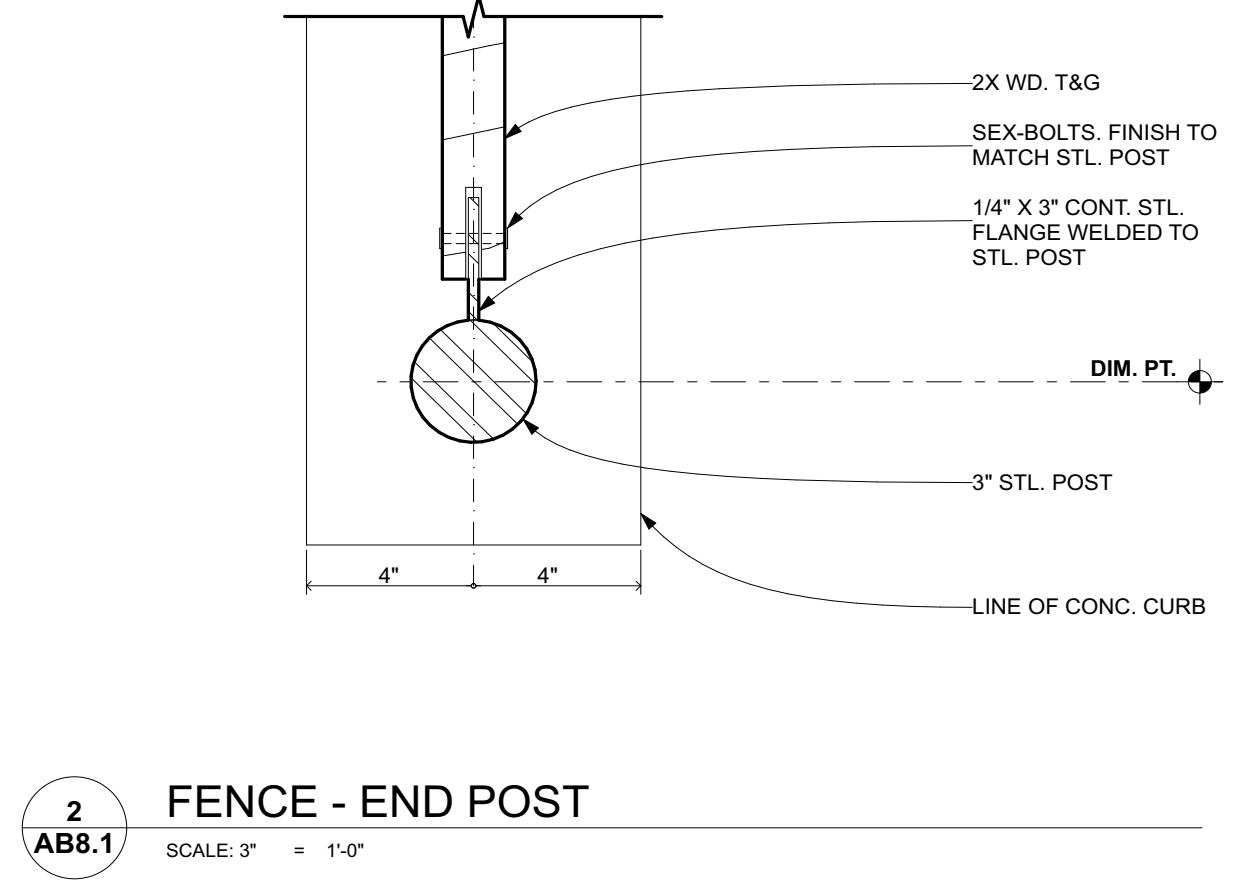
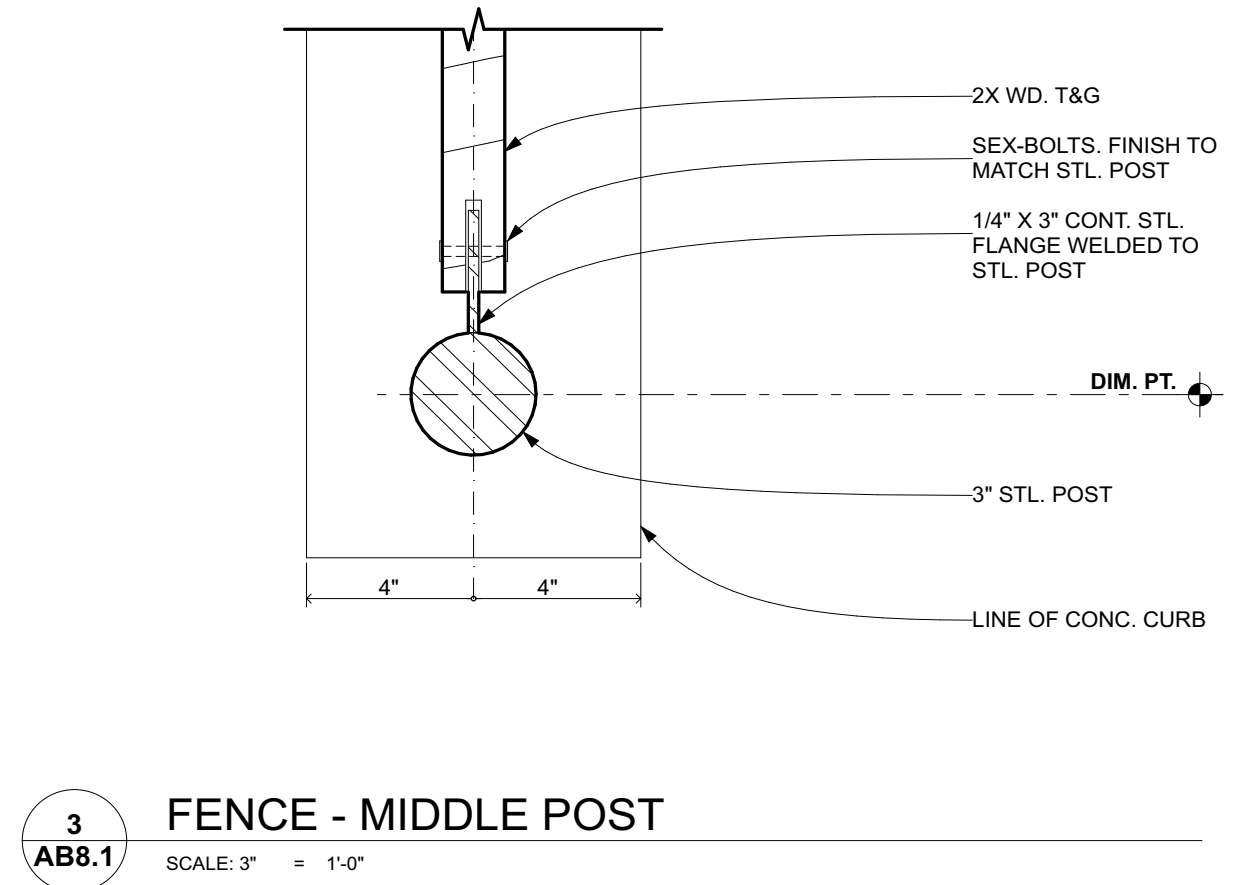
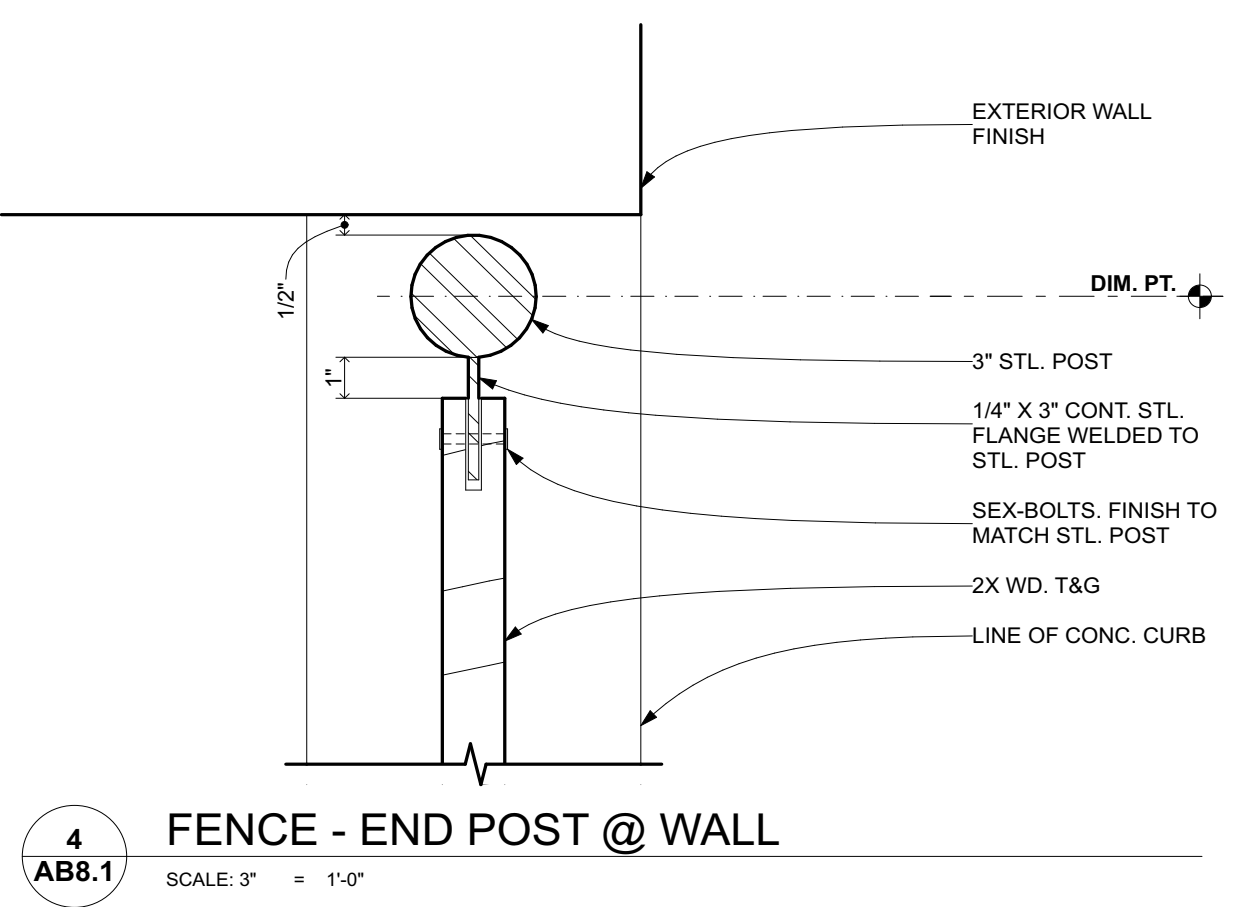
