# **AMENDED 4/14/25**
# City of St. Helena
# Planning Commission
# Regular Meeting
# Tuesday, April 15, 2025 @ 6:00 PM
# Vintage Hall Board Room - Second Floor
# 465 Main Street, St. Helena

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

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

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

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

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

4.1. Approval of Minutes: April 1, 2025 7 - 10

Planning Commission Minutes_04.01.25

5. PUBLIC HEARINGS

5.1. **** This item has been moved to a date certain of May 6, 2025**** 11 - 186

~~Request by Centric Building, Inc. on behalf of the St. Helena Community Church for adoption of a resolution (Attachment 1) approving a Conditional Use Permit amendment and a resolution (Attachment 2) approving Design Review for modifications to an existing church building including: removal of three poorly-constructed additions; rehabilitation of the church building; construction of a chapel addition, a new classroom building, a two-story building with storage and services on the first floor and a second-story parsonage and a storage shed; installation of site landscaping, hardscaping, parking lot, and signage at 1343 Spring Street within the Public/Quasi-Public zoning district and the Historic Preservation Overlay district.~~

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15301, 15303 and 15311.
Prepared By: Linda Ruffing, Planning Consultant
Recommendation:
~~For the reasons described above, staff recommends that the Planning Commission:~~

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

~~2. Accept the required findings and approve the attached resolution (Attachment 1) granting approval of a use permit amendment for the St. Helena Community Church project at 1343 Spring Street, subject to recommended amended and restated conditions of approval.~~

~~3. Accept the required findings and approve the attached resolution (Attachment 2) granting major design review approval for modifications to an existing church building including demolition of three previously constructed non-historic additions and construction of a chapel extension, new construction of a classroom with attached service area and second-story parsonage, landscaping, parking, lighting, signage and site improvements for the St. Helena Community Church project at 1343 Spring Street, subject to recommended conditions of approval.~~

1343 Spring St.- Staff Report
ATT 1- Resolution Approving UP Amendment ( w exhibits)
ATT 2- Resolution Approving Design Review
ATT 3 - Site Location

ATT 4 - Site Photographs
ATT 5 - Applicant's Project Description
ATT 6 - Project Plan Set
ATT 7 - Zoning Map
ATT 8 - Historic Preservation Overlay Map
ATT 9 - Parking Agreement_Catholic Church
ATT 10 - Use Permit 2000-29
ATT 11 - Use Permit Amendment 2008-44
ATT 12 - Historical Evaluation Report-First Baptist Church
ATT 13 - Water Neutrality Analysis
ATT 14- Correspondence

5.2. Zoning Ordinance Amendment (ZOA 2025-002) to amend Table 17.16.030B and Chapter 17.34.050 A.2 (f) of Title 17 of the St. Helena Municipal Code regarding exempting uncovered balconies, porches, decks and other structures from gross floor area. 187 - 217

CEQA Determination: This ordinance is exempt from review under CEQA under Section 15061 (b) (3) of the State CEQA Guidelines because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.
Prepared By: Maya DeRosa, Community Development Director
Recommendation:
Recommend the Planning Commission adopt the attached resolution (Attachment 1) recommending that the City Council:
1) Find that pursuant to CEQA guidelines Section 15061 (b) (3) the project is Exempt; and 2) Adopt and ordinance amending Table 17.16.030B and Chapter 17.34.050 A.2 (f) of Title 17 of the St. Helena Municipal Code.

Staff Report - Zoning Ordinance Amendment (ZOA 2025-002) to amend Table 17.16.030B and Chapter 17.34.050 A.2 (f) of Title 17 of the St. Helena Municipal Code
1. Public Comment_Hale
2. Public Comment_CHale

6. SCHEDULED MATTERS

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

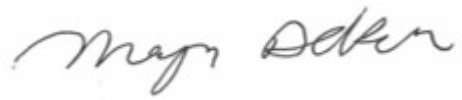
8. AGENDA FORCAST
This is an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

A list of current planning projects is available on our city website in the link below:
https://cityofsthelena.org/230/Planning-Projects

9. ADJOURNMENT
The next Regular Planning Commission meeting is scheduled for May 6,

2025, 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 April 3, 2025.



Maya DeRosa, Community Development Director

**Appeal.** A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.12.020, 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 1088 College Avenue, 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, April 1, 2025 @ 6:00 PM**
**Vintage Hall Board Room - Second Floor**
**465 Main Street, St. Helena**

A complete video recording of this meeting 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 (arrived at 6:02 p.m.), Vice-Chair Christopher Warner, Commissioner Autumn Anderson, Commissioner Hector Lopez, and Commissioner Sue Furdek |
| **Absent:** | None. |
| **Staff Present:** | Maya DeRosa, Community Development Director, Jackie Oneal, Senior Planner, Andreas Booher, City Attorney and Xinia Gamero, Planning Commission Secretary |

## 1. PLEDGE OF ALLEGIANCE

## 2. CALL TO ORDER AND ROLL CALL

## 3. PUBLIC FORUM:

No public comment received.

## 4. CONSENT ITEMS

4.1 Approval of Minutes: March 18, 2025

Vice Chair Christopher Warner moved to approve the Minutes on the Consent Calendar. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

AYES: John Ponte, Christopher Warner, Autumn Anderson, Hector Lopez, and Sue Furdek
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

## 5. PUBLIC HEARINGS

5.1 Zoning Ordinance Amendment (ZOA 2025-001) to amend Chapter 17.22.030 of Title 17 of the St. Helena Municipal Code to comply with recent changes to State law that impose new limits on local authority to regulate Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”).

**Prepared By:** Jackie Oneal

No ex-parte communication was disclosed by the Commissioners.

Chair Ponte opened the public hearing.

Community Development Director Maya DeRosa addressed the Planning Commission.

Senior Planner Jackie Oneal showed a presentation and reported on the item.

Chair Ponte opened public comment.

No public comment was received.

Chair Ponte closed the public hearing.

Vice Chair Christopher Warner moved to recommend the City Council: 1) Find that, pursuant to the California Public Resources Code Section 21080.17, the ordinance is statutorily exempt from CEQA which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code; and 2) Adopt an ordinance amending Section 17.22.030 of the St. Helena Municipal Code (ZOA 2025-001) with the following additional amendments to SHMC 17.22.030:

1) Subsection C. *Definitions*:

Retain the following clause under the Definition of "Junior Accessory Dwelling Unit" to read as:

6. Includes a separate entrance from the main entrance to the structure.

2) Subsection D. *Approvals*:

Retain the following, complete clause under Process and Timing (3)(a) to read as:

a. An application for an ADU permit or JADU is considered and approved ministerially, without discretionary review or a hearing.

The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: John Ponte, Christopher Warner, Autumn Anderson, Hector Lopez, and Sue Furdek
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

## 6. SCHEDULED MATTERS

6.1 Discussion on formation of Ad Hoc Committee (2 Planning Commission members) for Spring Grove Townhomes project.

Community Development Director Maya DeRosa addressed the Planning Commission.

Vice Chair Warner shared his opinions and concerns regarding the formation of an AdHoc Committee.

Commissioner Furdek shared her thoughts on the limited topics that could be discussed within the committee, as state law restricts local government authority over certain housing development projects. She also expressed a preference for a smaller group of community representatives. .

Chair Ponte proposed establishing guidelines if the committee were to be formed.

Members of the public, Ann Carr and Catherine Lazar addressed the Planning Commission.

Commissioner Lopez shared his concerns about the pros and cons of state law and urged the community to voice their opinions to state representatives to ensure their thoughts are heard.

Chair Ponte directed Vice-Chair Warner, Commissioner Furdek, and staff to collaborate on creating guidelines for the AdHoc Committee for future discussion.

**7. DEPARTMENT REPORTS**

Community Development Director Maya DeRosa reported on the following:

- The Zoning Ordinance Amendment for the Covered Porches zoning code cleanup, along with the First Baptist Church Use Permit Amendment and Design Review, will be discussed at the upcoming Planning Commission meeting on April 15.

**8. AGENDA FORCAST**

**9. ADJOURNMENT**

Chair Ponte adjourned the meeting at **7:14 P.M.**

The April 1, 2025 minutes were approved at the _____ Planning Commission meeting.

**APPROVED:**

_____
John Ponte, Chair Planning Commission

**ATTEST:**

_____
Maya DeRosa, AICP
Community Development Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of April 15, 2025

**FILE NUMBER:** PL24-057

**SUBJECT:** Request by Centric Building, Inc. on behalf of the St. Helena Community Church for adoption of a resolution (Attachment 1) approving a Conditional Use Permit amendment and a resolution (Attachment 2) approving Design Review for modifications to an existing church building including: removal of three poorly-constructed additions; rehabilitation of the church building; construction of a chapel addition, a new classroom building, a two-story building with storage and services on the first floor and a second-story parsonage and a storage shed; installation of site landscaping, hardscaping, parking lot, and signage at 1343 Spring Street within the Public/Quasi-Public zoning district and the Historic Preservation Overlay district.

**PREPARED BY:** Linda Ruffing, Planning Consultant

**REVIEWED BY:** Maya DeRosa, Community Development Director

**APPROVED BY:** Maya DeRosa, Community Development Director

**APPLICATION FILED:**09/27/24 **ACCEPTED AS COMPLETE:**01/29/25

**LOCATION OF PROPERTY:** 1343 Spring Street

**APN:** 009-262-003

**GENERAL PLAN/ZONING:** Public/Quasi-Public; Historic Preservation Overlay

**APPLICANT:** Centric Building Inc.;
Cristina Frias

**BACKGROUND**

The property at 1343 Spring Street is located in the Public/Quasi-Public zoning district just west of the Central Business District (see Attachment 3, Location Map). The parcel

is 33,615 square feet (.77 acres) in size and is currently developed with a church building, a paved driveway that loops around the rear of the church, remnant foundations from modular classroom buildings that have been removed from the property, and a shed. Attachment 4, Site Photographs, shows the existing condition of the property. The church building is intact but in need of repairs and the remainder of the property has a derelict appearance due to several years of no use and little maintenance.

The church building, which was constructed as a residence in 1874, has an irregular plan and varied exterior materials that reflect many modifications over the years. In the mid-1950s, the original two-story residence underwent a major remodel by the First Baptist Church of St. Helena and was converted to a single-story church. In the 1970s, additions were made to the east and south elevations. In the early 1990s, a portable classroom building was erected in the rear yard to facilitate the property's intended use by the St. Helena Montessori School. At that time, both the school and the church operated on the premises.

In 2000, the City granted Use Permit No. 2000-29 to authorize expansion of the St. Helena Montessori School to allow a maximum enrollment of 75 students and 6 teachers and 2 administrators and to add a second portable classroom building on the property.

In 2008, Use Permit No. 2008-44 was granted to amend the original use permit for the St. Helena Montessori School to allow for a maximum enrollment of 105 students with a total of 8 teachers and 2 administrators. The Use Permit and its amendment are vested and run with the land.

The property is now owned by the St. Helena Community Church, a recognized non-profit organization, who propose to return the primary use of the property to a church and to rehabilitate the church and the property, as described below.

**PROJECT DESCRIPTION**

Centric Building, Inc., on behalf of the St. Helena Community Church, has applied for a Use Permit amendment and Design Review to authorize modifications to the use, structures and property at 1343 Spring Street.

The applicant has provided a narrative description of the proposed uses (Attachment 5, Applicant's Project Description). The planned capacity of the Chapel is for 70 congregants. Staffing is anticipated to be 2 full-time and 2 part-time employees. In addition to weekly worship services, uses would include activities typical of a small, community-oriented church such as: bible study classes, Sunday School, baptisms, weddings, funerals and spiritual counseling. The application notes that there will be an amplified sound system in the chapel for services and there may be amplified music from time to time outdoors in connection with weddings and similar events.

The Design Review application and Attachment 6, Project Plan Set, identify the following modifications to the property:

- Demolition of three poorly-constructed additions to the existing church structure (a 265 SF area on the northwesterly side of the structure; a 580 SF area on the northeasterly side of the structure, and a 205 SF are at the rear of the structure) as shown on Sheet A1.00.
- Restoration of the original church structure (1,925 SF) and construction of a chapel extension (500 SF).
- New construction in a separate structure to provide space for a Sunday School classroom (1,050 SF), a ground floor services area for restrooms, storage, a kitchenette and mechanicals (650 SF), and a second-story parsonage (650 SF) above the services area.
- Installation of landscaping, walkways, a deck, courtyard, parking lot and a shed for storage of groundskeeping tools and supplies (170 SF).
- As proposed, the floor area of the restored and new structures will total 4,975 SF.

