City of St. Helena
Planning Commission
Regular Meeting
Tuesday, February 20, 2024 @ 6:00 PM
465 Main Street, St. Helena

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

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

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

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

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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
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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: February 6, 2024 5 - 7

Planning Commission Minutes_02.06.24

5. PUBLIC HEARINGS

5.1. Request by Clark Sather on behalf of Helena Viñedo, LLC. for adoption of a resolution approving a demolition permit, design review and use permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool pavilion with plumbing and a two-car garage with storage on the property located at 900 Fulton Lane in the A-20 zoning district. 9 - 115

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15301, 15302 and 15303.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, 15302, and 15303; and

2. Accept the required findings and approve the attached resolution granting demolition permit, design review and use permit approval for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool pavilion with plumbing and a two-car garage with storage on the property located at 900 Fulton Lane in the A-20 zoning district.

Staff Report- 900 Fulton Ln.
5.1 900 Fulton Presentation

6. SCHEDULED MATTERS

6.1. 2024 Legislative Update for Planning Commission 117 - 135

Housing Legislation Update Presentation

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

8. AGENDA FORCAST
This is 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 current planning projects will be available on our city website at a future date.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for March 5, 2024 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 Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on February 12, 2024.



Maya DeRosa, Planning & Building Director

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

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

PUBLIC TESTIMONY PROCEDURES

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

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision

Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, February 6, 2024 @ 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 Autumn Anderson, Commissioner Chad Krsek, and Commissioner Marika Rothfeld
Absent:	None
Staff Present:	Maya DeRosa, Community Development Director and Xinia Gamero, Planning Commission Secretary and Permit Technician III

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

None.

4. CONSENT ITEMS

4.1 Approval of Minutes: November 7, 2023 ~~*Minutes are forthcoming*~~ Provided 01/26/2024

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

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

5. PRESENTATIONS

5.1 Presentation of Boards, Commissions and Committees Protocols and Rules of Conduct
Prepared By: April Mitts, Assistant City Manager

Assistant City Manager April Mitts reported on the item and showed a presentation.

5.2 Presentation of City Council Goals
Prepared By: April Mitts, Assistant City Manager

Assistant City Manager April Mitts reported on the item and showed a presentation.

6. PUBLIC HEARINGS

None.

7. SCHEDULED MATTERS

7.1 Appointment of a Planning Commissioner to serve on the Downtown Specific Plan Steering Committee
Prepared By: Maya DeRosa, Community Development Director

Commissioner Autumn Anderson moved to appoint Vice-Chair Warner to serve on the Downtown Specific Plan Steering Committee. Additionally, Commissioner Krsek will serve as the backup to Vice-Chair Warner in his absence. The motion was seconded by Commissioner Marika Rothfeld and on roll call carried by the following vote:

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

8. DEPARTMENT REPORTS

8.1 2023 Accomplishments and Permit Report
Prepared By: Maya DeRosa, Community Development Director

Community Development Director Maya DeRosa provided the Planning Commission with an update on the 2023 accomplishments and permit report.

9. AGENDA FORCAST

10. ADJOURNMENT

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

The February 6, 2024 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

_____
John Ponte, Planning Commission Chair

ATTEST:

_____
Maya DeRosa, AICP
Community Development Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of February 20, 2024

FILE NUMBER: PL23-033

SUBJECT: Request by Clark Sather on behalf of Helena Viñedo, LLC. for adoption of a resolution approving a demolition permit, design review and use permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool pavilion with plumbing and a two-car garage with storage on the property located at 900 Fulton Lane in the A-20 zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Ethan Walsh, City Attorney

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:08/01/23 **ACCEPTED AS COMPLETE:**10/04/23

LOCATION OF PROPERTY: 900 Fulton Lane

APN: 009-030-051

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

APPLICANT: Clark Sather **PHONE:** (415) 318-8900

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. On June 20, 2023, Resolution No. PC2023-011 was approved by the Planning Commission granting use permit and

design review approval for the construction of a new 7,325 square foot (sf) accessory structure and 1,702 sf equipment garage/playroom on the property. A building permit has been issued for the equipment garage/playroom and the building permit for the accessory structure is currently under review. Additionally, a building permit has been issued for a 540 sf chicken coup adjacent the accessory structure.

The subject applications currently pending included the materials required for a "preliminary application" for a "housing development project" pursuant to Government Code Section 65941.1, and the Applicant has asserted that the application should be reviewed based on the "applicable, objective general plan, zoning and subdivision standards and criteria, including design review standards in effect at the time that the application was deemed complete." This would mean that the application would not be subject to the newly updated zoning code, but instead would be based on the zoning code that was in effect when the application was submitted. After reviewing the applicable statutes and legislative history, the City Attorney has recommended that the City treat the application as a "housing development project" under Section 65941.1, and review the application based on the zoning code in effect at the time the application was submitted, and not the newly updated zoning code. Attached is a detailed memorandum from the City Attorney detailing the specifics of their analysis and conclusion.

PROJECT DESCRIPTION

The applicant is requesting demolition permit, use permit and design review approval in order to demolish the existing 6,098 sf, 5-bedroom (4-bedrooms with a loft) single-family dwelling and attached garage. The proposal seeks to replace the existing residence with a 5- bedroom, 14,414 sf single-family residence, 1,258 sf detached garage, 625 sf pool pavilion and pool, associated landscaping, and site improvements.

The proposed home is two stories with a 5,883 sf basement. The basement would include a playroom, wine storage, gym, laundry, a mechanical room, crawl space and stair hall that is accessed internally via the stairs or elevator. External access to the basement is through a sunken courtyard.

The 6,779 sf first floor is the primary space of the home which consists of a living room, dining room, kitchen, primary bedroom, two standard bedrooms and other supporting spaces and areas. The 1,752 sf second floor would include two bedrooms, bathrooms, and office space. The proposed residence's height is 24' while the existing dwelling's height is 31'-10"; nearly an 8' reduction.

A new pool and 625 sf pool pavilion are proposed just beyond the northwestern side of the proposed residence and are connected by pedestrian pathways. The pool pavilion includes toilet plumbing which requires use permit approval. The proposed pool pavilion is 10'-2" in height overall but only 9'-5" when measured from average natural grade.

A detached 1,258 square foot 2-car garage and storage structure is proposed southeast of the proposed residence and would connect to the residence with a concrete wall. The

garage would be approximately 11'-6" in height while the wall would be about 11'-9" in height from the average natural grade.

The applicant seeks to achieve design consistency throughout the property by constructing the structures with predominantly low rise, flat roofs and strong horizontal lines. Additionally, a uniform material palette would be used across the site, consisting of western red cedar siding (louvers and paneling), board formed concrete walls, with black metal windows, doors, and roof cladding. The applicant's stated intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.

In recent years, approximately 131,044 sf (3 acres) of the property was being used for non-agricultural purposes, however, the approvals granted on June 20, 2023 (described above) reduced this to approximately 42,789 sf (just less than 1 acre) of non-agricultural coverage (existing non-agricultural coverage is 43,253 sf as demonstrated on plan sheet A0.1). As currently proposed, non-agricultural coverage would account for 42,197 sf (less than 1 acre) while agricultural coverage would account for 187,343 sf (over 4 acres).

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which exempts the demolition of small structures including single-family residences, accessory structures, pools, etc.; 15302, which exempts the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose as the structure replaced; and 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 2040 and 2023-2031 Housing Element Update include the following policies that are relevant to the proposed project:

- LU1.4 - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.

- 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.
- CD3.2 - Ensure that new residen-tial designs contribute positively to existing neighborhoods by comple-menting character and incorporat-ing design features, such as front porches, façade articulation and stepbacks.
- 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.
- HE 1.6 - Encourage innovative housing types and designs.

Staff Response: Staff finds that the proposed project is consistent with the General Plan policies listed above in that the proposed project supports agricultural uses beyond the urban limit line; increases the amount of agriculture occurring on-site; and does not rely on municipal water. While the proposed home is large in terms of overall square footage, a significant amount of that square footage (5,883 sf) is in the basement below grade. The proposed home is also nearly 8 feet lower in height than the existing 6,098 sf home. Each of the proposed structures have been professionally designed and constructed to suit the site and to be compatible with the surrounding area. Additionally, proposed development is limited to the 1-acre non-agricultural coverage as required by the zoning ordinance.

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 Section 17.20.020, accessory structures with toilet plumbing or cooking facilities 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*; 42,197 sf proposed (less than 1 acre).
- Floor Area Ratio (F.A.R.) – Not regulated.
- Height of buildings/structures – 30 feet max.; 24 feet proposed.
- Front setback – 50 feet from centerline of street required; 68’10” from property line proposed.
- Sideyard setback – 20 feet required; over 50 feet from property line proposed.
- Rear setback – 20 feet required; over 150 feet from property line 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.*

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 (5.3 acres) agriculturally zoned property. As of June 2023, approximately 131,044 sf (3 acres) of the property was being used for non-agricultural purposes. The proposed project, in conjunction with the projects approved in June 2023, would reduce non-agricultural coverage to approximately 42,197 sf (less than 1 acre) 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. While the proposed home is large in terms of overall square footage, a significant amount of that square footage is in the basement below grade. The proposed home is also nearly 8 feet lower in height than the existing 6,098 sf home.

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 (#22) requiring that any future connections to city utilities may require, at the applicant's expense, improvements to maintain service and fire flow capacities in accordance with the City's Integrated Utility Masterplan. Additionally, Condition of Approval #23 requires a current well permit.

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 proposed project includes a two-car garage and the previously approved 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 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 believes that the addition of a pool pavilion with toilet plumbing on the 5.3 acre property is compatible with the zoning district and the surrounding area. The purpose of the proposed structure is to serve as a supporting amenity for the property owner and their family. 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.

DEMOLITION PERMIT

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

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

Staff Response: The existing home was constructed in 1999 and is not listed in the City of St. Helena's historical resources inventory. The existing home is not historically or architecturally significant. Demolition of this residence would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

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 to be compatible with the surrounding area.*
2. *Compatibility of design with the immediate environment of the site in that the proposed project consists of constructing a new single-family home, pool pavilion and garage on an agriculturally zoned property. The buildings would be located on a large parcel and have professionally designed to be compatible with the site and the surrounding area.*
3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site and the surrounding area. The intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.*
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 or historical 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 new single-family home, pool pavilion and garage on an agriculturally zoned property. The proposed structures have been designed to suit the site and the character of the surrounding area.*
6. *Compatibility with future construction both on and off the site is consistent in that the project consists of constructing a new single-family home, pool pavilion and garage 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 proposed structures would have predominantly low rise, flat roofs and strong horizontal lines. Additionally, a uniform material palette would be used across the site, consisting of western red cedar siding (louvers and paneling), board formed concrete walls, with black metal windows, doors, and roof cladding. The intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.*
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 primary dwelling 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, in conjunction with previously approved projects onsite, 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, in conjunction with previously approved projects onsite, 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 proposed structures would have predominantly low rise, flat roofs and strong horizontal lines. Additionally, a uniform material palette would be used across the site, consisting of western red cedar siding (louvers and paneling), board formed concrete walls, with black metal windows, doors, and roof cladding. The intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.*
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, in conjunction with previously approved projects onsite, 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 would have predominantly low rise, flat roofs and strong horizontal lines. Additionally, a uniform material palette would be used across the site, consisting of western red cedar siding (louvers and paneling), board formed concrete walls, with black metal windows, doors, and roof cladding. The intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property. While the proposed home is large in terms of overall square footage, a significant amount of that square footage(5,883 sf) is in the basement below grade. The proposed home is also nearly 8 feet lower in height than the existing 6,098 sf home.

The proposed project, in conjunction with previously approved projects onsite, 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 hadn't received any correspondence related to this application.

STAFF RECOMMENDATION

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, 15302, and 15303; and

2. Accept the required findings and approve the attached resolution granting demolition permit, design review and use permit approval for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool pavilion with plumbing and a two-car garage with storage on the property located at 900 Fulton Lane in the A-20 zoning district.

ATTACHMENTS

Resolution_revised (2)
City Attorney Memorandum
Written Narrative_Revised 102023

Existing Site Photos
Project Plans_Revised 020624
Photos and Renderings
Visual Simulations_102023

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT, DESIGN REVIEW AND USE PERMIT APPROVAL TO
900 FULTON LANE (File No. PL23-033)

PROPERTY OWNER: Helena Viñedo, LLC **APN:** 009-030-051

Recitals

1. The property owner requests adoption of a resolution approving a demolition permit, design review and use permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool pavilion with plumbing and a two-car garage with storage on the property located at 900 Fulton Lane in the 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. Because the City's planning staff received a valid preliminary application for a housing development project for the subject property prior to its enactment of various zoning and development-related Municipal Code updates, the version of the City's Municipal Code in effect on the date of the application submittal applies, and all references to the St. Helena Municipal Code in this Resolution are therefore to the Code as it existed on the date of the application submittal (September 8, 2023); and
4. 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 February 20, 2024; and
5. Now, therefore let it be found that the Planning Commission approves the demolition permit, design review and use permit 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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which exempts the demolition of small structures including single-family residences, accessory structures, pools, etc.; 15302, which exempts the replacement or reconstruction of existing structures where the new

structure will be located on the same site as the structure replaced and will have substantially the same purpose as the structure replaced; and 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

C. The Planning Commission hereby finds a determination of similar use pursuant to St. Helena Municipal Code Section 17.08.030 in that the proposed pool pavilion with toilet plumbing is similar to other conditional uses listed in the A-20 zoning district.

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

1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building in that the existing home was constructed in 1999 and is not listed in the City of St. Helena's historical resources inventory.*
2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that demolition of the existing structure will not negatively affect the character of the neighborhood; and*
3. *That design review of the proposed replacement structure has been approved in conjunction with the demolition permit as described herein.*

E. 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 the component of the proposed project requiring a use permit consists of a pool pavilion with toilet plumbing which serves as a supporting amenity for the property owner.*
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 component of the proposed project requiring a use permit consists of a pool pavilion with toilet plumbing 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 component of the proposed project requiring a use permit consists of a pool pavilion with toilet plumbing for use by the property owner which would not 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 the component*

of the proposed project requiring a use permit consists of a pool pavilion with toilet plumbing for use by the property owner. The property utilizes on-site wells for water and a septic system for wastewater. Therefore, 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 component of the proposed project requiring a use permit consists of a pool pavilion with toilet plumbing 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 a pool pavilion with toilet plumbing 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 component of the proposed project requiring a use permit consists of a pool pavilion with toilet plumbing to serve as a supporting amenity for the property owner on an agriculturally zoned property. Furthermore, the project, in conjunction with previously approved projects onsite 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 component of the proposed project requiring a use permit consists of a pool pavilion with toilet plumbing 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 the specific uses described herein only.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available in that the proposed project, in conjunction with previously approved projects onsite, will have a two car garage, a garage for agricultural equipment and is located on 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).*

F. 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 to be compatible with the surrounding area.*
2. *Compatibility of design with the immediate environment of the site in that the proposed project consists of constructing a new single-family home, pool pavilion and garage on an agriculturally zoned property. The buildings would be located on a large parcel and have professionally designed to be compatible with the site and the surrounding area.*
3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site and the surrounding area. The intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.*
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 or historical 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 new single-family home, pool pavilion and garage on an agriculturally zoned property. The proposed structures have been designed to suite the site and the character of the surrounding area.*
6. *Compatibility with future construction both on and off the site is consistent in that the project consists of constructing a new single-family home, pool pavilion and garage 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 proposed structures would have predominantly low rise, flat roofs and strong horizontal lines. Additionally, a uniform material palette would be used across the site, consisting of western red cedar siding (louvers and paneling), board formed concrete walls, with black metal windows, doors, and roof cladding. The intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.*
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 primary dwelling 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, in conjunction with previously approved projects onsite, 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, in conjunction with previously approved projects onsite, 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 proposed structures would have predominantly low rise, flat roofs and strong horizontal lines. Additionally, a uniform material palette would be used across the site, consisting of western red cedar siding (louvers and paneling), board formed concrete walls, with black metal windows, doors, and roof cladding. The intention is for the structures to be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.*
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, in conjunction with previously approved projects onsite, 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

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

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance 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.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed ofthe following:

   Prior to issuance of a building permit, in recognition of the need for additional affordable housing, and to mitigate the effectsof this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unlessanother time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at 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 standardsof Title 24.
12. Construction shall be in compliance with the plans submitted and reviewed by the Planning Commission on February 20, 2024, 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 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. Like the previously approved barn, the purpose of the pool pavilion is to serve as an accessory structure for the owner and their family, no public access, commercial activity or rental of the pavilion 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. An approved Grading Permit is required prior to soil disturbance of 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. Approval under this application does not constitute City approval to connect to City owned utilities nor impart "will serve" guarantee from the City to connect to City owned utility service(s). Prior to connecting utilities, the applicant shall obtain an encroachment permit from the City and show adequate water supply and sewer capacity for the future use(s) of the structure approved under this permit.
21. All electrical energy and communication service laterals to any new building or structure, or to any building or structure other than a single-family residential building or structure, being remodeled or repaired when such remodeling or repair work requires the relocation or replacement of the main electrical energy or communication service equipment, shall be placed underground (SHMC 13.28.120).
22. 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.
23. Evidence of a current well permit and/or accurate well records shall be submitted prior to a building permit being issued. Requirements, operations, and use shall be consistent with the provisions therein.
24. 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.
25. Plans or permits for the onsite wastewater treatment (septic tank) system, conforming to Napa County technical standards and approved by Napa

County Environmental Services shall be submitted to Public Works for concurrence prior to issuance of a Building permit.

26. 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

27. A building permit is required for all on-site demolition and construction.
28. 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 California Building Code.
29. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
30. The applicant shall provide a construction waste management plan with the building permit application.
31. 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.
32. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.
33. 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.
34. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
35. A separate permit submittal is required for pools, generators and PV-systems. A separate Demolition Permit is also required for the existing residence that is proposed to be demolished.
36. Applicants on septic systems are encouraged to contact the County of Napa EHD early in the permitting process for sewer permits to avoid unnecessary project delays. An approved Napa County Sewer Permit is required prior to issuance of building permits.

Fire Department Conditions of Approval

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

Chapter 15.36.

38. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
39. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
40. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the foregoing demolition permit, design review and use permit applications were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 20, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Ethan J. Walsh
(916) 551-2825
ethan.walsh@bbklaw.com

Memorandum

VIA E-MAIL

To:	Maya DeRosa, Community Development Director Aaron Hecock, Senior Planner City of St. Helena	**File No.:**	83578.00008
From:	Ethan Walsh City Attorney		
Date:	December 27, 2023		
Re:	Application of Zoning Code to 900 Fulton Lane; Application PL23-033		

ISSUE PRESENTED

Helena Vinedo LLC (the "Applicant"), the owner of the property located at 900 Fulton Lane (the "Property") in the City of St. Helena, has submitted an applications for design review, a demolition permit and a use permit, to demolish an existing single family residence and construct a new single family residence and associated accessory structures on the Property (the "Application"). The Application included the materials required for a "preliminary application" for a "housing development project" pursuant to Government Code Section 65941.1,[1] and the Applicant has asserted that the Application should be reviewed based on the "applicable, objective general plan, zoning and subdivision standards and criteria, including design review standards in effect at the time that the application was deemed complete." This would mean that the Application would not be subject to the newly updated Zoning Code, but instead would be based on the Zoning Code as it was in effect when the Application was submitted. The Property is located in the A-20 zoning district, and would therefore would not be subject to the new, more restrictive building requirements in the A-20 zoning district as implemented in the updated Zoning Code.

As we have discussed, after reviewing the applicable statutes and legislative history, I recommend that the City treat the Application as an application for a "housing development project" under Section 65941.1, and review the application based on the Zoning Code

[1] All statutory references are to the Government Code unless otherwise specified.

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bbklaw.com

as was in effect at the time the application was submitted, and not the newly updated Zoning Code. Below is a more detailed explanation of my analysis.

ANALYSIS

This issue turns on whether the construction of a new single family residence, as proposed in the Application, is a "housing development project" that must be considered under the Zoning Code and related development rules that are in place at the time the Application was submitted to the City. Government Code Section 65589.5(o)(1) states in part that "*a housing development project* shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted." (emphasis added.) Section 65589.5(o)(8)(A) states that "[t]his subdivision [i.e., subdivision (o) of Section 65589.5] shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030." Section 65941.1 does make clear that applicants may submit a preliminary application for housing development projects, "as defined in paragraph (3) of subdivision (b) of Section 65905.5." Section 65905.5(b)(3), in turn, specifically declares that a "housing development project" includes a proposal to construct a single dwelling unit.

However, there are two definitions of a "housing development project" in the applicable housing laws: The definition in Section 65905.5(b)(3) referenced above, and a separate definition in Section 65589.5(h)(2). The definition in Section 65589.5(h)(2), which is part of the Housing Accountability Act, defines a "housing development project" to mean a use consisting of any of the following: "(A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; and (C) Transitional housing or supportive housing." The introductory language of Section 65589.5(h) declare that these definitions apply "for purposes of this section [65589.5]." The Court of Appeal considered this definition in *Reznitskiy v. County of Marin* (2022) 79 Cal.App.5th 1016, and found that it did not include projects to build single family homes. The facts that the definition in subdivision (h)(2) applies "for purposes of" Section 65589.5, and the vesting language in subdivision (o) is part of Section 65589.5, suggest that subdivision (o) only applies to "housing development projects" as defined in subdivision (h)(2), which the Court of Appeal has determined does not include projects to build single family homes.

However, Section 65589.5(o) makes clear that housing development projects that submit a preliminary application should be reviewed under the rules in place at the time of submission of the preliminary application. Section 65941.1 in turn makes clear that housing development projects as defined under Section 65905.5(b)(3), including single family homes, have the ability to submit a preliminary application. The only benefit of submitting a preliminary application is the vesting rights set forth in Section 65589.5(o) upon submission of the preliminary application. Therefore, there would be no reason to allow a project for a single family home to submit a preliminary application, but the not grant that project the vesting rights under Section 65589.5(o) based on the fact that it was not a "housing development project" under subdivision (h)(2).

Given this incongruity in the statutory language, I reviewed the legislative history for S.B. 8, which amended the definition of "housing development project" under Section

65905.5(b)(3) to explicitly include projects for single family homes. Multiple bill analyses indicated that this revision was intended to specify that the requirements of the Housing Crisis Act (S.B. 330 (2019)) applied to single family homes. S.B. 330 added both Section 65941.1 and Section 65589.5(o), creating the preliminary application process and granting vesting rights for those housing development projects that submit preliminary applications. Given that the legislative history suggests that S.B. 8 intended to extend the requirements of S.B. 330 to projects to build single family homes, and the preliminary application process and associated vesting rights were enacted by S.B. 330, it does appear that the Legislature intended that single family home projects be reviewed under the rules in place at the time of submission of a preliminary application.

CONCLUSION

Based on this analysis, I recommend that the Application discussed in this memo be reviewed based on the rules in place at the time of submission of the Application. As a result, the Application would be subject to the Zoning Code standards at the time of submission of the Application, and not the newly updated Zoning Code.

If you have any follow up questions please contact me.

City of St. Helena
RECEIVED
10/20/23
Planning Division

WRITTEN PROJECT STATEMENT

October 20, 2023

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

Re: 900 Fulton Lane - Demolition Approval, Design Review and Use Permit Application
APN: 009-030-051

Dear Planning Department,

My clients, the property owners, acquired the referenced property in October of 2020. Since acquisition, the owners have obtained building permits to enhance the property while furthering the City's goals and objectives for properties located in a Twenty-Acre Agriculture (A-20) zoning district. Recent permits have been obtained to establish an ADU (BD2112-021), garage (BD2204-013) and a driveway to complement the existing main house. The owners have made substantial investment in the existing vineyard and horticultural uses on the property through the installation of new vines, orchards and crops. The non-agricultural uses on the property are being significantly reduced to a level less than 1 acre through the existing and pending applications.

A planning application PL22-043 was filed on August 26, 2022 requesting a use permit and design review approval to accommodate the construction of a new barn (i.e., a residential accessory structure, not an agricultural structure) and an addition to the existing garage. The use permit and design review were approved by the Planning Commission on June 20, 2023. No appeal of the Planning Commission's approval was received by the City and the owners are now proceeding with the preparation of the construction documentation packages to obtain the proper building permits allowing the construction to commence. The owners are very appreciative of the city's support for the project to date.

During the city's planning approval process for the barn and garage addition, the owner had time to evaluate the existing single-family dwelling and its long-term consistency and compatibility with the recently approved developments. Although the existing single-family dwelling and approved accessory structures have modern architectural designs, the recently approved structural designs are more contemporary, with strong horizontal lines and elegant material palettes. In this context, the existing residence is inconsistent, as it has a combination of hip and gable roofs with elevated ridge caps. The existing residence also has a bland material palette, with tan stucco and stone siding, making it inconsistent and incompatible with the approved structures. Furthermore, the existing single-family dwelling was constructed in 1999, making it 24 years old. With advancements in construction techniques, materials and technology, the existing residence is antiquated.

To ensure a more compatible design with the immediate environment and to establish a unified design throughout the property, the owners are requesting a demolition approval, use permit and design review to demolish the existing 6,098 square foot, 5-bedroom (4-bedrooms with a loft) single-family dwelling and attached garage. The proposal seeks to replace the existing residence with a 5-bedroom, 14,414 square foot single-family residence, 1,258 square foot detached garage, pool, 625 square foot pool pavilion, associated landscaping, and site improvements. The existing dwelling height is 31'-10", and the proposed residence height is 24'-0".

Replacement Single-Family Dwelling
900 Fulton Lane
009-030-051

The proposed structure is two stories with a conditioned basement of 3,889 square feet. Of the total basement square footage, 1,994 square feet would be unconditioned space. The conditioned areas of the basement would include a playroom, wine storage, gym, laundry, and stair hall that is accessed internally via the stairs or elevator. External access to the basement is through a sunken courtyard. The first floor is designed as the primary functioning space with living room, dining room, kitchen, primary bedroom, two standard bedrooms and other supporting spaces and areas. The first floor would be a total conditioned area of 6,779 square feet. The second floor would have a conditioned space of 1,752 square feet that would include two bedrooms, bathrooms, and office space.

A new pool and pool pavilion are proposed just beyond the northwestern side of the proposed residence, and are connected by pedestrian pathways. The pool pavilion with barbequing area includes plumbing so a use permit is being sought, similar to the recently approved garage addition. A detached 1,258 square foot 2-car garage and storage structure would be located to the southeast of the proposed residence and connected to the residence with a concrete wall.

The proposed structures would achieve design consistency throughout the property by constructing the structures with predominately low rise, flat roofs and strong horizontal lines. Additionally, a uniform material palette will be used across the site, consisting of western red cedar siding, board formed concrete, and black metal. The structures would be integrated into the proposed and existing agricultural landscape rather than being the primary focus on the property.

The existing domestic well will continue to provide water supply to the property and the property is developed with an on-site wastewater treatment system sized to handle the increased flows from the replacement single-family residence.

The combined square footage of the vineyard and orchard is 156,758 square feet or 3.59 acres. Horticultural uses on the property continue to be essential to the site's vibrancy and will be managed and maintained in an active manner.

The Design Criteria expressed in Section 17.164.030 of the Zoning code was carefully considered in developing the design for the proposed residence, garage and pool pavilion. I hope that the City agrees that the architectural and landscape designs draw together the existing on-site agriculture and horticulture with the neighboring properties and region.

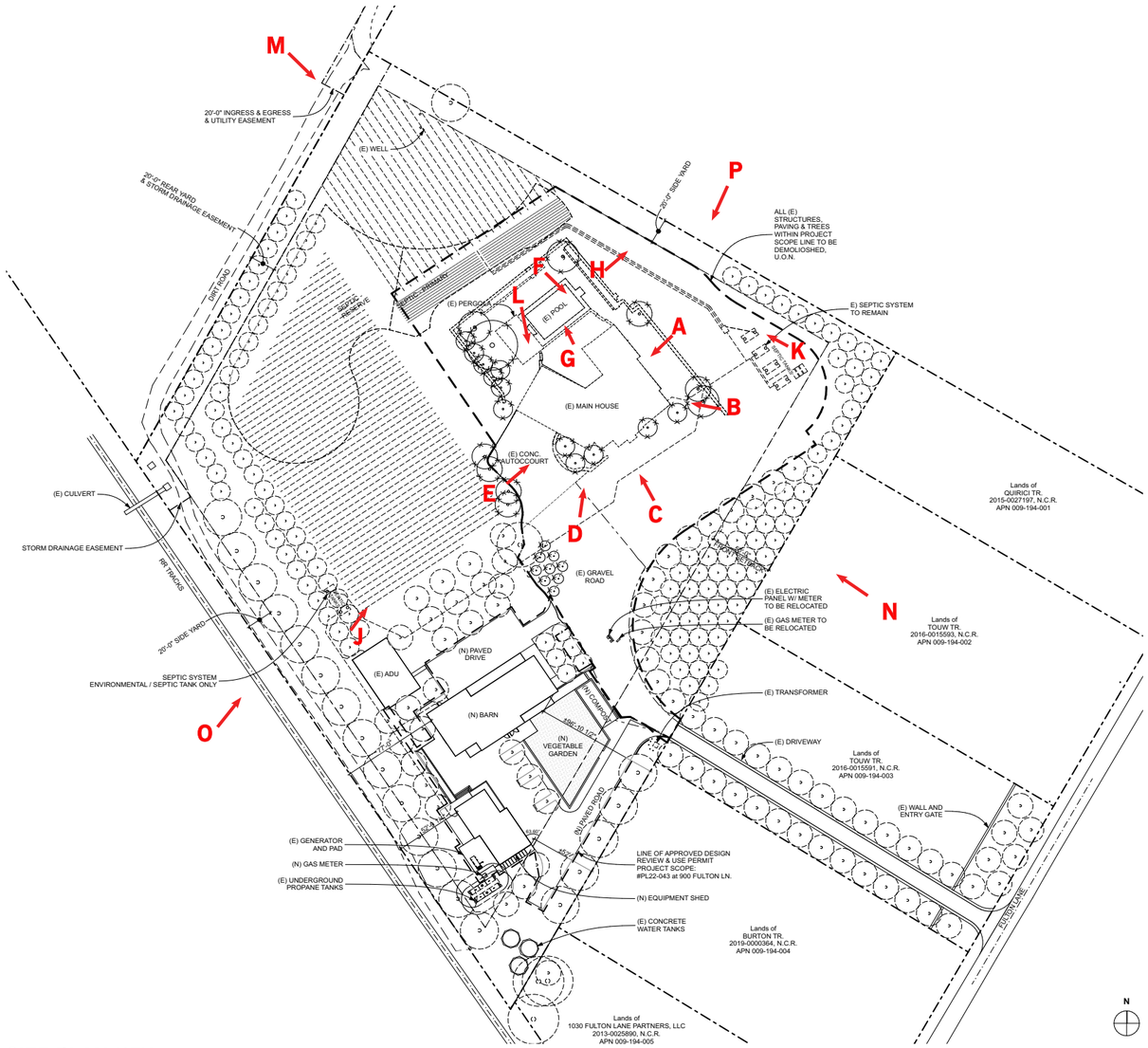
We appreciate the City's consideration of the demolition approval, use permit and design review request.