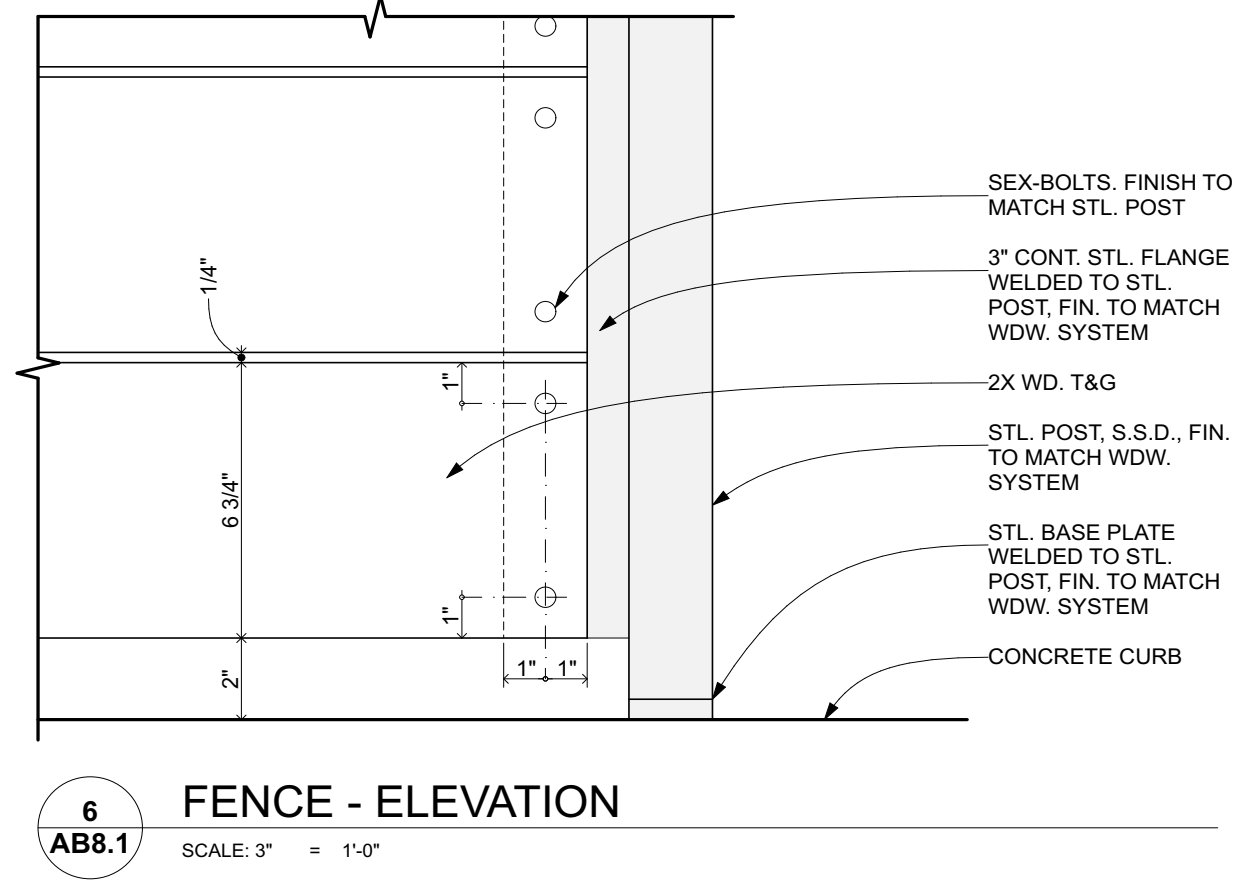
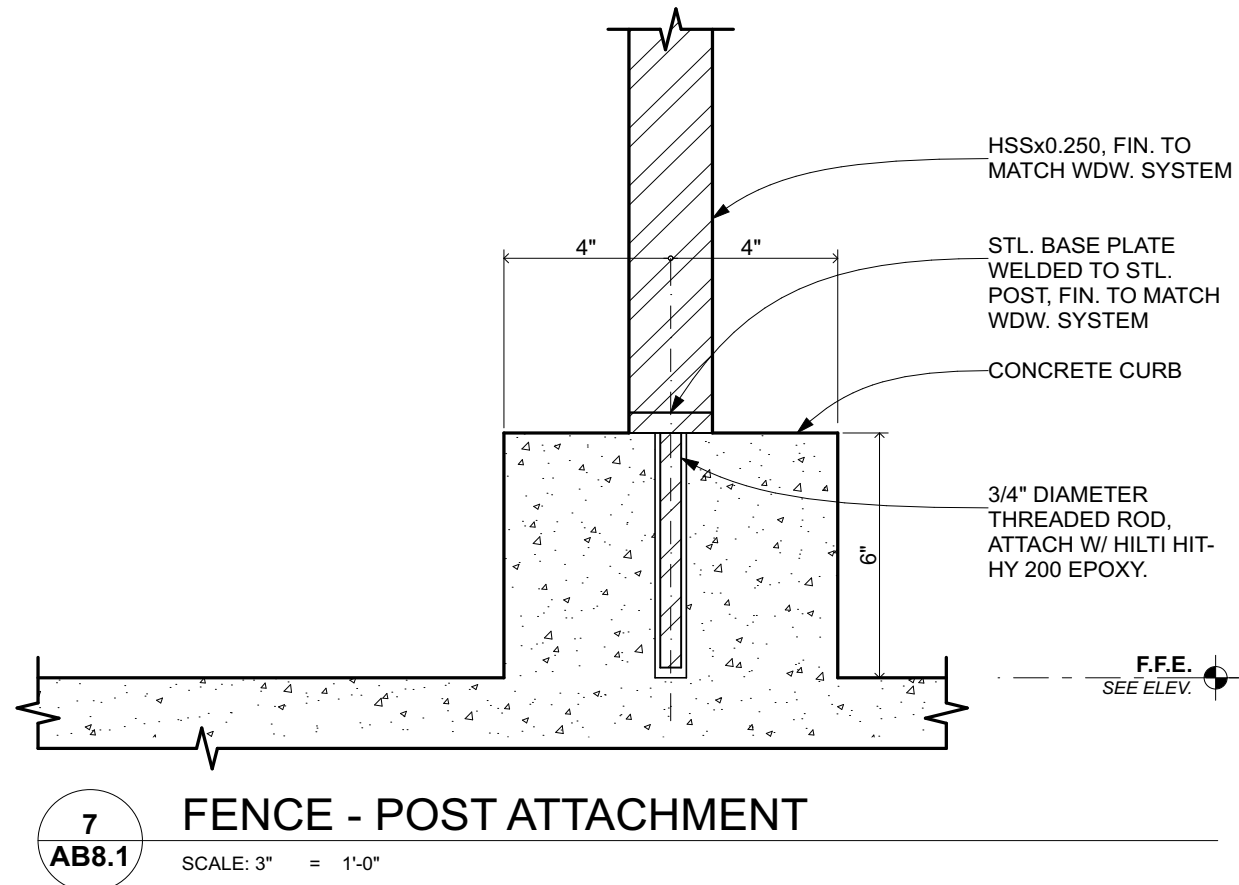
JOB NUMBER: 202016