The proposed project will rehabilitate the historic church building, removing non-historic and shoddily-constructed late-twentieth century additions. The existing church building will be rehabilitated as follows:

- A new concrete foundation will buttress the existing stone foundation.
- Existing siding will remain under new insulated panels, which will be attached to the new foundation.
- Hardi-board cladding to match the size and profile of the existing drop siding will be installed on the exterior.
- Existing historic windows will be repaired and reinstalled in the new structural wall to maintain the existing reveal relationship.
- At the east end of the church, a chapel addition that extends the church footprint 25'9" to the east will be constructed. The addition will be slightly taller (26'10") than the original church building (22'5"). Its north and south elevations and roof will be clad in limestone panels. The east elevation will be clad in stucco with a cedar wood finish as illustrated on Sheet A11.0.
- The existing church building will be re-roofed with composition shingles and painted white to match the existing exterior finishes.
- A steel plate cross will be installed on the church roof in front of the chapel extension.

The interior of the existing church building will be restored and altered as follows:

- Existing non-historic finishes in the sanctuary space will be removed, exposing the historic wall and ceiling framing, and converting those surfaces to interior finishes.

- Existing non-historic flat ceiling framing in the sanctuary space will be removed and replaced with buttresses (using the historic ceiling timbers) in order to visually open up the volume to the roofline.

A new detached building that includes a Sunday School classroom, storage space and a second story parsonage will be constructed to the east of the chapel, with a courtyard and covered patio in between. The classroom building is proposed as unconditioned interior space and would utilize a greenhouse framing system with 'opal' multiwall polycarbonate wall and roof panels. The north and south facing walls and the roof of the support services/parsonage building would be clad in limestone panels similar to the cladding of the chapel extension and the east elevation of the parsonage would be stucco.

Attachment 6, Project Plan Set, provides a very detailed description of the proposed improvements to the property, including the following illustrative plans:

Sheet A0.04, shows the proposed plot plan superimposed on an aerial photo of the property and its surroundings. This helps convey the scale of the project components relative to neighboring uses.

Sheet A1.00 depicts the footprints the two manufactured classroom buildings that have been removed and the existing shed that is proposed to be demolished. This plan also shows the footprints of the three additions to the church building that are proposed for removal.

Sheet A1.01 shows the footprints of the buildings, as proposed, including the chapel addition to the church, the new classroom, the two story services/parsonage building, and the new shed, as well as proposed walkways, patios, decks, and parking.

Sheet A1.02 is the proposed site plan, internal floor plans and also shows proposed landscaping.

Sheet A2.10 shows the proposed roof plan which illustrates the 19'8" extension of the Sunday School classroom roof to cover a portion of the patio/courtyard.

Sheet A3.00 shows the existing building elevations.

Sheets A3.01 and A3.02 show the proposed building elevations, with the south elevation providing the best depiction of the chapel addition, courtyard, covered patio, unconditioned interior space (Sunday School classroom) and support services/parsonage structure.

Sheet A3.01 shows the floor plan and elevations for the storage shed.

Sheet A11.01 shows the proposed materials and finishes and includes two renderings of the project - one from the street and one from a location towards the rear of the

property looking towards the street. This sheet depicts the proposed limestone panels (for the chapel extension and the parsonage) and the polycarbonate panel/metal framework of the greenhouse structure that encloses the Sunday School classroom and covers a portion of the courtyard.

Sheet A11.00 is a landscape and lighting plan.

Sheet L0.0 is a Demolition and Protection Plan that illustrates site features that will be demolished, trees to be removed and trees to be protected, and walkways to remain.

Sheet L1.0 is a Planting Plan that provides details about proposed plant species, sizes, placement and quantities.

Monument Sign is the last sheet in the Plan Set and it provides details for the proposed monument sign for the church.

## 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 repair, maintenance and minor alteration of existing structures; Section 15303, which exempts construction of new, small facilities or structures; and Section 15311 which exempts construction of minor structures accessory to existing institutional facilities such as signs and small parking lots. 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 CONSISTENCY

The subject property has a General Plan land use designation of Public/Quasi-Public (PQP). The PQP land use designation provides for government-owned facilities, public and private schools, and quasi-public uses such as churches, community/public serving endeavors, and cemeteries. General Plan policies that are relevant to the proposed project include:

- CD1.6 - Encourage the adaptive reuse, rehabilitation, and retrofitting of historic buildings in which the original use is no longer feasible.
- PF1.1 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply.

***Staff Response:*** *Staff recommends that the proposed project be found consistent with the General Plan policies listed above. The use of the property as a church and for related community uses is permitted as a conditional use within the PQP land use designation. The proposed project will rehabilitate the existing church building on the property to allow for re-establishment of its historic use as a place of worship while providing additional space for a Sunday School classroom and church-related events, along with a parsonage. As discussed under "Water Neutrality" below, projected water demand associated with the proposed project would be less than the water usage approved for the Montessori School that previously operated on the property.*

**ZONING CONSISTENCY**

The subject property has a base zoning designation of Public and Quasi-Public (PQP) which, in part, provides for quasi-public uses such as churches and private schools. Attachment 7, Zoning Map, shows the property and surrounding zoning designations. The PQP district allows "Community assembly" uses, including facilities "for public or private meetings and gatherings, including community centers, union halls, places of worship, meeting halls, and membership organizations [and] functionally related facilities for the use of members and attendees, such as kitchens, multipurpose rooms, classrooms, and storage" as a conditional use. As shown on Attachment 7, there is a concentration of PQP designated properties and uses in the vicinity of the St. Helena Community Church property. Immediately adjacent and to the north of the property is the Native Sons Hall. The Grace Episcopal Church is to the west on the opposite side of Spring Street. The Presbyterian Church of St. Helena is one-half block to the southwest on Spring Street and the St. Helena Catholic Church is a block west on Tainter Street. The properties immediately east and south of the subject property are zoned High Density Residential and developed with residential uses.

Attachment 8, Historic Preservation Overlay Map, shows the property and other properties in the vicinity that are within the Historic Preservation Overlay (HP) district established in the Zoning Code. The HP district was established to protect the historic and architectural character of St. Helena. Preservation, rehabilitation, new construction and demolition on properties within the HP district must comply with regulations established in SHMC Section 17.21.040.

***Staff Response:*** *The proposed use of the property as a church, with worship services and associated activities by the St. Helena Community Church as identified in the Applicant's Project Description (Attachment 5), is consistent with the PQP Zoning designation. Churches and community assembly uses are identified as "conditional uses" in the Zoning Code and require a conditional use permit. Additional discussion of the use permit requirement is provided in this staff report. The project's consistency with the requirements of SHMC Section 17.21.040 is addressed below under Historic Preservation.*

**Development Standards**

The Zoning Code establishes development standards for properties within the PQP zone (SHMC Section 17.20.030) which include the following:

- Maximum Floor Area Ratio (FAR): 0.5
- Maximum Lot Coverage: 50%
- Maximum Building Height: 30 feet
- Minimum Front Setback: 15 feet
- Minimum Side Setback: 10 feet
- Minimum Rear Setback: 15 feet

SHMC Section 17.24 establishes the following "General Site Standards" that are relevant to the project:

- Setbacks and other requirements for accessory buildings
- Encroachments into required setbacks
- Height exceptions (including for church spires and crosses)
- Lighting for general illumination for utility, safety, or security purposes (Class 2 lighting)
- Requirements for refuse and recycling areas

***Staff Response:*** *As proposed, the project meets the development standards for the PQP zone as established in SHMC Section 17.20.030. The total floor area is 4,975 SF resulting in a Floor Area Ratio of approximately 15%. The lot coverage, including the covered patio area, is 16.1%. As shown on Sheet A3.02 (Attachment 6, Project Plan Set), the maximum height of the chapel addition is 26'10" and the maximum height of the parsonage building is 27'6". All of the building setbacks exceed the minimum setbacks required in the PQP zoning district.*

*As proposed, the project meets the General Site Standards established in SHMC Section 17.24. The proposed storage shed meets the requirements for accessory buildings. There are no encroachments into required setbacks. The only height exception requested is for a cross on top of the chapel extension and that is permissible for a church per SHMC Section 17.24.040(B). The proposed lighting plan (Attachment 6, Project Plan Set, Sheet A11.00) provides sufficient lighting for safety and security and the specified fixtures are LED and shielded in compliance with Code requirements. The proposed storage shed (Attachment 6, Project Plan Set, Sheet L1.0) would serve as an enclosure for waste and recycling containers in compliance with SHMC Section 17.24.080.*

**Parking and Loading**

The existing Use Permit No. 2008-44 authorizes operation of a school on the subject property within the church and two portable classrooms (both portable class rooms have been removed from the property). The maximum allowable enrollment is for a total of 105 students, 8 teachers and 2 administrators. Parking was provided with 8 onsite parking spaces and additional parking leased at the Catholic Church parking lot. It is unclear how many leased parking spaces were provided.

Chapter 17.26 of the Zoning Code establishes requirements for parking spaces, design standards for parking lots, and standards for bicycle parking.

Section 17.26.030(B)(1) states that for "Existing Nonresidential Buildings": When a change in use, expansion of a use, or expansion of floor area creates an increase of fifteen percent (15%) or more in the number of required on-site parking or loading spaces, additional on-site parking and loading shall be provided for such addition, enlargement, or change in use and not for the entire building or site. The proposed project is a change in use, but it is actually a decrease in floor area as the square footage of the modular buildings is greater than the proposed additions. It is not possible to determine whether the proposed church use creates an increase of 15% or more in the number of required on-site parking spaces as the documentation for the existing use permit does not specify the parking requirements or the even the amount of off-site leased parking. Therefore, this analysis considers parking requirements based on the standards established in Table 17.26.040(A) which includes the following:

- Community assembly uses with fixed seating - 1 space per 4 seats
- Community assembly uses without fixed seating - 1 space per 50 SF of floor area
- Schools - 3 spaces per classroom and 1 space for each 350 SF devoted to office or administrative uses
- Residential use - City does not have parking standards for caretaker housing. If multi-family housing requirement is applied to parsonage (which is a 1 BR efficiency unit that is approximately 650 SF in size) - 1 space is required

Parking requirements for the proposed project are calculated as follows:

- Church - 18 pews @ 4 persons per pew (72 occupants) = 18 spaces
- Sunday School classroom = 3 spaces per classroom
- Administrative/Office = 1 space
- Parsonage = 1 space
- Total required parking = 23 spaces

While typically the 600 SF covered patio would be included in the parking calculations as "community assembly uses without fixed seating," adding an additional 12 spaces (or a total of 35 spaces) required, the applicant has confirmed that this space will not be used for assembly purposes. Therefore staff has added a condition of approval (#20) to the Use Permit Amendment resolution requiring that the area under the covered patio to not be used for assembly at any time.

The project proponent proposes to meet the parking requirements by providing a total of 23 parking spaces: 10 spaces in an on-site parking lot and 13 spaces that have been leased in an off-site parking lot owned by the Catholic Church that is less than a block away.

***Staff Response:*** *The proposed project includes a total of 10 parking spaces (including an ADA space) in the on-site parking lot. Staff recommends a condition requiring that the on-site parking lot meet the design standards for parking lots established in SHMC Section 17.26.050 and be subject to the review and approval of the Public Works Director and fire inspector prior to issue of site development permits.*

*The project proponent has leased 13 off-site parking spaces from the Catholic Church which are located approximately 300' from the site in an off-street parking lot at the corner of Tainter Street and Kearney Street as shown in Exhibit C of Attachment 9, Parking Agreement. A condition is recommended reiterating the requirements of SHMC Section 17.26.070(B)(2) that the parking agreement be subject to review by the City Attorney and filed with the County Recorder. A condition is also recommended requiring that an alternative off-site parking arrangement be secured if, for any reason, the Catholic Church lease is terminated.*

*SHMC Section 17.26.080 requires a minimum of four short-term secure bicycle parking spaces or 5% of the required off-street parking spaces (whichever is greater) to be provided for all public/semi-public uses. As shown on Sheet A-11.0 of the Plan Set (Attachment 6), a total of 20 bike racks are proposed on site, providing parking for up to 40 bicycles.*

**Landscaping**

SHMC Chapter 17.25 establishes standards for the provision, installation and maintenance of landscape areas with the intention of conserving water, improving the appearance of open areas, and improving environmental quality. The provisions of this chapter apply to the proposed project because it is subject to major design review, and the landscaped areas are greater than 2,500 SF.

The City's xeriscape regulations achieve water conservation by requiring efficient irrigation systems, limiting turf to no more than 25% of the landscaped area, and requiring the selection of appropriate plants. Landscaping is required in all front setbacks and along interior property lines abutting residential districts. Landscaped areas may include gravel surfaces and hardscaping provided they do not cover more than 30% of the land required to be landscaped. For parking lots with 15 or fewer spaces, trees must be planted at a ratio of 1 tree per 4 parking spaces. The landscape documentation package submitted prior to issuance of a building permit must include all required information as established in the state MWELO guidelines.