Best Regards,

Clark Sather

Clark Sather
Associate Principal

Walker Warner Architects
353 Folsom Street
San Francisco, California 94105
415.318.8910 **direct**



SITE PLAN KEY

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | EXISTING RESIDENCE PHOTOGRAPHS

DEMOLITION APPROVAL APPLICATION | JULY 21, 2023

RECEIVED
By Xgamero at 2:42 pm, Aug 01, 2023



A: NORTH ELEVATION



B: NORTH EAST ELEVATION



C: EAST ELEVATION



D: SOUTH EAST ELEVATION



E: SOUTH ELEVATION



F: WEST ELEVATION

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | EXISTING RESIDENCE PHOTOGRAPHS
DEMOLITION APPROVAL APPLICATION | JULY 21, 2023

RECEIVED
By Xgamero at 2:43 pm, Aug 01, 2023



G: (E) VINES LOOKING NORTHWEST FROM RESIDENCE



H: VIEW FROM (E) RESIDENCE LOOKING NORTH



J: (E) VINES LOOKING NORTHWEST FROM ADU

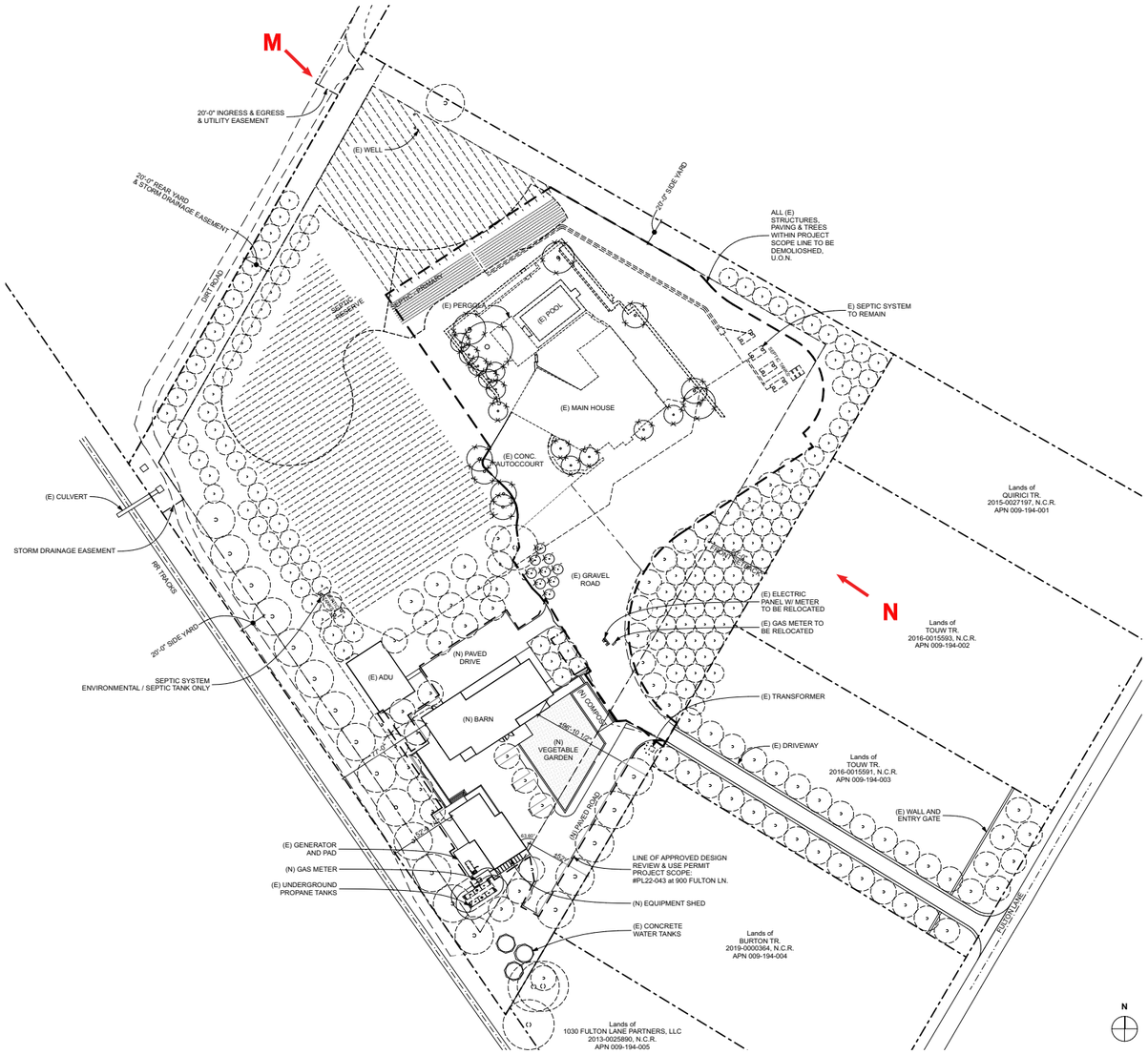


K: (E) OLIVE TREES AT NORTH PROPERTY LINE



L: (E) RESIDENCE, PERGOLA & POOL

RECEIVED
By Xgamero at 2:43 pm, Aug 01, 2023





M: AERIAL LOOKING SOUTHEAST



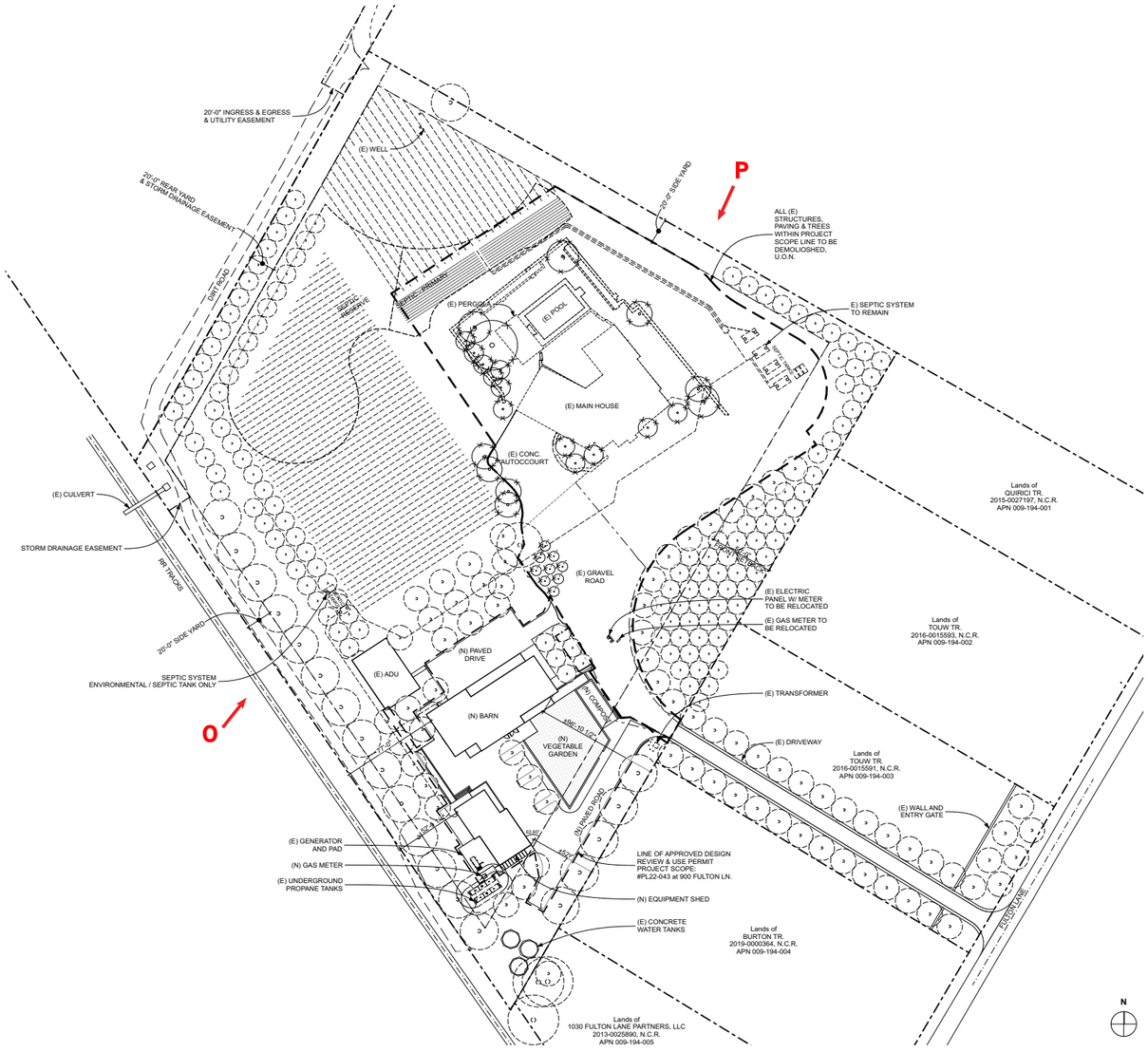
N: AERIAL LOOKING NORTHWEST

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | EXISTING SITE & TOPOGRAPHY

DEMOLITION APPROVAL APPLICATION | JULY 21, 2023

RECEIVED
By Xgamero at 2:43 pm, Aug 01, 2023





O: AERIAL LOOKING NORTHEAST



P: AERIAL LOOKING SOUTHWEST

WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | EXISTING SITE & TOPOGRAPHY

DEMOLITION APPROVAL APPLICATION | JULY 21, 2023

RECEIVED
By Xgamero at 2:44 pm, Aug 01, 2023

GENERAL NOTES

COORDINATION

1. IF THESE DRAWINGS ARE NOT **24" x 36"** THEY HAVE BEEN REDUCED OR ENLARGED
2. THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
3. **ALL WORK SHALL COMPLY w/ THE 2022 CALIFORNIA BUILDING CODE (2022 CABC), 2022 CALIFORNIA PLUMBING CODE (2022 CPC), CALIFORNIA MECHANICAL CODE (2022 CMC), CALIFORNIA ELECTRICAL CODE (2022 CEC), CALIFORNIA RESIDENTIAL CODE (2022 CRC) AND THE 2000 NFPA 101 LIFE SAFETY CODE; AND ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS**
4. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
5. DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
6. 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

7. THE CONTRACTOR SHALL:

   A. 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

   B. GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT

   C. PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE

   D. FILE WORKMAN'S COMPENSATION

   E. ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 108.4 OF THE 2019 CBC
8. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
9. CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
10. CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
11. CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
12. 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
13. CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

GENERAL

14. 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 -- RES CODE (CRC 312)
15. GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING -- CRC 312
16. FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2019 CRC 302.11
17. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED -- CRC 308.4

ENERGY

18. ALL WINDOWS AND DOORS SHALL BE TRIPLE GLAZED U.O.N.
19. FOR PROJECTS IN CALIFORNIA:

   A. INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.

   B. ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE C.E.C.

   C. ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE C.E.C.
20. ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.6 GALLONS MAXIMUM FLUSH CAPACITY
21. THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
22. WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
23. GENERAL LIGHTING IN KITCHENS AND BATHS SHALL BE HIGH EFFICACY & COMPLY w/ TITLE 24 CALCULATIONS

LIFE SAFETY

24. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILING AND MECHANICAL PLANS FOR EXACT LOCATIONS -- R314/R315
25. ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72

MEP

26. ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
27. CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
28. WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING--2019 CPC SEC. 508.2
29. 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
30. ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
31. ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICES -- 2019 CBC CHAPTER 6
32. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2019 CMC
33. EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
34. ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
35. NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS -- 2019 CEC ARTICLE 410
36. 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

- GRID LINE - F.O.S. UNLESS OTHERWISE NOTED
- 4'-0" — DIMENSION TO FACE OF FRAMING
- 4'-0" — DIMENSION TO CENTERLINE
- 4'-0" — DIMENSION TO FACE OF FINISH
- DETAIL REFERENCE SHEET LOCATION
- INTERIOR ELEVATION KEY AND SHEET LOCATION
- DOOR NUMBER, SEE DOOR SCHEDULE
- 109 — WINDOW NUMBER, SEE WINDOW SCHEDULE
- 296'-0 3/4" — ELEVATION DATUM POINT
- SECTION SHEET LOCATION
- EXTERIOR ELEVATION SHEET LOCATION
- 30'-0" — SPOT ELEVATION
- DRAWING KEYNOTE
- MATCH LINE — MATCH LINE
- DRAWING REVISION
- DRAWING REVISION REFERENCE
- FLOOR TYPE
- WALL TYPE
- CEILING TYPE

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: DAVEL@CELLO-MAUDRU.COM
STRUCTURAL ENGINEER:	KL&A, INC. CATHERINE MULHERN 1717 WASHINGTON AVENUE, SUITE 100 GOLDEN, CO 80401 TEL: 303.384.9910 EMAIL: CMULHERN@KLAA.COM
LANDSCAPE ARCHITECT:	LUTSKO ASSOCIATES RON LUTSKO 3295 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 & ELECTRICAL ENGINEER:	SUMMIT ENGINEERING JASPER GEHRING 463 AVIATION BLVD. STE 200 SANTA ROSA, CA 95403 TEL: 707.527.0775 EMAIL: JASPER@SUMMIT-SR.COM
GEOTECHNICAL ENGINEER:	RGH CONSULTANTS RYAN PADGETT 1305 N. DUTTON AVE. SANTA ROSA, CA 95401 TEL: 707.544.1072 EMAIL: RPADGETT@RGHGEO.COM
WATERPROOFING CONSULTANT:	NEUMAN SLOAT ARNOLD ARCHITECTS AUSTIN SLOAT 329 JEFFERSON ST, OAKLAND CA 94607 TEL: 415.578.4800
PLUMBING ENGINEER:	AXIOM ENGINEERS KATE CONWAY 1712 JEFFERSON ST. NAPA, CA 94559 TEL: 707.251.1468
INTERIOR DESIGNER:	GACHOT STUDIOS JOHN GACHOT 594 BROADWAY, SUITE 509 NEW YORK, NY 10012 TEL: 646.666.0846

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City of St.Helena
RECEIVED
10/20/23
Planning Division

ABBREVIATIONS

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

VICINITY MAP



PROJECT DATA

LOCATION:	900 FULTON LANE, ST HELENA, CA
APN:	009-030-051
ZONING:	A-20: AGRICULTURE
LOT SIZE:	234,788 / 5.39 ACRES
OCC. GROUP:	R-3
CONST. TYPE:	V-B
FIRE SPRINKLERS:	FULLY SPRINKLERED
FIRE HAZARD SEVERITY:	NO FIRE HAZARD SEVERITY
PROJECT SCOPE:	NEW MAIN RESIDENCE W/ 2-CAR GARAGE W/ STORAGE & POOL PAVILION
PROPOSED BUILDING HEIGHT:	24'-0"

INTERIOR UNCONDITIONED AREA:

(N) POOL PAVILION:	625 SF
(N) GARAGE	1,258 SF
(N) MAIN RESIDENCE BASEMENT	1,994 SF

CONDITIONED AREA:

(N) MAIN RESIDENCE FIRST FLOOR	6,779 SF
(N) MAIN RESIDENCE SECOND FLOOR	1,752 SF
(N) MAIN RESIDENCE BASEMENT	3,889 SF

EXTERIOR COVERED AREA:

(N) POOL PAVILION	676 SF
(N) MAIN RESIDENCE FIRST FLOOR	1,268 SF
(N) MAIN RESIDENCE SECOND FLOOR	170 SF

TOTAL FLOOR AREA

(N) MAIN RESIDENCE:	14,414 SF
(N) GARAGE:	1,258 SF
(N) POOL PAVILION:	625 SF

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
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WALKER
WARNER
ARCHITECTS

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

APN: 009-030-051

HELENA VIÑEDO - PLANNING SUBMITTAL

900 FULTON LANE,
ST HELENA, CA, 94574

LICENSED ARCHITECT
BROOKS WALKER III
No. C- 18892
REN. 8/30/25
STATE OF CALIFORNIA

ISSUED:

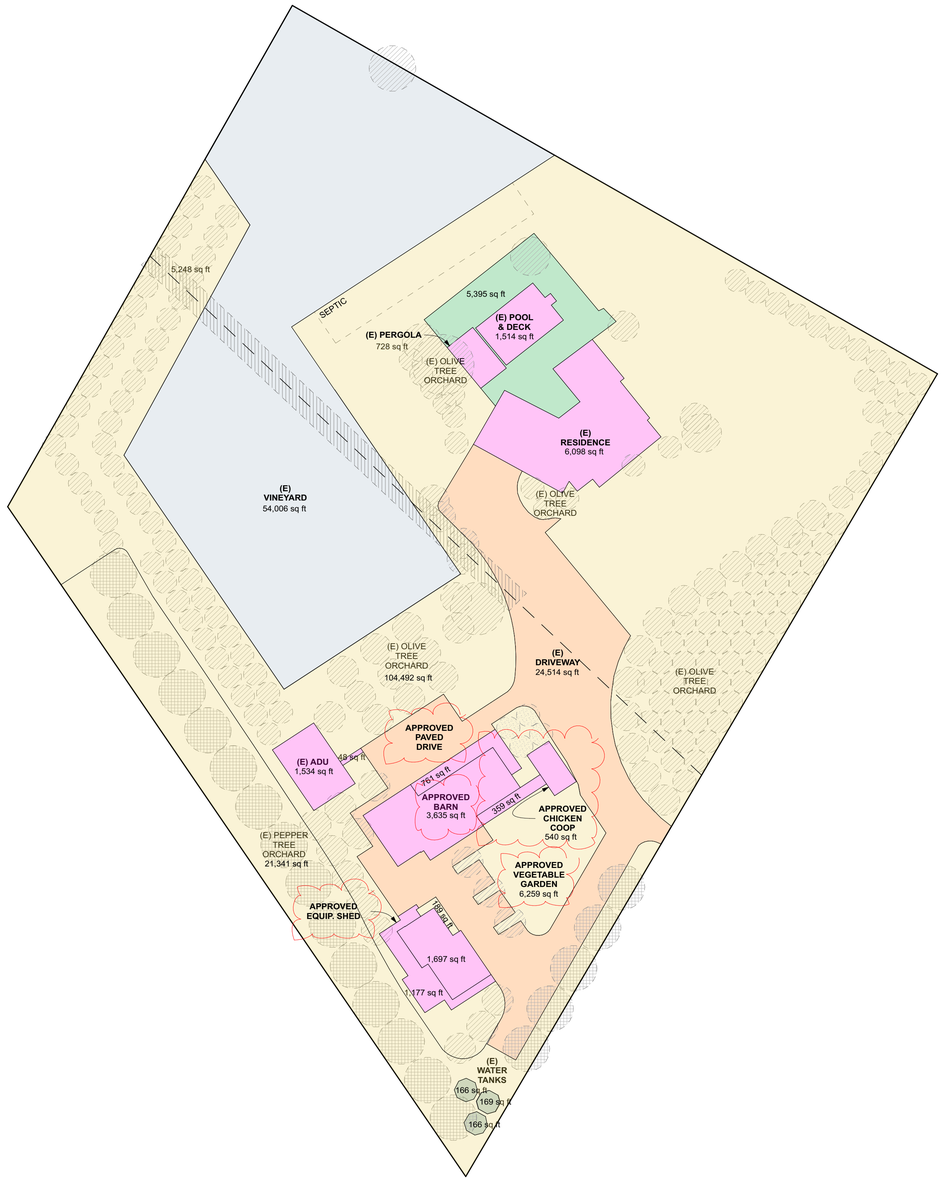
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

TITLE SHEET

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A0.0**



EXISTING PROPERTY USAGE

LAWN	+ 5,395 SF
BUILDING & HARDSCAPE	+18,091 SF
DRIVEWAY	+24,514 SF
WATER TANKS	+ 501 SF
DRIVEWAY EXEMPTION**	- 5,248 SF
TOTAL NON-AGRICULTURAL AREA	**43,253 SF**

BUILDING AND HARDSCAPE BREAKDOWN:

EXISTING RESIDENCE	6,098 SF
EXISTING POOL & DECK	1,514 SF
EXISTING PERGOLA	728 SF
EXISTING ADU & PATH	1,582 SF
APPROVED BARN	3,635 SF
APPROVED BARN DECK	761 SF
APPROVED EQUIPMENT SHED	1,697 SF
APPROVED EQUIPMENT SHED DECK / PAVERS	1,177 SF
APPROVED CHICKEN COOP & PATH	899 SF
TOTAL EXISTING BUILDING/HARDSCAPE FOOTPRINT	18,091 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
- EXISTING FRUIT TREE

NON- AGRICULTURAL

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

EXISTING AGRICULTURAL COVERAGE

APPROVED LAVENDER PLANTING	189 SF
APPROVED VEGETABLE GARDEN	6,259 SF
EXISTING VINEYARD	54,006 SF
EXISTING PEPPER TREE ORCHARD	21,341 SF
EXISTING OLIVE TREE ORCHARD	104,492 SF
TOTAL AGRICULTURAL AREA	**186,287 SF**

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ST HELENA, CA, 94574

LICENSED ARCHITECT
BROOKS WALKER III
No. C-18889
REN. 6/30/25
STATE OF CALIFORNIA

ISSUED:

- 2023-07-21 PLANNING SUBMITTAL
- 2023-09-06 PLAN CHECK RESPONSE
- 2023-10-20 PLAN CHECK RESPONSE
- 2024-01-17 PLAN CLARIFICATION
- 2024-02-05 PLAN CLARIFICATION

AGRICULTURAL COVERAGE - EXISTING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A0.1**



PROPOSED PROPERTY USAGE

BUILDING & HARDSCAPE	+28,371 SF
DRIVEWAY	+15,946 SF
LAWN	+ 2,627 SF
WATER TANKS	+ 501 SF
DRIVEWAY EXEMPTION**	- 5,248 SF
TOTAL NON-AGRICULTURAL AREA	**42,197 SF**

BUILDING AND HARDSCAPE BREAKDOWN:	
NEW RESIDENCE, DECKS & PATH	12,317 SF
NEW POOL HOUSE	625 SF
NEW POOL & DECK	3,696 SF
NEW GARAGE & PATH	1,553 SF
APPROVED CHICKEN COOP & PATH	899 SF
EXISTING ADU & PATH	1,994 SF
APPROVED BARN	3,635 SF
APPROVED BARN DECK	761 SF
APPROVED EQUIPMENT SHED	1,697 SF
APPROVED EQUIPMENT SHED DECK / PAVERS	1,194 SF
TOTAL BUILDING/HARDSCAPE FOOTPRINT	**28,371 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

NON- AGRICULTURAL

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

AGRICULTURAL

- AGRICULTURAL - SEE LANDSCAPE PLAN
- VINEYARD
- EXISTING PEPPER TREE
- EXISTING OLIVE/FIG TREE
- EXISTING FRUIT TREE
- NEW FRUIT TREE

PROPOSED AGRICULTURAL COVERAGE

NEW VINEYARD	5,493 SF
	4,683 SF
NEW ROSE GARDEN	2,152 SF
APPROVED VEGETABLE GARDEN	8,266 SF
NEW ORNAMENTAL HORTICULTURE	3,615 SF
	3,579 SF
	6,331 SF
	2,972 SF
NEW LAVENDER PLANTING	2,705 SF
	546 SF
	230 SF
APPROVED LAVENDER PLANTING	189 SF
NEW FRUIT TREE ORCHARD	8,793 SF
EXISTING VINEYARD	49,529 SF
EXISTING PEPPER TREE ORCHARD	22,776 SF
EXISTING OLIVE TREE ORCHARD	65,484 SF
TOTAL AGRICULTURAL AREA	**187,343 SF**

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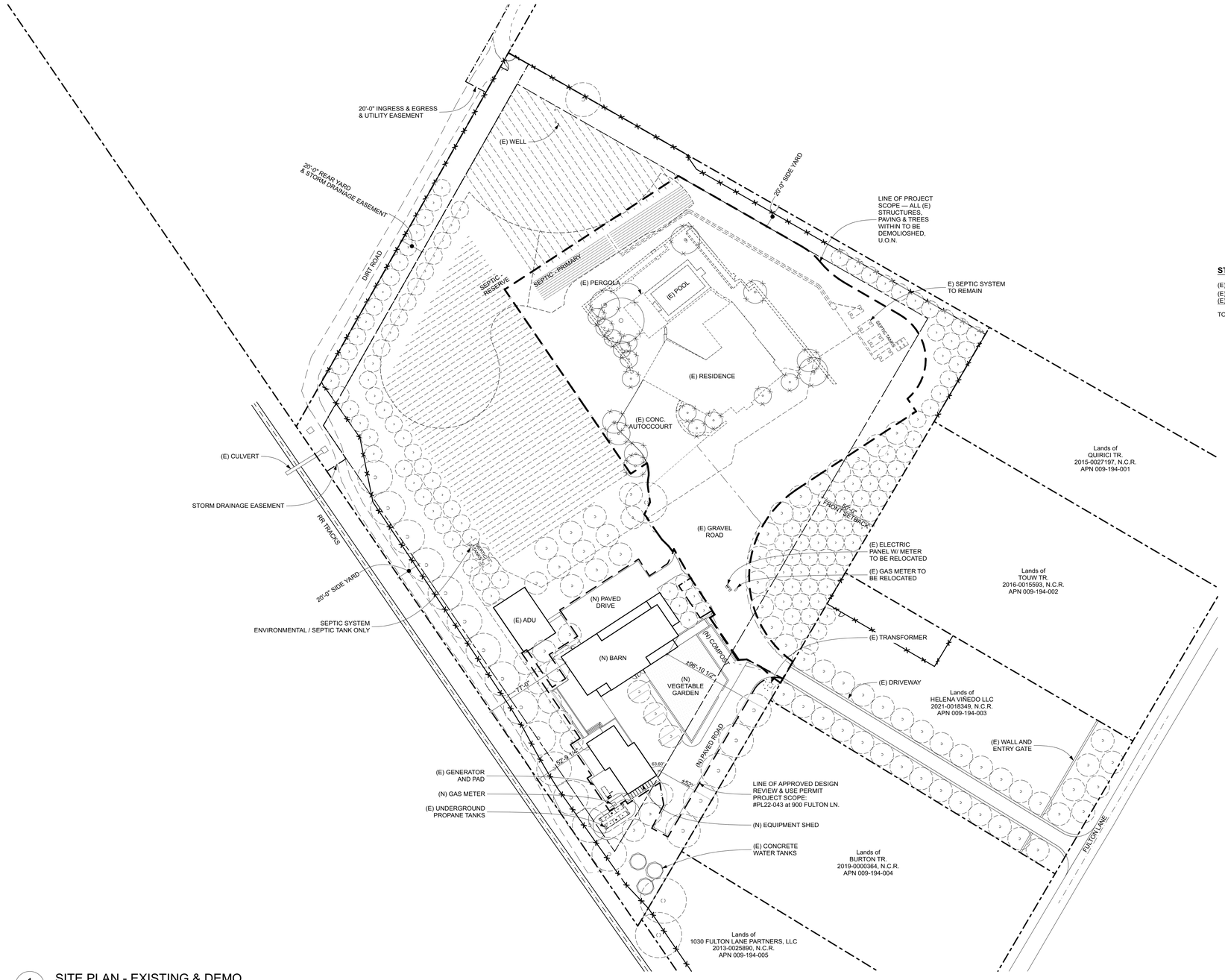
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE
2024-02-05 PLAN CLARIFICATION

AGRICULTURAL COVERAGE - PROPOSED

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A0.2**



LEGEND - SITE PLAN:

- PROPERTY LINE
- PROJECT SCOPE
- SETBACK LINE
- STORM DRAIN EASEMENT
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING VINEYARD
- (N) VINEYARD
- (E) PERIMETER SITE FENCE, SEE A8.1.0 FOR DETAILS
- (E) TREE TO BE REMOVED
- (E) TREE TO REMAIN

STRUCTURE DEMOLITION AREAS

(E) PERGOLA	728 SF
(E) RESIDENCE	6,098 SF
(E) POOL	1,514 SF
TOTAL SF TO BE DEMOLISHED	8,340 SF

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1 A1.1 SITE PLAN - EXISTING & DEMO

SCALE: 1" = 40'

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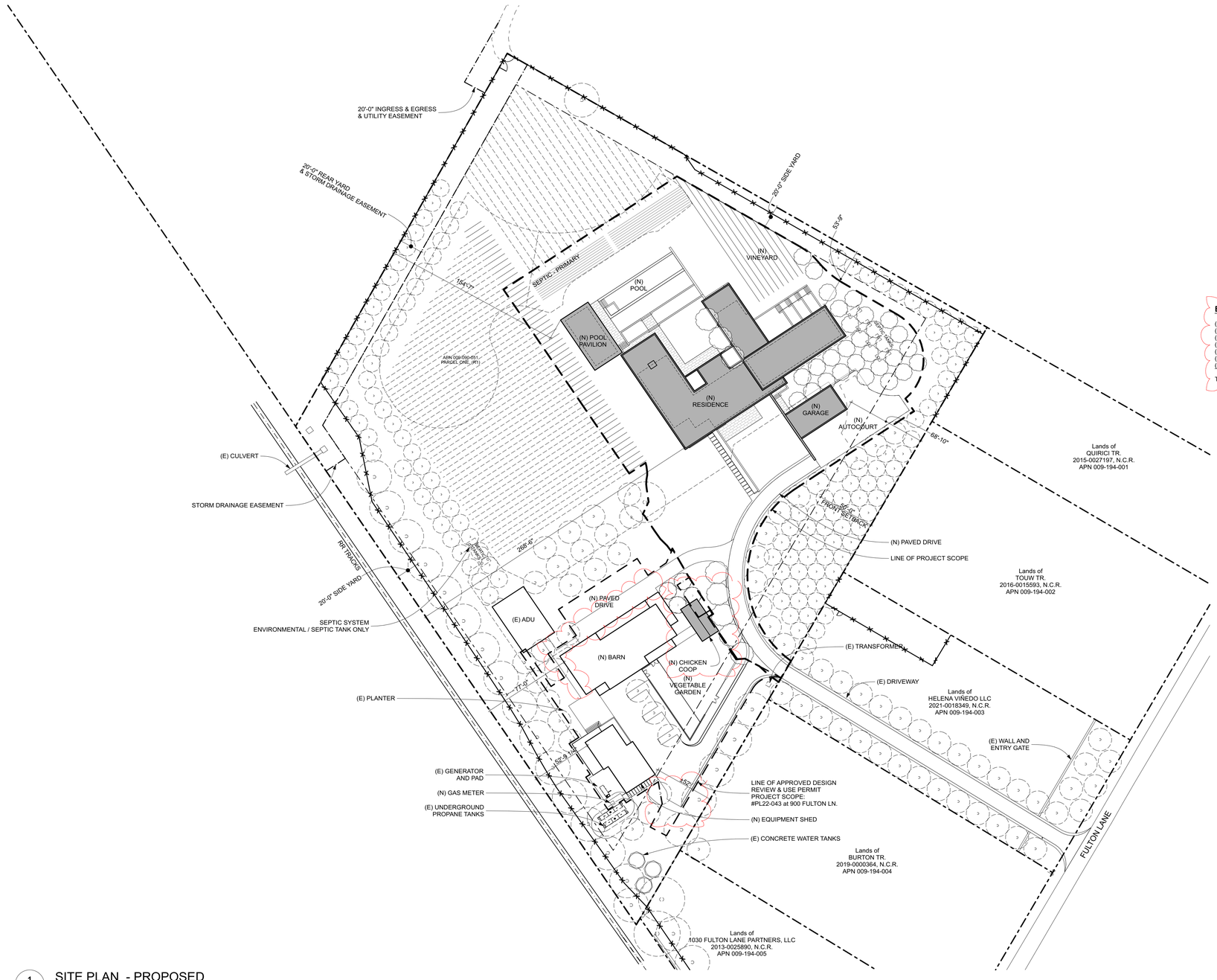
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2023-10-20 PLAN CHECK RESPONSE

SITE PLAN - EXISTING & DEMO

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A1.1**



1 A1.2 SITE PLAN - PROPOSED

SCALE: 1" = 40'

N

LEGEND - SITE PLAN:

- PROPERTY LINE
- PROJECT SCOPE
- SETBACK LINE
- STORM DRAIN EASEMENT
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING VINEYARD
- (N) VINEYARD
- (E) PERIMETER SITE FENCE, SEE A8.1.0 FOR DETAILS
- (E) STRUCTURES
- (E) TREE TO REMAIN
- (N) TREE

EXISTING & PROPOSED STRUCTURE AREAS

(E) ADU	1,534 SF
(N) EQUIPMENT SHED	1,697 SF
(N) BARN	7,325 SF
(N) CHICKEN COOP	540 SF
(N) RESIDENCE	14,414 SF
(N) GARAGE	1,258 SF
(N) POOL PAVILION	625 SF
TOTAL SF	27,393 SF