SHEET: AB3.3

WALKER WARNER ARCHITECTS	
353 Folsom Street San Francisco, California 94105 415.318.8900 www.walkerwarner.com	
APN : 009-030-051	
HELENA VIÑEDO	
BARN & EQUIPMENT SHED	
900 FULTON LANE, ST HELENA, CA, 94574	
	
ISSUED:	
2022-08-05 USE PERMIT & DESIGN REVIEW	
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL	
BUILDING ELEVATIONS	
SCALE :	AS NOTED
JOB NUMBER :	202016
SHEET :	AB3.4

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS

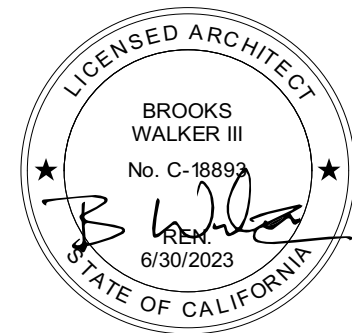
REVISED
10:02 am, May 22, 2023



WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 009-030-051
HELENA VIÑEDO
BARN & EQUIPMENT SHED
900 FULTON LANE
ST HELENA, CA, 94574



ISSUED:
2022-08-05 USE PERMIT & DESIGN REVIEW
2022-11-04 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-01-25 USE PERMIT & DESIGN REVIEW RESUBMITTAL
2023-05-17 USE PERMIT & DESIGN REVIEW RESUBMITTAL
EXTERIOR DETAILS
SCALE: AS NOTED
JOB NUMBER: 202016
SHEET: AB8.1

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.