***Staff Response:*** *The Planting Plan is provided on Sheet L1.0 of the Plan Set (Attachment 6). Sheet L0.0 shows the Demolition and Protection Plan and identifies existing hardscape and vegetation to be removed, and existing trees and features to remain. As shown on Sheet L1.0, the landscaping includes shade trees and shrubbery along the street frontage and shrubs and ornamental flower gardens in planters alongside the church. The existing fence and hedge along the property boundary with the Native Sons Hall will remain and oak and palm trees are proposed along the fence line. An olive grove with seating is proposed in the area of the existing remnant*

*foundation. An artificial turf lawn is proposed in the northeast corner of the property along with a bioretention basin. Three shade trees would be planted along the rear property boundary and a second bioretention basin is located in the southeast corner of the property. Two existing mature trees will be retained along the south property line and two existing trees will be retained in a landscaped bulb out within the parking lot. Additional shade trees will be planted along the perimeter of the parking lot. While the Landscape Plan demonstrates general compliance with the City's requirements, staff recommends a condition requiring submittal of a detailed landscaping plan with WELO calculations be submitted for review and approval by the Community Development Director prior to issuance of the building permit in conformance with the requirements of Chapter 17.25. Additional conditions are recommended by Public Works to address grading, stormwater control, and drainage management requirements in the building permit submittal and review process.*

**Signage**

Chapter 17.27 of the Zoning Code provides signage standards and allows ministerial review of new monument signs in the PQP zoning district with a minor sign permit. SHMC Section 17.27.040(D) allows the Community Development Director to require Planning Commission review of a sign permit in special circumstances. In this case, it is appropriate to combine approval of the monument sign with the design review process. Section 17.27.090 allows for a monument sign that is up to 6 feet in height and a maximum of 20 SF in sign area in the PQP zoning district.

***Staff Response:*** *The proposed monument sign location is within a planter along the street frontage as shown on Sheet L1.0 of the Project Plan Set (Attachment 6). The design of the sign is shown on the last sheet of the Plan Set. The sign is 5' in height (including the base) and 3' wide and has steel pinned letters on a background comprised of the limestone paneling that is proposed for the church addition. A metal steel frame encloses the sign. Low voltage lighting is recessed into the concrete foundation of the sign. The proposed sign location will be a minimum of 5 feet from the front property line and the size and design complies with all of the sign standards established in Chapter 17.27.*

**CONDITIONAL USE PERMIT AMENDMENT**

As noted under "Background," a Conditional Use Permit was granted for the subject property in 2000 to allow a private school to operate in conjunction with the church on the property (Attachment 10). It was amended in 2008, to remove the church use and expand the operation of the private school to allow a maximum of 105 students, 8 teachers and 2 administrators (Attachment 11). The requested amendment to the Use Permit seeks to restore the property to its original use as a church with associated activities as described in Attachment 5. The purpose of a conditional use permit is to allow for conditions of approval to be placed on the use of a property to ensure that the use is compatible with other uses in the surrounding area.

In order to grant the amendment to the Use Permit, the Planning Commission must make the following findings per SHMC Section 17.050.020(E):

1. The proposed use is consistent with the goals and policies of the general plan and any applicable specific plan;
2. The proposed use is appropriate for the zoning district in which it is located, compatible with uses allowed in the zoning district, and complies with all other applicable provisions of the zoning code;
3. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or the property and residents in the vicinity;
4. The subject site is physically suitable for the use and compatible with existing and future land uses, building and structures in the vicinity;
5. The subject site is served by streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate or that the streets in question are physically or financially impossible to be improved and that the proposed use is deemed to be beneficial to the city; and
6. The project is categorically exempt under CEQA or other applicable environmental documents have been certified as complete and adequate.

It should be noted that federal law protects churches and other religious institutions from discriminatory or overly burdensome land use regulations imposed by local governments (Religious Land Use and Institutionalized Persons Act of 2000, also known as RLUIPA). When conditions or restrictions are imposed, it is important to ensure that they are equitably imposed on other religious institutions, that the conditions are the least restrictive means of addressing the matter, and that there is a compelling justification for the restrictions.

***Staff Response:*** *As explained in this staff report, the project is consistent with the City's general plan and zoning requirements. The subject property's use as a church was established nearly 75 years ago and for many years a private school operated on the property. The property has a vested use permit that was granted for operation of the St. Helena Montessori School and runs with the land.*

*The primary land use compatibility issues related to operation of a church (or a school) in a mixed use neighborhood relate to aesthetics, noise, traffic, parking, and water use- all of which are addressed in this report. Staff believes that the proposed project is consistent with the required use permit findings listed above. The attached Use Permit Amendment Resolution (Attachment 1) provides "amended and restated" conditions of approval for the proposed St. Helena Community Church. It includes an explanation of the factual basis for making each of the findings and establishes special conditions that address compliance with the City's noise ordinance, off-street parking requirements, and water use restrictions. Aesthetics are addressed below and in the Design Review Resolution.*

**HISTORIC PRESERVATION**

As shown on Attachment 8, Historic Preservation Overlay Map, the subject property is located within the Historic Preservation (HP) Overlay district which makes it subject to

the requirements of SHMC Chapter 17.21.040. This section of the Zoning Code establishes design standards for preservation and rehabilitation of historic resources. The property at 1343 Spring Street is listed on the City's Register of Historic Properties based on a countywide historic survey in 1978 and an additional citywide survey conducted in 2006. The property was included based on its original construction date of 1875 and historic association with its first owners. However, a formal recommendation for eligibility assessing the properties significance and integrity was not prepared. In order to determine the historic eligibility status of the property for the purpose of evaluating the proposed rehabilitation and new construction on the property, the City required the applicant to submit a historical resource evaluation report.

A "Historic Property Evaluation & Impact Assessment Report" (Attachment 12) was prepared for the property (Brunzell Historical; January 2025). The report provides a detailed history of the property and its ownership, occupation and land use history from its original construction in 1875 as a residence for the Chiles family, through its extensive remodel in the 1950s to transform the residence into a church and its use by the First Baptist Church of St. Helena, then New Harvest Community Church and the St. Helena Montessori School. The property is currently vacant and has not been actively used as a church since about 2015. The Historic Property Evaluation establishes a period of significance for the property of 1875-1880. The "Property Description" on pp. 17-23 of the report provides a detailed description of the existing building and the various alterations that are evident.

The Historical Property Evaluation, starting on p. 28, evaluates the property's eligibility for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of St. Helena's Historic Resources Inventory (Local Register). The eligibility evaluation concludes that:

- The property meets NRHP/CRHR/Local Register Criterion A/1/a as a result of its association with the pioneer era of residential development with an 1875-1880 period of significance.
- The property lacks the strength of association to J.B. Chiles and later residents required for eligibility under Criterion B/2/b.
- The property is not significant for its design/construction and is an amalgamation of ad hoc alterations undertaken over time, and thus is not eligible for the NRHP, CRHR or Local Register under Criterion C/3/c.
- The building is not a source of important information about historic construction materials or technologies and therefore is not significant under Criterion D/4/d

An Integrity Assessment was performed since the property was found to be locally significant under Criterion A/1/a as the Chiles House for its association with early residential development in St. Helena during the period of 1875-1880. The Integrity Assessment, starting on p. 30 of the "Historic Property Evaluation and Impact Assessment Report" (Attachment 12), concludes that, while the property retains its integrity of location and setting, it has lost integrity of design, materials and workmanship which has led to a loss of integrity of feeling (i.e., the property does not

convey the feeling of an 1875 house). Its change in use from a house to a church has led to a loss of integrity of association. The report concludes that the building is unable to convey its historic significance and is ineligible for historic listing at any level based on its lack of integrity.

Based on the conclusions of the "Historic Property Evaluation & Impact Assessment Report" (Attachment 12), the property owner could pursue a de-listing of the project to request removal of it from the Local Register in accordance with SHMC Section 17.10.030. The property owner has elected not to pursue removal from the Local Register for two reasons: (1) concerns about whether the de-listing process could generate controversy and opposition to the project; and (2) the project was designed to preserve the historic features of the church building in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties thus removal from the Local Register is unnecessary.

***Staff Response:*** *While based on Attachment 12, the subject property appears to be eligible for removal from the Local Register, the following analysis evaluates the project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) and the Historic Preservation Overlay district guidelines as defined by Chapter 17.21.040 of the St. Helena Municipal Code. Unless and until the property is formally removed from the Local Register, adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use.*

*The proposed project's consistency with the SOI Standards is as follows:*

> *Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

*The property was originally used as a house and has been converted into a church. It will continue to be used as a church after completion of the proposed project. Therefore, the project conforms to Standard 1.*

> *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*The proposed project will not affect the historic character of the property. Character-defining features of the existing building will be retained and preserved. The church floor plan will be retained, as will its roof shape and decorative cupola. Arched windows on the south elevation, which are a remnant of its original use as the Chiles House will be retained and preserved. The new addition of the church sanctuary at the southeast end of the church will be different in appearance to the existing building in order to avoid creating a false sense of historical development. It will also be subordinate to the*

*existing building since it is smaller in size and located at the rear. Therefore, the project conforms to Standard 2.*

> *Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development shall not be undertaken.*

*The proposed project will not substantially impact the existing building. Conjectural features such as historicist architectural details will not be utilized in new construction in order to avoid creating a false sense of historical development. The church chapel addition will feature simplified decorative features designed to be compatible with the original while avoiding the creation of a false sense of historical development. Therefore, the project conforms to Standard 3.*

> *Standard 4: Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

*The transformation of the Chiles House into a church during the 1950s is an alteration that has acquired significance in its own right; the 1950s changes will be preserved rather than reversed. Therefore, the project conforms to Standard 4.*

> *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*Distinctive materials, features, and finishes that characterize the property will be preserved. These include the original semi-circular arched windows and their eared moldings. Horizontal wood drop siding will be replicated in more durable modern materials that will be nearly identical in appearance. Interior materials and features are not historic. Therefore, the project conforms to Standard 5.*

> *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture, and, where possible, materials.*

*Historic windows will be repaired rather than replaced; the replacement of deteriorated exterior siding will match the old in design, color, and texture. A special condition is recommended requiring that the three pairs of hooded windows on the south elevation are to be repaired. Therefore, the project conforms to Standard 6.*

> *Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*No chemical or physical treatments will be utilized. Therefore, the project conforms to Standard 7.*

*Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*The project involves only minor grading for stormwater management and minor excavation for foundations and footings. If archaeological resources are encountered during excavation, appropriate mitigation measures will be developed.*

*Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible in massing, size, scale, and architectural features.*

*While the project will alter the sanctuary end of the church and remove two poorly-constructed non-historic additions on the north end of the current building, the original T-shaped historic building footprint will be preserved including historic materials, features, and spatial relationships that characterize the property. The new work is differentiated from the old by its limestone, stucco and cedar cladding. The addition defers to the historic building by being sited at the rear and by having a smaller footprint, making it compatible in size, scale, massing, and proportion.*

*Standard 9 can be used to assess potential indirect impacts to qualified historic properties in the vicinity of the subject property. There are many historic properties within a ½-mile radius of the subject property. Almost all are 500 feet or more from the subject property, so the First Baptist Church is not visible from these historic properties and alterations to the site cannot create a negative impact to them. Although the front part of the subject property is visible from Grace Episcopal Church and the First Presbyterian Church, the project area itself (which is behind the existing building) is not visible from either historic church property. Therefore, it cannot create indirect impacts to the historic setting for the two historic church properties.*

*Standard 9 is most relevant to the Native Sons of the Golden West Hall ("Native Sons Hall") immediately adjacent to the subject property. The Natives Sons Hall is a listed on the City of St. Helena Local Register of Historic Properties and is within the HP Overlay zone. It is also listed as a 3S, which indicates that it appears to be individually eligible for the NRHP. The proposed project will be easily visible from some areas of the Native Sons Hall, especially from its second floor. The proposed project will not destroy the historic materials, features, and spatial relationships that characterize the Native Sons Hall. The size and scale of the proposed addition and proposed new building are appropriate, and they will not overwhelm the historic Native Sons Hall in massing or proportion since they are much smaller than the two-story historic building. Spatial relationships that contribute to the historic setting (such as building setbacks and the space between the existing building on the subject property and adjacent buildings) will be preserved. New work will be differentiated from the old by the use of contemporary cladding materials including limestone and glass. The compatibility of the new work will*

*be ensured by its size, scale, proportion, and massing as well as the matching of the new roof pitch to the existing building on the site. Therefore, the proposed project conforms to Standard 9.*