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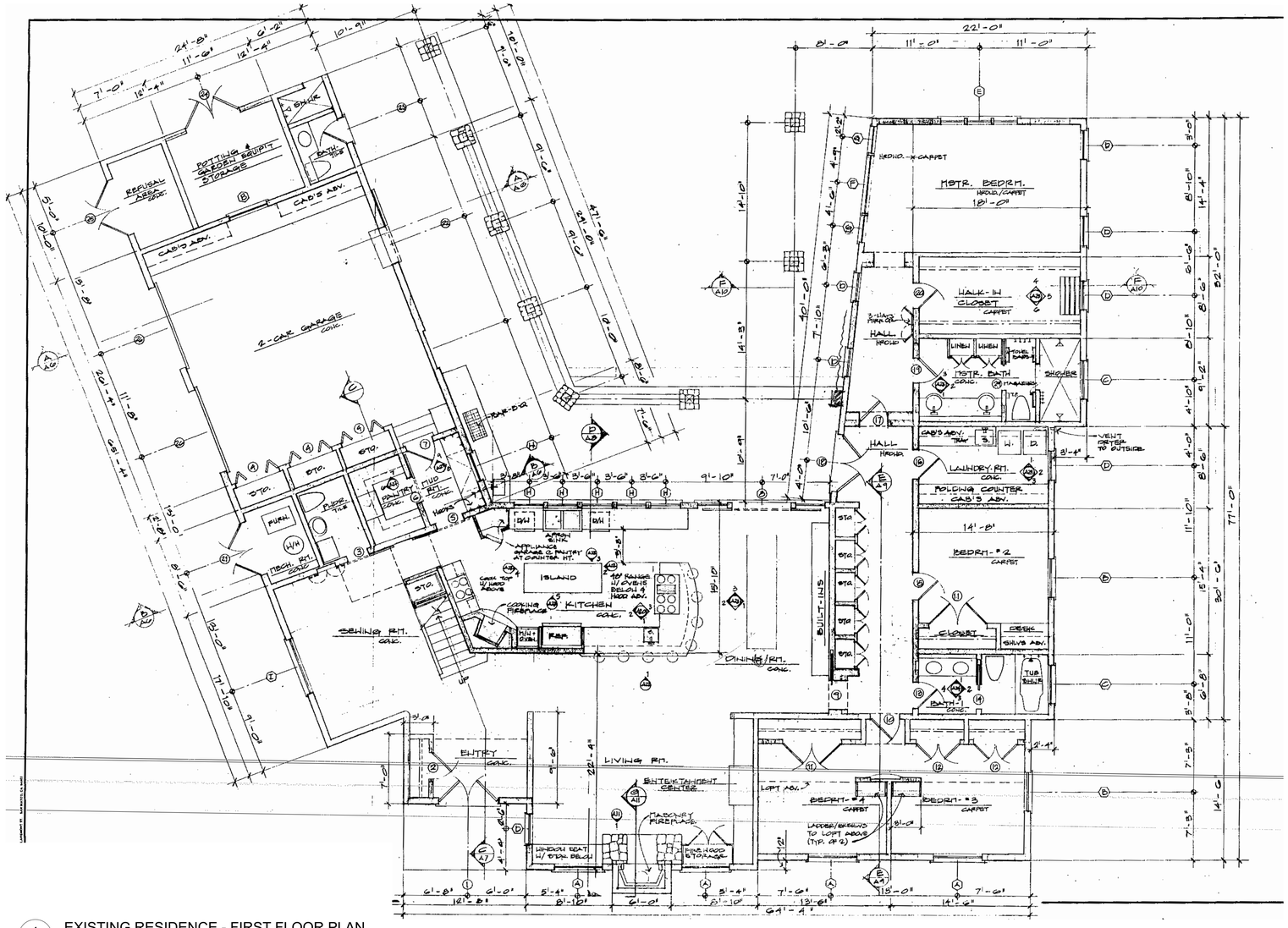
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SITE PLAN - PROPOSED

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A1.2**



1 A2.E1 EXISTING RESIDENCE - FIRST FLOOR PLAN

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

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EXISTING RESIDENCE - FIRST FLOOR PLAN

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.E1**

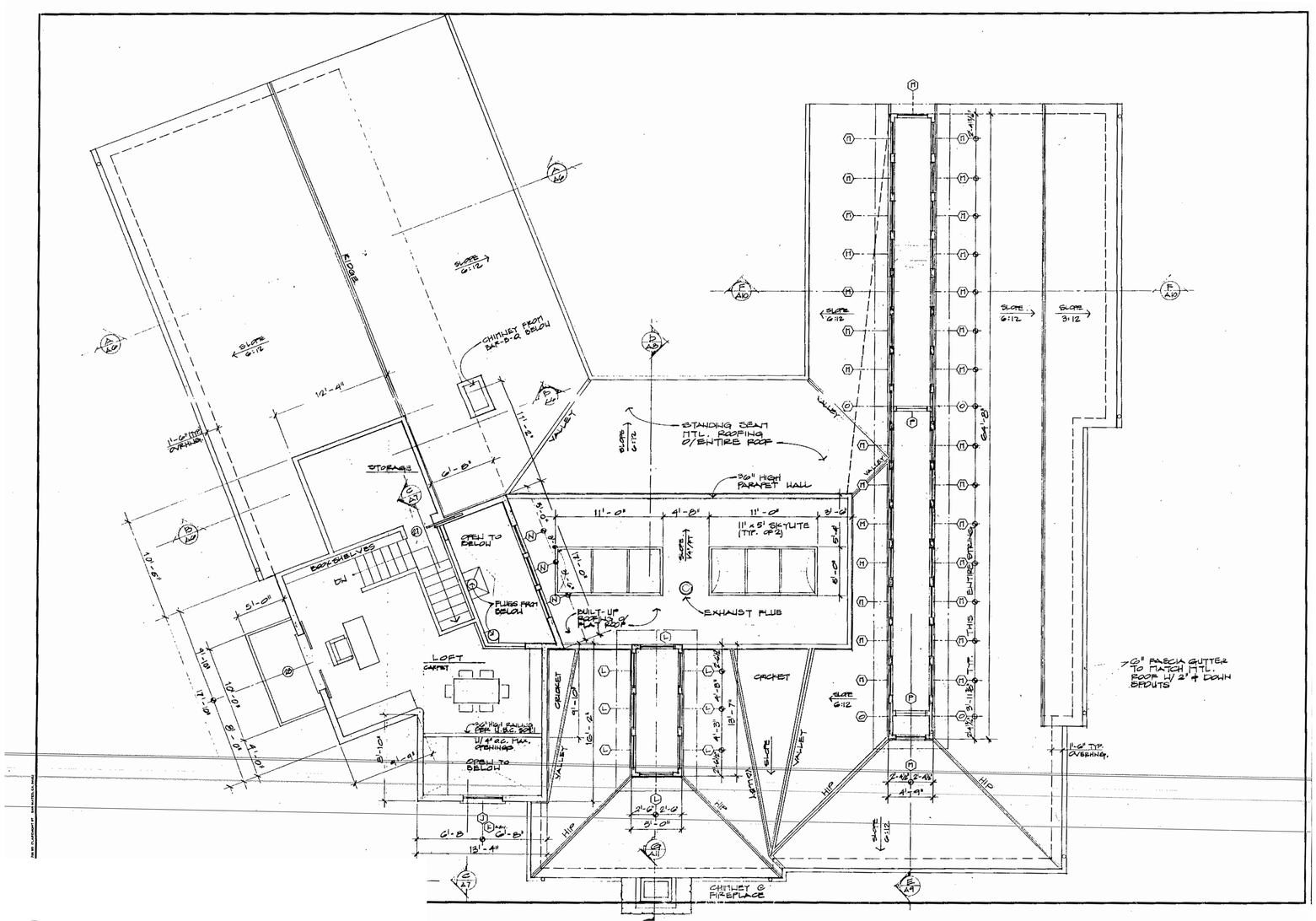
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1 A2.E2 EXISTING RESIDENCE - LOFT & LOWER ROOF PLAN

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

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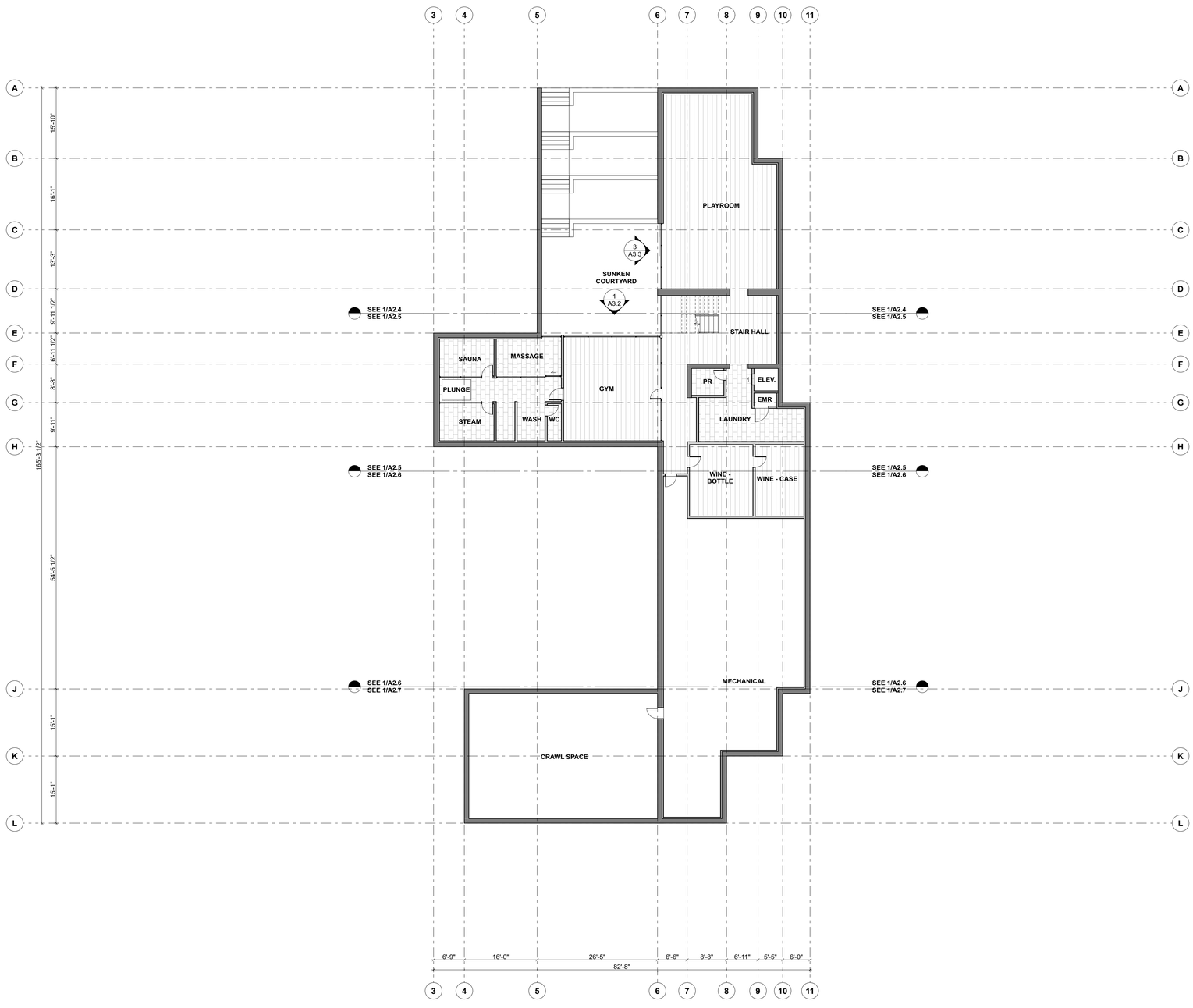
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EXISTING RESIDENCE - LOFT & LOWER ROOF PLAN

SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: **A2.E2**



2 A2.0 LAYOUT PLAN - BASEMENT

SCALE: 3/32" = 1'-0"

PLAN NORTH

TRUE NORTH

LEGEND - FLOOR PLAN

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

GENERAL NOTES - LAYOUT PLAN:

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

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

FLOOR AREA BREAKDOWN

BASEMENT - INT. UNCONDITIONED	1,994 SF
BASEMENT - CONDITIONED	3,889 SF
TOTAL	**5,883 SF**

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No. C-18892
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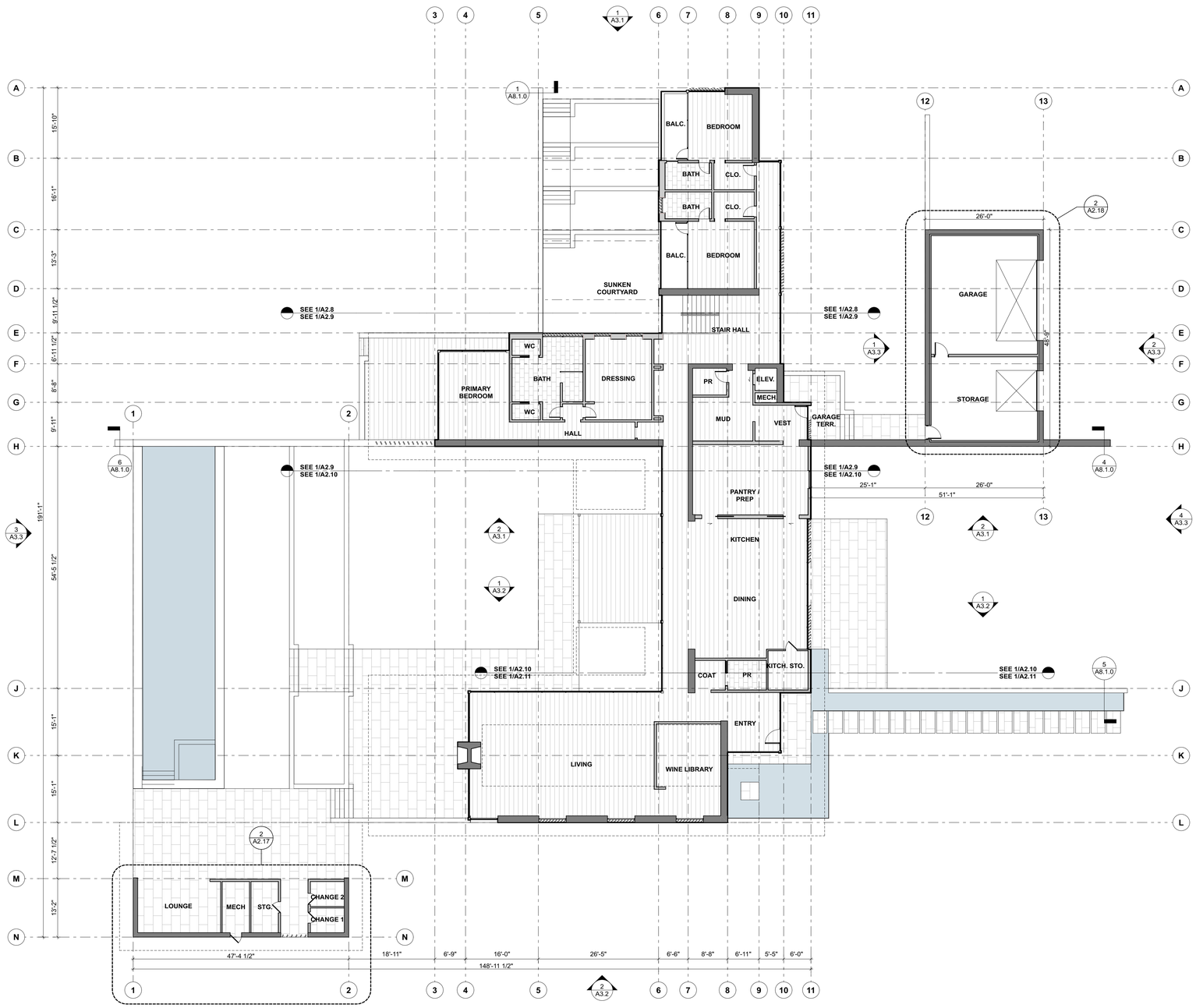
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2023-10-20 PLAN CHECK RESPONSE

LAYOUT PLAN - BASEMENT

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.0**



2 A2.1 LAYOUT PLAN - FIRST FLOOR

SCALE: 3/32" = 1'-0"

LEGEND - FLOOR PLAN

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

GENERAL NOTES - LAYOUT PLAN:

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

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

FLOOR AREA BREAKDOWN

FIRST FLOOR - CONDITIONED	6,779 SF

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PLAN NORTH

TRUE NORTH

LAYOUT PLAN - FIRST FLOOR

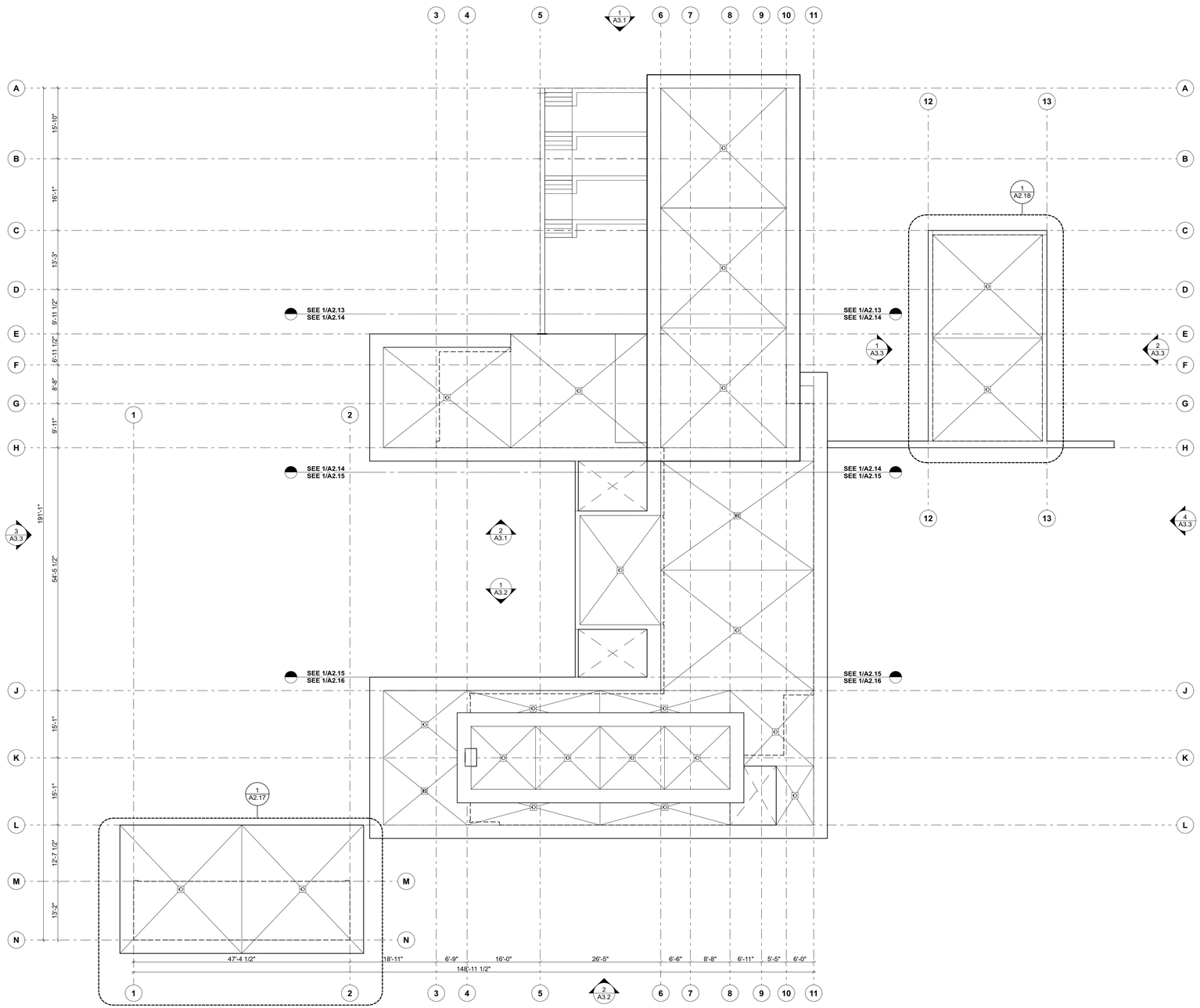
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NOTES - ROOF PLAN:

1. SEE ENLARGED ROOF PLANS FOR SOLAR PANEL LAYOUT

PLAN NORTH

TRUE NORTH

2 A2.3 LAYOUT PLAN - ROOF

SCALE: 3/32" = 1'-0"

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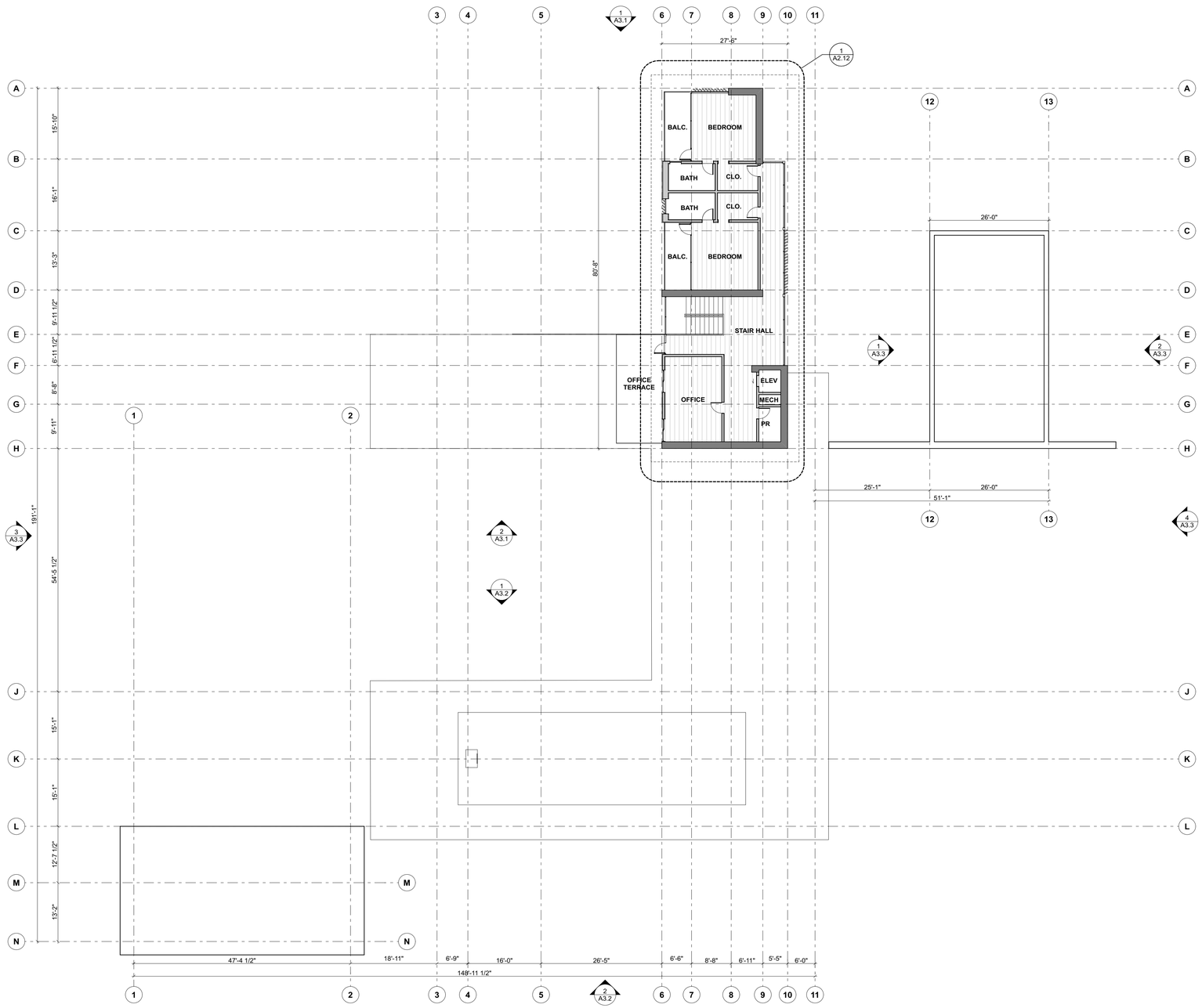
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LAYOUT PLAN - ROOF PLAN

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.3**



LEGEND - FLOOR PLAN

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

GENERAL NOTES - LAYOUT PLAN:

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

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

FLOOR AREA BREAKDOWN

SECOND FLOOR - CONDITIONED	1,752 SF

PLAN NORTH

2 A2.2 LAYOUT PLAN - SECOND FLOOR

SCALE: 3/32" = 1'-0"

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LAYOUT PLAN - SECOND FLOOR PLAN

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.2**

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0

GENERAL NOTES - FLOOR PLAN:

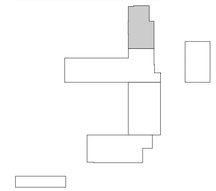
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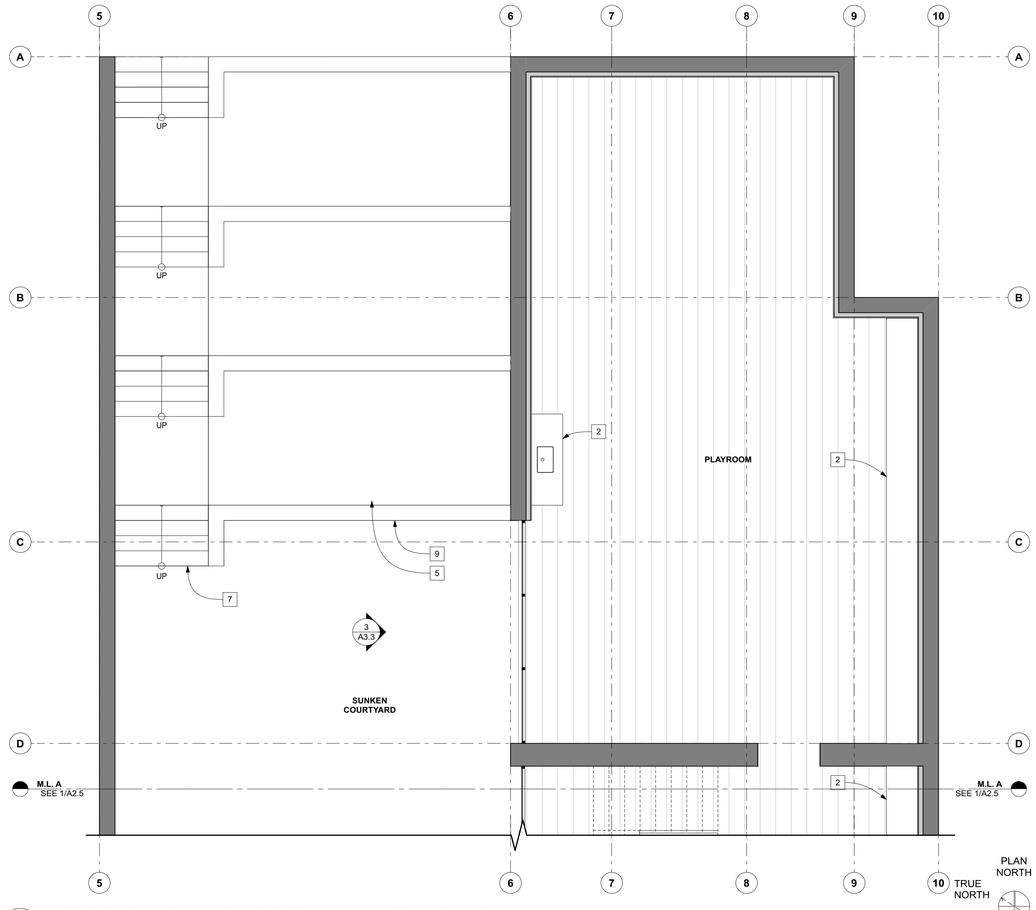
LEGEND - FLOOR PLAN

CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN





1 A2.4 RESIDENCE - BASEMENT FLOOR PLAN - KIDS / GUEST WING

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

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RESIDENCE - BASEMENT FLOOR PLAN - KIDS / GUEST WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.4**

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0

GENERAL NOTES - FLOOR PLAN:

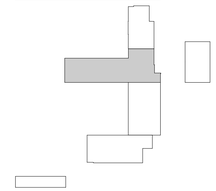
-- ALL GRIDLINES ARE TO FACE OF CONCRETE / FACE OF EXT. WOOD FINISH U.O.N.

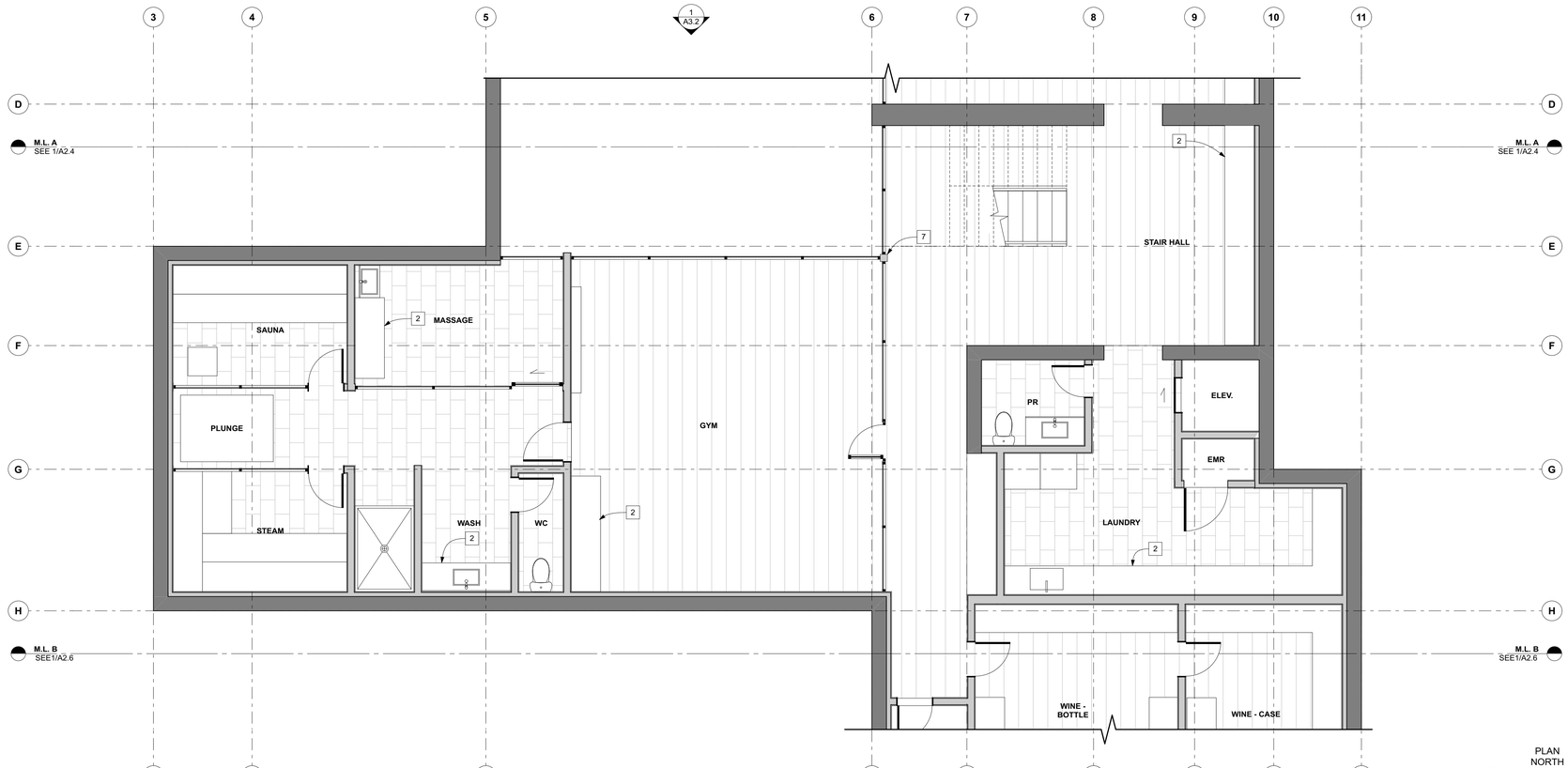
LEGEND - FLOOR PLAN

CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN





1 A2.5 RESIDENCE - BASEMENT FLOOR PLAN - PRIMARY BEDROOM WING

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

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LICENSED ARCHITECT
BROOKS WALKER III
No. C-18869
REN. 6/30/25
STATE OF CALIFORNIA

ISSUED:

2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - BASEMENT FLOOR PLAN - PRIMARY BEDROOM WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.5**

KEYNOTES - FLOOR PLAN:

1 PAINTED STEEL COLUMN, S.S.D.

2 BUILT-IN CASEWORK

GENERAL NOTES - FLOOR PLAN:

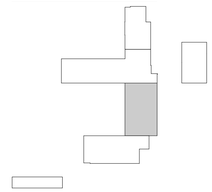
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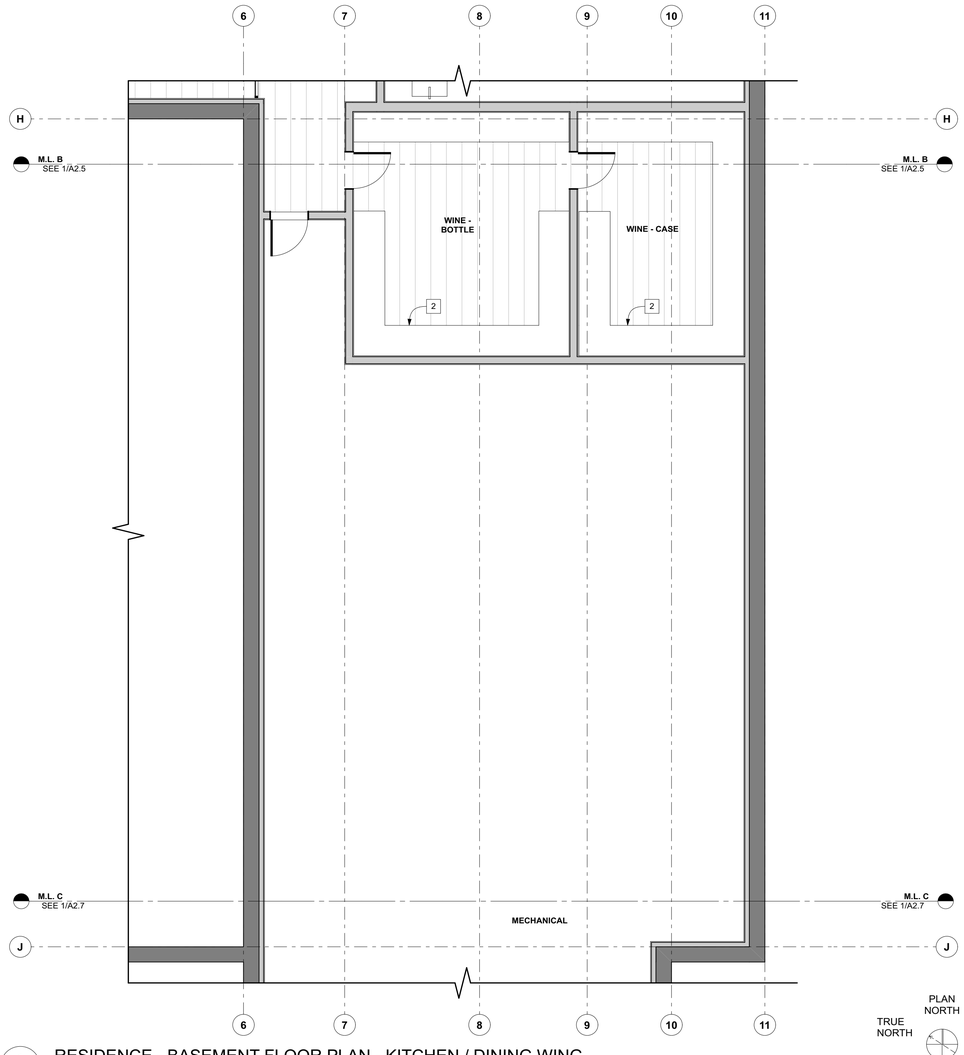
LEGEND - FLOOR PLAN

CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN





1 A2.6 RESIDENCE - BASEMENT FLOOR PLAN - KITCHEN / DINING WING

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

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LICENSED ARCHITECT
BROOKS WALKER III
No. C-18892
REN. 8/30/25
STATE OF CALIFORNIA

ISSUED:

2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - BASEMENT FLOOR PLAN - KITCHEN / DINING WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.6**

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0
10	WOOD LOUVERS
11	CONCRETE FIREPLACE w/ MTL. CHIMNEY
12	GLASS / METAL GUARDRAIL
13	STRUCTURAL SLAB ON GRADE
14	CRAWL SPACE ACCESS— GC TO COORD.