LEGEND

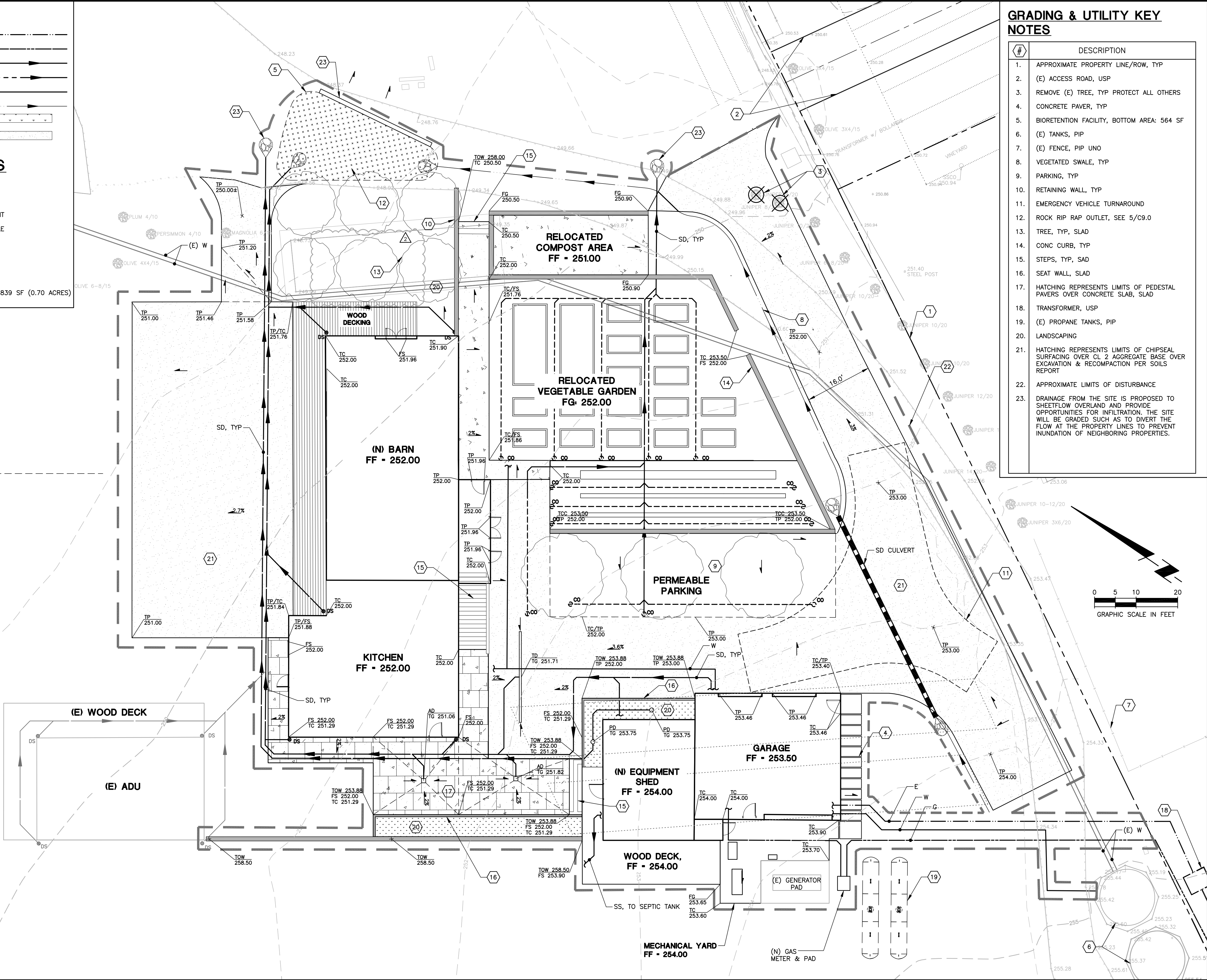
ELECTRIC (ELEC)	---
GAS (G)	---
STORM DRAIN (SD)	---
SANITARY SEWER (SS)	---
WATER (W)	---
FLOWLINE	---
BIORETENTION FACILITY	---
CHIPSEAL SURFACING	---

ABBREVIATIONS

(E)	EXISTING
FF	FINISH FLOOR
FS	FINISH SURFACE
GB	GRADE BREAK
LID	LOW IMPACT DEVELOPMENT (BIORETENTION FACILITY)
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF WALL
TOW	TYPICAL
VIF	VERIFY IN FIELD

NOTE:

APPROXIMATE DISTURBED AREA: 29,839 SF (0.70 ACRES)



REVISED
10:02 am, May 22, 2023

P:\2021\2021206 HELENA VINEDO\CAD\CIVIL\BARN AREA\21206-DESIGN REVIEW.DWG

PLOTTED ON: 5/17/2023 8:53 AM

SUMMIT
Summit Engineering, Inc.
463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
707-527-0775 • www.summit-e.com

HELENA VINEDO LLC
900 FULTON LANE
ST HELENA, CA 94574
APN 009-030-051

DESIGN REVIEW
PRELIMINARY GRADING AND DRAINAGE PLAN

2023-05-19
PERMIT SET
2023-05-17
USE PERMIT & DESIGN REVIEW RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. STANLEY
No. C 83515
CIVIL
STATE OF CALIFORNIA

DATE: 2023-05-03
JOB NO: 2021206
SCALE: AS SHOWN
DRAWN: JH
CHECKED: JG
SHEET

C3.0
OF



LEGEND - GENERAL

Property Line



Driveway

LEGEND - PLANTING

Symbol	Common Name	Scientific Name	Qty	Size
	(N) Pepper tree	Schinus molle	5	60" box
	(N) Fruiting olive	Olea europaea	164	16" field dug
	(N) Fruit trees	(Various species)	52	36" box
	(E) Pepper trees	Schinus molle	15	-
	(E) Trees	(Various species)	3	-
	(E) Oak tree	Quercus lobata	2	-
	(E) Lawn			
	(N) Vegetable garden			
	(N) Horticulture			
	(E) Vineyard			

LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110-2002
t: 415.920.2800

Consultant:

Stamp:



Project Name:
**Helena
Viñedo**

**900 Fulton,
St Helena, CA**

Sheet Title:
**Landscape
Site Plan**

Submittal: Date:
Design Review 08-05-22

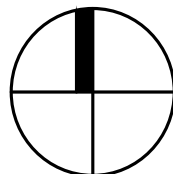
Revision: Date:
△ Design Review REV 1 11-04-22
Use Permit & Design 05-17-23
Review Resubmittal