> *<u>Standard 10:</u> New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*Reversal of the proposed project will not impair the essential form and integrity of the historic property. Standard 10 can be used to assess potential indirect impacts to qualified historic properties in the vicinity of the subject property. As discussed above, there are many historic properties within a ½-mile radius of the subject property, but the project area is only visible from the Native Sons Hall immediately adjacent to the subject property. Both the proposed new addition and the proposed new building on the subject property could be removed in the future without harming the essential form and integrity of the historic Native Sons Hall and their removal would not substantially impact its historic setting. Therefore, the proposed project conforms to Standard 10.*

*In addition to the ten Standards evaluated above, the Secretary of the Interior also provides guidelines for preservation of historic setting. This guidance is especially useful for avoiding negative impacts from new construction on adjacent historic buildings. Specific recommendations that apply to the proposed project area are:*

- *Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting.*
- *Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban Plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.*

*The proposed project would conform to the SOI guidelines regarding preservation of historic setting. It would not destroy landscape features that are important in defining the overall historic character of the setting and important views and/or visual relationships would not be altered. Since the existing building will be retained, the newer components of the proposed project would not be easily visible from nearby historic buildings. The exception, as discussed above, is the adjacent Native Sons Hall, from which the new project would be visible. The project would not impact the historic relationship between the historic Native Sons Hall and landscape features in its setting. Nor would the addition and new construction on the subject property encroach upon the setting of the historic building or its parcel, since they are spaced appropriately from the historic building.*

*Overall, the project will benefit the property's historic status by removing shoddily constructed non-historic features and rehabilitating character-defining elements of the property. The project will not have a negative impact on the existing historic features of the subject building. Nor will it have a negative impact on the historic setting or nearby*

*historic buildings since it will not remove visible character-defining features of the main façade and the existing setback and distance between neighboring buildings will be preserved. The proposed project conforms to both the SOI Standards and the guidelines for preservation of historic setting and thus will not result in a negative impact to a historical resource pursuant to CEQA.*

*The project site is located with the Historic Preservation Overlay district as defined by Chapter 17.21.040 of the St. Helena Municipal Code. This chapter provides guidelines for preservation and rehabilitation of historic resources and for new development within the HP Overlay. In general, the City's regulations support the restoration, rehabilitation and adaptive reuse of historic structures while promoting protection of essential architectural features that help to characterize the individual style of the historic structure.*

*As noted under Standards 2, 3, 4 and 5 above, the project does not attempt to create a preconceived concept of history, but retains existing features and, where replacement is necessary - substitution materials incorporate the color, design and texture of the original material. Distinctive materials, features, and finishes that characterize the property will be preserved, including the original semi-circular arched windows and their eared moldings.*

*The proposed addition to the church building is placed at the rear where it minimizes changes to the appearance of the structure from the public right-of-way. The addition does not compromise the structure's character defining features, finishes or materials.*

*It is noted that the City's guidelines for additions to historic structures call for incorporation of architectural features of the original structure in new additions, such as exterior materials, door and window shape, size and type, and roof material, pitch and style. This is in tension with SOI Standard 9 which calls for new additions to be differentiated from the old, while being compatible with the massing, size, scale and architectural features. As noted in the analysis for Standard 9, above, while the project will alter the sanctuary end of the church and remove the northeast corner of the building, the original T-shaped historic building footprint will be preserved including historic materials, features, and spatial relationships that characterize the property. The new work is differentiated from the old by its limestone cladding. The addition defers to the historic building by being sited at the rear and by having a smaller footprint, making it compatible in size, scale, massing, and proportion.*

*Staff recommends that the Planning Commission find that the proposed project is consistent with the City of St. Helena's Historic Preservation Overlay per SHMC Chapter 17.21.040.*

**WATER NEUTRALITY**

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) to 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 applicant provided a "Water Neutrality Analysis for St. Helena Community Church" (Attachment 13) prepared by Applied Civil Engineering, Inc., dated August 29, 2024. The analysis demonstrates that the proposed uses would result in a net reduction in the theoretical water demand from 460,000 gallons per year for the approved school use based on Use Permit No. 2008-44 to 438,165 gallons per year for the proposed church and associated uses, including landscaping. The Water Neutrality Analysis was reviewed by the City's Public Works Department and its conclusions were accepted. The proposed project, therefore, complies with the City's water neutrality requirements.*

**DESIGN REVIEW**

SHMC Section 17.05.070 requires major design review approval for various types of development including new construction and additions to structures in the Historic Preservation Overlay district, and new structures or exterior modifications to an existing structure where a conditional use permit is required. As established in SHMC Section 17.05.070(A), the purpose of design review is to preserve environmental quality, to promote attractive and functional development, to protect historic resources, to promote harmonious design, to encourage a permissible mix of uses, and to raise the level of community expectations for quality development.

In order to approve the design review of the proposed project, the Planning Commission must make the following findings for Nonresidential Projects as specified in SHMC Section 17.05.070(E):

1. The project is in conformance with the general plan and applicable design standards in the Zoning Code.
2. The proposed siting, form and architectural style are appropriate for the project site and with the surrounding sites and structures.
3. The roof design, building massing, and building articulation are reflected on all sides of the building that together create a visually engaging structure.
4. Project details, including materials and colors, are used in a manner that creates a visually cohesive design.
5. The building design and landscaping support public safety and security by allowing for a visual connection between the building frontages and the right-of-way, common open spaces, and other buildings on the site.
6. In a National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

***Staff Response:*** *As noted above, the project conforms to the General Plan and is consistent with the intent of the PQP land use designation. The project complies with the development standards established in the Zoning Code for the PQP zoning district and the citywide development standards. The siting of the new chapel addition, classroom, parsonage, covered patio and other site improvements optimize unimproved areas on the site and provide for a coherent, functional program of spaces. The form and architectural style of the proposed new construction are contemporary and purposeful, yet compatible with the historic church structure. The roof shapes, building massing and articulation of the new structures create a contemporary, clean-lined building form that is located behind the existing church building and not highly visible from the street. The limestone panels that clad the exterior of the chapel addition and the parsonage are timeless and elegant. The polycarbonate cladding of the classroom and its patio roof extension will provide for a simple and light-filled space. The project includes an entirely new landscape and hardscape plan that represents a significant upgrade over the existing site conditions which reflect years of minimal maintenance. The plan provides ample shade, outdoor seating areas, accessible walkways. Proposed exterior lighting is subtle but will enhance public safety and security. While the project site is not located in a National Register Historic District, as discussed above, the proposed work is consistent with the Secretary of the Interior's standards and guidelines.*

*Staff finds that the proposed project is consistent with the required design review findings listed above. Per SHMC Section 17.05.070(F)(3), only the proponent's failure to take reasonable account of the items discussed in Section 17.05.070(A) through (E) 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

Two letters of support were received for the proposed project (Attachment 14). One letter is from Arlene and Richard Corsetti, the neighbors residing at 1401 Spring Street adjacent to the church property; it expresses their support for the project. The second letter is from the President of the Native Sons of the Golden West, also an adjacent property owner, expressing their support for the project. At the time of agenda publication, no other correspondence related to this application had been received.

## 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 (Attachment 1) granting approval of a use permit amendment for the St. Helena Community Church project at 1343 Spring Street, subject to recommended amended and restated conditions of approval.

3. Accept the required findings and approve the attached resolution (Attachment 2) granting major design review approval for modifications to an existing church building including demolition of three previously constructed non-historic additions and construction of a chapel extension, new construction of a classroom with attached service area and second-story parsonage, landscaping, parking, lighting, signage and site improvements for the St. Helena Community Church project at 1343 Spring Street, subject to recommended conditions of approval.

**ATTACHMENTS**

ATT 1- Resolution Approving UP Amendment ( w exhibits)
ATT 2- Resolution Approving Design Review
ATT 3 - Site Location
ATT 4 - Site Photographs
ATT 5 - Applicant's Project Description
ATT 6 - Project Plan Set
ATT 7 - Zoning Map
ATT 8 - Historic Preservation Overlay Map
ATT 9 - Parking Agreement_Catholic Church
ATT 10 - Use Permit 2000-29
ATT 11 - Use Permit Amendment 2008-44
ATT 12 - Historical Evaluation Report-First Baptist Church
ATT 13 - Water Neutrality Analysis
ATT 14- Correspondence

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. PC 2025-XX**

**CONDITIONAL USE PERMIT AMENDMENT
FOR ST. HELENA COMMUNITY CHURCH PROJECT
AT 1343 SPRING STREET (#PL24-057)**

**PROPERTY OWNER:** St. Helena Community Church **APN:** 009-262-003

## RECITALS

1. In 2000, the City granted Use Permit No. 2000-29 to the First Baptist Church of St. Helena to authorize expansion of the St. Helena Montessori School on a property located at 1343 Spring Street to allow for a maximum enrollment of 75 students and 6 teachers and 2 administrators and to add a second portable classroom building on the property. Use Permit No. 2000-29 is vested and runs with the land; and
2. In 2008, Use Permit No. 2008-44 was granted to amend the original use permit to allow for a maximum enrollment of 105 students with 8 teachers and 2 administrators. The Use Permit and its amendment are vested and run with the land; and
3. The property at 1343 Spring Street is now owned by the St. Helena Community Church which proposes to return the primary use of the property to a church and to rehabilitate the church and the property; and
4. Centric Building, Inc., on behalf of the St. Helena Community Church, has applied for a Use Permit amendment and Design Review to authorize modifications to the use, structures and property at 1343 Spring Street; and
5. 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
6. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on April 15, 2025.

## RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approved the Conditional Use Permit amendment on the following basis:

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. In accordance with St. Helena Municipal Code section 17.05.020(E), the Planning Commission makes the following findings to support the motion to approve the Conditional Use Permit amendment:

1. **The proposed use is consistent with the goals and policies of the general plan and any applicable specific plan.** The use of the property as a church and for related community uses is permitted as a conditional use within the Public/Quasi-Public General Plan land use designation.
2. **The proposed use is appropriate for the zoning district in which it is located, compatible with uses allowed in the zoning district, and complies with all other applicable provisions of the zoning code.** As detailed in the staff report for the project, the project meets the development standards for the PQP zone as established in SHMC Section 17.20.030 and the General Site Standards established in SHMC Chapter 17.24 along with the parking standards in SHMC Chapter 17.26 and all other requirements of the Zoning Code. In addition, the project complies with the requirements of the Historic Preservation Overlay.
3. **The proposed use will not be materially detrimental to the health, safety, and welfare of the public or the property and residents in the vicinity.** The proposed use of the property as a church, in accordance with the "Applicant's Project Description" included as Attachment 5 to the staff report and incorporated into this Resolution as Exhibit A, will not adversely impact the health, safety and welfare of the public or the property and neighboring residents.
4. **The subject site is physically suitable for the use and compatible with existing and future land uses, buildings and structures in the vicinity.** The subject property was converted from a residence to a church nearly 75 years ago and has been used as a place of worship and as a school since that time. The site is located in a neighborhood with a concentration of Public and Quasi-Public uses and the General Plan and Zoning designations for the property acknowledge the sites suitability for the intended uses.
5. **The subject site is served by streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate or that the streets in question are physically or financially impossible to be improved and that the proposed use is deemed to be beneficial to the city.** Spring Street provides access to the project site. The street has accommodated traffic associated with the church and the former Montessori School on the site for many years. The existing Use Permit allows for operation of a school with up to 105 students plus teachers and administrators. The Use Permit amendment would set aside that use in order to return the property to its use as a place of worship with related uses.

C. **The project is categorically exempt under CEQA or other applicable environmental documents have been certified as complete and adequate.** The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, which exempts repair, maintenance and minor alteration of existing structures; Section 15303, which exempts construction of new, small facilities or

structures; and Section 15311 which exempts construction of minor structures accessory to existing institutional facilities such as signs and small parking lots.

D. The Planning Commission approves a Conditional Use Permit amendment for the above-described use subject to compliance with the following conditions of approval. Conditions that remain applicable from the original Use Permit No. 2000-29, as amended by Use Permit No. 2008-04, are included. The conditions listed below are particularly pertinent to this permit and shall not be construed to authorize violation of other laws and policies not so listed.