GENERAL NOTES - FLOOR PLAN:

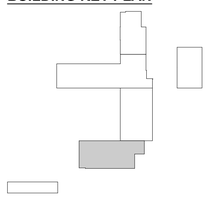
-- ALL GRIDLINES ARE TO FACE OF CONCRETE / FACE OF EXT. WOOD FINISH U.O.N.

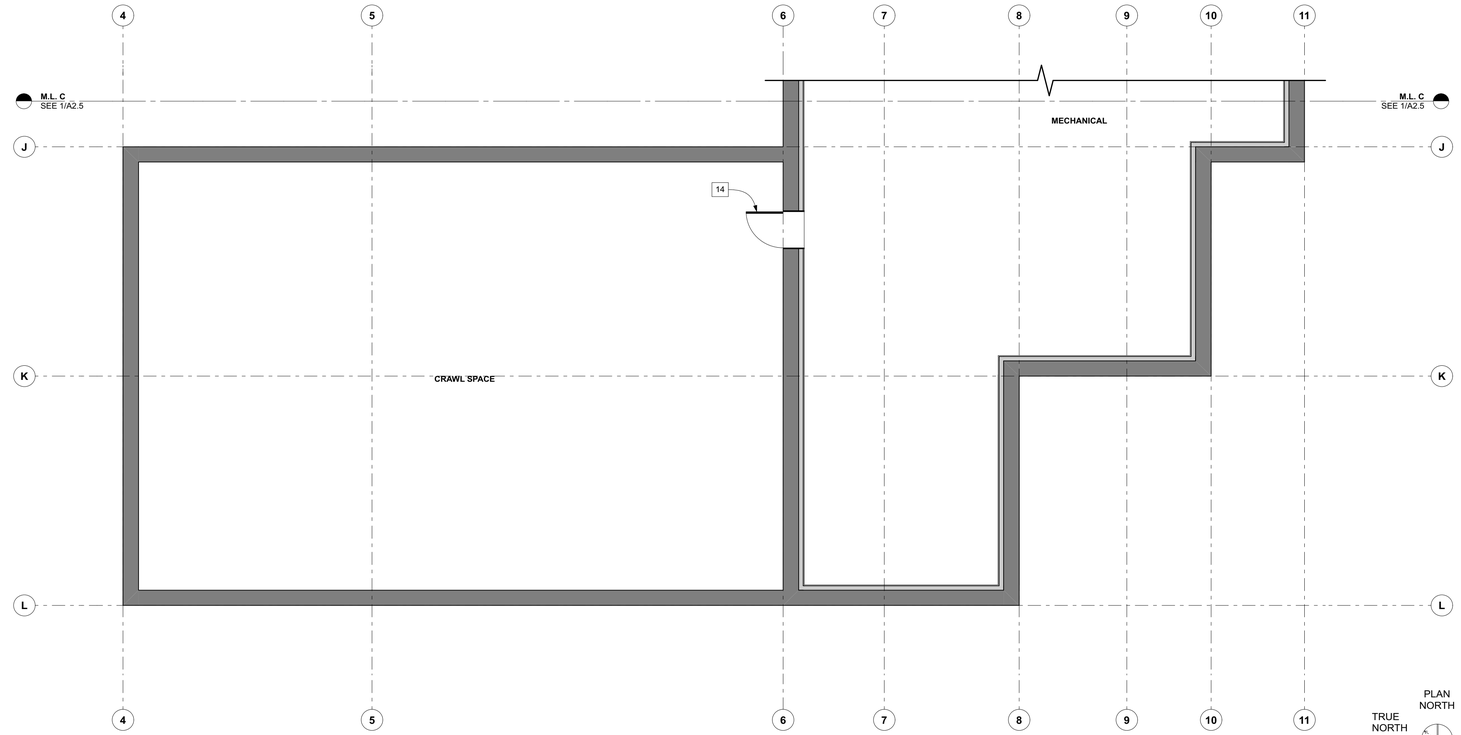
LEGEND - FLOOR PLAN

CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN





1 A2.7 RESIDENCE - BASEMENT FLOOR PLAN - LIVING ROOM WING

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

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REN. 8/30/25
STATE OF CALIFORNIA

ISSUED:
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2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - BASEMENT FLOOR PLAN - LIVING ROOM WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.7**

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0
10	WOOD LOUVERS
11	CONCRETE FIREPLACE w/ MTL. CHIMNEY
12	GLASS / METAL GUARDRAIL

GENERAL NOTES - FLOOR PLAN:

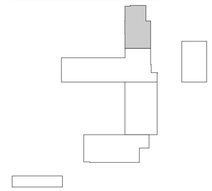
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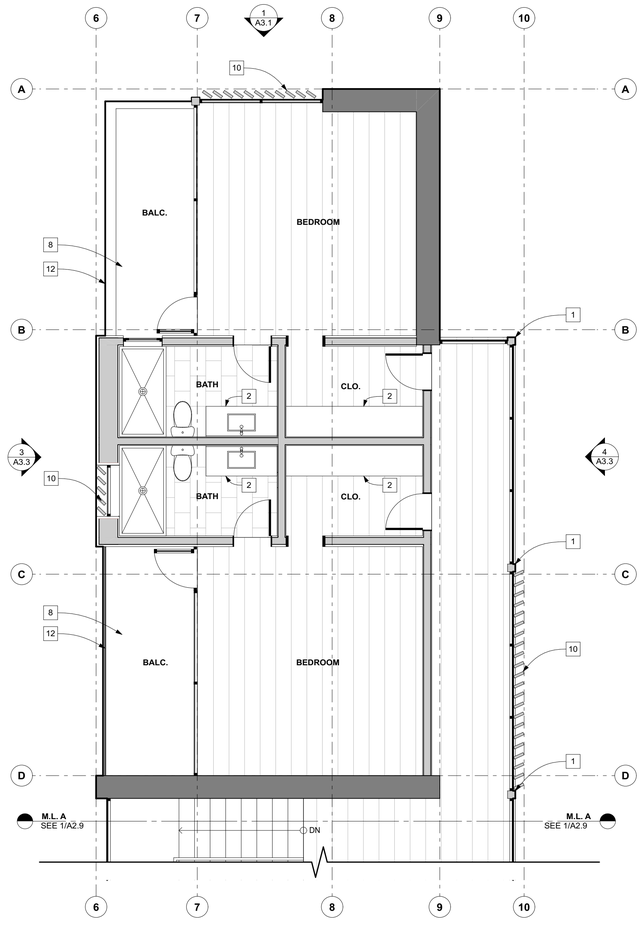
LEGEND - FLOOR PLAN

CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN





1 A2.8 RESIDENCE - FIRST FLOOR PLAN - KIDS / GUEST WING

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

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BROOKS WALKER III
No. C-18889
REN. 6/30/25
STATE OF CALIFORNIA

ISSUED:

2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - FIRST FLOOR - KIDS / GUEST WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.8**

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KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0
10	WOOD LOUVERS
11	CONCRETE FIREPLACE w/ MTL. CHIMNEY

GENERAL NOTES - FLOOR PLAN:

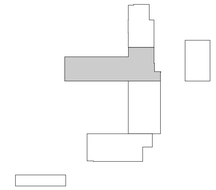
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LEGEND - FLOOR PLAN

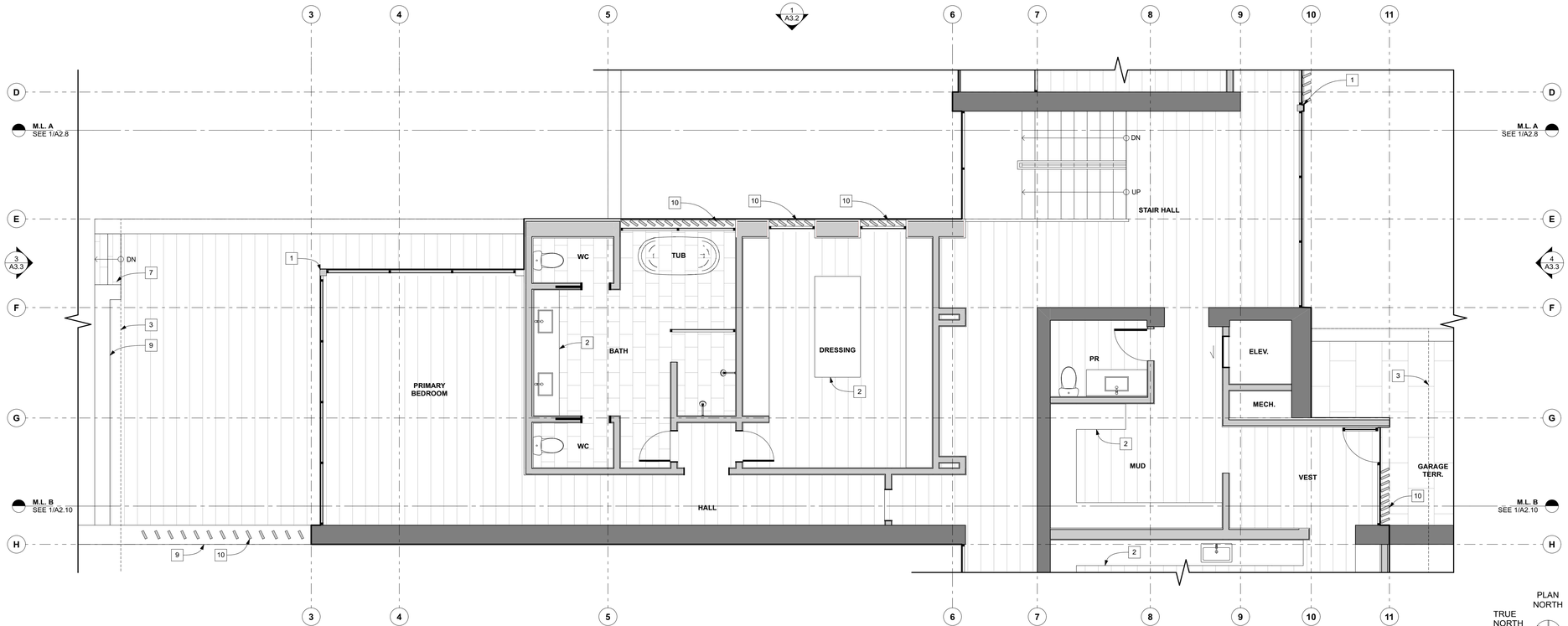
CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN



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1 A2.9 RESIDENCE - FIRST FLOOR PLAN - PRIMARY BEDROOM WING

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

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REN. 6/30/25
STATE OF CALIFORNIA

ISSUED:
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - FIRST FLOOR PLAN - PRIMARY BEDROOM WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.9**

15	WATER FEATURE
16	STEEL EDGE AT WATER FEATURE
17	WATER FEATURE PAVER / ART PEDESTAL
18	LINE OF CLERESTORY ABOVE
19	STONE LANDSCAPE WALL, SEE 8/A8.1.0
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0
10	WOOD LOUVERS
11	CONCRETE FIREPLACE w/ MTL. CHIMNEY
12	GLASS / METAL GUARDRAIL
13	STRUCTURAL SLAB ON GRADE
14	CRAWL SPACE ACCESS— GC TO COORD.

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS

GENERAL NOTES - FLOOR PLAN:

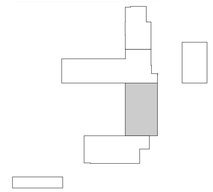
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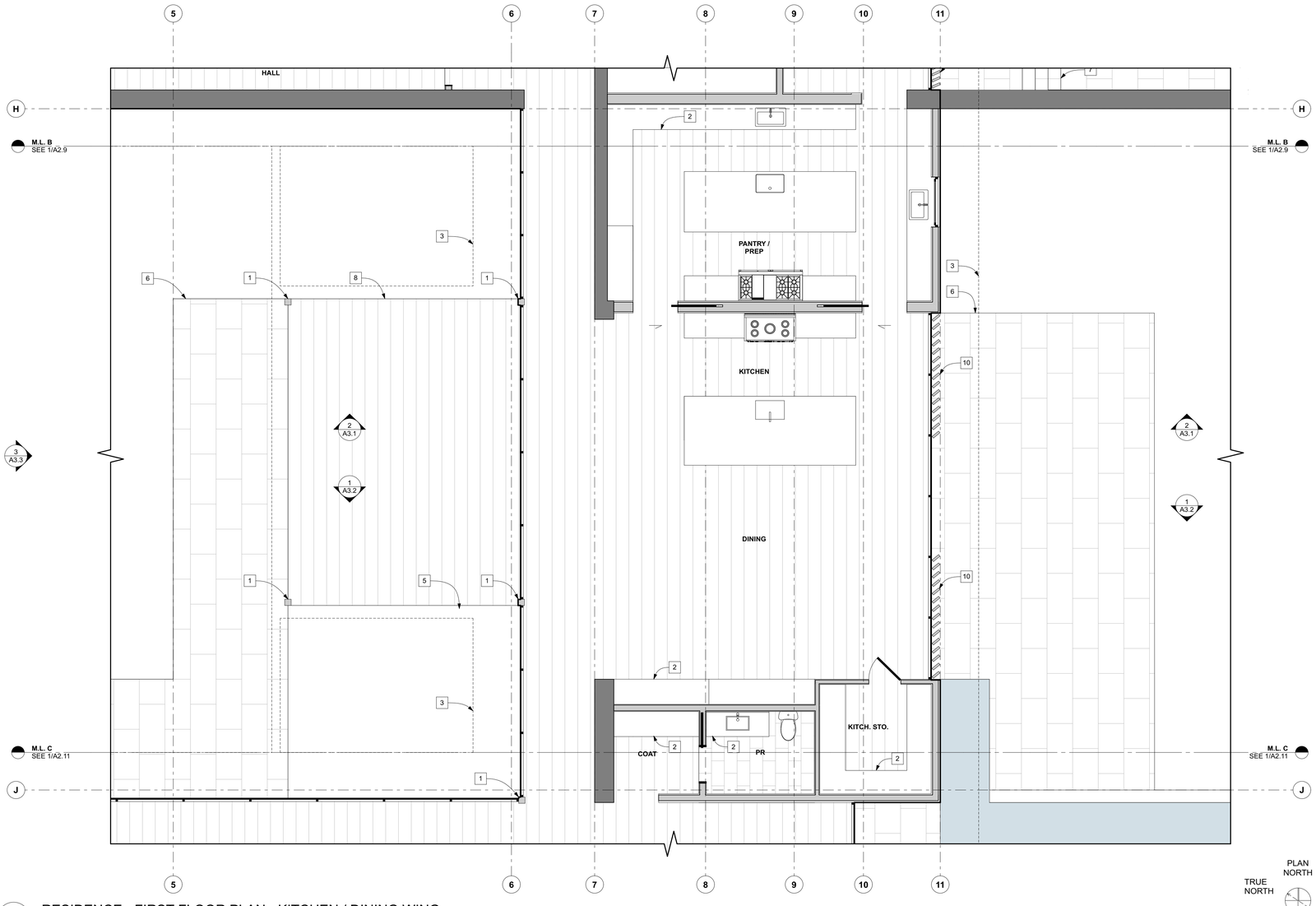
LEGEND - FLOOR PLAN

CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN





City of St.Helena
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1 A2.10 RESIDENCE - FIRST FLOOR PLAN - KITCHEN / DINING WING

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

PLAN NORTH

TRUE NORTH

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900 FULTON LANE,
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LICENSED ARCHITECT
BROOKS WALKER III
No. C-18889
REN. 6/30/25
STATE OF CALIFORNIA

ISSUED:
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - FIRST FLOOR PLAN - KITCHEN / DINING WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.10**

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0
10	WOOD LOUVERS
11	CONCRETE FIREPLACE w/ MTL. CHIMNEY
12	GLASS / METAL GUARDRAIL
13	STRUCTURAL SLAB ON GRADE
14	CRAWL SPACE ACCESS— GC TO COORD.
15	WATER FEATURE
16	STEEL EDGE AT WATER FEATURE
17	WATER FEATURE PAVER / ART PEDESTAL
18	LINE OF CLERESTORY ABOVE
19	STONE LANDSCAPE WALL, SEE 8/A8.1.0

GENERAL NOTES - FLOOR PLAN:

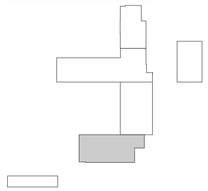
-- ALL GRIDLINES ARE TO FACE OF CONCRETE / FACE OF EXT. WOOD FINISH U.O.N.

LEGEND - FLOOR PLAN

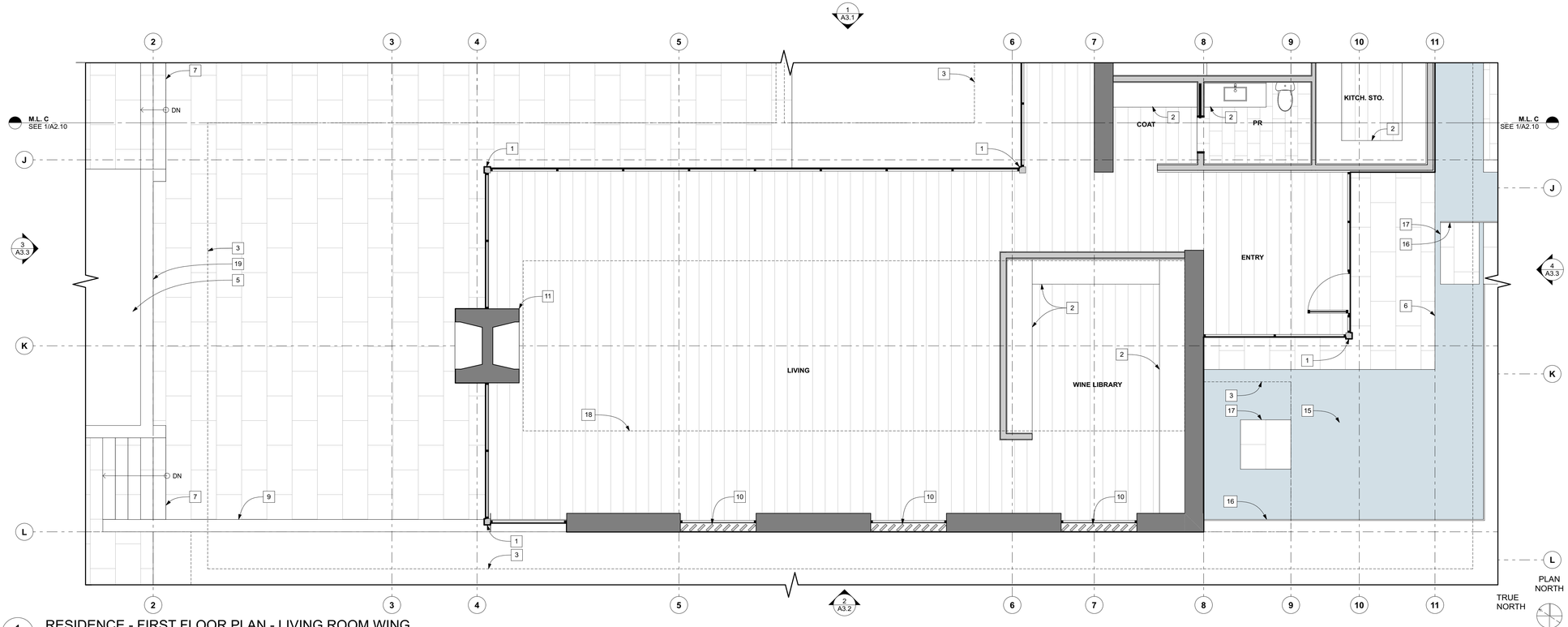
CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN



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1 A2.11 RESIDENCE - FIRST FLOOR PLAN - LIVING ROOM WING

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

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BROOKS WALKER III
No. C- 18892
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STATE OF CALIFORNIA

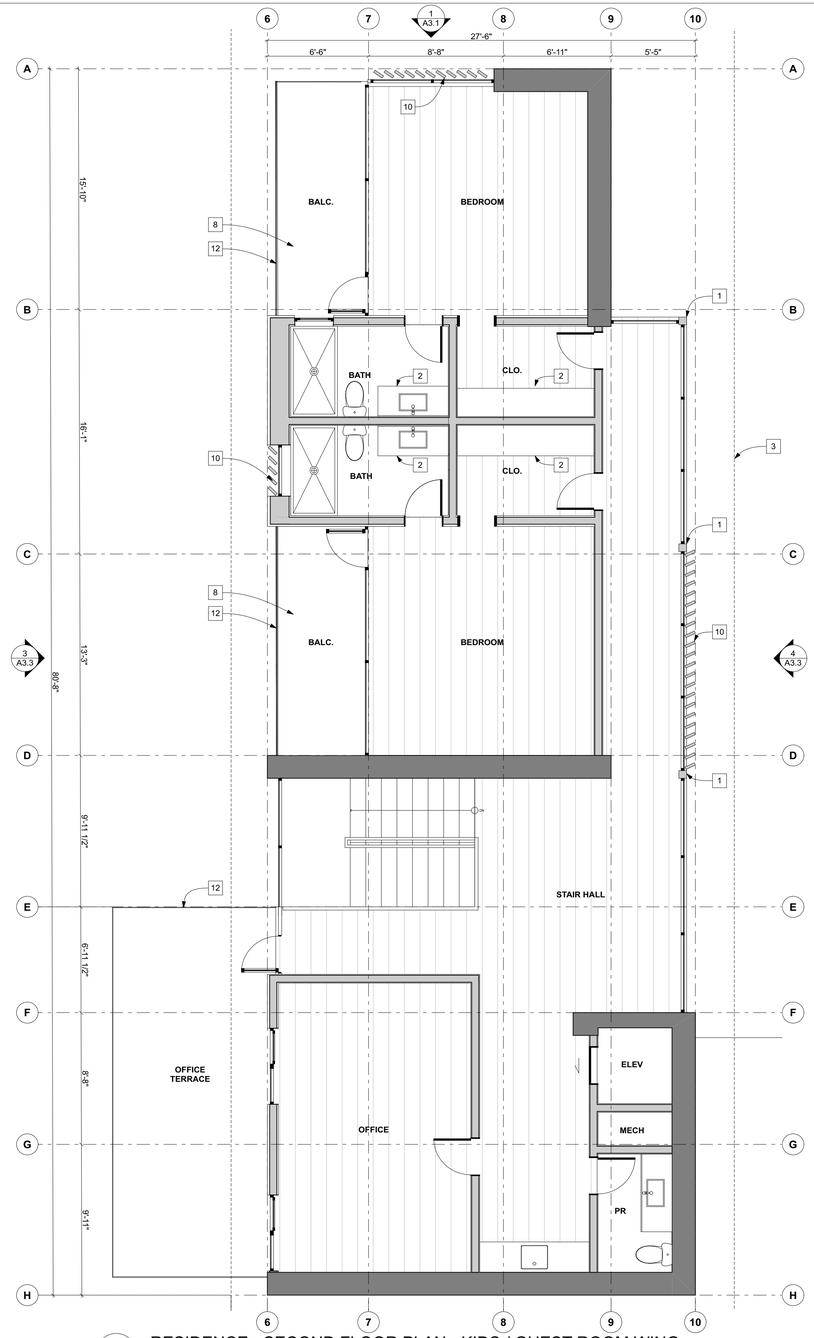
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2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - FIRST FLOOR PLAN - LIVING ROOM WING

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.11**



1 A2.12 RESIDENCE - SECOND FLOOR PLAN - KIDS / GUEST ROOM WING

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

GENERAL NOTES - FLOOR PLAN:

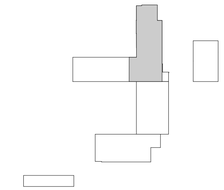
-- ALL GRIDLINES ARE TO FACE OF CONCRETE / FACE OF EXT. WOOD FINISH U.O.N.

LEGEND - FLOOR PLAN

CONCRETE WALL, S.S.D.

2X ENGINEERED WOOD FRAMING

BUILDING KEY PLAN



KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0
10	WOOD LOUVERS
11	CONCRETE FIREPLACE w/ MTL. CHIMNEY
12	GLASS / METAL GUARDRAIL

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PLAN NORTH

TRUE NORTH

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No. C-18889
REN. 8/30/25
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2023-07-21 PLANNING SUBMITTAL
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2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - SECOND FLOOR PLAN

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.12**

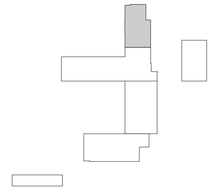
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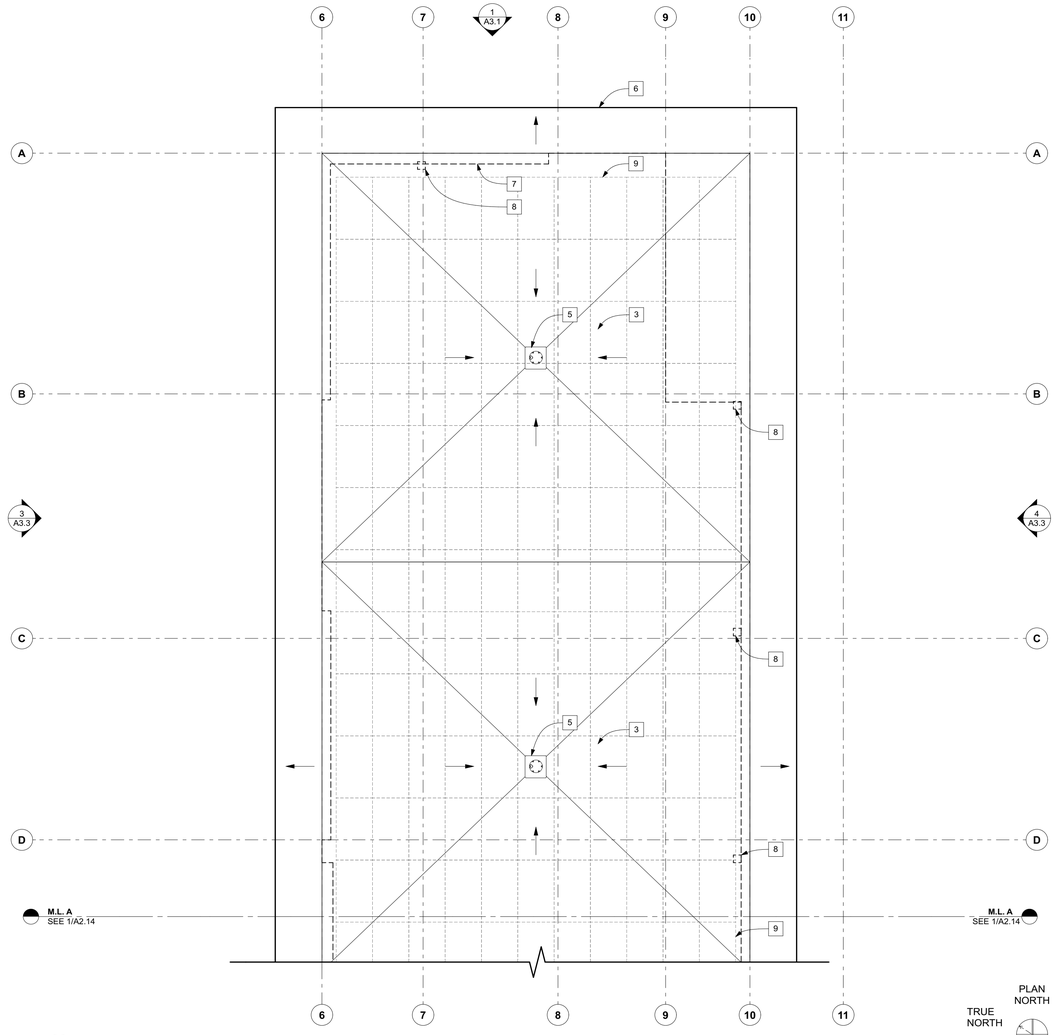
8	LINE OF COLUMN BELOW, S.S.D.
9	SOLAR PANELS
10	GREEN ROOF
11	EXHAUST VENT, S.M.D.
12	PLUMBING VENT, S.P.D.
13	ROOF TERRACE

KEYNOTES - ROOF PLAN:

1	ROOF CUT-OUT — OPEN TO BELOW
2	MTL. CHIMNEY w/ MTL. CAP
3	BUILT-UP ROOF SYSTEM w/ CLASS-A RATING. SLOPE 1/4" PER FOOT MIN, TYP.
4	PERIMETER GUTTER
5	ROOF DRAIN
6	PAINTED EAVE BLACK METAL
7	LINE OF EXTERIOR WALL FINISH BELOW

BUILDING KEY PLAN





1 A2.13 RESIDENCE - ROOF PLAN - KIDS / GUEST WING

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

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APN: 009-030-051

900 FULTON LANE,
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LICENSED ARCHITECT
BROOKS WALKER III
No. C-18894
REN. 6/30/25
STATE OF CALIFORNIA

ISSUED:

2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - ROOF PLAN - KIDS / GUEST WING