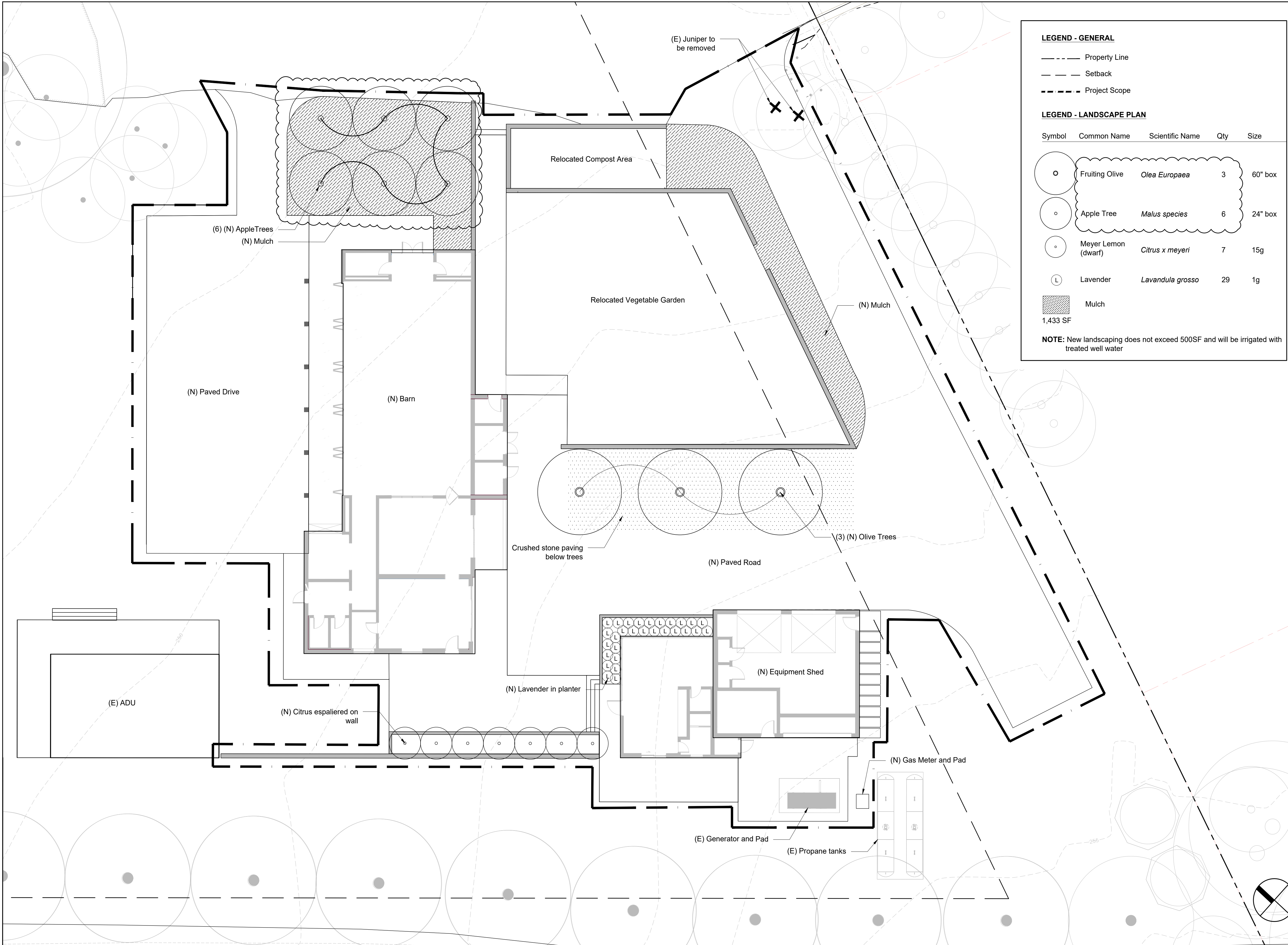
REVISED
10:02 am, May 22, 2023

Scale: 1" = 40'-0"

sheet:

L0.1





LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110-2002
t: 415.920.2800

Consultant:

Stamp:

Project Name:
Helena Viñedo

**900 Fulton,
St Helena, CA**

Sheet Title:
Landscape Plan

Submittal: Design Review Date: 08-05-22

Revision: Design Review REV 1 Date: 11-04-22
Use Permit & Design Review Resubmittal Date: 05-17-23

REVISED
10:03 am, May 22, 2023

Scale: 1" = 10'-0"