**Use Permit Conditions for the St. Helena Community Church - 1343 Spring Street**

1. This Conditional Use Permit Amendment supersedes any previously approved conditional use permits and conditions of approval for the property.
2. This Conditional Use Permit Amendment shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit Amendment or the Use Permit Amendment shall expire; provided however that the Use Permit may be extended for up to two (2) one year periods pursuant to the St. Helena Municipal Code, Section 17.04.140, Extension of Permits and Approvals.
3. This permit is valid for this use only. New permits must be applied for upon any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Conditional Use Permit Amendment 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. Any request for an extension of the Conditional Use Permit Amendment must be justified in writing and received by the Community Development Department at least thirty (30) days prior to expiration.
6. All required fees, including but not limited to planning fees, development fees, building fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permits for proposed modifications to the property to accommodate the proposed use. Fees shall be those in effect at the time of the issuance of the building permit.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases non later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions; including payment of fees for services rendered by the City are not met.
8. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City 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 the Conditional Use Permit, minor modifications may be approved by the Community Development Director.
10. The Conditional Use 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 the benefit of the City of St Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
12. All uses of the property shall be in compliance with the Public/Quasi-Public (PQP) zoning district regulations and the "Applicant's Project Description" which is included as Exhibit A to this Resolution.
13. Prior to issuance of a certificate of occupancy for the church project, a parking management plan (submitted by the applicant) shall be approved by the Community Development Director. The plan shall identify how the church will manage parking for peak demand scenarios while minimizing neighborhood impacts; designate a contact person or neighborhood liaison; and include a process for updating the plan if problems arise.
14. Regular worship services and events shall be limited to the hours between 7:00 a.m. and 10:00 p.m. and all activities, including those with amplified sound, shall comply with the City's Noise Ordinance (SHMC Chapter 8.24).
15. 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 City Engineer 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.
16. Exterior lighting shall be shielded and directed downward to prevent glare onto the public roadway or spillover onto adjacent residential properties.
17. The parking agreement (Exhibit B) between the Catholic Church and St. Helena Community Church allowing for the off-site parking of 13 vehicles on the Catholic Church property shall be recorded prior to issuance of a Certificate of Occupancy and remain in effect pursuant to the terms of the agreement.
18. Should the parking agreement be nullified at any time in the future, the St. Helena Community Church must immediately notify the City and submit an alternative offsite parking plan as part of a Use Permit amendment.

19. Events held on the project site shall not displace designated parking spaces, unless specific approval is granted by the City.
20. The area under the covered patio identified on Plan Set Sheet A1.02 of this approval shall not be used for assembly area at any time in order to comply with the parking requirements for this project.
21. The parsonage may only be occupied by an employee affiliated with the St. Helena Community Church and may not rented out to private citizens.

**I HEREBY CERTIFY** that the foregoing use permit amendment was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 15, 2025 by the following roll call vote:

**AYES:**
**NOES:**
**ABSENT:**
**ABSTAIN:**

APPROVED:

_____
John Ponte
Chair, Planning Commission

ATTEST:

_____
Maya DeRosa, AICP
Community Development Director

Exhibit A - Applicant's Project Description
Exhibit B - Off-site Parking Agreement with Catholic Church

EXHIBIT A-
APPLICANT'S PROJECT DESCRIPTION

RECEIVED
By XGamero at 11:50 am, Sep 27, 2024

CENTRIC
GENERAL CONTRACTORS

To: City of Saint Helena, Community Development Department

Re: 1343 Spring Street Project Description & Scheduled Use

St Helena Community Church

The property located at 1343 Spring Street, for many years owned by an independent Baptist congregation, and more recently used by both the St. Helena Montessori School (SHMS) and the congregation of the New Harvest Community Church, is now owned by the St Helena Community Church (SHCC).

SHCC proposes to return the primary use of the property to a church, and anticipates weekly worship services, bible study classes, Sunday School, baptisms, weddings and spiritual counseling along with other congregation and community-oriented activities typical activities of a small church in a small town.

PROPOSED SCHEDULE OF USE

Staffing: we assume two full-time employees and two part-time employees.

Chapel capacity: We are planning for (70) congregants.

Accordingly, the applicant anticipates uses will occur approximately as follows:

On Sunday mornings, there will be church services in the Chapel for up to 70 persons, and Sunday school in the Classroom for up to 50 children; Sunday afternoons there will be baptisms and community gatherings in the Chapel for up to 70 persons, and Sunday evenings there will be an evening service for up to 70 persons.
On Monday mornings staff meetings with no more than 5-6 persons will be held in the Meeting Room; Monday afternoons there will be after-school church school for up to 50 children in the Classroom; and Monday evenings there will be study sessions for young married couples in the Classroom.

Tuesday mornings there will be men's Bible study meetings for up to 70 persons in the Chapel; Tuesday afternoons from 12 – 1 there will be AA meetings for up to 70 persons in the Chapel; Tuesday afternoons after school there will be church school in the Classroom for up to 50 children; and Tuesday

ATTACHMENT 5 -
APPLICANT'S PROJECT DESCRIPTION

CENTRIC
GENERAL CONTRACTORS

evenings there will be recovery group meetings in the Chapel for up to 70 persons.

Wednesday mornings there will be women's Bible study meetings for up to 70 persons in the Chapel; Wednesday afternoons from 12 – 1 there will be support group meetings for mothers with babies for up to 50 persons in the Chapel; Wednesday afternoons after school there will be church school in the Classroom for up to 50 children; and Wednesday evenings there will be prayer meetings in the Chapel for up to 70 persons.

Thursday mornings there will be counseling services in the Meeting Room with no more than 5-6 present at any given time; Thursday afternoons after school there will be Bible study for up to 50 children in the Classroom; and Thursday evenings there will be Awana religious study sessions for up to 50 children in the Classroom.

Friday mornings there will be counseling services in the Meeting Room with no more than 5-6 present at any given time; midday Fridays there will be worship team rehearsals in the Chapel with a handful of persons present; and Friday evenings there will be youth group classes for up to 50 children in the Classroom.

Saturday afternoons there will be weddings and funerals with a maximum of 70 persons in the Chapel; and Saturday evenings there will be worship services for up to 70 persons in the Chapel.

PROPOSED AREAS AND USES

The existing use permit identifies and approves the use (by the SHMS) of the 2,450 sq. ft church building, as well as two additional structures, one at 2,496 sq. ft. and one at 2,304 sq. ft., for a total of 7,250 sq. ft.

The project includes (a) demolition of three poorly-constructed additions to the existing structure: a 265 sq. ft. area on the northwesterly side of the structure, a 580 sq. ft. area on the southwesterly side, and a 205 sq. ft. area at the rear; (b) restoration of the original part of the existing church structure (2,425 sq.ft.), along with (c) new construction to provide space for (i) a Sunday School (1,050 sq.ft.), (ii) a ground floor services area for restrooms, storage and mechanicals (650 sq. ft.) with (iii) a small, second-story parsonage (650 sq. ft.) up above the services area, and (iv) a shed for storage of landscape maintenance tools and supplies (200 sq. ft.). As proposed, the floor area of the restored and new structures will total 4,975 square feet.

EXHIBIT A-
APPLICANT'S PROJECT DESCRIPTION

CENTRIC
GENERAL CONTRACTORS

## ADDITIONAL INFORMATION

Amplified music: there will be an amplified sound system in the chapel for services, and there may be amplified music from time to time outdoors in connection with weddings and similar events.

EXHIBIT B
PARKING AGREEMENT WITH CATHOLIC CHURCH

RECEIVED
By XGamero at 11:56 am, Sep 27, 2024

# PARKING LEASE

This Lease is made effective _____, 2024, by and between the Diocese of Santa Rosa of the Roman Catholic Church ("**Landlord**") and St. Helena Community Church, who acquired title as First Baptist Church of St. Helena, a corporation ("**Tenant**"), and is as follows:

## RECITALS

WHEREAS, Landlord is the owner of certain real property located in the City of St. Helena commonly known as 1255 Oak Avenue and designated by the Napa County Assessor as Assessor's Parcel Number ("**APN**") 009-233-021, and more particularly described in the attached **Exhibit A** ("**1255 Oak**"); and

WHEREAS, Tenant is the owner of certain real property located in the City of St. Helena commonly known as 1343 Spring Street and designated by the Napa County Assessor as APN 009-233-003, and more particularly described in the attached **Exhibit B** ("**1343 Spring**"); and

WHEREAS, 1255 Oak has a large number of parking spaces; and

WHEREAS, 1343 Spring has only a few parking spaces; and

WHEREAS, Tenant is applying to the City of St. Helena (the "**City**") for a use permit for a church at 1343 Spring (the "**Use Permit**"); and

WHEREAS, Tenant anticipates that the City will require a long-term agreement for any off-site parking proposed by Tenant in connection with the City's parking requirements for the proposed church;

NOW THEREFORE, Landlord and Tenant agree to a lease for parking spaces on the following terms:

## TERMS

### Article One: Description

1. Landlord leases to Tenant and Tenant leases from Landlord 13 (thirteen) parking spaces located in the portion of 1255 Oak depicted in the attached Exhibit C (the "**Leased Parking Spaces**").

### Article Two: Term

2.1 The initial term of this Lease shall be 35 (thirty-five) years, commencing on the effective

date of Tenant's Use Permit (the "**Commencement Date**") for a church at 1343 Spring Street (the "**Initial Term**").

2.2 At the expiration of the initial term of this Lease, Tenant has the option to renew the Lease for an additional 35 (thirty-five) years (the "**Option**"). To exercise the Option, Tenant must give Landlord written notice of Tenant's intent to extend the Lease no less than 6 (six) months prior to the expiration of the Initial Term.

2.3. If Tenant continues to use the Leased Parking Spaces with Landlord's consent after expiration of the term of this Lease, or after the date in any notice given by Landlord to Tenant rightfully terminating this Lease, such use by Tenant shall be deemed to be a year-to-year tenancy, terminable upon written notice given by either party to the other not less than 90 days before the end of the calendar year in which the notice is given. During such year-to-year tenancy, Tenant and Landlord are both subject to the relevant provisions of this Lease, including Rent. The foregoing notwithstanding, no year-to-year tenancy shall be created if the Lease is terminated for breach or default on the part of the Tenant.

**Article Three: Rent**

3. Tenant agrees to pay $100 (one hundred dollars) rent each year beginning on the Commencement Date.

**Article Four: Indemnity and Insurance**

4.1 Tenant hereby indemnifies and holds Landlord harmless from and against any loss damage, or claim asserted against or incurred by Landlord in connection with any injury to person or property caused by the Tenant's use thereof during the Term of this Lease. This hold harmless agreement specifically excepts all losses, damages or claims which are caused by the acts or omissions of Landlord, its employees, agents, representatives, guests and licensees; with respect to those losses, damages and claims, Landlord agrees to indemnify and hold Tenant and its affiliates harmless. Public liability and property damage insurance shall insure performance by Tenant and Landlord, respectively, of the indemnities herein. Landlord and Tenant agree to exchange and approve proof of insurance adequate for their mutual indemnification according to the terms of this paragraph.

4.2 At the commencement of the Term Tenant shall obtain and keep in force a general liability insurance policy insuring Tenant against claims for bodily injury, death, and property damage occurring on or about the Property or in connection with its use, such insurance to afford protection with a combined single limit of not less than One Million dollars ($1,000,000). Such policy shall contain a standard cross-liability endorsement. Tenant shall have the right to satisfy the foregoing requirements by including such coverage in a larger or "blanket" policy covering the properties and activities of Tenant at two or more locations. Upon request, each party shall

furnish the other with a certificate evidencing the existence of such insurance coverage.

4.3 Tenant shall be solely responsible for insurance protecting Tenant's personal property.

**Article Five: Warranties**

5. Landlord hereby warrants to Tenant that Landlord has no knowledge of any discharge, disposal or dumping of hazardous or toxic wastes or materials (as defined by federal, state, or local law) in, or under the Leased Parking Spaces, or of the presence of any such hazardous or toxic wastes or materials on or about 1255 Oak.

6. Each party hereby represents and warrants to the other that each party has the requisite power and authority to enter into this Parking Lease and to execute and deliver the documents to be executed by each party and delivered prior to the Commencement Date; such documents shall have been duly executed and delivered; the execution, delivery and performance by each party of such documents shall not conflict with or result in violation of any judgment, order or decree of any court or arbiter to which each such party is a party; and such documents shall be valid and binding obligations of each party and enforceable in accordance with their terms.

**Article Six: Regulatory Takings, and Taking by Power of Eminent Domain**

6. In the event of any legislative or regulatory action by any government agency, regardless of whether Landlord is compensated or uncompensated, that materially or substantially precludes the continued use of the Leased Parking Spaces by Tenant as desired, Tenant may, within thirty (30) days of the taking of the Leased Parking Spaces or any portion of 1255 Oak that functionally impairs Tenant's use of the Leased Parking Spaces, elect to terminate this Lease as of the date of taking. The "date of taking" shall mean either the date upon which title to the 1255 Oak, or a portion thereof, passes to and vests in the condemnor, or the effective date of any order for possession if issued prior to the date title vests in the condemnor, or the date upon which Tenant receives effective notice of the legislative or regulatory action substantially or materially precluding Tenant's continued use of the Leased Parking Spaces. If the Lease is terminated pursuant to the provisions of this paragraph, Landlord shall thereupon refund to Tenant any prepaid rent and Tenant shall pay to Landlord any rent or charges due Landlord under this Lease, each prorated as of the date of taking.