SCALE : AS NOTED

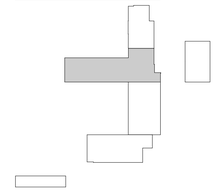
JOB NUMBER : 202016

SHEET : **A2.13**

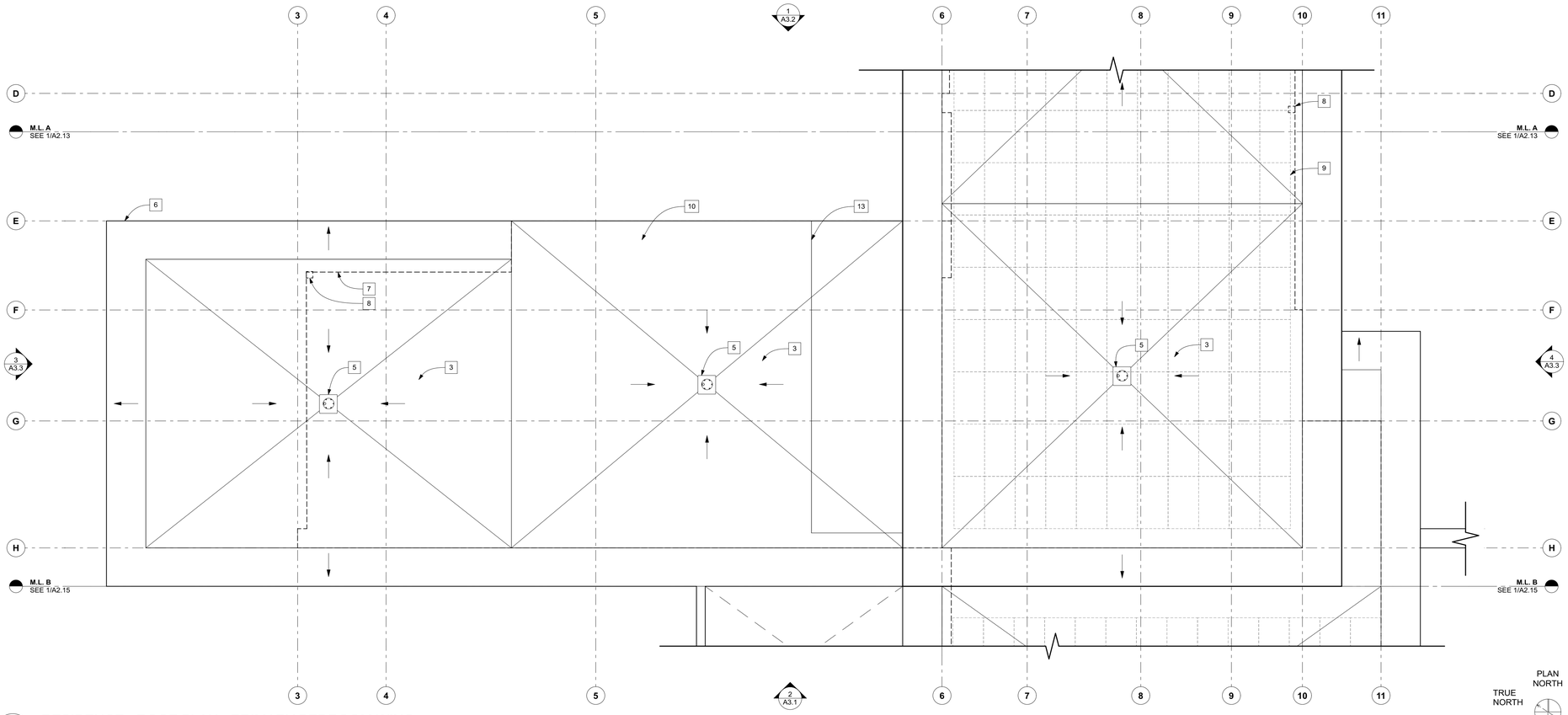
KEYNOTES - ROOF PLAN:

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2	MTL. CHIMNEY w/ MTL. CAP
3	BUILT-UP ROOF SYSTEM w/ CLASS-A RATING. SLOPE 1/4" PER FOOT MIN, TYP.
4	PERIMETER GUTTER
5	ROOF DRAIN
6	PAINTED EAVE BLACK METAL
7	LINE OF EXTERIOR WALL FINISH BELOW
8	LINE OF COLUMN BELOW, S.S.D.
9	SOLAR PANELS
10	GREEN ROOF
11	EXHAUST VENT, S.M.D.
12	PLUMBING VENT, S.P.D.
13	ROOF TERRACE

BUILDING KEY PLAN



City of St.Helena
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1 A2.14 RESIDENCE - ROOF PLAN - PRIMARY BEDROOM WING

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

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APN: 009-030-051

900 FULTON LANE,
ST HELENA, CA, 94574

LICENSED ARCHITECT
BROOKS WALKER III
No. C-18894
REN. 8/30/25
STATE OF CALIFORNIA

ISSUED:
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - ROOF PLAN - PRIMARY BEDROOM WING

SCALE : AS NOTED

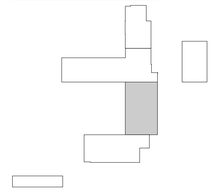
JOB NUMBER : 202016

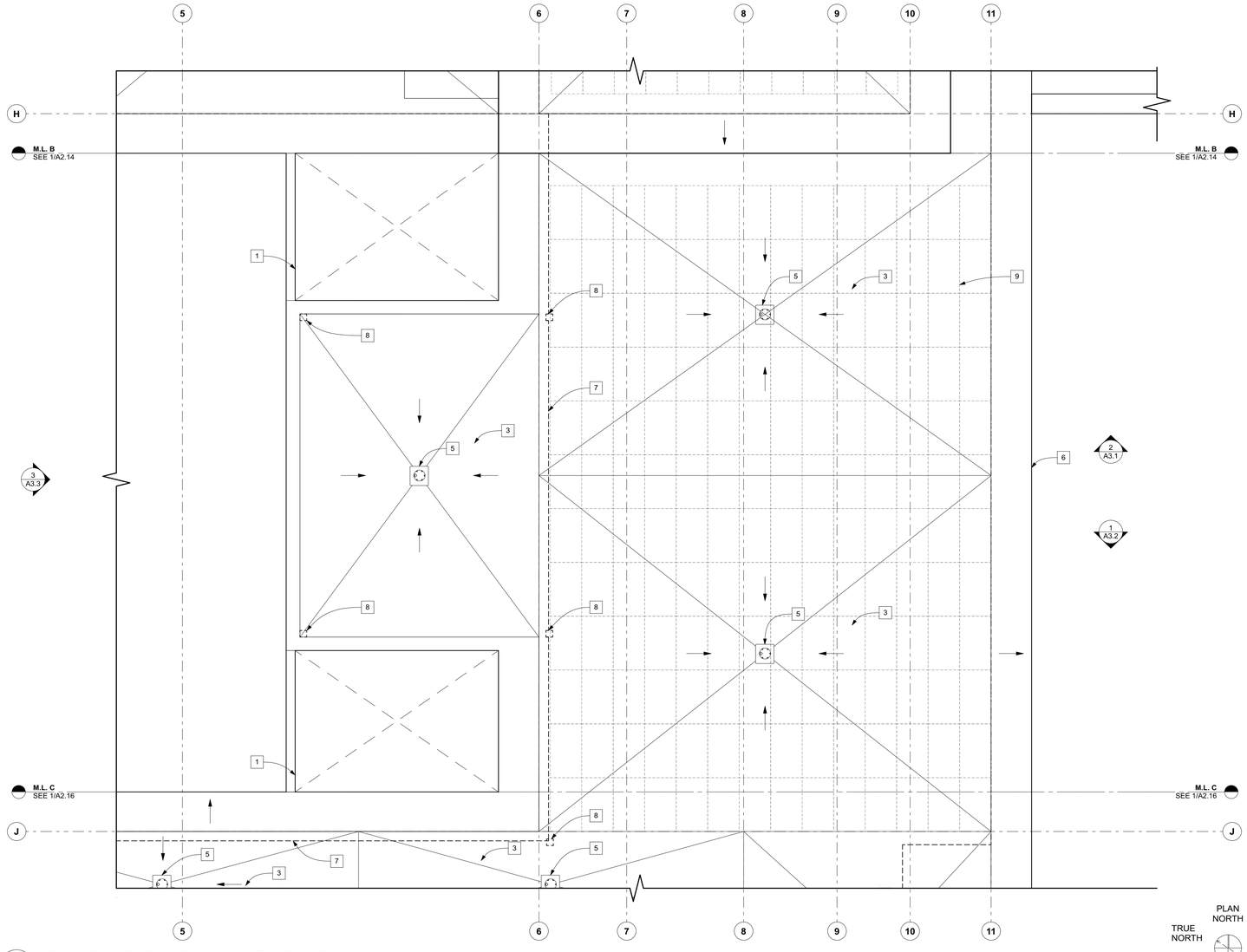
SHEET : **A2.14**

KEYNOTES - ROOF PLAN:

1	ROOF CUT-OUT — OPEN TO BELOW
2	MTL. CHIMNEY w/ MTL. CAP
3	BUILT-UP ROOF SYSTEM w/ CLASS-A RATING. SLOPE 1/4" PER FOOT MIN, TYP.
4	PERIMETER GUTTER
5	ROOF DRAIN
6	PAINTED EAVE BLACK METAL
7	LINE OF EXTERIOR WALL FINISH BELOW
8	LINE OF COLUMN BELOW, S.S.D.
9	SOLAR PANELS

BUILDING KEY PLAN





1 A2.15 RESIDENCE - ROOF PLAN - KITCHEN / DINING WING

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

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LICENSED ARCHITECT
BROOKS WALKER III
No. C-18892
REN. 6/30/25
STATE OF CALIFORNIA

ISSUED:
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - ROOF PLAN - KITCHEN / DINING WING

SCALE: AS NOTED

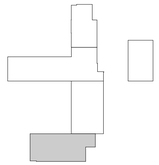
JOB NUMBER: 202016

SHEET: **A2.15**

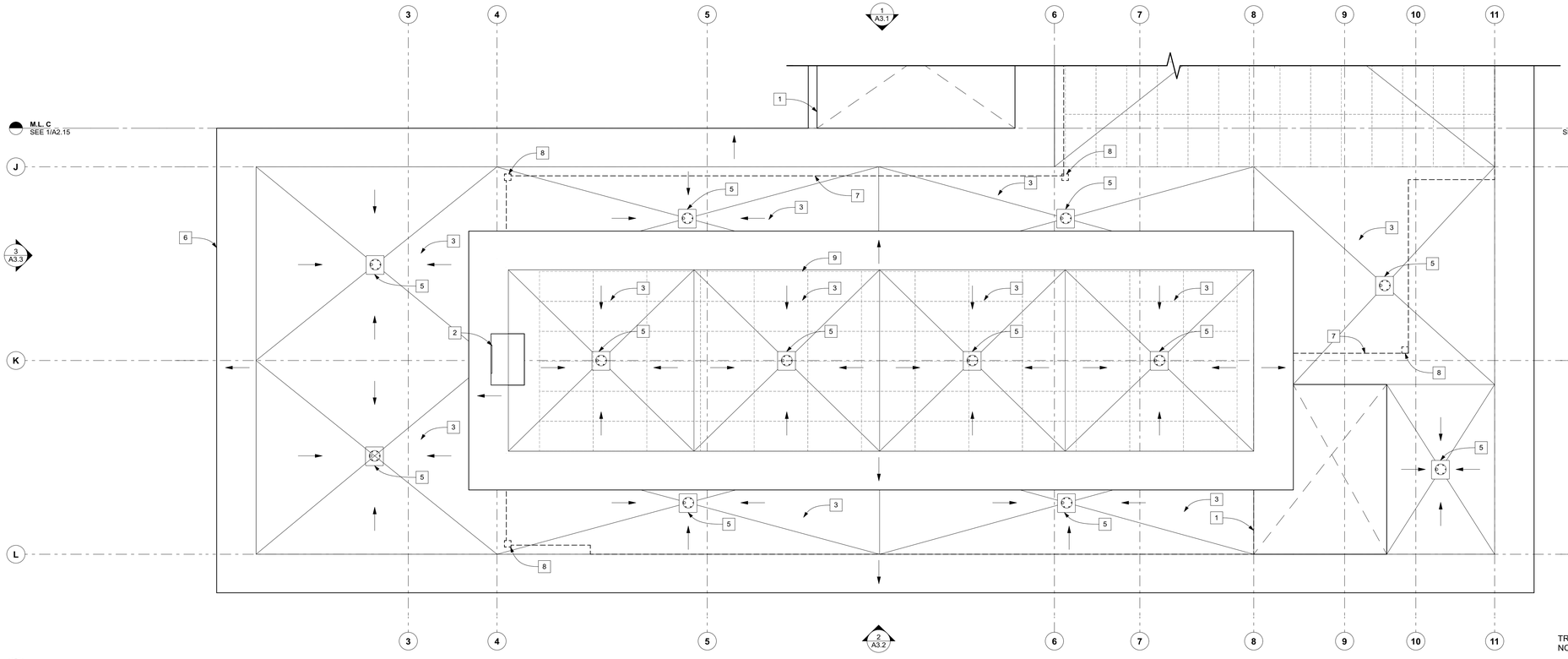
KEYNOTES - ROOF PLAN:

1	ROOF CUT-OUT — OPEN TO BELOW
2	MTL. CHIMNEY w/ MTL. CAP
3	BUILT-UP ROOF SYSTEM w/ CLASS-A RATING. SLOPE 1/4" PER FOOT MIN, TYP.
4	PERIMETER GUTTER
5	ROOF DRAIN
6	PAINTED EAVE BLACK METAL
7	LINE OF EXTERIOR WALL FINISH BELOW
8	LINE OF COLUMN BELOW, S.S.D.
9	SOLAR PANELS

BUILDING KEY PLAN



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1 A2.16 RESIDENCE - ROOF PLAN - LIVING ROOM WING

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

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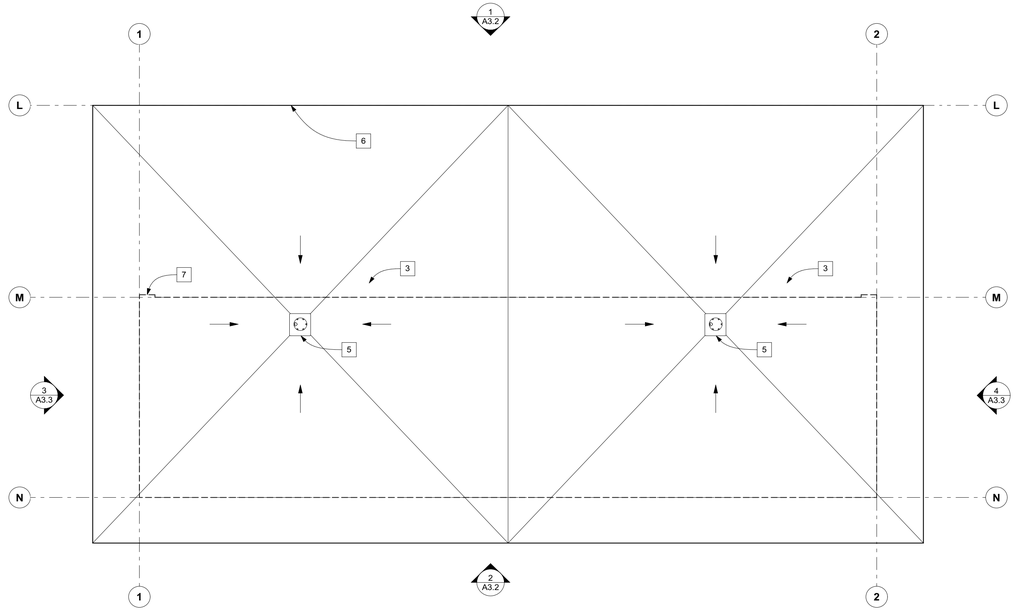
ISSUED:
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2023-10-20 PLAN CHECK RESPONSE

RESIDENCE - ROOF PLAN - LIVING ROOM WING

SCALE : AS NOTED

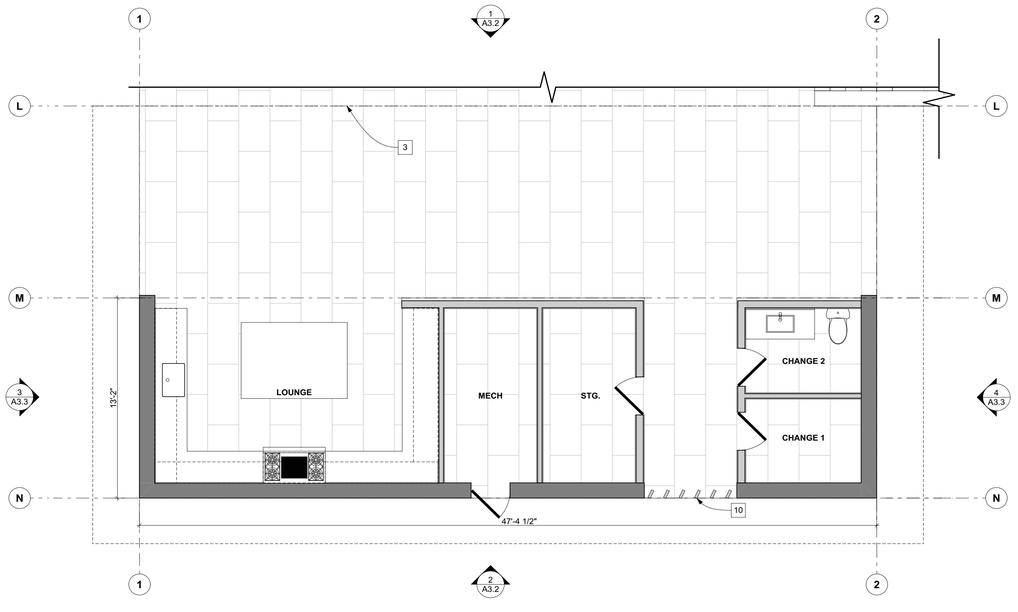
JOB NUMBER : 202016

SHEET : **A2.16**



1 A2.17 POOL PAVILION - ROOF PLAN

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



2 A2.17 POOL PAVILION - FLOOR PLAN

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

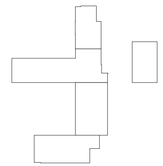
GENERAL NOTES - FLOOR PLAN:

-- ALL GRIDLINES ARE TO FACE OF CONCRETE / FACE OF EXT. WOOD FINISH U.O.N.

LEGEND - FLOOR PLAN

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

BUILDING KEY PLAN



KEYNOTES - ROOF PLAN:

1	ROOF CUT-OUT — OPEN TO BELOW
2	MTL. CHIMNEY w/ MTL. CAP
3	BUILT-UP ROOF SYSTEM w/ CLASS-A RATING. SLOPE 1/4" PER FOOT MIN, TYP.
4	PERIMETER GUTTER
5	ROOF DRAIN
6	PAINTED EAVE BLACK METAL
7	LINE OF EXTERIOR WALL FINISH BELOW

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0
10	WOOD LOUVERS

FLOOR AREA BREAKDOWN

POOL PAVILION - INT. UNCONDITIONED	625 SF

PLAN NORTH

TRUE NORTH

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REN. 6/30/25
STATE OF CALIFORNIA

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POOL PAVILION - FIRST FLOOR AND ROOF PLAN

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A2.17**

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FLOOR AREA BREAKDOWN

GARAGE - INT UNCONDITIONED	1,258 SF

KEYNOTES - ROOF PLAN:

1	ROOF CUT-OUT — OPEN TO BELOW
2	MTL. CHIMNEY w/ MTL. CAP
3	BUILT-UP ROOF SYSTEM w/ CLASS-A RATING. SLOPE 1/4" PER FOOT MIN, TYP.
4	PERIMETER GUTTER
5	ROOF DRAIN
6	PAINTED EAVE BLACK METAL
7	LINE OF EXTERIOR WALL FINISH BELOW
8	LINE OF COLUMN BELOW, S.S.D.
9	SOLAR PANELS
10	GREEN ROOF
11	EXHAUST VENT, S.M.D.

KEYNOTES - FLOOR PLAN:

1	PAINTED STEEL COLUMN, S.S.D.
2	BUILT-IN CASEWORK
3	LINE OF ROOF ABOVE
4	LINE OF ROOF BELOW
5	PLANTER, S.L.D.
6	STONE PAVER OVER PEDESTAL
7	EXT. STONE STEPS
8	EXT. WOOD DECKING
9	CONCRETE LANDSCAPE WALL, SEE 9/A8.1.0

LEGEND - FLOOR PLAN

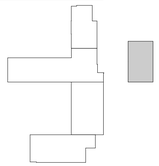
- CONCRETE WALL, S.S.D.
- 2X ENGINEERED WOOD FRAMING

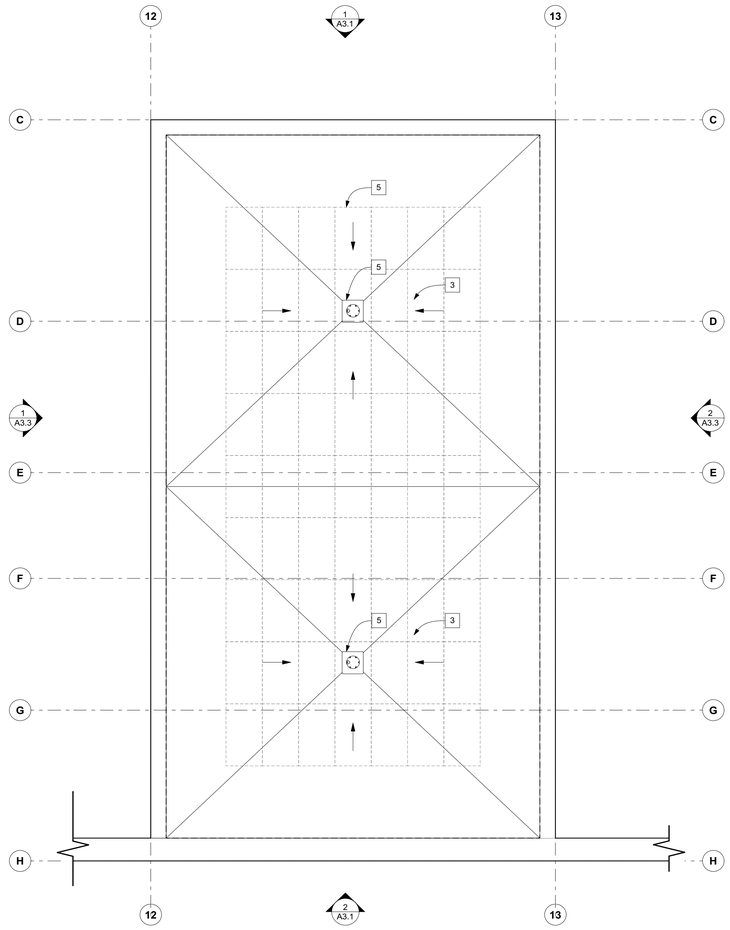
GENERAL NOTES - LAYOUT PLAN:

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

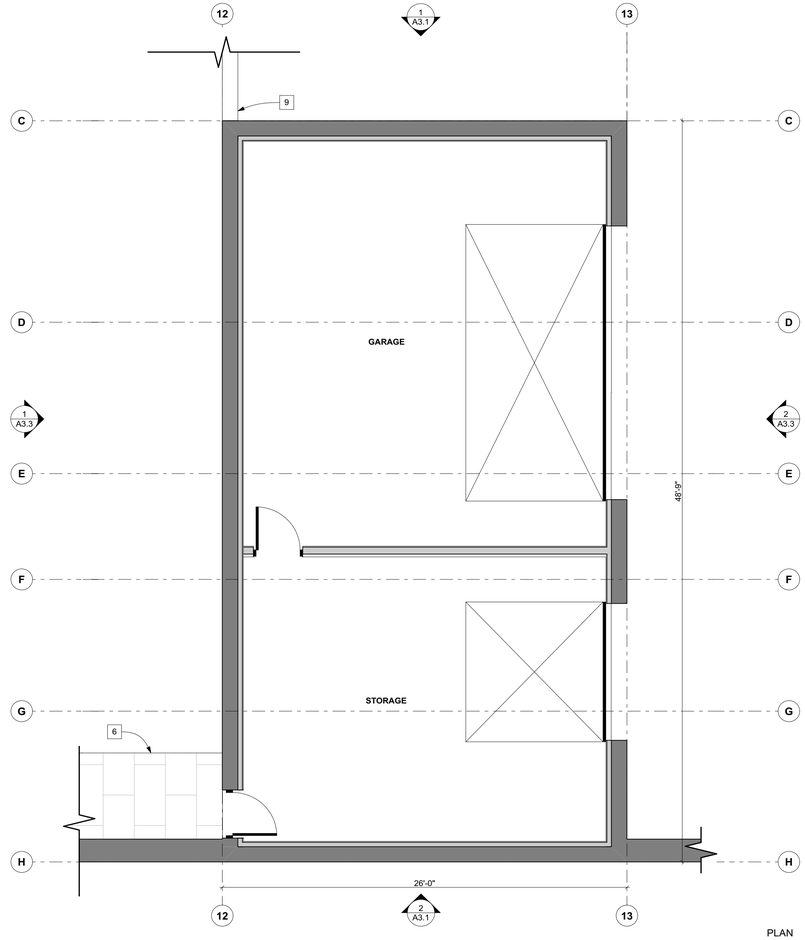
-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

BUILDING KEY PLAN





1 A2.18 GARAGE - ROOF PLAN
SCALE: 1/4" = 1'-0"



PLAN NORTH
TRUE NORTH

2 A2.18 GARAGE - FLOOR PLAN
SCALE: 1/4" = 1'-0"

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LICENSED ARCHITECT
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No. C-18889
REN. 6/30/25
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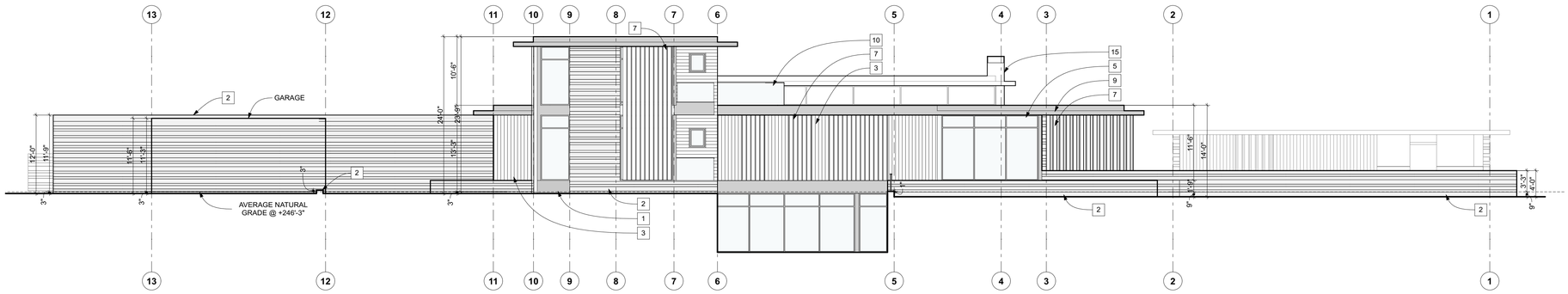
GARAGE - FIRST FLOOR AND ROOF PLAN

SCALE : AS NOTED
JOB NUMBER : 202016
SHEET : **A2.18**

City of St.Helena
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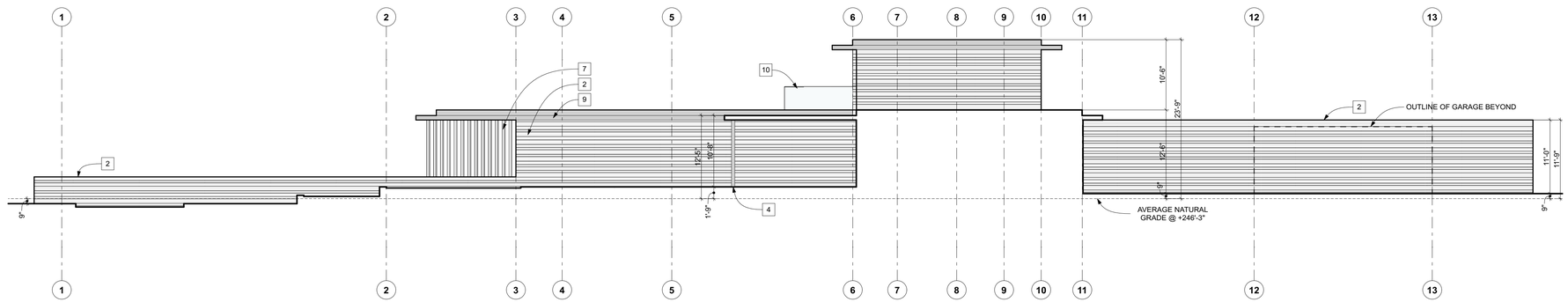
KEYNOTES - ELEVATION:

1	BLACKENED MTL. CLADDING
2	ARCHITECTURAL CONCRETE, SEE 9/A8.1.0
3	WESTERN RED CEDAR SIDING
4	STEEL POST
5	BLACKENED STEEL WINDOW
6	BLACKENED STEEL DOOR
7	WESTERN RED CEDAR LOUVERS
8	EXTERIOR FIREPLACE
9	BLACKENED MTL. ROOF CLADDING
10	MTL. & GLASS GUARDRAIL
11	STONE LANDSCAPE WALL, SEE 8/A8.1.0
12	STONE STEPS
13	MTL. CHIMNEY
14	WD. GARAGE DOOR
15	WD. DOOR



1 A3.1 NORTH ELEVATION - RESIDENCE & GARAGE

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



2 A3.1 SOUTH ELEVATION - RESIDENCE BEDROOM WING & GARAGE

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

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REN. 8/30/25
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2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

BUILDING ELEVATIONS

SCALE : AS NOTED

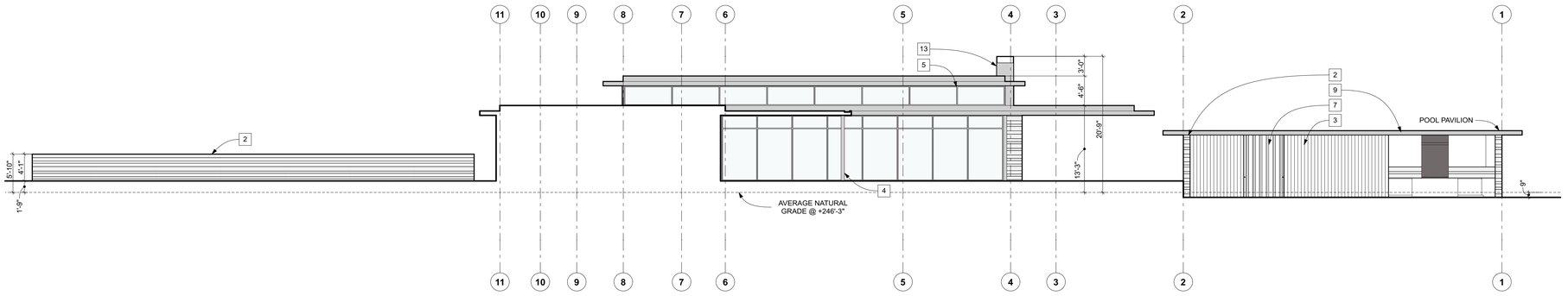
JOB NUMBER : 202016

SHEET : **A3.1**

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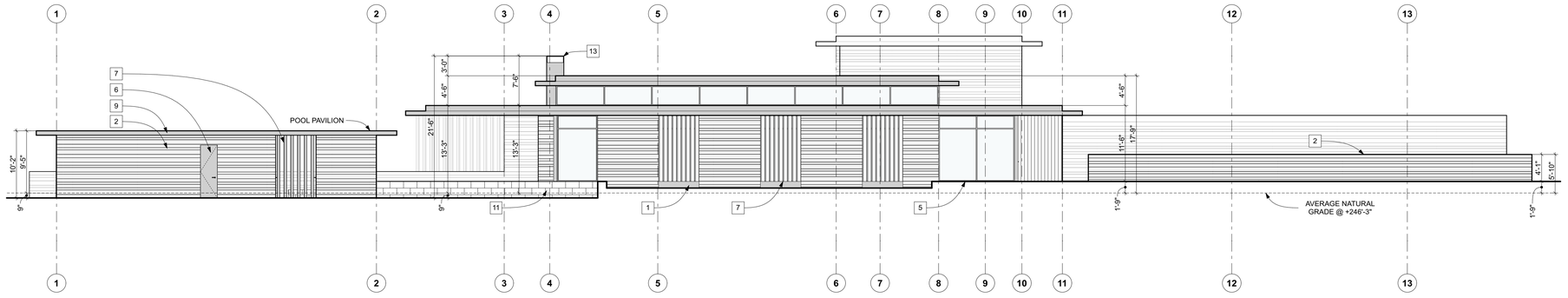
KEYNOTES - ELEVATION:

1	BLACKENED MTL. CLADDING
2	ARCHITECTURAL CONCRETE, SEE 9/A8.1.0
3	WESTERN RED CEDAR SIDING
4	STEEL POST
5	BLACKENED STEEL WINDOW
6	BLACKENED STEEL DOOR
7	WESTERN RED CEDAR LOUVERS
8	EXTERIOR FIREPLACE
9	BLACKENED MTL. ROOF CLADDING
10	MTL. & GLASS GUARDRAIL
11	STONE LANDSCAPE WALL, SEE 8/A8.1.0
12	STONE STEPS
13	MTL. CHIMNEY
14	WD. GARAGE DOOR
15	WD. DOOR



1 / A3.2 NORTH ELEVATION - RESIDENCE LIVING ROOM & POOL PAVILION

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



2 / A3.2 SOUTH ELEVATION - RESIDENCE LIVING ROOM & POOL PAVILION

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

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900 FULTON LANE,
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LICENSED ARCHITECT
BROOKS WALKER III
No. C- 18892
REN. 8/30/25
STATE OF CALIFORNIA