sheet: **L1.1**



WALKER
WARNER
ARCHITECTS

REVISED
10:03 am, May 22, 2023



A: (E) MAIN HOUSE, POOL AND PERGOLA



B: (E) VINES LOOKING NORTH FROM HOUSE

HELENA VIÑEDO | SITE PHOTOGRAPHS
DESIGN REVIEW | MAY 17, 2023



C: (E) HOUSE AND AUTOCOURT



D: (E) HOUSE AND DRIVEWAY



E: (E) VEGETABLE GARDEN



F: (E) VINES LOOKING NORTH FROM ADU



G: (E) PEPPER TREES AT RAILROAD PROPERTY LINE



H: (E) DRIVEWAY LOOKING SOUTH

WALKER
WARNER
ARCHITECTS

REVISED
10:03 am, May 22, 2023

HELENA VIÑEDO | SITE PHOTOGRAPHS
DESIGN REVIEW | MAY 17, 2023



REVISED
10:03 am, May 22, 2023

J: OVERALL SITE AERIAL

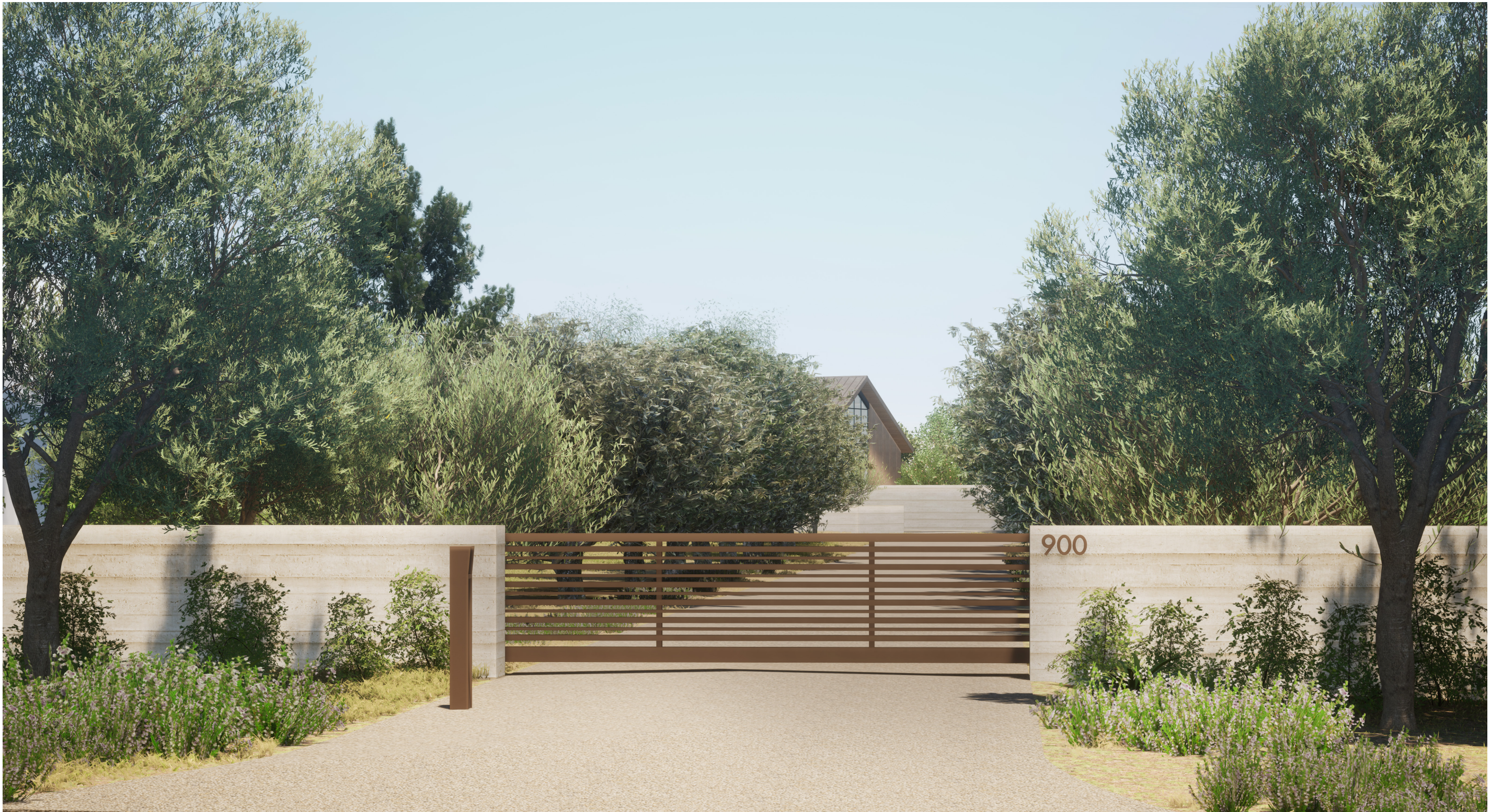


K: RENDER FROM 1000 FULTON BACKYARD LOOKING NORTH

WALKER
WARNER
ARCHITECTS

REVISED
10:03 am, May 22, 2023

HELENA VIÑEDO | SITE PHOTOGRAPHS
DESIGN REVIEW | MAY 17, 2023



L: RENDER FROM 940 FULTON

WALKER
WARNER
ARCHITECTS

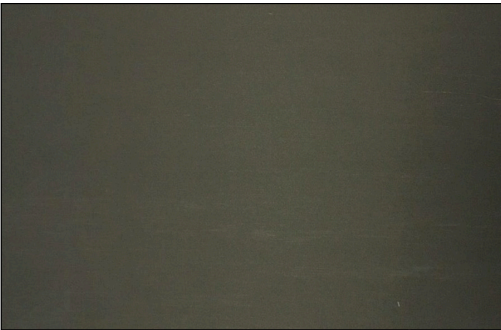
REVISED
10:03 am, May 22, 2023

HELENA VIÑEDO | SITE PHOTOGRAPHS
DESIGN REVIEW | MAY 17, 2023

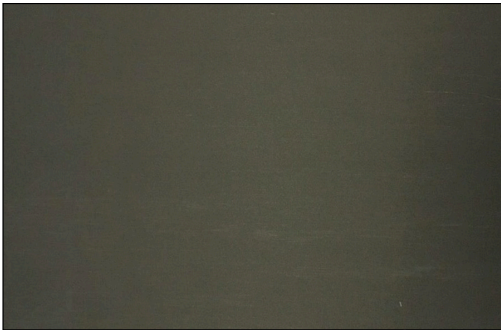
WOOD PANELING
WESTERN RED CEDAR



STANDING SEAM ROOF
ANTHRA ZINC



EAVE FLASHING
ANTHRA ZINC



JADA WINDOWS
BLACKENED STEEL



ARCHITECTURAL CONCRETE
ROUGH SAWN BOARD FORMED CONCRETE



WALKER
WARNER
ARCHITECTS

REVISED

10:03 am, May 22, 2023

HELEÑA VIÑEDO | BARN MATERIAL PALETTE
DESIGN REVIEW | MAY 17, 2023

KEYNOTES - ELEVATION:

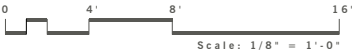
- 1 STANDING SEAM MTL. ROOF
- 2 ARCHITECTURAL CONCRETE
- 3 WESTERN RED CEDAR SIDING
- 4 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 5 STEEL POST
- 6 EXTERIOR DOWNLIGHT
- 7 BLACKENED STEEL WINDOW
- 8 BLACKENED STEEL DOOR
- 9 CONC. STEPS
- 10 MTL. DOOR
- 11 WESTERN RED CEDAR T&G
- 12 MTL. GUTTER PAINTED TO MATCH ROOF
- 13 MTL. DOWNSPOUT PAINTED TO MATCH ROOF
- 14 MTL. PANELING
- 15 MTL. CHIMNEY



REVISED
10:03 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | BARN NORTH ELEVATION
DESIGN REVIEW | MAY 17, 2023





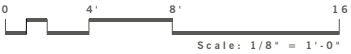
KEYNOTES - ELEVATION:

- 1 STANDING SEAM MTL. ROOF
- 2 ARCHITECTURAL CONCRETE
- 3 WESTERN RED CEDAR SIDING
- 4 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 5 STEEL POST
- 6 EXTERIOR DOWNLIGHT
- 7 BLACKENED STEEL WINDOW
- 8 BLACKENED STEEL DOOR
- 9 CONC. STEPS
- 10 MTL. DOOR
- 11 WESTERN RED CEDAR T&G
- 12 MTL. GUTTER PAINTED TO MATCH ROOF
- 13 MTL. DOWNSPOUT PAINTED TO MATCH ROOF
- 14 MTL. PANELING
- 15 MTL. CHIMNEY

REVISED
10:04 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | BARN EAST ELEVATION
DESIGN REVIEW | MAY 17, 2023



KEYNOTES - ELEVATION:

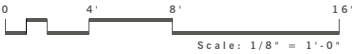
- 1 STANDING SEAM MTL. ROOF
- 2 ARCHITECTURAL CONCRETE
- 3 WESTERN RED CEDAR SIDING
- 4 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 5 STEEL POST
- 6 EXTERIOR DOWNLIGHT
- 7 BLACKENED STEEL WINDOW
- 8 BLACKENED STEEL DOOR
- 9 CONC. STEPS
- 10 MTL. DOOR
- 11 WESTERN RED CEDAR T&G
- 12 MTL. GUTTER PAINTED TO MATCH ROOF
- 13 MTL. DOWNSPOUT PAINTED TO MATCH ROOF
- 14 MTL. PANELING
- 15 MTL. CHIMNEY



REVISED
10:04 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | BARN SOUTH ELEVATION
DESIGN REVIEW | MAY 17, 2023





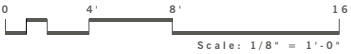
KEYNOTES - ELEVATION:

- 1 STANDING SEAM MTL. ROOF
- 2 ARCHITECTURAL CONCRETE
- 3 WESTERN RED CEDAR SIDING
- 4 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 5 STEEL POST
- 6 EXTERIOR DOWNLIGHT
- 7 BLACKENED STEEL WINDOW
- 8 BLACKENED STEEL DOOR
- 9 CONC. STEPS
- 10 MTL. DOOR
- 11 WESTERN RED CEDAR T&G
- 12 MTL. GUTTER PAINTED TO MATCH ROOF
- 13 MTL. DOWNSPOUT PAINTED TO MATCH ROOF
- 14 MTL. PANELING
- 15 MTL. CHIMNEY

REVISED
10:04 am, May 22, 2023

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | BARN WEST ELEVATION
DESIGN REVIEW | MAY 17, 2023



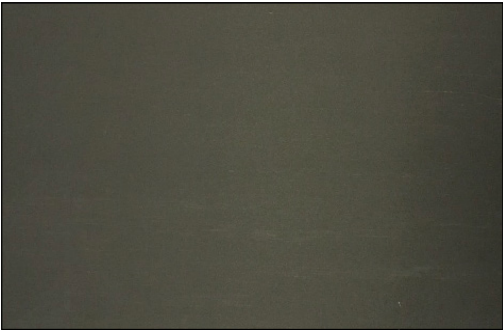
ARCHITECTURAL CONCRETE
ROUGH SAWN BOARD FORMED CONCRETE



JADA WINDOWS
BLACKENED STEEL



EAVE FLASHING
ANTHRA ZINC



WOOD PANELING
WESTERN RED CEDAR



WALKER
WARNER
ARCHITECTS

REVISED
10:04 am, May 22, 2023

HELEÑA VIÑEDO | EQUIPMENT SHED MATERIAL PALETTE
DESIGN REVIEW | MAY 17, 2023



KEYNOTES - ELEVATION:

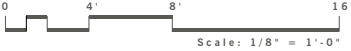
- 1 WOOD STAIRS
- 2 ARCHITECTURAL CONCRETE
- 3 EXTERIOR DOWNLIGHT
- 4 WESTERN RED CEDAR SIDING
- 5 WESTERN RED CEDAR DOOR
- 6 METAL ROLL-UP DOOR
- 7 BLACKENED STEEL POST
- 8 STEP LIGHT
- 9 BLACKENED STEEL WINDOW
- 10 BLACKENED STEEL DOOR
- 11 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 12 PAINTED WOOD DOOR