**Article Seven: Assignment by Tenant or Sale of Tenant**

7.1 No interest of Tenant in this Lease shall be assignable involuntarily. Each of the following acts shall be considered an involuntary assignment:

If Tenant is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding

under the Bankruptcy Act in which Tenant is the bankrupt or, if Tenant is a partnership or consists of more than one person or entity, if any partner of the partnership or other person or entity is or becomes bankrupt or insolvent, or makes an assignment for the benefit of its creditors;

If a writ of attachment or execution is levied on this Lease;

If, in any proceeding or action to which Tenant is a party, a receiver is appointed with authority to take possession of the Tenant's leasehold interest in the Leased Parking Spaces at 1255 Oak.

An involuntary assignment shall constitute a default by Tenant and Landlord shall have the right to elect to terminate this Lease, in which case the Lease shall not be treated as an asset of Tenant.

7.2 If a writ of attachment or execution is levied on 1255 Oak, Tenant shall have thirty (30) days in which to cause the attachment or execution to be removed. If any involuntary proceedings in bankruptcy is brought against Tenant, or if a receiver is appointed, Tenant shall have ninety (90) days in which to have the involuntary proceeding dismissed or the receiver removed.

**Article Eight: Default.**

8.1 The occurrence of any of the following shall constitute a material default by Tenant:

8.1.1 Failure to pay rent when due, if the failure continues for ninety (90) days after written notice has been received by Tenant, provided that interest at the rate of 1% per month, or at the maximum rate permitted by law, whichever is the lesser, shall accrue on any sums not paid within ten (10) days of the date on which Tenant receives written notice.

8.1.2 Failure to perform any other material provision of this Lease if the failure to perform is not cured within ninety (90) days after written notice has been received by Tenant.

**Article Nine: Subordination**

9. As of the effective date hereof, this Lease shall be prior to any mortgages, deeds of trust, or other encumbrances that may subsequently be places on 1255 Oak, to all advances made under them, to the interest on all obligations secured by them, and to all renewals, replacements, and extensions thereof. Landlord represents and warrants that this Lease is not subject to

subordination to any encumbrance existing as of the effective date hereof affecting the use of the Leased Parking Spaces, or any portion thereof.

**Article Ten: Notice**

10. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class, certified mail to the following addresses:

To Tenant:

To Landlord:

**Article Eleven: Waiver**

11. No delay or omission in the exercise of any right of remedy of either party shall impair such a right or remedy or be construed as a waiver. No waiver shall be valid unless in writing, and any written waiver shall be strictly and narrowly construed to apply to the particular event and corresponding right or remedy specified therein.

**Article Twelve: Recording**

12. The parties agree to execute a memorandum of lease in recordable form (the "Memorandum") prior to the Commencement Date, and to record the Memorandum within five (5) business days of the Commencement Date.

**Article Thirteen: Sale or Transfer by Landlord**

13. If Landlord sells or transfers all or any portion of 1255 Oak, Landlord, on consummation of the sale or transfer shall be released from any liability thereafter accruing under this Lease if, and only if, Landlord's successor has assumed in a writing satisfactory to Tenant for the benefit of Tenant, all of Landlord's obligations under this Lease.

**Article Fourteen: The Covenant of Quiet Enjoyment**

14. Landlord agrees to deliver use of the Leased Parking Spaces to Tenant upon the commencement of the Term of this Lease, and Landlord covenants that Tenant upon performance of its obligations under this Lease, shall and may peacefully and quietly enjoy the use of the Leased Parking Spaces for the full Term of this Lease.

**Article Fifteen: Acts of God**

15. Should the performance of the obligations of either party under this Lease be prevented or delayed by an Act of God, including but not limited to war, civil insurrection, fire, flood, storm, disease, pestilence, strikes or lockouts or by any law, regulation or order of any federal, state, regional, county or municipal government authority, or by any other cause beyond the control of the party so affected, such party's performance under this lease, to the extent so prevented or delayed, shall be excused. If such Acts of God so damage 1255 Oak that, in Tenant's judgment, the Leased Parking Spaces can no longer be used, Tenant may surrender this lease to Landlord and be excused of any performance hereunder.

**Article Sixteen: General Provisions**

16.1 Whenever consent or approval of either party is required, that party shall not unreasonably withhold or delay such consent or approval.

16.2 This Lease shall be binding on and inure to the benefit of the parties and their successors, heirs and permitted assigns.

16.3 Except as provided in the Article on default, if a party elects to terminate this Lease as allowed herein, on the date of termination, the parties shall be released from further liabilities and obligations, and Landlord shall return to Tenant any unearned rent, as long as Tenant is not in default on the date the Agreement terminates.

16.4 All exhibits referred to are attached to this Lease and incorporated herein by reference.

16.5 This Lease shall be construed and interpreted in accordance with the laws of the State of California.

16.6 This Lease contains all the agreements of the parties and can be amended or modified only by written agreement.

16.7 The enforceability, invalidity, or illegality of any provision shall not render the other provisions unenforceable, invalid, or illegal.

This Lease is effective on the Commencement Date, so long as it is signed and dated on or before the Commencement Date, by _____ for the Landlord, and by _____ for the Tenant.

LANDLORD:

DIOCESE OF SANTA ROSA OF THE ROMAN CATHOLIC CHURCH

SIGNED: _____ DATED 7-15-24

By: MANUEL CHAVEZ

Its: PASTOR

/ / / / /

/ / / / /

TENANT:

ST. HELENA COMMUNITY CHURCH

SIGNED: Susan Larsen DATED 7-15-24

By: President

Its: _____

**EXHIBIT A**
Legal Description of 1255 Oak Avenue (APN 009-233-021)

**EXHIBIT B**

Legal Description of 1343 Spring Street (APN 009-233-003)

Commencing at the most western corner of the 3.176 acre tract of land described in the deed to Leroy Marr and wife of record in Book 261 of Official Records, page 272, said Napa County Records; running thence along the western lines of said tract south 52 degrees 43 minutes east 104.30 feet and south 36 degrees 30 minutes west 115.50 feet to the northeastern line of the 14.42 acre tract of land described in the deed to Dan M. Gardner, Jr. and wife of record in Book 134 of Deeds, page 259, said Napa County Records; thence northwesterly, along said northeastern line, to an angle therein; thence south 88 degrees west 55 links to the most eastern corner of the tract of land described in the deed to William Kanally of record in Book F of Deeds, page 456, said Napa County Records; thence northwesterly, along the northeastern line of said Kanally lot, 149 feet, more or less, to the southeastern line of Spring Street; thence northeasterly, along said line of Spring Street, 150 feet, more or less, to the southwestern boundary line of the lot of land described in the deed from A. Tainter and wife to Andrew Jay Bell, recorded February 28, 1863 in Book H, of Deeds, at page 93, said Napa County Records; thence southeasterly, along said southwestern line, 138 feet to the northwestern line of the 3.176 acre tract above referred to; thence south 35 degrees 52 minutes west, along last mentioned line, 0.47 of a foot, more or less, to the point of commencement.

APN: 009-262-003

**EXHIBIT C**

Depiction of the Portion of 1255 Oak on which the Leased Parking Spaces are Located

# EXHIBIT C

Leased parking agreement for (13) spaces located on the South end of the of the parking lot of 1255 Oak (noted in a blue  of the aerial photo below).

The current striping is faded however the designated spaces are located as follows:

(2) space run parallel with the Kearney St. fence line, and;

(11) spaces running perpendicular to Tainter St. starting at the corner of Tainter & Kearney (fence line corner) running south.

OAK AVENUE



**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. PC 2025-XX**

**DESIGN REVIEW PERMIT FOR ST. HELENA COMMUNITY CHURCH PROJECT AT 1343 SPRING STREET (#PL24-057)**

**PROPERTY OWNER:** St. Helena Community Church **APN:** 009-262-003

## RECITALS

1. The project site at 1343 Spring Street is located in the Public/Quasi-Public zoning district. The parcel is 33,615 square feet (.77 acres) in size and is currently developed with a church building, a paved driveway that loops around the rear of the church, remnant foundations from modular classroom buildings that have been removed from the property, and a shed.
2. The church building, which was originally constructed as a residence in 1874, has an irregular plan and varied exterior materials that reflect many modifications over the years. In the mid-1950s, the historic two-story residence underwent a major remodel by the First Baptist Church of St. Helena and was converted to a single-story church. In the 1970s, additions were made to the east and south elevations. In the early 1990s, a portable classroom building was erected in the rear yard to facilitate the property's use by the St. Helena Montessori School. At that time, the school and the church both operated on the premises.
3. In 2000, the City granted Use Permit No. 2000-29 to authorize expansion of the St. Helena Montessori School to allow for a maximum enrollment of 75 students and 6 teachers and 2 administrators and to add a second portable classroom building on the property.
4. In 2008, Use Permit No. 2008-44 was granted to amend the original use permit to allow for a maximum enrollment of 105 students with 8 teachers and 2 administrators. The Use Permit and its amendment are vested and run with the land.
5. The property is now owned by the St. Helena Community Church who propose to return the primary use of the property to a church and to rehabilitate the church and the property, as described below.
6. Centric Building, Inc., on behalf of the St. Helena Community Church, has applied for a Use Permit amendment and Design Review to authorize modifications to the use, structures and property at 1343 Spring Street.
7. 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
8. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on April 15, 2025.

**RESOLUTION**

The Planning Commission of the City of St. Helena, State of California, approved the Design Review permit application for the St. Helena Community Church Project on the following basis:

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 this project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, which exempts repair, maintenance and minor alteration of existing structures; Section 15303, which exempts construction of new, small facilities or structures; and Section 15311 which exempts construction of minor structures accessory to existing institutional facilities such as signs and small parking lots.

C. In accordance with St. Helena Municipal Code Section 17.21.040, Historic Preservation Overlay, the Planning Commission makes the following findings to support a motion to approve the St. Helena Community Church Project:

1. **The property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.** The property was originally used as a house and has been converted into a church. It will continue to be used as a church after completion of the proposed project.

2. **The historic character of the property will be retained and preserved, and the removal of historic materials or alteration of features and spaces that characterize the property will be avoided.** The proposed project will not affect the historic character of the property. Character-defining features of the existing building will be retained and preserved. The church floor plan will be retained, as will its roof shape and decorative cupola. Arched windows on the south elevation, which are a remnant of its original use as the Chiles House will be retained and preserved. The new addition of the church sanctuary at the southeast end of the church will be different in appearance to the existing building in order to avoid creating a false sense of historical development. It will also be subordinate to the existing building since it is smaller in size and located at the rear.

3. **The Project does not include changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.** The proposed project will not substantially impact the existing building. Conjectural features such as historicist architectural details will not be utilized in new construction in order to avoid creating a false sense of historical development. The church chapel addition will feature simplified

decorative features designed to be compatible with the original while avoiding the creation of a false sense of historical development.

4. **Features of the property that have acquired historic significance in their own right shall be retained and preserved.** The transformation of the Chiles House into a church during the 1950s is an alteration that has acquired significance in its own right; the 1950s changes will be preserved rather than reversed.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.** Distinctive materials, features, and finishes that characterize the property will be preserved. These include the original semi-circular arched windows and their eared moldings. Horizontal wood drop siding will be replicated in more durable modern materials that will be nearly identical in appearance. Interior materials and features are not historic.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** Historic windows will be repaired rather than replaced; the replacement of deteriorated exterior siding will match the old in design, color, and texture. A special condition is recommended requiring that the three pairs of hooded windows on the south elevation are to be repaired.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible**. No chemical or physical treatments will be utilized.

8. **Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken**. The project involves only minor grading for stormwater management and minor excavation for foundations and footings. If archaeological resources are encountered during excavation, appropriate mitigation measures will be developed.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** While the project will alter the sanctuary end of the church and remove two poorly-constructed non-historic additions on the north end of the current building, the original T-shaped historic building footprint will be preserved including historic materials, features, and spatial relationships that characterize the property. The new work is differentiated from the old by its limestone, stucco and cedar cladding. The addition defers to the historic building by being sited at the

rear and by having a smaller footprint, making it compatible in size, scale, massing, and proportion. Although the front part of the subject property is visible from Grace Episcopal Church and the First Presbyterian Church, the project area itself (which is behind the existing building) is not visible from either historic church property. Therefore, it cannot create indirect impacts to the historic setting for the two historic church properties. The proposed project will be easily visible from some areas of the Native Sons Hall, especially from its second floor. The proposed project will not destroy the historic materials, features, and spatial relationships that characterize the Native Sons Hall. The size and scale of the proposed addition and proposed new building are appropriate, and they will not overwhelm the historic Native Sons Hall in massing or proportion since they are much smaller than the two-story historic building. Spatial relationships that contribute to the historic setting (such as building setbacks and the space between the existing building on the subject property and adjacent buildings) will be preserved. New work will be differentiated from the old by the use of contemporary cladding materials including limestone and glass. The compatibility of the new work will be ensured by its modest size, scale, proportion, and massing as well as the matching of the new roof pitch to the existing building on the site.