ISSUED:

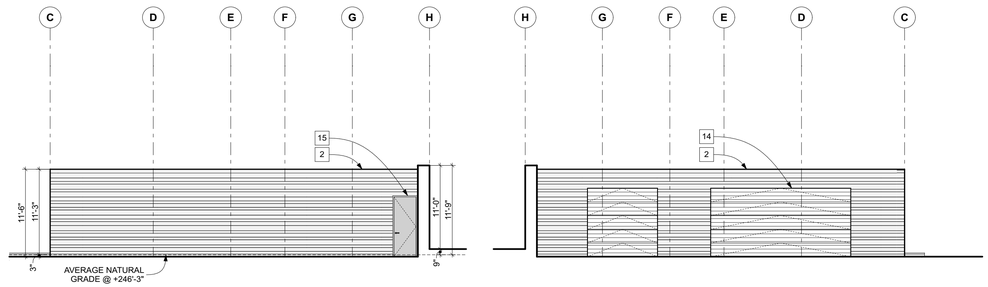
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

BUILDING ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A3.2**

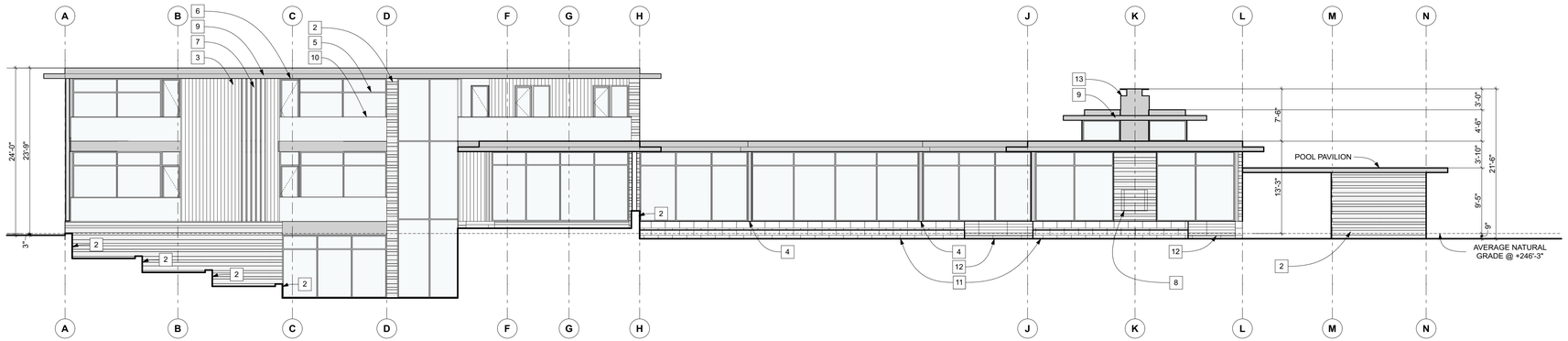


1 A3.3 GARAGE WEST ELEVATION

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

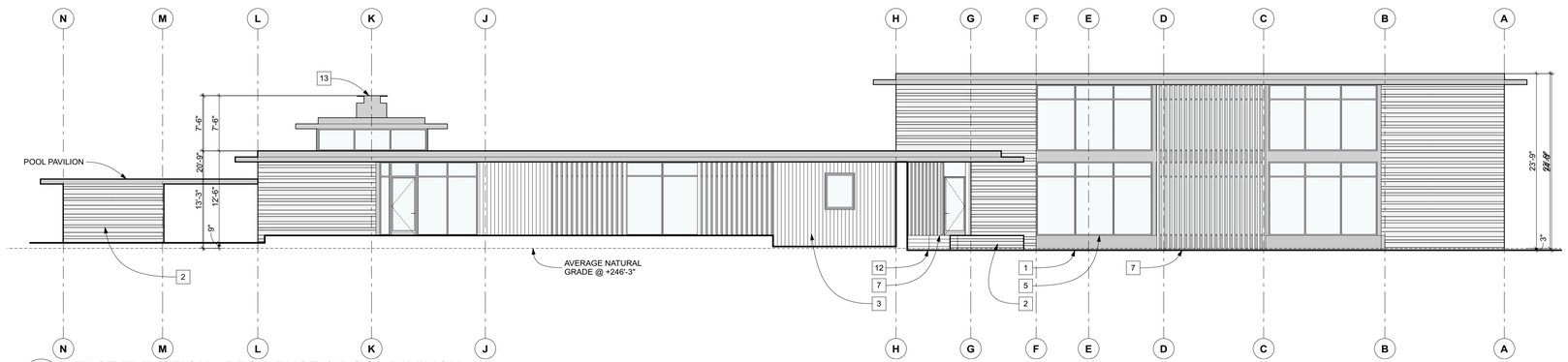
2 A3.3 GARAGE EAST ELEVATION

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



3 A3.3 WEST ELEVATION - RESIDENCE & POOL PAVILION

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



4 A3.3 EAST ELEVATION - RESIDENCE & POOL PAVILION

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

KEYNOTES - ELEVATION:

1	BLACKENED MTL. CLADDING
2	ARCHITECTURAL CONCRETE, SEE 9/A8.1.0
3	WESTERN RED CEDAR SIDING
4	STEEL POST
5	BLACKENED STEEL WINDOW
6	BLACKENED STEEL DOOR
7	WESTERN RED CEDAR LOUVERS
8	EXTERIOR FIREPLACE
9	BLACKENED MTL. ROOF CLADDING
10	MTL. & GLASS GUARDRAIL
11	STONE LANDSCAPE WALL, SEE 8/A8.1.0
12	STONE STEPS
13	MTL. CHIMNEY
14	WD. GARAGE DOOR
15	WD. DOOR

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STATE OF CALIFORNIA

ISSUED:

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2023-09-06 PLAN CHECK RESPONSE
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BUILDING ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A3.3**

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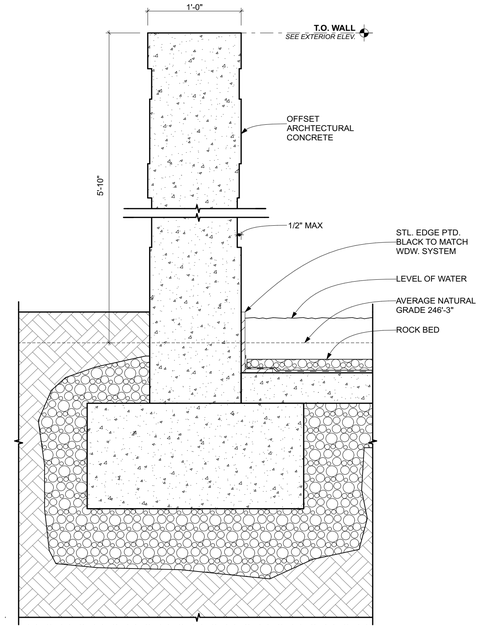
9 A8.1.0 OFFSET ARCHITECTURAL CONCRETE MATERIAL
SCALE: 1:1.40



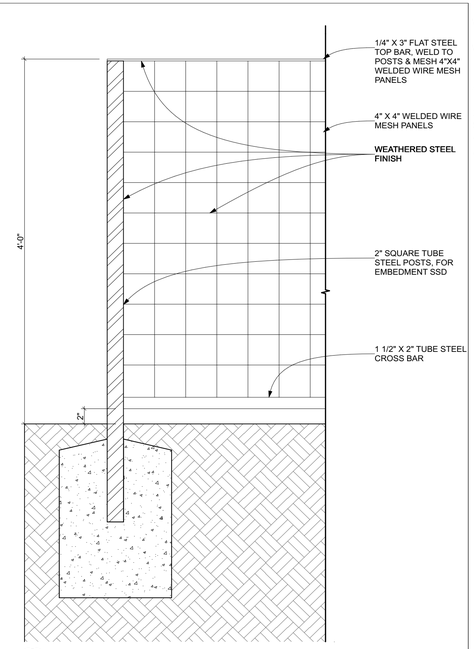
8 A8.1.0 STONE LANDSCAPE WALL MATERIAL
SCALE: 1:1.40



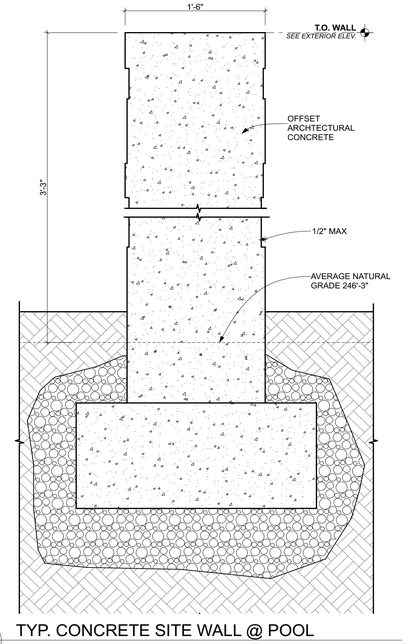
7 A8.1.0 SITE PERIMETER FENCE
SCALE: 1:1.37



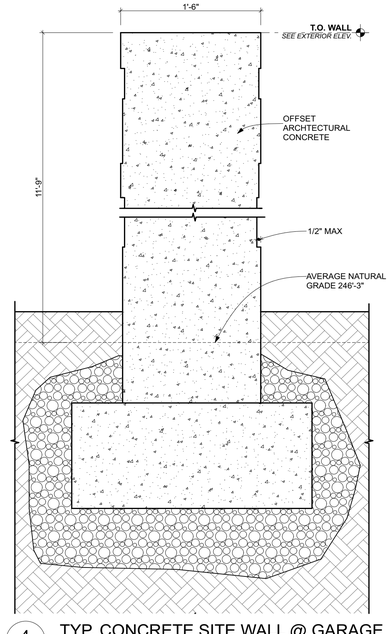
5 A8.1.0 ENTRY CONCRETE WALL AT WATER FEATURE
SCALE: 1 1/2"= 1'-0"



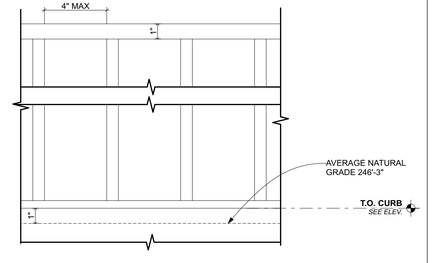
3 A8.1.0 TYP. EXISTING PERIMETER SITE FENCE
SCALE: 1 1/2"= 1'-0"



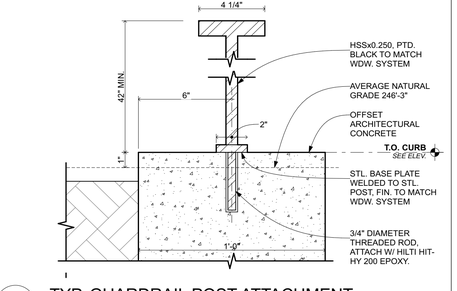
6 A8.1.0 TYP. CONCRETE SITE WALL @ POOL
SCALE: 1 1/2"= 1'-0"



4 A8.1.0 TYP. CONCRETE SITE WALL @ GARAGE
SCALE: 1 1/2"= 1'-0"



2 A8.1.0 TYP. GUARDRAIL ELEVATION
SCALE: 3" = 1'-0"



1 A8.1.0 TYP. GUARDRAIL POST ATTACHMENT
SCALE: 3" = 1'-0"

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

LICENSED ARCHITECT
BROOKS WALKER III
No. C- 18899
REN. 8/30/25
STATE OF CALIFORNIA

ISSUED:
2023-07-21 PLANNING SUBMITTAL
2023-09-06 PLAN CHECK RESPONSE
2023-10-20 PLAN CHECK RESPONSE

FENCE/WALL DETAILS

SCALE : AS NOTED

JOB NUMBER : 202016

SHEET : **A8.1.0**

GRADING KEY NOTES

#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
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2.	APPROXIMATE LIMITS OF DISTURBANCE	13.	PLANTER DRAIN, TYP	23.	DRAIN INLET, TYP
3.	LIMITS OF BASEMENT, SAD	14.	FIRE HYDRANT W/BOLLARDS	24.	SPLASH BLOCK, TYP
4.	LANDSCAPE WALL, SLAD	15.	(E) SEPTIC TANK, PIP, TYP ALL		
5.	EMERGENCY VEHICLE TURNAROUND	16.	(E) VINEROW, TYP		
6.	FIRE TRUCK STAGING AREA	17.	LIMITS OF SEPTIC SYSTEM, PRIMARY AREA SWWD, USP		
7.	STEPS, TYP, SAD	18.	SWALE, TYP		
8.	TREE, TYP, SLAD	19.	(N) VINEROW, TYP		
9.	RETAINING WALL, TYP, SAD	20.	(E) DI AND ASSOCIATED SD TO BE REMOVED		
10.	LIMITS OF ROOF OVERHANG, TYP, SAD	21.	PAVERS, TYP, SLAD		
11.	SS SUMP				

ABBREVIATIONS

DI	DRAIN INLET
(E)	EXISTING
EW	EACH WAY
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
IE	INVERT ELEVATION
(N)	NEW
SAD	SEE ARCHITECTURAL DRAWINGS
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TC	TOP OF CONCRETE
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VIF	VERIFY IN FIELD

NOTE:

APPROXIMATE DISTURBED AREA: 70,131 SF (1.60 ACRES)

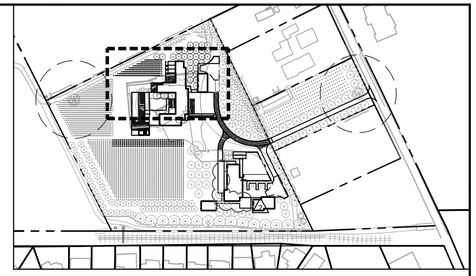
LEGEND

FLOWLINE

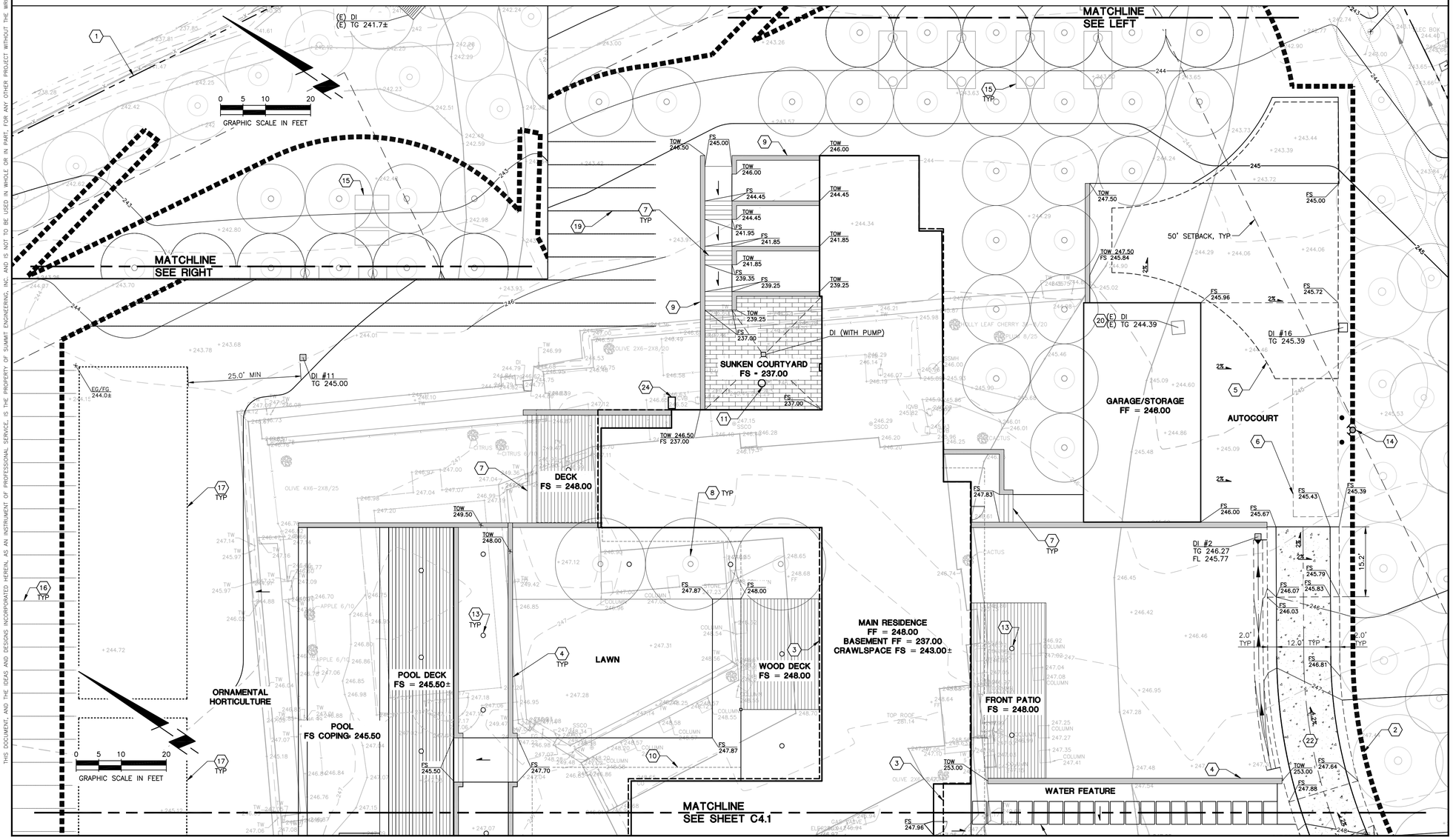
CONCRETE PAVEMENT

APPROXIMATE LIMITS OF DISTURBANCE

City of St. Helena
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KEY MAP



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

DESIGN REVIEW

PRELIMINARY GRADING PLAN

	2023-07-21 PLANNING SUBMITTAL
1	2023-09-06 PLAN CHECK RESPONSE
2	2023-10-20 PLAN CHECK RESPONSE

REGISTERED PROFESSIONAL ENGINEER
MONICA A. STAFFORD
No. C 85515
CIVIL
STATE OF CALIFORNIA

DATE:	2023-07-21
JOB NO:	2021206
SCALE:	AS SHOWN
DRAWN:	BG/TF
CHECKED:	MS
SHEET	C4.0
	TOF 4

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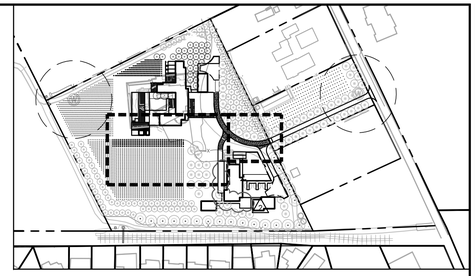
LEGEND

FLOWLINE

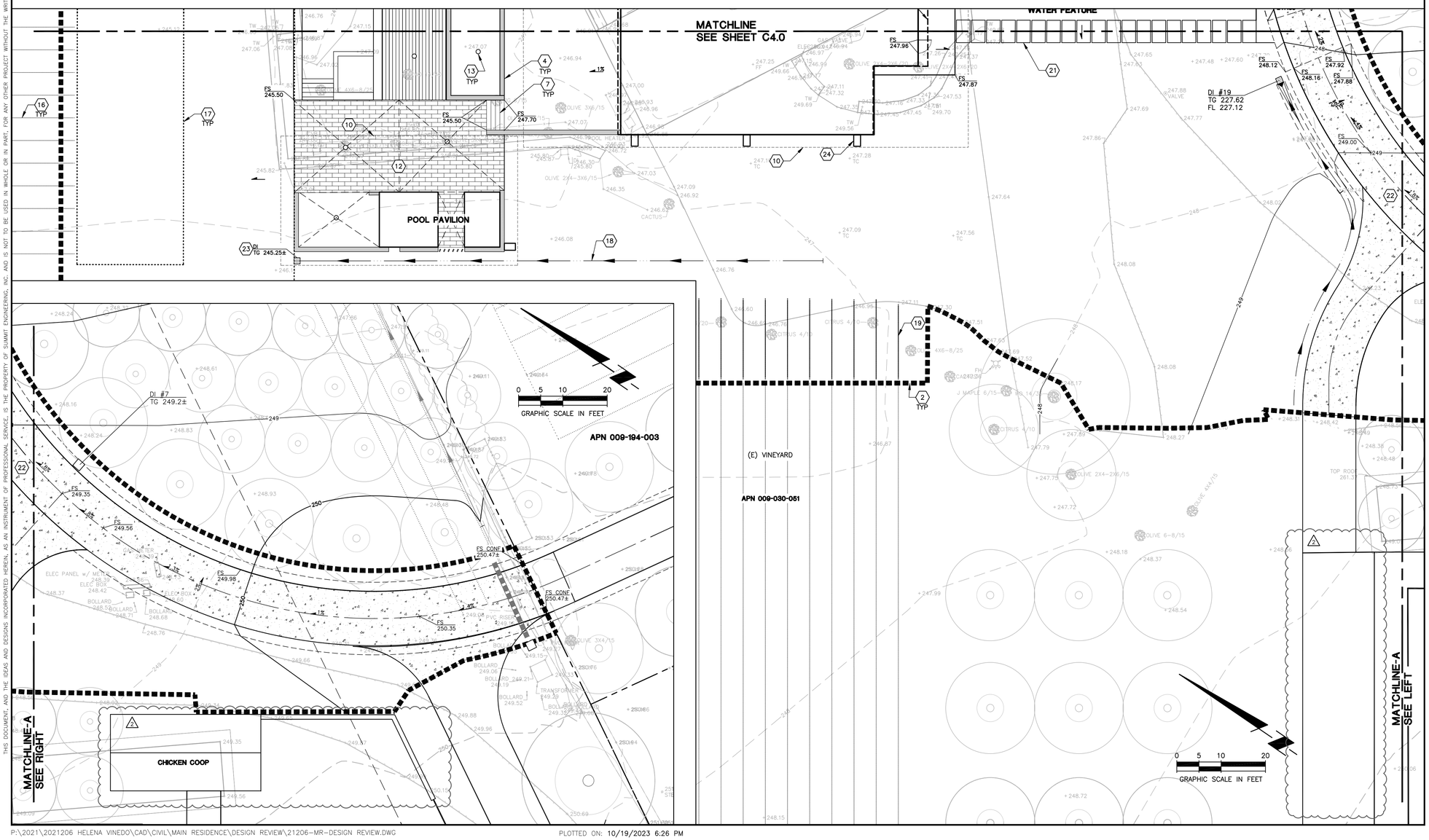
CONCRETE PAVEMENT

APPROXIMATE LIMITS OF DISTURBANCE

City of St. Helena
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KEY MAP



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DESIGN REVIEW

PRELIMINARY GRADING PLAN

	2023-07-21 PLANNING SUBMITTAL
1	2023-09-06 PLAN CHECK RESPONSE
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REGISTERED PROFESSIONAL ENGINEER
MONICA A. SMITH
No. C 85515
CIVIL
STATE OF CALIFORNIA

DATE:	2023-07-21
JOB NO:	2021206
SCALE:	AS SHOWN
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2 OF 4

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UTILITY KEY NOTES

#	DESCRIPTION	#	DESCRIPTION
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LEGEND

ELECRIC (ELEC)

FIRE PROTECTION (FP)

GAS (G)

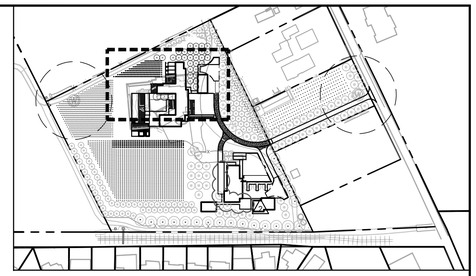
STORM DRAIN (SD)

SANITARY SEWER (SS)

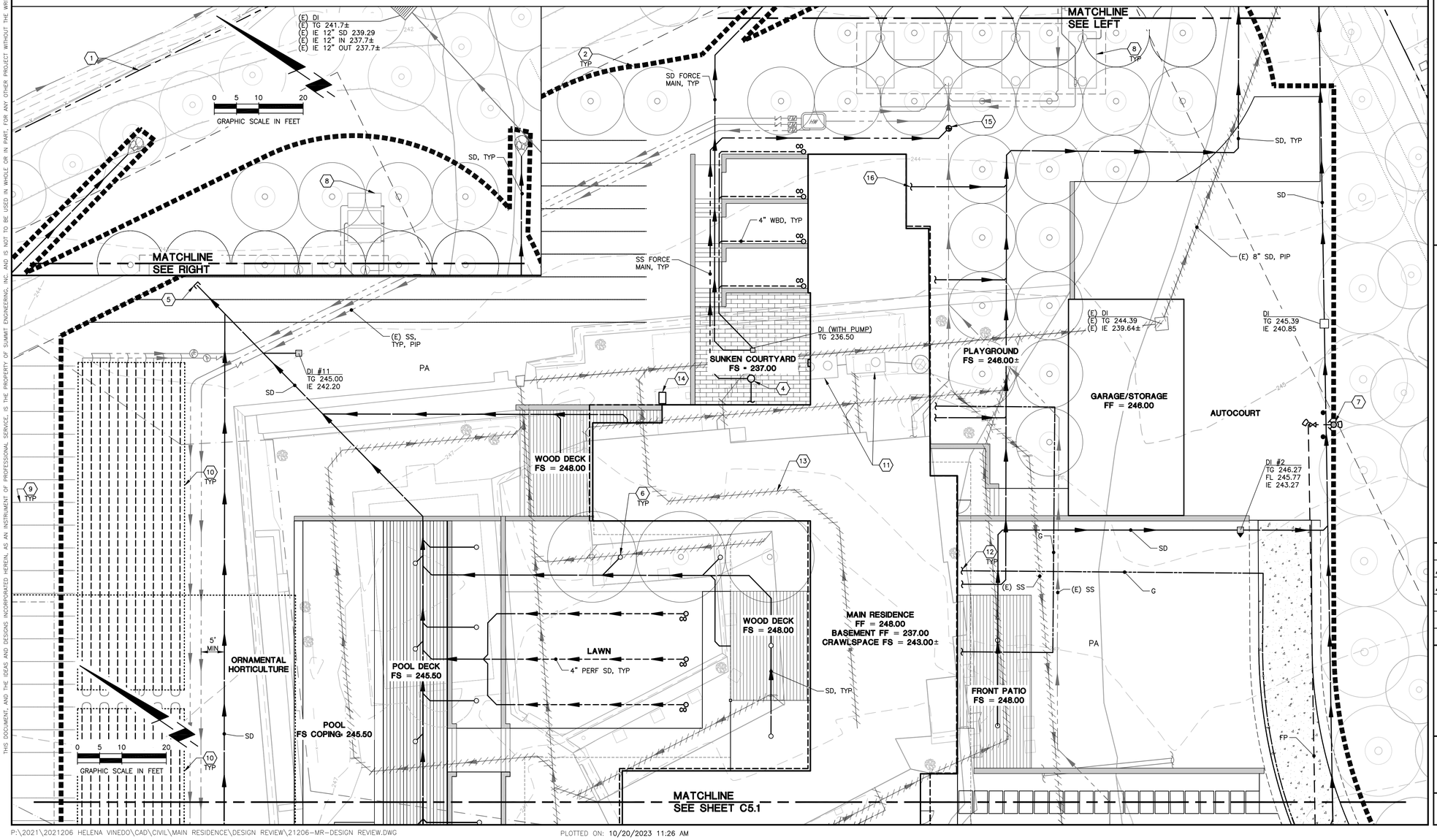
WATER (W)

APPROXIMATE LIMITS OF DISTURBANCE

City of St. Helena
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DESIGN REVIEW

PRELIMINARY UTILITY PLAN

	2023-07-21 PLANNING SUBMITTAL
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REGISTERED PROFESSIONAL ENGINEER
MONICA A. SHARP
No. C 85515
CIVIL
STATE OF CALIFORNIA

DATE:	2023-07-21
JOB NO:	2021206
SCALE:	AS SHOWN
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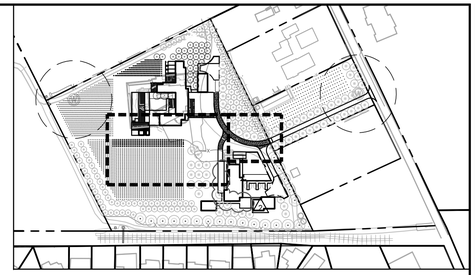
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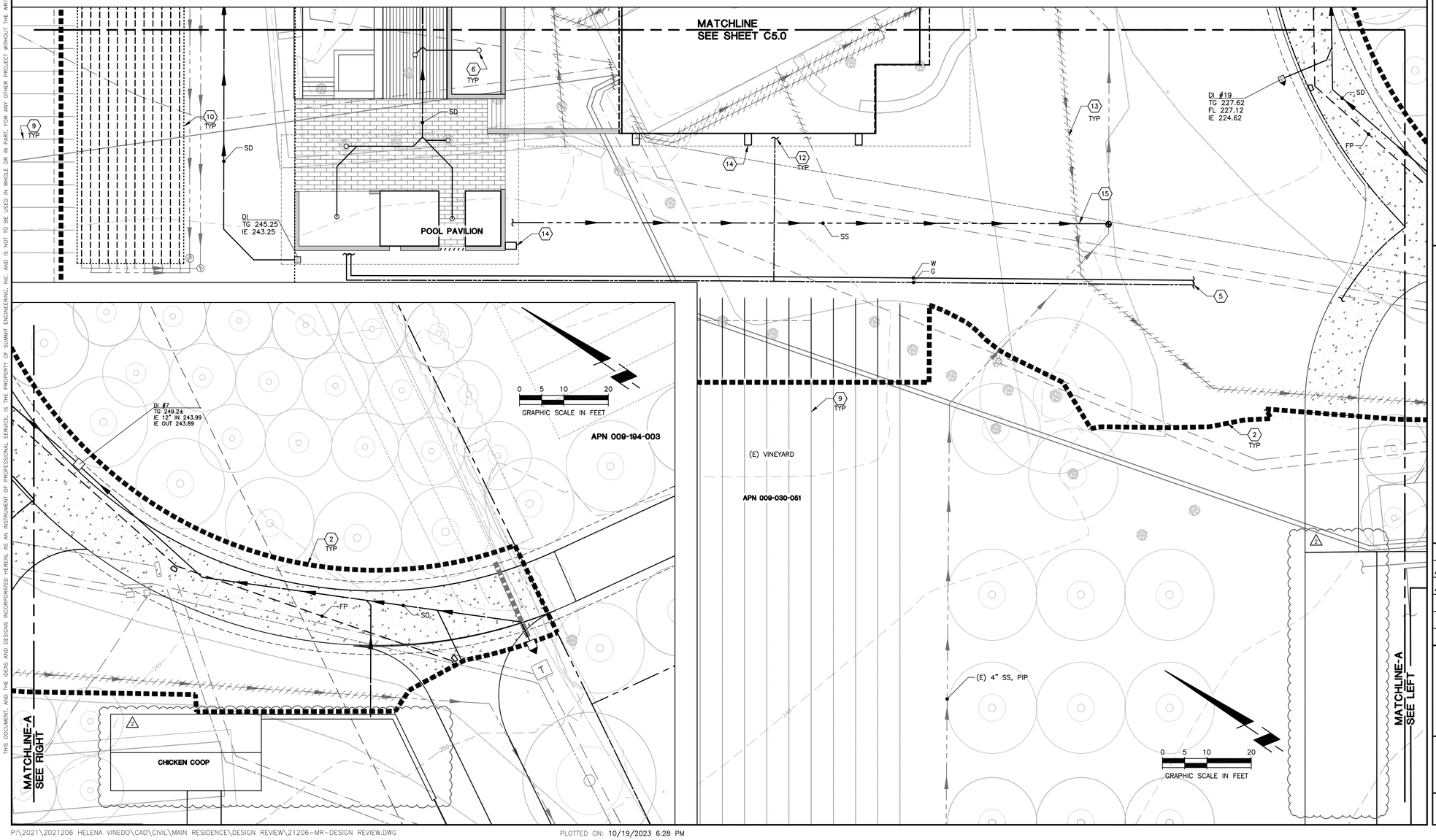
LEGEND

- ELECRIC (ELEC)
- FIRE PROTECTION (FP)
- GAS (G)
- STORM DRAIN (SD)
- SANITARY SEWER (SS)
- WATER (W)
- APPROXIMATE LIMITS OF DISTURBANCE