WALKER
WARNER
ARCHITECTS

REVISED
10:04 am, May 22, 2023

HELENA VIÑEDO | EQUIPMENT SHED NORTH AND SOUTH ELEVATIONS
DESIGN REVIEW | MAY 17, 2023





KEYNOTES - ELEVATION:

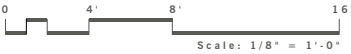
- 1 WOOD STAIRS
- 2 ARCHITECTURAL CONCRETE
- 3 EXTERIOR DOWNLIGHT
- 4 WESTERN RED CEDAR SIDING
- 5 WESTERN RED CEDAR DOOR
- 6 METAL ROLL-UP DOOR
- 7 BLACKENED STEEL POST
- 8 STEP LIGHT
- 9 BLACKENED STEEL WINDOW
- 10 BLACKENED STEEL DOOR
- 11 MTL. EAVE FLASHING, FINISH TO MATCH EXT. DOOR/WINDOW
- 12 PAINTED WOOD DOOR

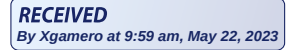


WALKER
WARNER
ARCHITECTS

REVISED
10:04 am, May 22, 2023

HELENA VIÑEDO | EQUIPMENT SHED EAST AND WEST ELEVATIONS
DESIGN REVIEW | MAY 17, 2023





City of St. Helena
Planning Department
1572 Railroad Ave.
St. Helena, CA 94574
(707) 968-2659

May 15th, 2023

Re: 900 Fulton Lane
APN: 009-030-051

Dear Planning Department,

I am writing to confirm that my organization, Matthiasson-Klein LLC, oversees the vineyard management (executed by Oak Knoll Farming) and conducts and the winemaking process for the vines located at 900 Fulton Lane. We are currently facilitating legal conversations with our clients for them to gain their 17/20 license for retail purposes. Wine from the vineyard is in bond in our possession with the intent that they will use the wine from their vineyard for business purposes.

Sincerely,

Steve Matthiasson

Matthiasson Wines
3175 Dry Creek Road
Napa, CA 94558
(707) 486-2429

PO BOX 10880 NAPA, CA 94581

707.637.4877 MATTHIASSEN.COM

RECEIVED
By Xgamero at 9:59 am, May 22, 2023

**NAPA VALLEY OLIVE TREE MANAGEMENT INC.
5 ANGWIN PLAZA, UNIT 246
ANGWIN, CA 94508**

City of St. Helena
Planning Department
1572 Railroad Ave.
St. Helena, CA 94574
(707) 968-2659

May 11th, 2023

**Re: 900 Fulton Lane
APN: 009-030-051**

Dear Planning Department,

I am writing to confirm that my organization, Napa Valley Olive Tree Management Inc. manages the olive orchards and the commercial olive oil production at 900 Fulton Lane. We anticipate an average annual yield of 85 cases once at full production.

Sincerely,

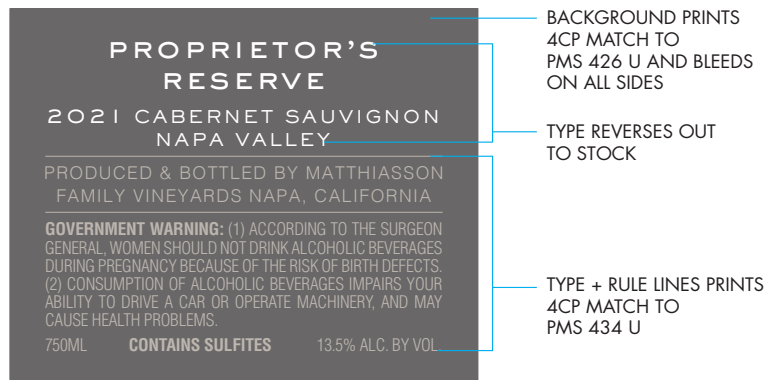
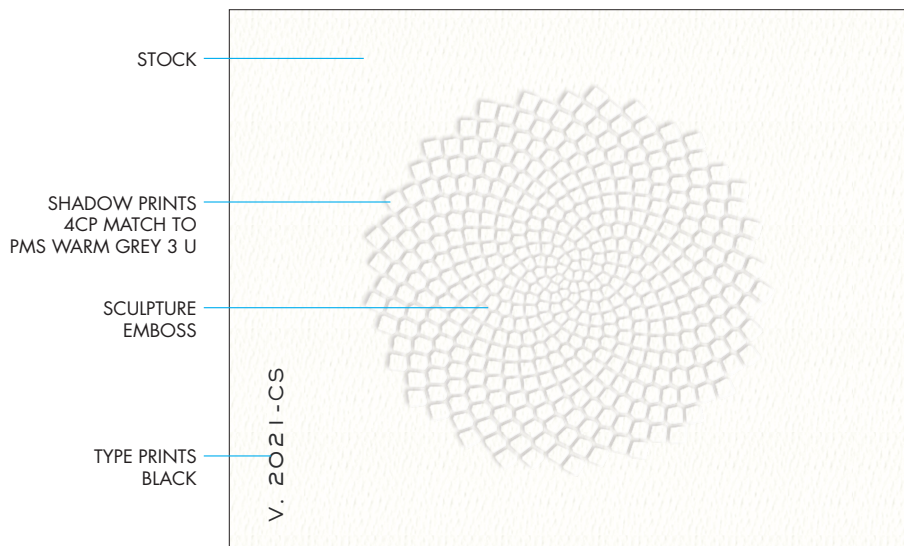


Sean McEntire
President

SPECS ARE LOW RES AND FOR REFERENCE ONLY

RECEIVED

By Xgamer0 at 9:58 am, May 22, 2023



CLIENT: HELENA VIÑEDO

JOB TITLE: THE PROPRIETOR'S RESERVE CABERNET SAUVIGNON LABELS

VINTAGES: 2021, 2022

PRINTER: CCL PORTLAND

LABELING REQUIREMENTS: FRONTS AND BACKS ON SEPARATE ROLLS, 3" CORE, MAX OD OF 11", WIND DIRECTION #4

LABELING DATE: 2021: JUNE 5, 2023, 2022: SUMMER 2024

FINISHED SIZE: FRONT W = 4.05" X H = 3.3", BACK W = 2.8" X H = 2.3"

QUANTITY: 2021: 3,600 + 10% OVERS

2022: 900 + 10% OVERS

PROOF: PLEASE PROVIDE PHYSICAL PRINTED PROOF

PAPER STOCK: WAUSAU 70# BRIGHT WHITE FELT

4CP MATCH TO COLORS: MATCH TO PMS 426U, MATCH TO PMS WARM GREY 3U, MATCH TO PMS 434U

EMBOSS: BLIND SCULPTURE EMBOSS

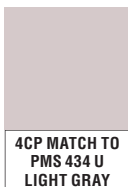
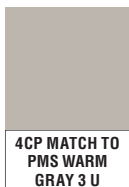
COATING: DULL AQUEOUS COATING OR PRINTERS RECOMMENDATION