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** Reversal of the proposed project will not impair the essential form and integrity of the historic property.

D. In accordance with St. Helena Municipal Code Section 17.05.070(E)(1), the Planning Commission makes the following findings to support the motion to approve the Design Review permit for the St. Helena Community Church Project:

1. **The project is in conformance with the General Plan and applicable design standards in the Zoning Code.** The use of the property as a church and for related community uses is permitted as a conditional use within the Public/Quasi-Public General Plan land use designation. As detailed in the staff report for the project, the project meets the development standards for the PQP zone as established in SHMC Section 17.20.030 and the General Site Standards established in SHMC Chapter 17.24. The project includes a total of 23 on-site and leased off-site parking spaces along with 20 bike racks and conforms with the requirements of SHMC Chapter 17.26. The proposed landscaping and lighting plans conform with Code requirements.

2. **The proposed siting, form and architectural style are appropriate for the project site and with the surrounding sites and structures.** The siting of the new chapel addition, classroom, parsonage, covered patio and other site improvements optimize unimproved areas on the site and provide for a coherent, functional program of spaces. The form and architectural style of the proposed new construction are contemporary and purposeful, yet compatible with the historic church structure.

3. **The roof design, building massing, and building articulation are reflected on all sides of the building that together create a visually engaging structure.** The roof shapes, building massing and articulation of the new structures create a contemporary, clean-lined building form that is located behind the existing church building and is not highly visible from the street.

4. **Project details, including materials and colors, are used in a manner that creates a visually cohesive design.** The limestone panels that clad the exterior of the chapel addition and the parsonage are timeless and elegant. The polycarbonate cladding of the classroom and its patio roof extension will provide for a simple and light-filled space.

5. **The building design and landscaping support public safety and security by allowing for a visual connection between the building frontages and the right-of-way, common open spaces, and other buildings on the site.** The project includes an entirely new landscape and hardscape plan that represents a significant upgrade over the existing site conditions which reflect years of minimal maintenance. The plan provides ample shade, outdoor seating areas, accessible walkways. Proposed exterior lighting is subtle but will enhance public safety and security.

6. **In a National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.** While the project site is not located in a National Register Historic District, as discussed above, the proposed work is consistent with the Secretary of the Interior's standards and guidelines.

E. The Planning Commission approves a Design Review Permit for the St. Helena Community Church Project subject to compliance 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.

**Planning Department Conditions of Approval**

1. The Design Review Permit is for the St. Helena Community Church Project as described in the Project Plan Set presented in Attachment 6 to Planning Commission's April 15, 2025 staff report for the project. The Design Review Permit shall be vested within one (1) year from the date of approval. A building permit for the Project shall have been obtained within one (1) year from the effective date of the Design Review Permit or the Permit shall expire; provided however that the Permit may be extended for up to two (2) one year periods pursuant to the St. Helena Municipal Code, Section 17.04.140, Extension of Permits and Approvals.
2. The Design Review Permit shall not become effective until fourteen (14) calendar days after approval, provided that the action is not appealed by the City Council or any other interested party within that 14 day period.

3. Any request for an extension of the Design Review Permit must be justified in writing and received by the Community Development Department at least thirty (30) days prior to expiration.
4. All required fees, including but not limited to planning fees, development fees, building fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases non later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions; including payment of fees for services rendered by the City are not met.
6. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
7. Provided they are in general compliance with the Design Review Permit, minor modifications may be approved by the Community Development Director.
8. The Design Review 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 the benefit of the City of St. Helena.
9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
10. Rehabilitation of church building shall comply with the Secretary of the Interior Standards for Rehabilitation of Historic Structures. The State Historical Building Code may be used at the discretion of the City of St. Helena Building Official.
11. The building permit application shall include a detailed exterior lighting plan with specifications for exterior lighting fixtures. Such fixtures shall be downcast, shielded and dark-sky compliant. The exterior lighting plan shall be consistent with SHMC 17.24.070 and subject to review and approval of the Community Development Director or her designee.
12. Landscape plans with calculations showing compliance with State WELO requirements shall be submitted with the application for a building permit and all landscaping shall be installed prior to issuance of a final certificate of occupancy. Installation of landscaping and irrigation shall be verified by the landscape designer. Landscaping shall not block sight lines from the ingress/egress driveways on the property.

13. The three pairs of hooded windows on the south elevation of the church shall be repaired and re-installed with the existing divided lights to be maintained.
14. The proposed monument sign shall be located a minimum of 5 feet from the front property line.

**Public Works Department Conditions of Approval**

15. 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).
16. Frontage improvements required, applicant shall install an ADA compliant driveway, improvements shall include a pedestrian curb ramp if property limits extend to pedestrian crossing. Repairs to sidewalk, curb and gutter may be required as determined by the Public Works Department.
17. Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).
18. An Encroachment Permit is required for all work within City right of way. Roadway and sidewalk are to be kept clean and clear during construction activities.
19. Onsite stormwater and drainage management shall be demonstrated in the building plans. Drainage must be routed to prevent inundation of neighboring properties. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
20. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern. An erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
21. No City supplied water use is permitted for construction activities.
22. A sheet detailing conformance with BASMAA requirements shall be included with the building permit application. 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. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual*. The Plan will be reviewed with building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.
23. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed development. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing

piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.

24. 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 between 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.

**Building Department Conditions of Approval**

25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the City of St. Helena utilizes the 2022 California Building Code series.
26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
27. The applicant shall provide a Construction Waste Management Plan with the building permit application.
28. The plans for construction shall include a checklist for compliance with the California Green Building Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
29. When submitting plans, the Title Page shall include all information reference on the building permit application checklist Title Page requirements.
30. 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 submittal items at the time of application.
31. Any deferral of the required submittal items shall have prior approval of the Building Official, however, deferral of the fire sprinkler design is not allowed.
32. A separate permit submittal is required for generators, fire sprinkler/standpipe systems, fire pumps, fire alarms, and PV-systems.
33. Plans shall comply with Chapter 11B of the California Building Code for ADA requirements.
34. The occupant load of the auditorium shall be determined by Table 1004.5 CBC; for fixed seating as shown on project plans, see Section 1004.6 California Building Code.

Occupant load appears to exceed 100 persons.

35. At least two exit doors are required from assembly spaces where the occupant load exceeds 49 persons. Doors shall swing in the direction of egress and be equipped with Fire Panic Hardware.
36. At least two bathrooms are required to serve the auditorium (one for each sex); one bathroom shall have a urinal. See Section 422.2 California Plumbing Code; Table 422.1 CPC.
37. At least one van-accessible parking space is required per Chapter 11B CBC.

**Fire Department Conditions of Approval**

38. 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.
39. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
40. 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.
41. 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 application for a Design Review Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 15, 2025 by the following roll call vote:

**AYES:**
**NOES:**
**ABSENT:**
**ABSTAIN:**

APPROVED:

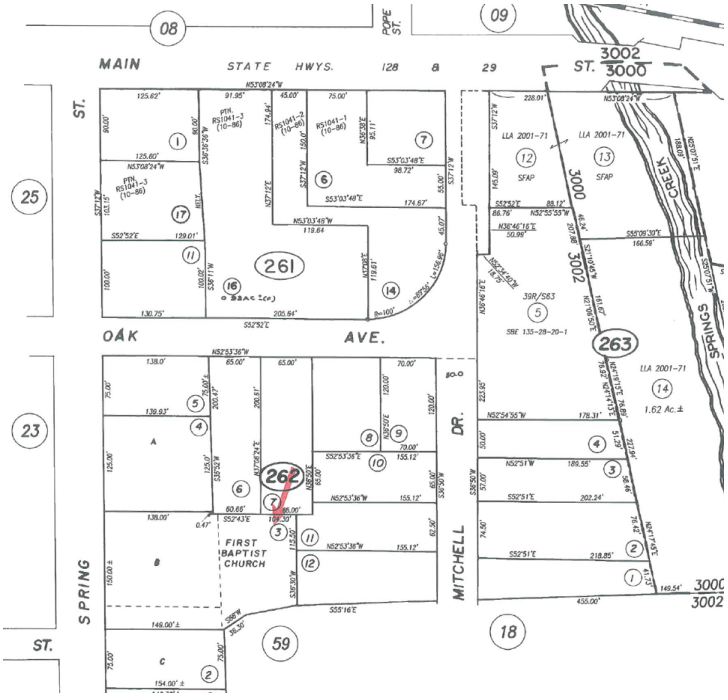
_____
John Ponte
Chair, Planning Commission

ATTEST:

_____
Maya DeRosa
Community Development Director

**ATTACHMENT 3 - SITE LOCATION**



**ATTACHMENT 4 - SITE PHOTOGRAPHS**



1. View looking south east from Spring Street (north and south elevations of church)



2. View to rear of property from Spring Street (west elevation of church)



3. Interior view - driveway and paved parking

**ATTACHMENT 4 - SITE PHOTOGRAPHS**



4. Interior view - foundations



5. Interior view - south elevation



6. Interior view - east elevation

ATTACHMENT 5 -
APPLICANT'S PROJECT DESCRIPTION

RECEIVED
By XGamero at 11:50 am, Sep 27, 2024

CENTRIC
GENERAL CONTRACTORS

To: City of Saint Helena, Community Development Department

Re: 1343 Spring Street Project Description & Scheduled Use

St Helena Community Church

The property located at 1343 Spring Street, for many years owned by an independent Baptist congregation, and more recently used by both the St. Helena Montessori School (SHMS) and the congregation of the New Harvest Community Church, is now owned by the St Helena Community Church (SHCC).

SHCC proposes to return the primary use of the property to a church, and anticipates weekly worship services, bible study classes, Sunday School, baptisms, weddings and spiritual counseling along with other congregation and community-oriented activities typical activities of a small church in a small town.

PROPOSED SCHEDULE OF USE

Staffing: we assume two full-time employees and two part-time employees.

Chapel capacity: We are planning for (70) congregants.

Accordingly, the applicant anticipates uses will occur approximately as follows:

On Sunday mornings, there will be church services in the Chapel for up to 70 persons, and Sunday school in the Classroom for up to 50 children; Sunday afternoons there will be baptisms and community gatherings in the Chapel for up to 70 persons, and Sunday evenings there will be an evening service for up to 70 persons.
On Monday mornings staff meetings with no more than 5-6 persons will be held in the Meeting Room; Monday afternoons there will be after-school church school for up to 50 children in the Classroom; and Monday evenings there will be study sessions for young married couples in the Classroom.

Tuesday mornings there will be men's Bible study meetings for up to 70 persons in the Chapel; Tuesday afternoons from 12 – 1 there will be AA meetings for up to 70 persons in the Chapel; Tuesday afternoons after school there will be church school in the Classroom for up to 50 children; and Tuesday

ATTACHMENT 5 -
APPLICANT'S PROJECT DESCRIPTION

CENTRIC
GENERAL CONTRACTORS

evenings there will be recovery group meetings in the Chapel for up to 70 persons.

Wednesday mornings there will be women's Bible study meetings for up to 70 persons in the Chapel; Wednesday afternoons from 12 – 1 there will be support group meetings for mothers with babies for up to 50 persons in the Chapel; Wednesday afternoons after school there will be church school in the Classroom for up to 50 children; and Wednesday evenings there will be prayer meetings in the Chapel for up to 70 persons.

Thursday mornings there will be counseling services in the Meeting Room with no more than 5-6 present at any given time; Thursday afternoons after school there will be Bible study for up to 50 children in the Classroom; and Thursday evenings there will be Awana religious study sessions for up to 50 children in the Classroom.

Friday mornings there will be counseling services in the Meeting Room with no more than 5-6 present at any given time; midday Fridays there will be worship team rehearsals in the Chapel with a handful of persons present; and Friday evenings there will be youth group classes for up to 50 children in the Classroom.

Saturday afternoons there will be weddings and funerals with a maximum of 70 persons in the Chapel; and Saturday evenings there will be worship services for up to 70 persons in the Chapel.

PROPOSED AREAS AND USES

The existing use permit identifies and approves the use (by the SHMS) of the 2,450 sq. ft church building, as well as two additional structures, one at 2,496 sq. ft. and one at 2,304 sq. ft., for a total of 7,250 sq. ft.