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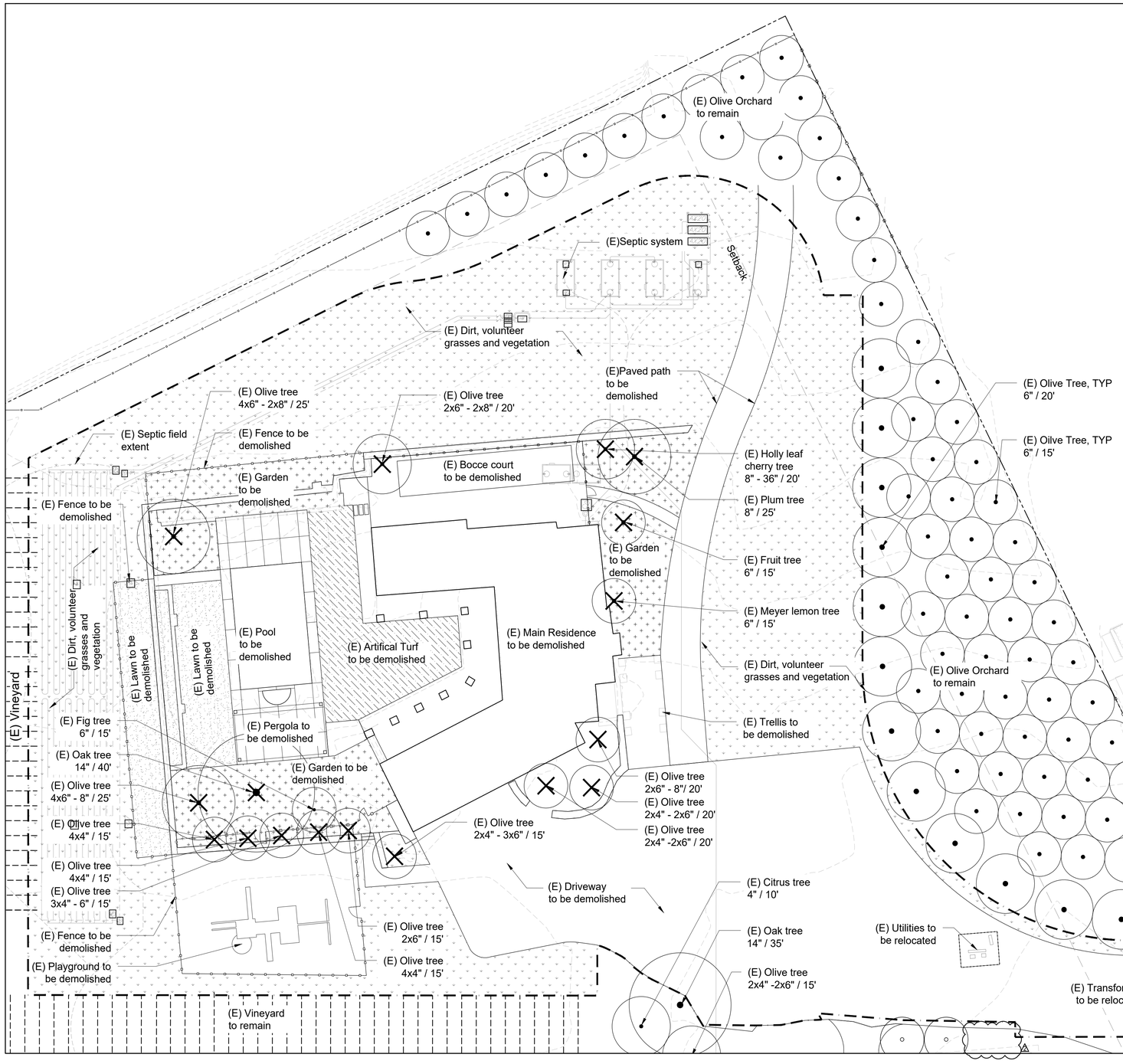
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MONICA A. SANDERS
No. C 85515
CIVIL
STATE OF CALIFORNIA

DATE:	2023-07-21
JOB NO:	2021206
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LEGEND - GENERAL

- Property Line
- Setback
- Project Scope
- (E) Tree to remain
- (E) Tree to be removed

LEGEND - EXISTING VEGETATION

Common Name	Scientific Name	Qty	Size
(E) Oak tree	*Quercus alba*	3	See plan
(E) Olive tree	*Olea europea*	12	See plan
(E) Citrus tree	*Citrus spp.*	1	See plan
(E) Fig tree	*Ficus sp.*	1	See plan
(E) Plum tree	*Prunus domestica*	1	See plan
(E) Holly leaf cherry tree	*Prunus ilicifolia*	1	See plan
(E) Meyer lemon tree	*Citrus × meyeri*	1	See plan
(E) Fruit Tree	Unknow species	1	See plan

- (E) Dirt, volunteer grasses and vegetation
- (E) Garden to be demolished
- (E) Lawn to be demolished
- (E) Artifical Turf to be demolished

0' 15' 30'
Scale: 1/16"=1'-0"

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

Consultant:

Stamp:



Project Name:
Helena Viñedo

900 Fulton Lane, St Helena, CA

Sheet Title:
Existing Vegetation

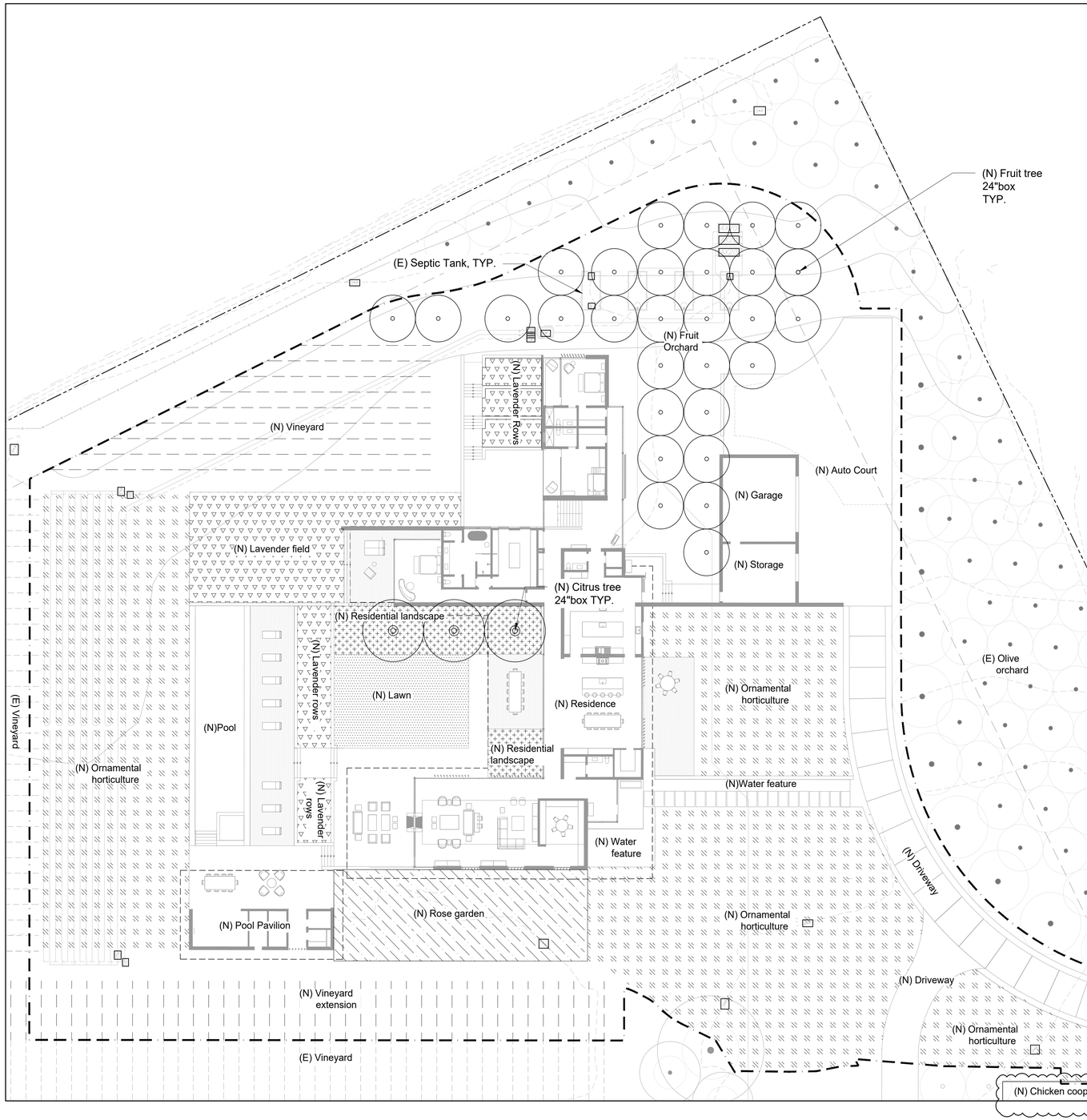
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Submittal:	Date:
Planning submittal	07-21-23

Revision:	Date:
⚠ Plan Check Response	09-06-23
⚠ Plan Check Response	10-20-23

scale: 1/16" = 1'-0"

sheet: L0.1



LEGEND - GENERAL

Property Line — Setback — Project Scope

LEGEND - LANDSCAPE PLAN

Symbol	Common Name	Scientific Name	Qty	Size	WUCOLS
(N) Citrus tree	Citrus tree	*Citrus ssp*	3	24" box	Moderate
(N) Fruit tree	Various species	Various species	31	24" box	Moderate
(N) Ornamental horticulture	Common Yarrow	*Achillea millefolium*			Low
	Cameo Yarrow	*Achillea millefolium 'Cameo'*			Low
	Corncockle 'Ocean Pearl'	*Agrostemma githago 'Ocean Pearl'*			Moderate
	Red Peruvian Lily	*Alstroemeria 'Red'*			Moderate
	Pink Saucers Japanese Anemone	*Anemone hupehensis 'Pink Saucers'*			Moderate
	Pot Marigold 'Radio'	*Calendula officinalis 'Radio'*			Moderate
	Elizabeth Bush Anemone	*Carpenteria californica 'Elizabeth'*			Moderate
	Cosmos 'Lemonade'	*Cosmos bipinnatus 'Lemonade'*			Moderate
	Cosmos 'Rubenza'	*Cosmos bipinnatus 'Rubenza'*			Moderate
	Orange Cosmos	*Cosmos sulphureus 'Orange'*			Moderate
	Montbretia	*Crocosmia curtonus 'Lucifer'*			Low
	Giant Ball Dahlia	*Dahlia 'Babette'*			Moderate
	Cafe AU Lait Dahlia	*Dahlia 'Cafe au Lait'*			Moderate
	Orange Hybrids Dahlia	*Dahlia coccinea 'Orange'*			Moderate
	Guava Pink Coneflower	*Echinacea purpurea 'Guava Pink'*			Moderate
	Pink Santa Barbara Daisy	*Erigeron x moerheimii*			Low
	California Buckwheat	*Eriogonum fasciculatum*			Very low
	California Poppy	*Eschscholzia californica*			Very low
	Tidy Tips	*Layia platyglossa*			Low
	Red Highland Lily	*Lilium asiatic 'Red Highland'*			Moderate
	Sunset Boulevard Lily	*Lilium 'Sunset Boulevard'*			Moderate
	Regale Lily	*Lilium 'Regale'*			Moderate
	Sky Lupine	*Lupinus nanus*			Low
	Allegheny Monkey Flower	*Mimulus ringens*			Low
	Large-Cupped Daffodil	*Narcissus 'Passionale'*			Very low
	Double Daffodil	*Narcissus 'Flower Surprise'*			Very low
	Wild Peony	*Paeonia californica*			Moderate
	Greek Poppy	*Papaver sp. 'Greek'*			Low
	Orange Chiffon Poppy	*Papaver hybridum 'Orange Chiffon'*			Low
	Showy Beardtongue	*Penstemon spectabilis*			Low
	Bonbon Ranunculus	*Ranunculus 'Bonbon'*			Low
	Cherry Brandy Black-Eyed Susan	*Rudbeckia hirta 'Cherry Brandy'*			Moderate
	Marine Blue Sage	*Salvia chamaedryoides 'Marine Blue'*			Low
	California Hummingbird Sage	*Salvia spathacea*			Low
	Scott's Red Salvias Sage	*Salvia x jamensis 'Scott's Red'*			Low
	Cretian Pincushion Flower	*Scabiosa cretica*			Moderate
	Benary's Giant Scarlet	*Zinnia elegans 'Benary's Giant Scarlet'*			Low
(N) Lawn	Bonsai fescue	*Festuca 'Bonsai'*			Moderate
(N) Residential landscape	Goodwin creek lavender	*Lavandula 'Goodwin Creek'*			Low
	'Edelweiss' lavender	*Lavandula x intermedia Edelweiss*			Low
	Mozart rosemary	*Rosmarinus officinalis 'Mozart'*			Low
	False dittany	*Ballota pseudodictamnus*			Very low
	Pine muhly	*Muhlenbergia dubia*			Low
(N) Lavender field / rows	English lavender	*Lavandula angustifolia*			Low
(N) Rose garden	Bolero Rose	*Rosa 'Bolero'*			Moderate
	Lichfield Angel Rose	*Rosa 'Lichfield Angel'*			Moderate
	Tranquillity Rose	*Rosa 'Tranquillity'*			Moderate
	French Lace Rose	*Rosa 'French Lace'*			Moderate
	Classic Woman Rose	*Rosa 'Bolero'*			Moderate
	Francis Meilland Rose	*Rosa* 'Francis Meilland'			Moderate
	Abbaye de Cluny Rose	*Rosa* 'Abbaye de cluny'			Moderate
	Crown Princess Margareta Rose	*Rosa* 'Crown princess margareta'			Moderate
	Just Joey Rose	*Rosa* 'Just Joey'			Moderate
	Carding Mill Rose	*Rosa* 'Carding mill'			Moderate
	Mother of Pearl Rose	*Rosa* 'Mother of pearl'			Moderate
	Distant Drums Rose	*Rosa* 'Distant drums'			Moderate
	Koko Loco Rose	*Rosa* 'Koko loco'			Moderate
	Earth Angel Rose	*Rosa* 'Earth Angel'			Moderate
	Queen of Sweden Rose	*Rosa* 'Queen of Sweden'			Moderate
	Heritage Rose	*Rosa* 'Heritage'			Moderate
	Sweet Mademoiselle Rose	*Rosa* 'Sweet Mademoiselle'			Moderate
	Princesse Charlene de Monaco Rose	*Rosa* 'Princesse Charlene de Monaco'			Moderate
	Elle Rose	*Rosa* 'Elle'			Moderate
(N) Vineyard	By others				

0' 15' 30'
Scale: 1/16"=1'-0"

LUTSKO ASSOCIATES
landscape

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

Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
RAYMOND R. LUTSKO
09-30-24
07-21-23
CALIFORNIA

Project Name:

Helena Viñedo

900 Fulton Lane, St Helena, CA

Sheet Title:

Planting Plan

City of St. Helena
RECEIVED
10/20/23
Planning Division

Submittal:	Date:
Planning submittal	07-21-23

Revision:	Date:
⚠ Plan Check Response	09-06-23
⚠ Plan Check Response	10-20-23

scale: 1/16" = 1'-0"

sheet: L1.0



LEGEND - GENERAL

Property Line

(N) Driveway

(N) Agricultural access alley

LEGEND - PLANTING

Symbol	Common Name	Scientific Name	Qty	Size
	(N) Citrus tree	*Citrus spp*	3	48" box
	(N) Fruiting olive	*Olea europaea*	164	16' field dug
	(N) Fruit trees	*(Various species)*	36	36" box
	(E) Pepper trees	*Schinus molle*	15	-
	(N) Pepper tree	*Schinus molle*	5	60" box
	(E) Oak tree	*Quercus lobata*	2	-

(N) Lawn / Residential landscape

(N) Ornamental horticulture

(N) Lavender rows / fields

(N) Rose garden

(E) Vineyard

(N) Vineyard

(E) Vegetable garden

0' 40' 80'
Scale: 1"=40'-0"

LUTSKO ASSOCIATES
landscape

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

Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
09-30-24
07-21-23

Project Name:

Helena Viñedo

900 Fulton Lane, St Helena, CA

Sheet Title:

Illustrative Site Plan

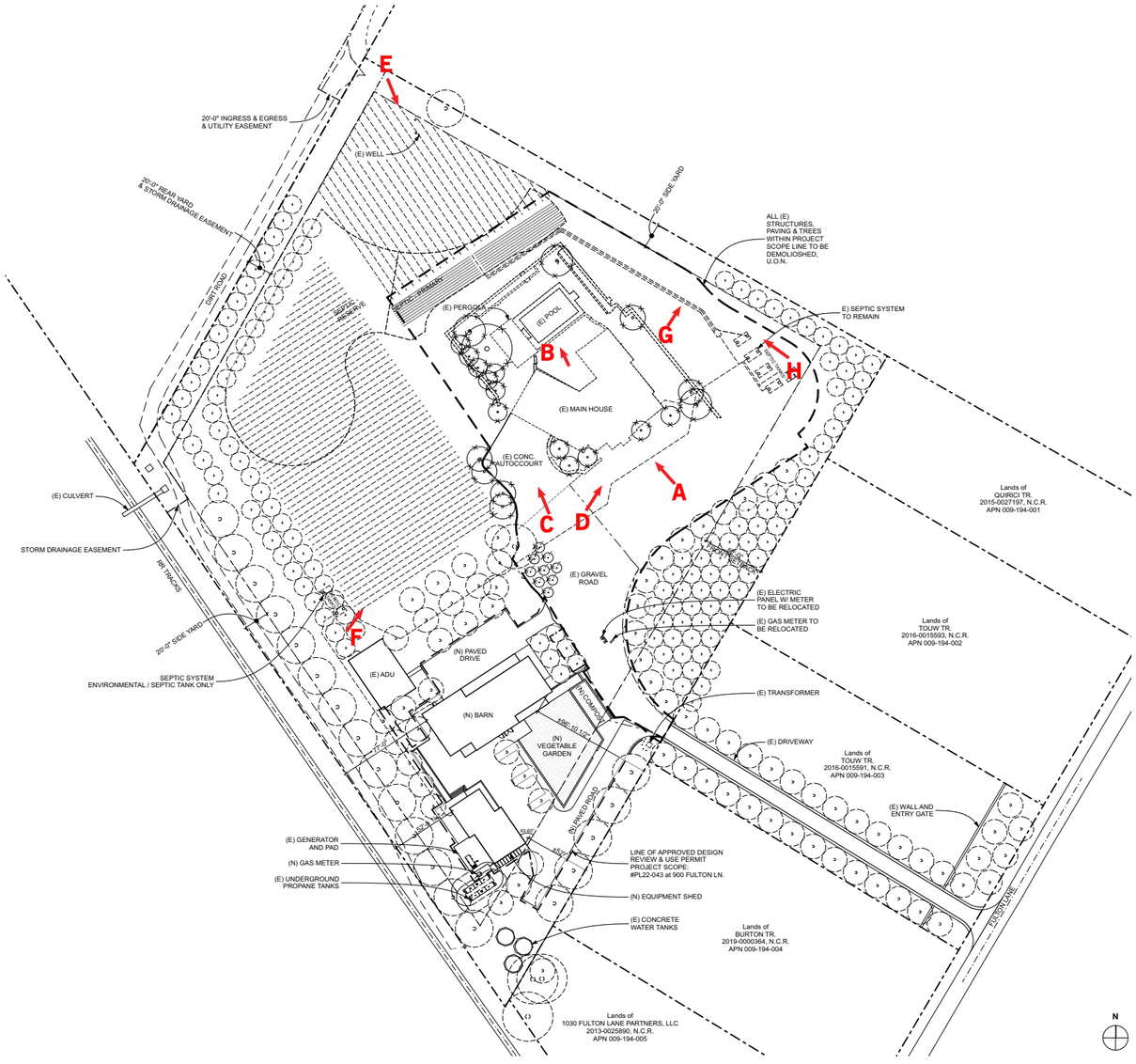
City of St. Helena
RECEIVED
10/20/23
Planning Division

Submittal:	Date:
Planning submittal	07-21-23

Revision:	Date:
⚠ Plan Check Response	09-06-23
⚠ Plan Check Response	10-20-23

scale: 1" = 40'-0"

sheet: L1.1





A: (E) MAIN RESIDENCE, POOL AND PERGOLA



B: (E) VINES LOOKING NORTH FROM RESIDENCE

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WARNER
ARCHITECTS

HELENA VIÑEDO | SITE PHOTOGRAPHS
PLANNING SUBMITTAL | JULY 21, 2023

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C: (E) RESIDENCE AND AUTOCOURT



D: (E) RESIDENCE AND DRIVEWAY



E: (E) RESIDENCE AND VINES



F: (E) VINES LOOKING NORTH FROM ADU



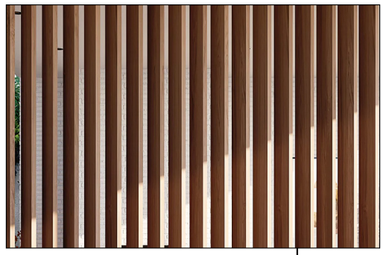
G: VIEW FROM (E) RESIDENCE LOOKING EAST



H: (E) OLIVE TREES AT NORTH PROPERTY LINE

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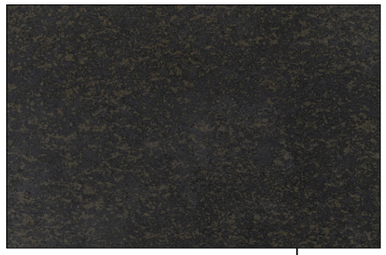
WOOD LOUVERS
WESTERN RED CEDAR



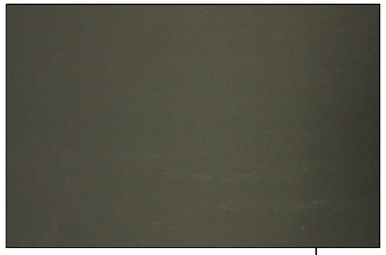
WOOD PANELING
WESTERN RED CEDAR



JADA WINDOWS
BLACKENED STEEL



EAVE FLASHING
ANTHRA ZINC



ARCHITECTURAL CONCRETE
ROUGH SAWN BOARD FORMED CONCRETE





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HELENA VIÑEDO | MAIN RESIDENCE MATERIAL PALETTE
PLANNING SUBMITTAL | JULY 21, 2023

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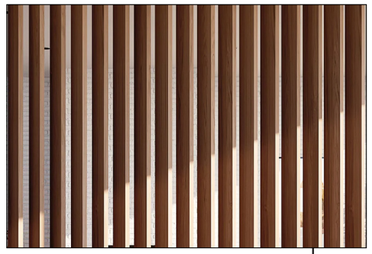
EAVE FLASHING

ANTHRA ZINC



WOOD LOUVERS

WESTERN RED CEDAR



WOOD PANELING

WESTERN RED CEDAR



ARCHITECTURAL CONCRETE

ROUGH SAWN BOARD FORMED CONCRETE





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HELENA VIÑEDO | POOL PAVILION MATERIAL PALETTE

PLANNING SUBMITTAL | JULY 21, 2023

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WOOD PANELING

WESTERN RED CEDAR



ARCHITECTURAL CONCRETE

ROUGH SAWN BOARD FORMED CONCRETE





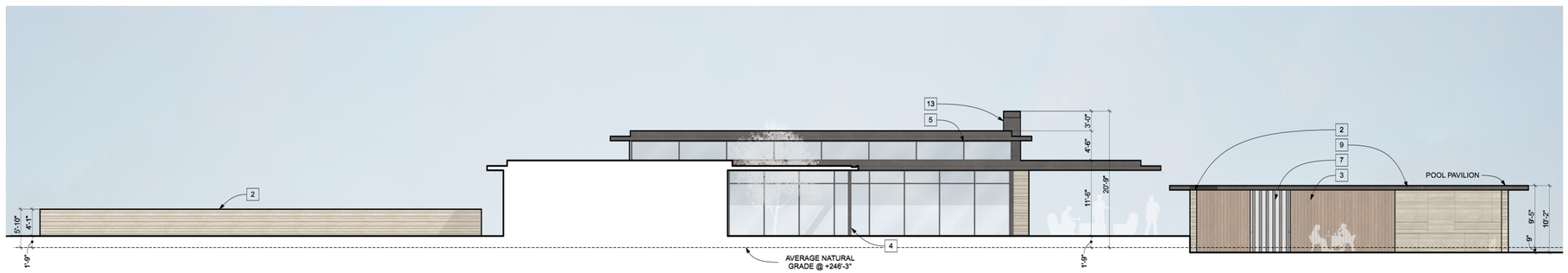
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HELENA VIÑEDO | GARAGE MATERIAL PALETTE

PLANNING SUBMITTAL | JULY 21, 2023

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KEYNOTES - ELEVATION:

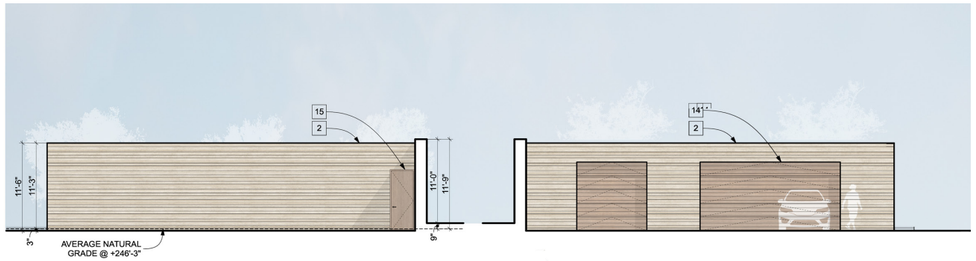
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2	ARCHITECTURAL CONCRETE
3	WESTERN RED CEDAR SIDING
4	STEEL POST
5	BLACKENED STEEL WINDOW
6	BLACKENED STEEL DOOR
7	WESTERN RED CEDAR LOUVERS
8	EXTERIOR FIREPLACE
9	BLACKENED MTL. ROOF CLADDING
10	MTL. & GLASS GUARDRAIL
11	STONE LANDSCAPE WALL
12	STONE STEPS
13	MTL. CHIMNEY
14	WD. GARAGE DOOR
15	WD. DOOR

WALKER
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ARCHITECTS

HELENA VIÑEDO | MAIN RESIDENCE, GARAGE, & POOL PAVILION - NORTH ELEVATIONS

PLANNING SUBMITTAL | JULY 21, 2023

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WEST ELEVATION

EAST ELEVATION



KEYNOTES - ELEVATION:

1	BLACKENED MTL. CLADDING
2	ARCHITECTURAL CONCRETE
3	WESTERN RED CEDAR SIDING
4	STEEL POST
5	BLACKENED STEEL WINDOW
6	BLACKENED STEEL DOOR
7	WESTERN RED CEDAR LOUVERS
8	EXTERIOR FIREPLACE
9	BLACKENED MTL. ROOF CLADDING
10	MTL. & GLASS GUARDRAIL
11	STONE LANDSCAPE WALL
12	STONE STEPS
13	MTL. CHIMNEY
14	WD. GARAGE DOOR
15	WD. DOOR

WALKER
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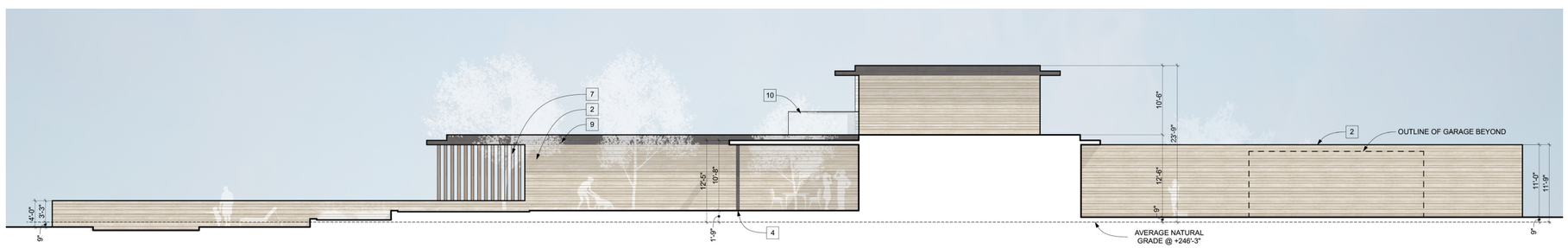
HELENA VIÑEDO | MAIN RESIDENCE, GARAGE, POOL PAVILION - EAST & WEST ELEVATIONS

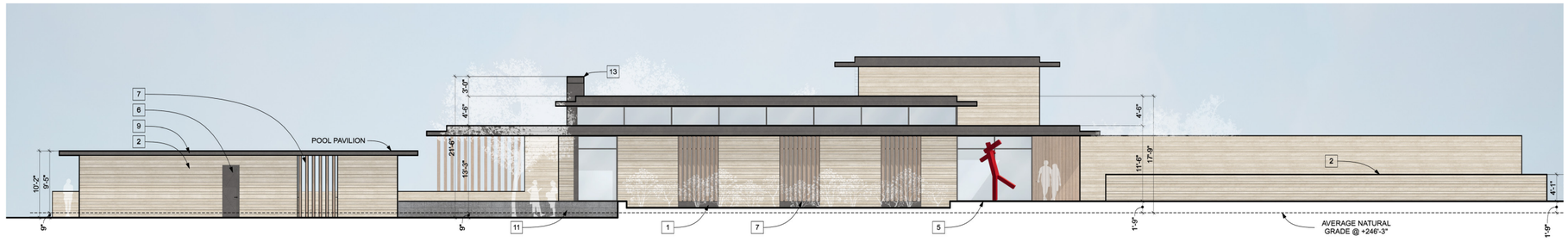
PLANNING SUBMITTAL | JULY 21, 2023

RECEIVED
By Xgamero at 2:53 pm, Aug 01, 2023

KEYNOTES - ELEVATION:

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2	ARCHITECTURAL CONCRETE
3	WESTERN RED CEDAR SIDING
4	STEEL POST
5	BLACKENED STEEL WINDOW
6	BLACKENED STEEL DOOR
7	WESTERN RED CEDAR LOUVERS
8	EXTERIOR FIREPLACE
9	BLACKENED MTL. ROOF CLADDING
10	MTL. & GLASS GUARDRAIL
11	STONE LANDSCAPE WALL
12	STONE STEPS
13	MTL. CHIMNEY
14	WD. GARAGE DOOR
15	WD. DOOR





WALKER
WARNER
ARCHITECTS

HELENA VIÑEDO | MAIN RESIDENCE, GARAGE, & POOL PAVILION - SOUTH ELEVATIONS
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HELENA VIÑEDO | VISUAL SIMULATIONS
SITE PLAN | OCTOBER 20, 2023



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HELENA VIÑEDO | VISUAL SIMULATIONS
VIEW A, PROPOSED | OCTOBER 20, 2023



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OUTLINE OF
PROPOSED
RESIDENCE

HELENA VIÑEDO | VISUAL SIMULATINOS
VIEW C, PROPOSED | OCTOBER 20, 2023



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City of St. Helena
Planning Commission

Project: 900 Fulton Ln. Demolition Permit, Design Review & Use Permit

Staff: Aaron Hecock, AICP

Community Development Department

February 20, 2024

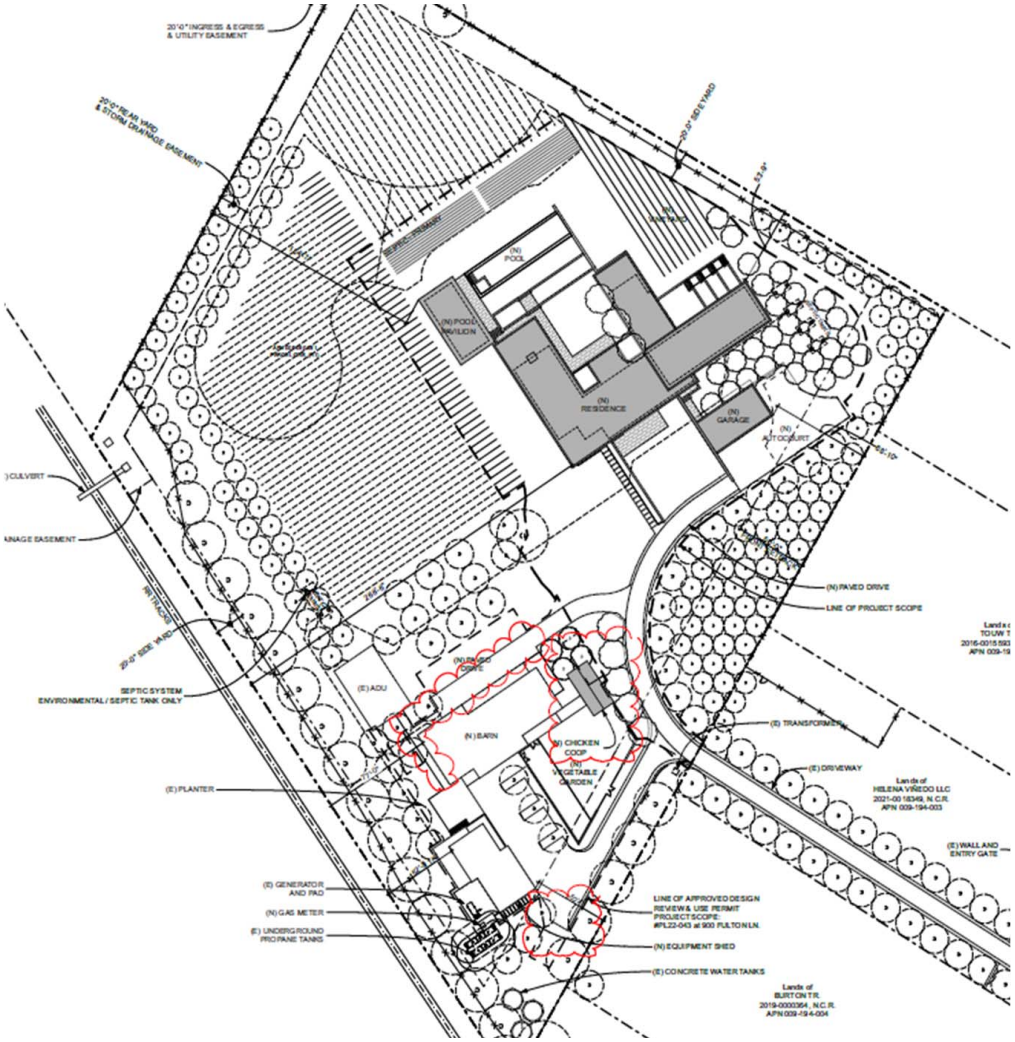
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St Helena

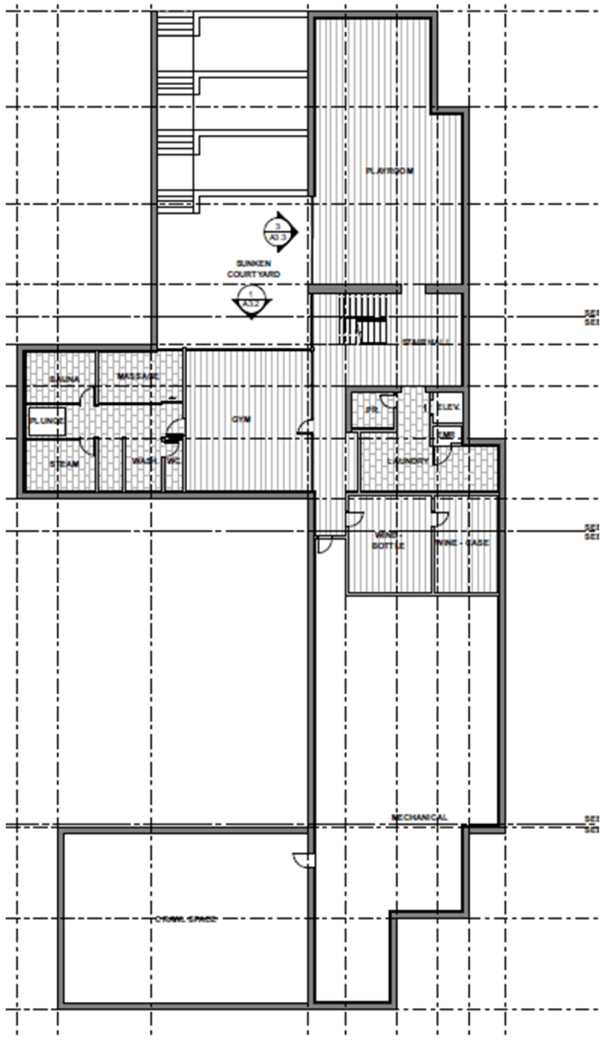
Background

- 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.
- 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.
- On June 20, 2023, the Planning Commission granted use permit and design review approval for the construction of a new 7,325 square foot (sf) accessory structure (was referred to as a barn) and 1,702 sf equipment garage/playroom on the property.
- The City Attorney has recommended that the City treat the application as a “housing development project” and review the application based on the prior zoning code and not the Comprehensive Zoning Code Update adopted in October 2023.