750ML BOTTLE: 750ML ANCIENNE

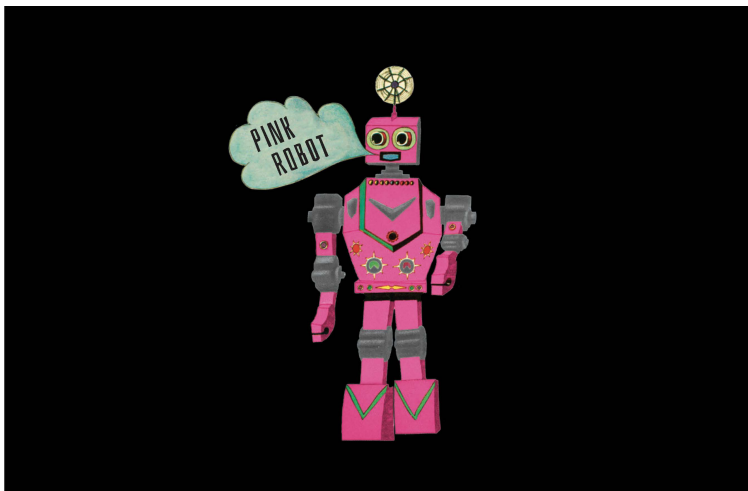
LABEL POSITIONING: DISTANCE FROM BOTTOM OF LABEL TO BOTTOM OF BOTTLE = FRONT 80MM, BACK 92.75MM

DELIVERY:

QUESTIONS:



SPECS ARE LOW RES AND FOR REFERENCE ONLY



CLIENT: HELENA VIÑEDO

JOB TITLE: PINK ROBOT ROSÉ LABEL

VINTAGE: 2021

PRINTER: CCL PORTLAND

LABELING REQUIREMENTS: FRONTS AND BACKS ON THE SAME ROLL, 3" CORE, MAX OD OF 8", WIND DIRECTION #4

BOTTLING / LABELING DATE: ASAP

FINISHED SIZE: FRONT W = 4.5" X H = 3"

BACK W = 2.8" X H = 2.7"

QUANTITY: 720 + 10% OVERS

PROOF: VIRTUAL PRESS CHECK

PAPER STOCK: MANTER 87# COTONE BIANCO ULTRA WS

COLORS: DIGITAL 4-COLOR PROCESS

COATING: DULL AQUEOUS COATING OR PRINTERS RECOMMENDATION

SCULPTURE EMBOSS: ROBOT

750ML BOTTLE: EXISTING 23398 FL BURGUNDY CORK 750 ML - CT CODE 1001-99[28][44]

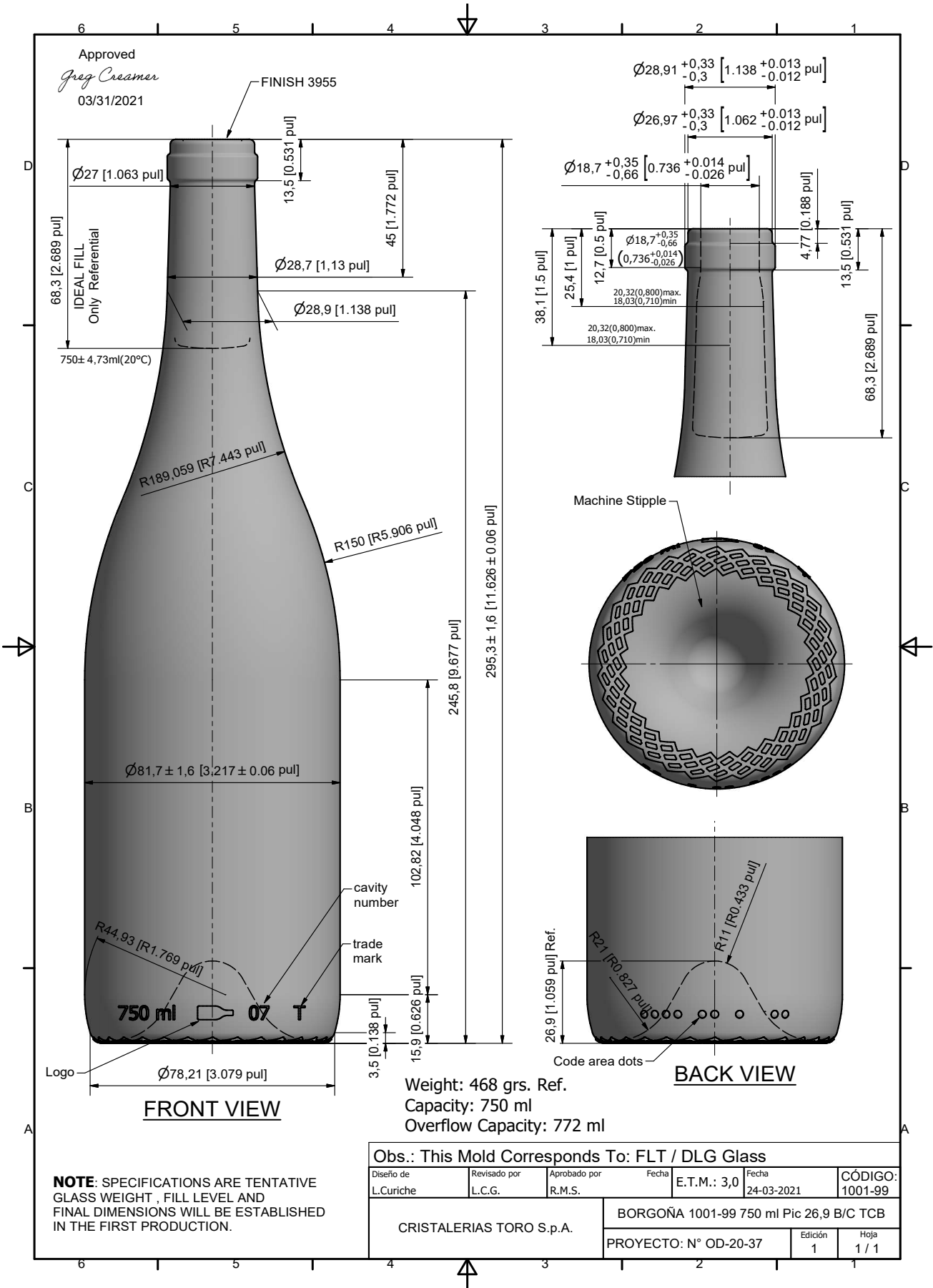
LABEL POSITIONING: DISTANCE FROM BOTTOM OF LABEL TO BOTTOM OF THE BOTTLE = 29MM

DELIVERY:

QUESTIONS:

DATE: 4.26.23





DESIGN 1



THE PROPRIETOR'S COLLECTION

- THE PROPRIETOR'S RESERVE CABERNET SAUVIGNON
- WHITE WINE, OLIVE OIL, FIG JAM

DESIGN 12



PINK ROBOT

- PINK ROBOT ROSE
- PINK ROBOT FIG JAM