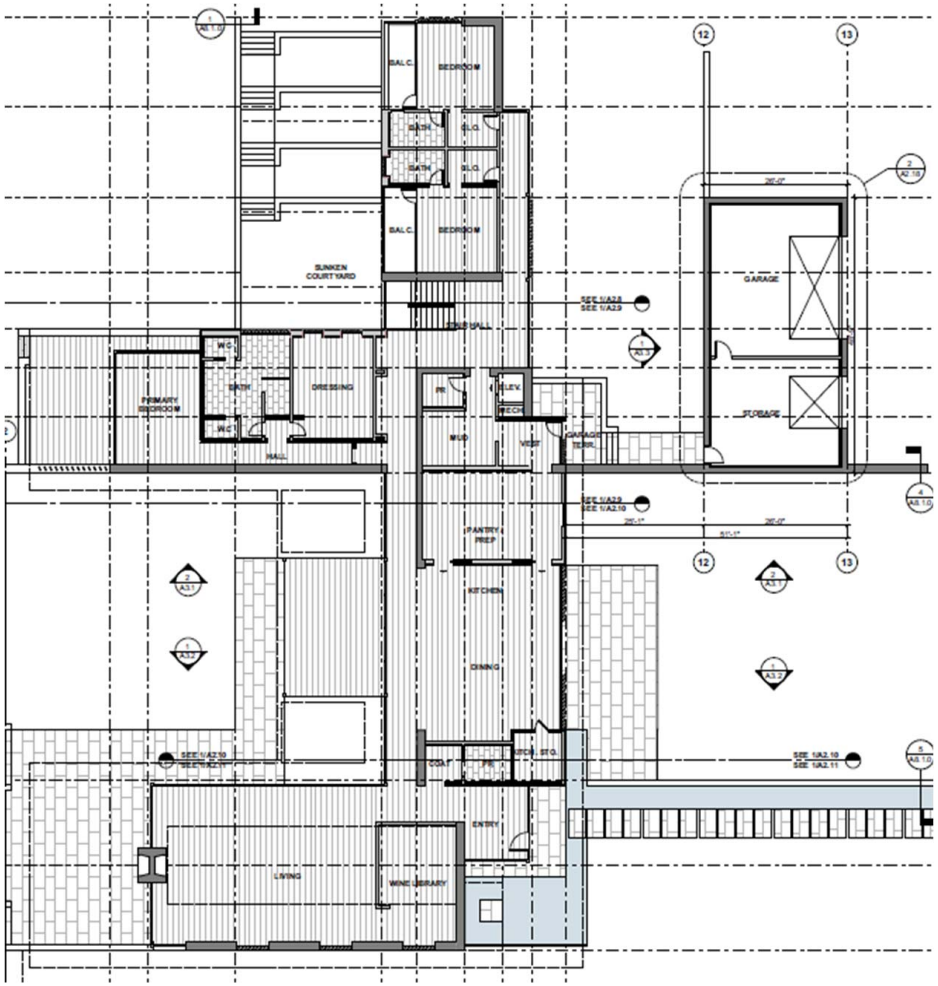
Proposed Site Plan



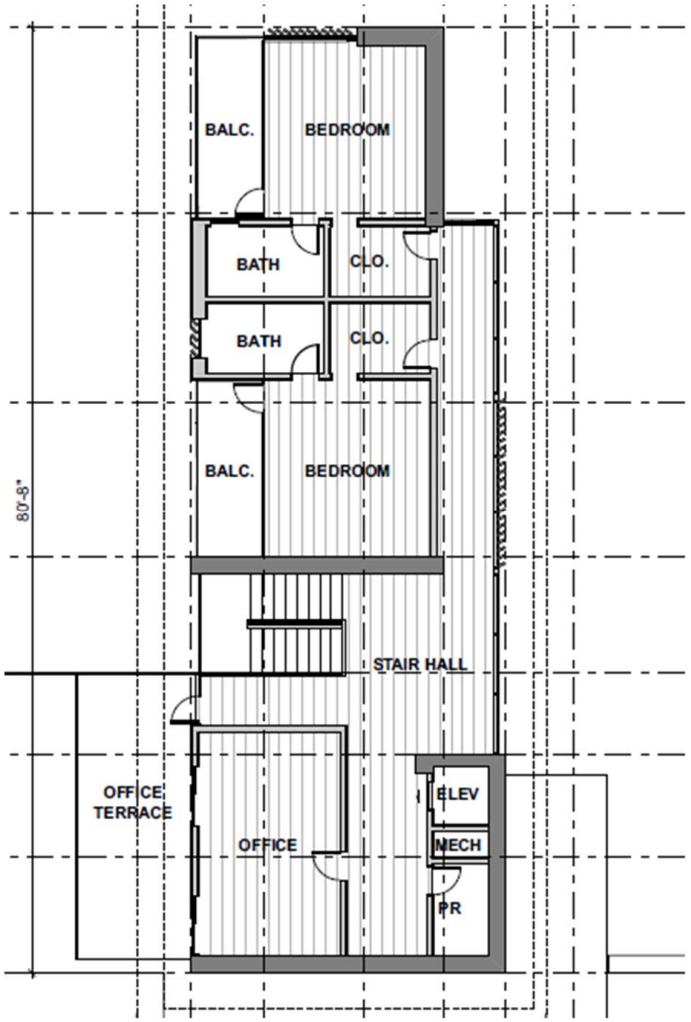
Floor Plan – Basement



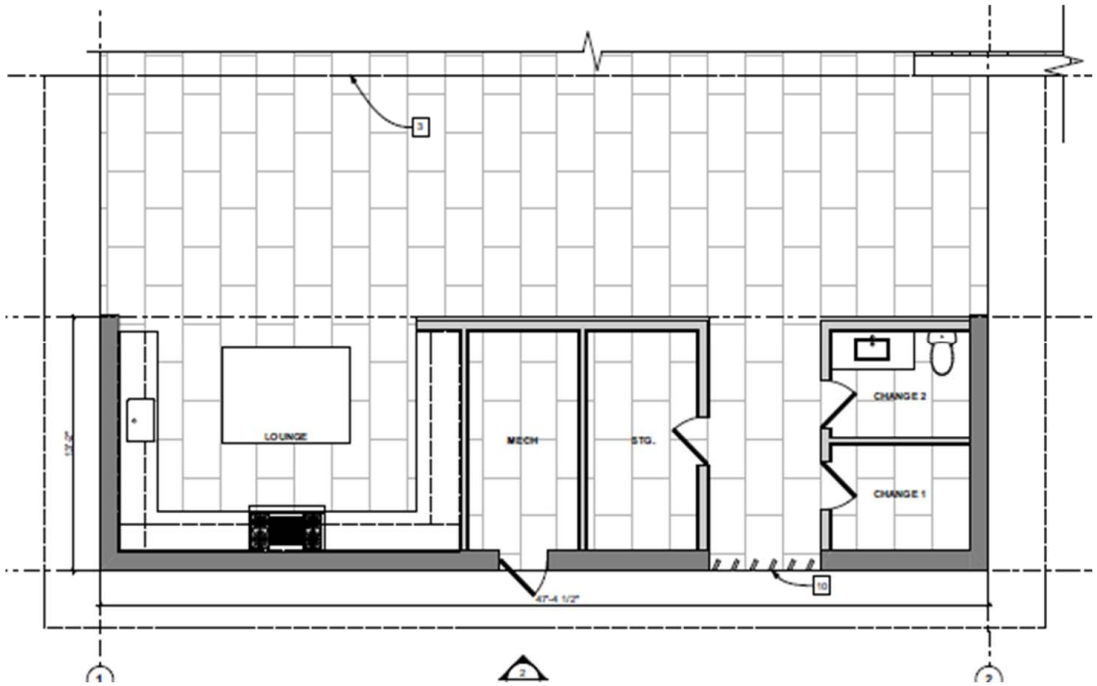
Floor Plan – 1st Floor



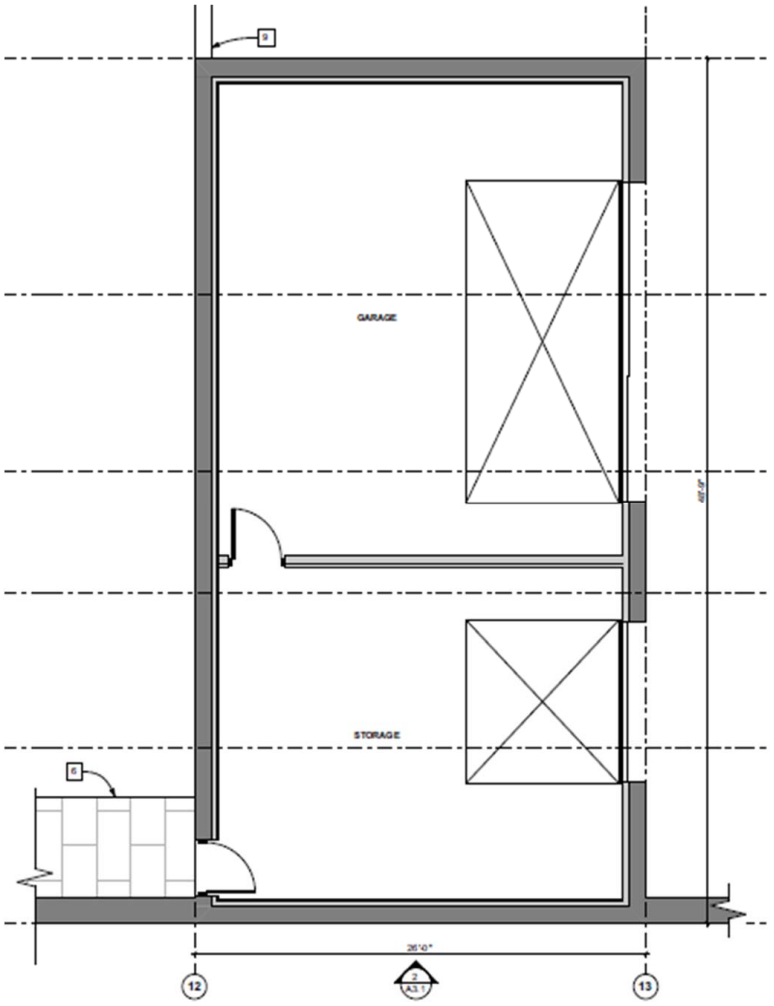
Floor Plan – 2nd Floor



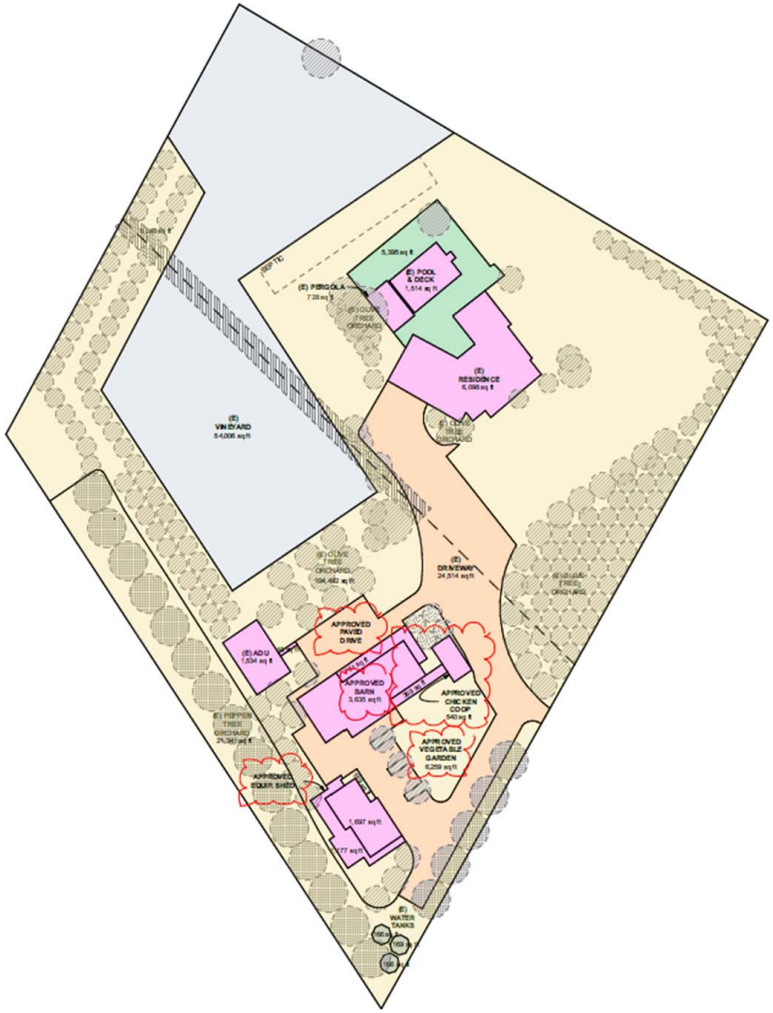
Floor Plan – Pool Pavilion



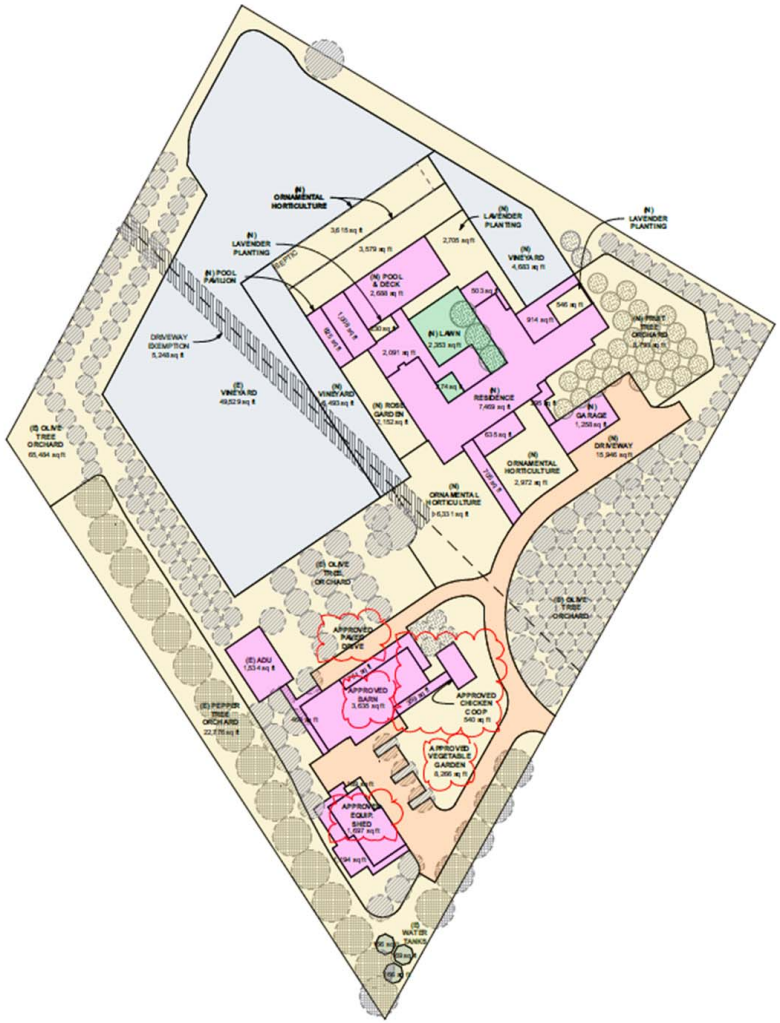
Floor Plan - Garage



Existing Property Usage – 43,253 sf non-ag coverage.



Proposed Property Usage – under 1 acre non-ag coverage (42,197 sf).



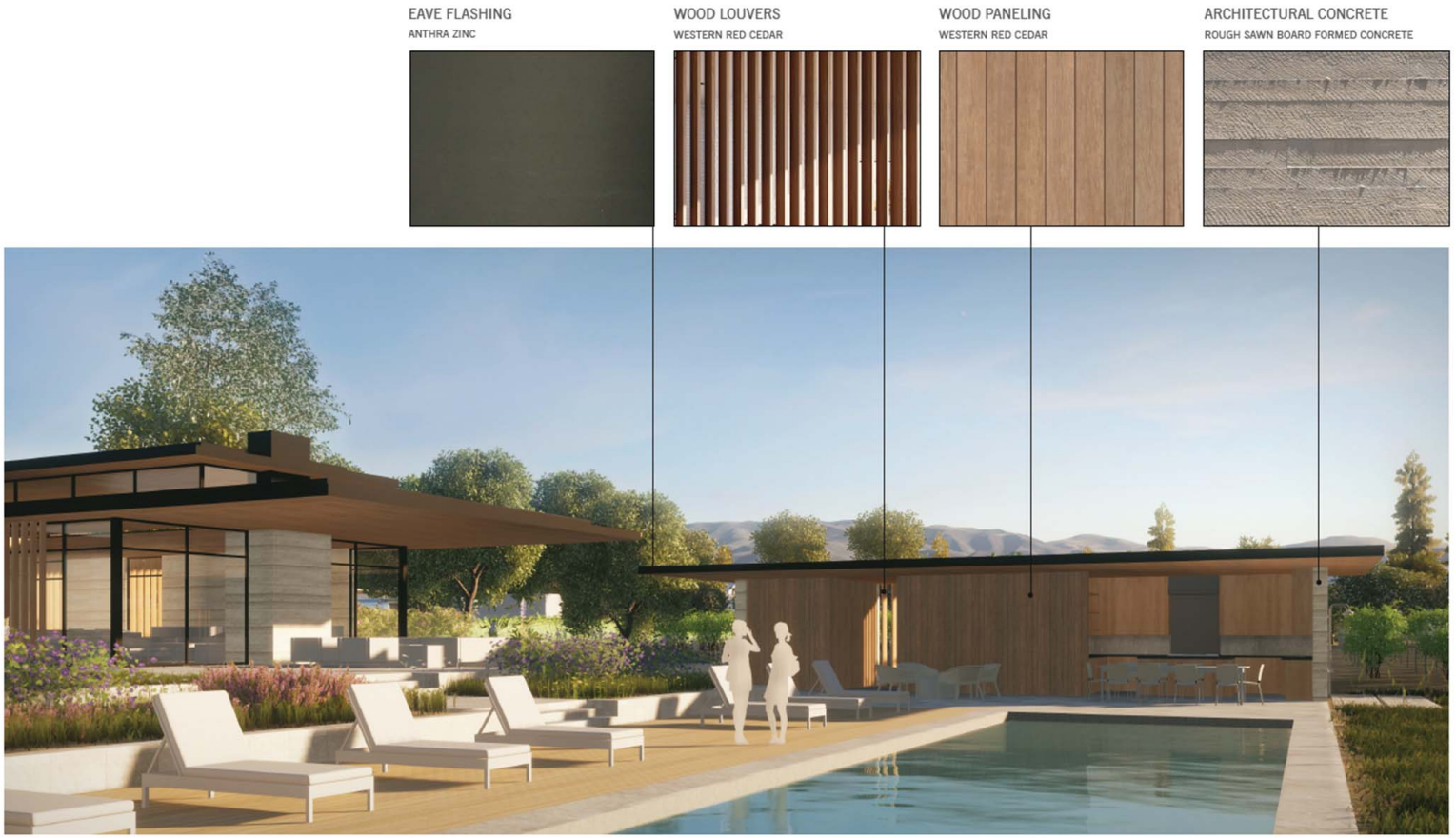
Residence Rendering & Materials



Garage Rendering & Materials



Pool Pavilion Rendering & Materials





Landscape Plan

Summary

- The existing home was constructed in 1999 and is not listed in the City of St. Helena's historical resources inventory; demolition of this residence would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

- The project as proposed meets all required development standards and would be located on a large agriculturally zoned property.

- The proposed project, in conjunction with previously approved projects onsite, would 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.

- The addition of a pool pavilion with toilet plumbing on the 5.3 acre property is compatible with the zoning district and the surrounding area.

Recommendation

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, 15302 and 15303; and

2. Accept the required findings and approve the attached resolution granting demolition permit, design review and use permit approval for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool pavilion with plumbing and a two-car garage with storage on the property located at 900 Fulton Lane in the A-20 zoning district.

Questions?

Street View – Existing House



BBK
BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Housing Legislation Update

Anne Branham, BBK

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Agenda

1. Introduction
2. SB 423 – Expansion & Extension of SB 35
3. SB 4 – Housing Projects on Land Owned by Educational or Religious Institutions
4. SB 684 – Ministerial Approvals for Certain Subdivisions & Housing Projects
5. AB 1490 – Adaptive Reuse Projects
6. AB 1114 – Post-Entitlement Permit Streamlined Approval
7. AB 1633 – CEQA & the Housing Accountability Act
8. AB 1307 and 1449 – Noise as Environmental Impact, and New Affordable Housing Exemption
9. SB 713 – Amendments to Density Bonus
10. AB 821 – Development Approval When General Plan and Zoning Inconsistent
11. AB 480 etc. – Surplus Land Act Updates
12. AB 1033 and 1332 – ADU Owner-Occupancy Restrictions & Condominiums; Pre-Approved ADU Plans
13. AB 1308 and 894 – Parking

Introduction

- Gov. Newsom signed more than 50 housing-related bills in 2023
- These bills can be broadly categorized as addressing:
  - Streamlining
  - CEQA
  - Density and Land Use
  - ADUs
  - Parking

Streamlining: SB 423

- Extends the sunset date of SB 35 from 2026 to 2036 (CEQA-exempt, time-limited ministerial approval for residential and mixed-use projects if City is not meeting its RHNA goal).
  - Projects must still comply with City's objective standards, and meet certain criteria (such as paying prevailing wage and meeting affordability levels).
- SB 423 also reduced certain onerous labor requirements for project applicants, and requires a public hearing if the project is in a specific kind of designated census tract area

Streamlining: SB 4

- Creates by-right, CEQA exempt, 90-180 day approval process (like SB 35) for qualifying affordable housing projects on land owned by religious and higher education organizations.
- These projects must be approved even if inconsistent with local general plan and zoning standards; instead, project gets a height of one story above that allowed in that zone and minimum residential densities of 10-40 units/acre depending on location

Streamlining: SB 684

- Requires ministerial, CEQA-exempt approval of projects up to 10 units on qualifying multifamily infill sites of 5 or fewer acres
  - Designed to capture sites with existing water and sewer supply, not environmentally sensitive, and to avoid demolishing existing housing
  - City cannot apply size, width, depth, or parcel dimension minimum requirements
- ONLY applies to sites zoned for multifamily housing – not single family residential (but no labor standards or affordability criteria)
- Most provisions become effective July 1, 2024

Streamlining: AB 1490

- The “adaptive reuse” bill – makes retrofitting and repurposing existing building to create new residential uses an allowable use
  - To qualify, project must be 100% affordable; if so, use is allowed even if in conflict with local planning or zoning requirements
  - Must be entirely within building envelope of existing *residential* building or commercial building that *currently allows* temporary dwelling (like hotel)
- Allows application of objective design standards as long as they do not limit maximum density or require additional parking or open space
- Very short turnaround time for review (60-90 days)

Streamlining: AB 1114

- In 2022, law changed to establish timelines and procedures for City's issuance of *ministerial* post-entitlement permits, like grading permits
- This bill also applies that process to *discretionary* post-entitlement permits, to now include building permits and other permits issued under California Building Code or local building code

CEQA and HAA: AB 1633

- HAA prohibits the disapproval of defined housing development projects, unless certain very specific criteria are met. This bill expands what it means to “disapprove” a housing project, to cover certain actions the City might take under CEQA
- Bill also *requires* City to determine that a project is exempt from CEQA, or adopt a Neg. Dec. or certify an EIR or comparable document, if certain conditions are satisfied by the applicant.

CEQA: AB 1307 and 1449

- AB 1307 specifies that for residential projects, noise generated by occupants and their guests is not a “significant environmental effect.”
  - Direct response to the UC Berkeley student housing noise impact case
- AB 1449 adds new CEQA exemption for qualifying affordable housing projects, as well as the actions “leading up to” project approval, including general plan amendments and rezoning
  - Qualifying projects are 100% low-income, in infill location, and meet a range of other qualifying criteria

Density and Land Use: SB 713

- This bill amended state density bonus law to provide additional benefits to housing projects reserving more very-low or moderate income units.
- Currently, max density bonus allowed is 50% (can be met through 15% very-low income, 24% low income, or 44% moderate income)
- Now, projects that meet that 50% threshold can *also* qualify for more density if they agree to reserve additional income-restricted units
- Bill also increases available incentives/concessions and eliminates requirement for applicant to provide “reasonable documentation” in connection with requested incentives/concessions/waivers

Density and Land Use: SB 713

Additional Very Low Income Units	Additional Density Bonus	Total Density Bonus
5%	20%	70%
6%	23.75%	73.75%
7%	27.5%	77.5%
8%	31.25%	81.25%
9%	35%	85%
10%	38.75%	88.75%

Additional Moderate Income Units	Additional Density Bonus	Total Density Bonus
5%	20%	70%
6%	22.5%	72.5%
7%	25%	75%
8%	27.5%	77.5%
9%	30%	80%
10%	32.5%	82.5%
11%	35%	85%
12%	38.75%	88.75%
13%	42.5%	92.5%
14%	46.25%	96.25%
15%	50%	100%

Land Use: AB 821

- This bill says if City receives a development application for a project that is consistent with the general plan but *not* zoning code, City must either 1) amend the zoning code within 180 days from receipt of the application or 2) process app based on general plan standards and ignore inconsistent zoning standards.
- Does not apply to housing projects subject to HAA, since HAA already includes mechanism requiring approval of such a project

Land Use: Surplus Land Act Updates

- AB 480: Common sense changes to provide enhanced flexibility to City
  - Certain SLA exemption types no longer require the City to formally declare that land exempt at a regular meeting, as long as a written notice of the determination is published at least 30 days in advance.
  - Leases of a 15 year or fewer term no longer constitute a “disposition” subject to SLA – previously, this was 5 years, so this is a major favorable change. Only applies to leases entered into on or after Jan. 1, 2024.
  - “Small parcel” exemption updated to clarify that any parcel less than ½ acre is exempt from SLA, as long as it is not contiguous to land used by state or local agency for open space or affordable housing purposes

Land Use: Surplus Land Act Updates

- AB 480: Common sense changes to provide enhanced flexibility to City
  - Update to “land transferred to another agency for its use” exemption – adds more types of acceptable agency uses to qualify, and now includes easements (not just fee)
  - New exemption for disposal of surplus land of 10+ acres to be used for housing or mixed-use development. Must meet a number of criteria, including open and competitive solicitation/bid and affordability thresholds.
  - New exemption for mixed-use developments if at least 25% of residential units restricted to lower-income households; at least 50% of the new construction will be designated for residential use; and development is not in an “urbanized area.”

Land Use: ADU Updates

- Governor signed four ADU-related bills this year: two affecting owner-occupancy requirements and condominiums, one on use of CalHome program funds, and one requiring City preapproval of ADU plans.
  - City cannot impose an owner-occupancy requirement on new ADUs, regardless of when it is permitted (previous law allowed this requirement for ADUs permitted after 1/1/25) (note: JADUs are not impacted and owner-occupancy still required)
  - City CAN (but is not required to) allow ADUs to be conveyed separately from primary dwelling as a condominium
  - City must now “develop a program for preapproval” of ADU plans by 1/1/25

Example ADU Pre-Approval Program

Citrus Heights:

Permit-Ready ADU Program



Permit-Ready ADU Plans Now Available

PRADU
Permit-Ready Accessory Dwelling Units
Citrus Heights

Looking for a faster, low-cost way to build an accessory dwelling unit (ADU)?

Thanks to a grant awarded to the City by the State Department of Housing and Community Development (Local Early Action Planning Grant aka "LEAP"), the Citrus Heights has a selection of ADU plans available for use by the community... Free of charge!



The permit-ready ADU plans offered through the program include two 1 bedroom/1 bath models and one 2 bedroom/1 bath model. Each model offers a choice of roof lines, exterior finishes and an interior layout of accessible features such as wider doorways and hallways. The permit-ready ADU plans also come in a reversed plan format where the plans can be flipped to meet site conditions and accessway needs. These ADU plans come pre-approved by the Building Division, meaning a stream-lined permit process and significant savings for the interested ADU owner.

Download Free PRADU Plans | Watch Recording: ADU Webinar | Video: ADU FAQs | Homeowner's ADU Planning Guide

AB 1308 and 894: Parking

- AB 1308 – Prohibits City from increasing minimum parking requirements for SFR as condition of approval for projects that will remodel, renovate, or add to an existing SFR, as long as project will not cause the SFR to exceed applicable zoning restrictions (FAR, lot coverage, height).
- AB 894 – City must approve shared parking agreement in areas where available parking is “underutilized” and the parties proposing the shared parking provide City with an agreement meeting certain criteria

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Questions?

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