The project includes (a) demolition of three poorly-constructed additions to the existing structure: a 265 sq. ft. area on the northwesterly side of the structure, a 580 sq. ft. area on the southwesterly side, and a 205 sq. ft. area at the rear; (b) restoration of the original part of the existing church structure (2,425 sq.ft.), along with (c) new construction to provide space for (i) a Sunday School (1,050 sq.ft.), (ii) a ground floor services area for restrooms, storage and mechanicals (650 sq. ft.) with (iii) a small, second-story parsonage (650 sq. ft.) up above the services area, and (iv) a shed for storage of landscape maintenance tools and supplies (200 sq. ft.). As proposed, the floor area of the restored and new structures will total 4,975 square feet.

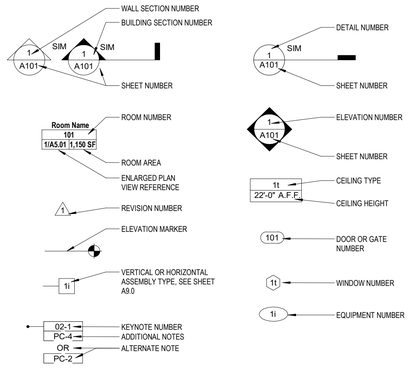
ATTACHMENT 5 -
APPLICANT'S PROJECT DESCRIPTION

CENTRIC
GENERAL CONTRACTORS

## ADDITIONAL INFORMATION

Amplified music: there will be an amplified sound system in the chapel for services, and there may be amplified music from time to time outdoors in connection with weddings and similar events.

# GRAPHIC LEGEND




# WALL TYPES LEGEND

- PROPOSED PARTIAL HEIGHT WALL
- PROPOSED FULL HEIGHT WALL
- PROPOSED 1- HOUR RATED WALL
- ALL PROPOSED INTERIOR WALLS TO BE INSULATED W/ BATT INSULATION
- EXISTING BUILDING WALL TO REMAIN
- ELEMENTS SHOWN DASHED TO BE REMOVED

# PROJECT DIRECTORY

OWNER'S AGENT: CENTRIC CONSTRUCTION
1230 SPRING STREET, SUITE G
ST. HELENA, CA 94574

CONTACT: DON WESTERLAND
EMAIL: donw@centricgc.com
T. 707.260.5476

ARCHITECT: LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO, CA 94107

CONTACT: LEV BEREZNYCKY
EMAIL: lev@lundbergdesign.com
T. 415.695.0110 x25

CONTRACTOR: CENTRIC CONSTRUCTION
1230 SPRING STREET, SUITE G
ST. HELENA, CA 94574

CONTACT: DON WESTERLAND
EMAIL: donw@centricgc.com
T. 707.260.5476

CIVIL ENGINEER: APPLIED CIVIL ENGINEERING INC
2160 JEFFERSON ST, SUITE 230
NAPA, CA 94559

CONTACT: MIKE MUELRATH
EMAIL: mike@appliedcivil.com
T. 707.320.4968

STRUCTURAL ENGINEER: WILLIAMS ASSOCIATES ENGINEERING, INC
PO BOX 370
BOONVILLE, CA 95415

CONTACT: ALEXANDER 'SASH' WILLIAMS
EMAIL: williams@williamsae.com
T. 707.545.2441

SURVEYOR: ALBION SURVEYS
1113 HUNT AVE
ST. HELENA, CA 94574

CONTACT: JOSEPH SULLIVAN
EMAIL: jsullivan@albionsurveys.com
T. (707.963-1217

# VICINITY MAP




# CODE INFORMATION

APPLICABLE BUILDING CODES:

Amendments to Use Permit #2000-29 & #2009-44 to comply with the 2022 California Building Standards Codes, Title 24, part 2, Building volumes 1 &2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire and part 11 Green Buildings.

# DRAWING LIST

| Sheet # | Sheet Name | Issue Date | Rev. | Rev. Date |
|---|---|---|---|---|
| A0.01 | Project Information | 06/10/2024 | 1 | 12/03/2024 |
| A0.03 | Site Survey | 06/10/2024 | | |
| A0.04 | Proposed Plot Plan | 08/14/2024 | | |
| A1.00 | (E) Site Plan w/ Area Calcs | 06/10/2024 | | |
| A1.01 | (N) Site Plan w/ Area Calcs | 06/10/2024 | | |
| A1.02 | Proposed Site Plan | 06/10/2024 | 1 | 12/03/2024 |
| A1.10 | Existing & Demolition Plans | 06/10/2024 | | |
| A2.00 | Proposed Floor Plans | 06/10/2024 | 1 | 12/03/2024 |
| A2.10 | Proposed Roof Plan | 06/10/2024 | | |
| A3.00 | Bldg. Elevations (Existing) | 06/10/2024 | | |
| A3.01 | Bldg. Elevations (Proposed) | 06/10/2024 | | |
| A3.02 | Bldg. Elevations (Proposed) | 06/10/2024 | | |
| A3.03 | (N) Shed Elevations | 12/03/2024 | 1 | 12/03/2024 |
| A11.0 | Materials & Finishes | 06/10/2024 | | |

# PROJECT DATA

| | |
|---|---|
| PROJECT NAME: | St. Helena Community Church Chapel |
| PROJECT ADDRESS: | 1343 Spring Street, St Helena, CA |
| BUILDING OWNER: | St. Helena Community Church Chapel, Luxforum |
| APN: | 009-262-003 |
| ZONING: | Public & Quasi-Public (PQP) |
| LOT AREA: | 33,615 SF GROSS |
| LOT COVERAGE: | 14.8% |
| (E) BUILDING HEIGHT: | 22' - 5" |
| (N) BUILDING HEIGHT: | 26' - 10" & 27' - 6" |
| PARKING: | 22 |
| SCOPE: | Amendment to Use Permit #2000-29 and #2008-44 |
| BUILDING TYPE: | Type-VB |
| FIRE PROTECTION: | Fully Sprinklered |
| OCCP. PROPOSED: | A-3, E, R-3 |
| # OF STORIES: | 2 |
| (E) LEVEL 1 - AREA | 5,430 GSF *(7,730 GSF incl'd Trailer #1, removed in 2015)* |
| (E) LEVEL 1 - TO REMAIN | 1,925 GSF |
| (N) LEVEL 1 - AREA | 2,400 GSF |
| (E) LEVEL 2 - AREA | 0 GSF |
| (N) LEVEL 2 - AREA | 650 GSF |

# SCOPE OF WORK

APPLICATION FOR AMENDMENT TO USE PERMITS #2000-29 & #2008-44, INCL'D RENOVATION AND EXTENSION OF (E) CHAPEL AND REPLACEMENT OF (E) TRAILER WITH AN UNCONDITIONED GREENHOUSE STYLE SUNDAY SCHOOL AND ONE RESIDENTIAL UNIT (PARSONAGE).

*FOR PERMITTING AGENCY USE:*


LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379


**St. Helena Community Church Chapel**
1343 Spring Street, St Helena, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
RENEWAL DATE
STATE OF CALIFORNIA

**Issues/ Revisions**

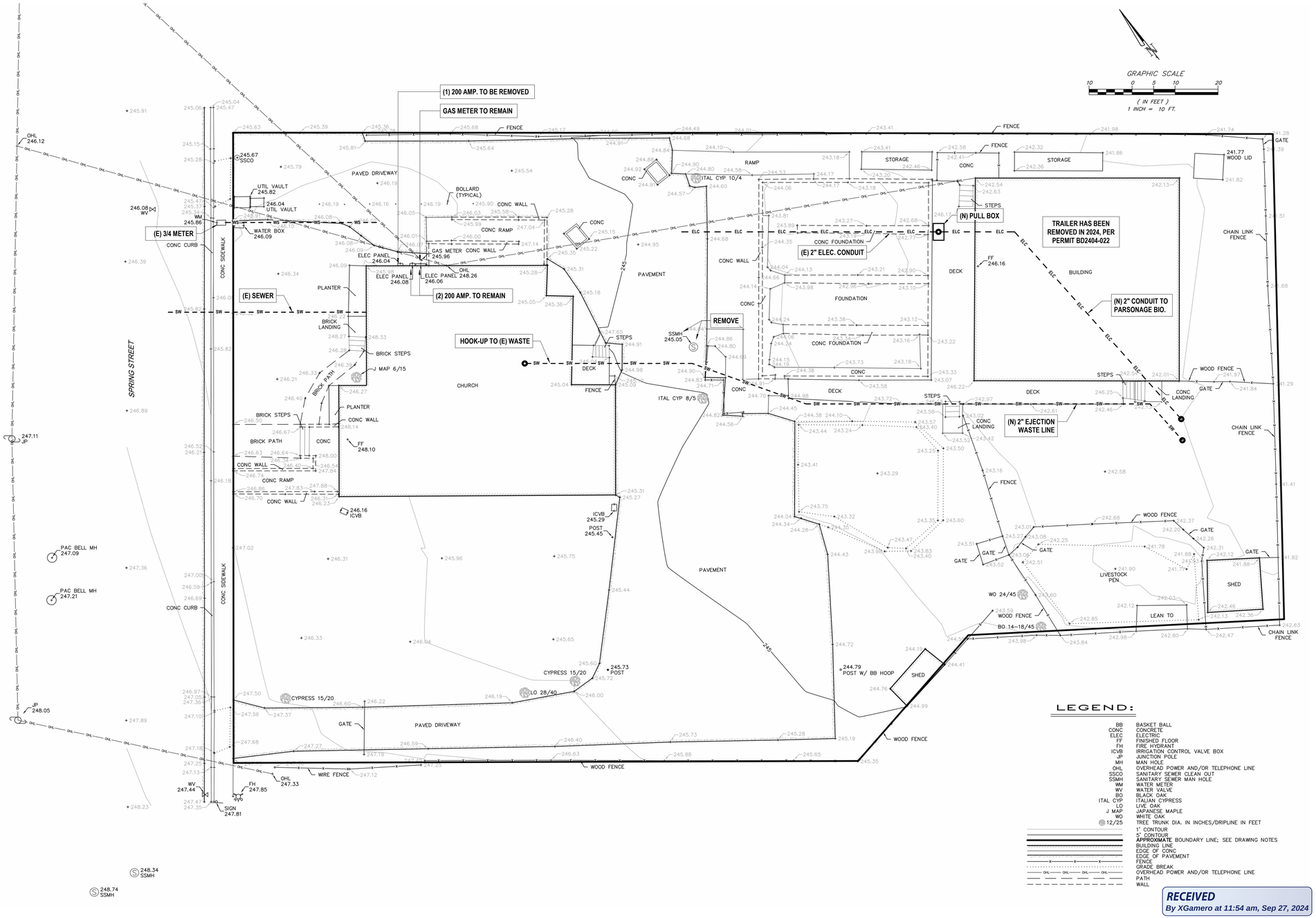
| Issue # | Description | Date |
|---|---|---|
| 1 | *Review Comments #1* | *12/03/2024* |

Print Date: 12/2/2024 1:17:02 PM
Drawn By: LB
Checked By: TOL
Scale: As indicated


*All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.*


**Project Information**

**A0.01**




## LEGEND:

| | |
|---|---|
| BB | BASKET BALL |
| CONC | CONCRETE |
| ELEC | ELECTRIC |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| ICVB | IRRIGATION CONTROL VALVE BOX |
| JP | JUNCTION POLE |
| MH | MAN HOLE |
| OHL | OVERHEAD POWER AND/OR TELEPHONE LINE |
| SSCO | SANITARY SEWER CLEAN OUT |
| SSMH | SANITARY SEWER MAN HOLE |
| WM | WATER METER |
| WV | WATER VALVE |
| BO | BLACK OAK |
| ITAL CYP | ITALIAN CYPRESS |
| LO | LIVE OAK |
| J MAP | JAPANESE MAPLE |
| WO | WHITE OAK |
| 12/25 | TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET |
| | 1' CONTOUR |
| | 5' CONTOUR |
| | APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES |
| | BUILDING LINE |
| | EDGE OF CONC |
| | EDGE OF PAVEMENT |
| | FENCE |
| | GRADE BREAK |
| OHL | OVERHEAD POWER AND/OR TELEPHONE LINE |
| | PATH |
| | WALL |

RECEIVED
By XGamero at 11:54 am, Sep 27, 2024

**NOTE:** SURVEY BY ALBION SURVEYS, DATED DECEMBER 8, 2023

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

**Issues/ Revisions**

| Issue # | Description | Date |
|---|---|---|

Print Date: 8/20/2024 4:18:26 PM
Drawn By: Author
Checked By: Checker
Scale: 1" = 10'-0"

*All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.*

## Site Survey

**A0.03**




LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
RENEWAL DATE
STATE OF CALIFORNIA

**Issues/ Revisions**

| Issue # | Description | Date |
|---|---|---|

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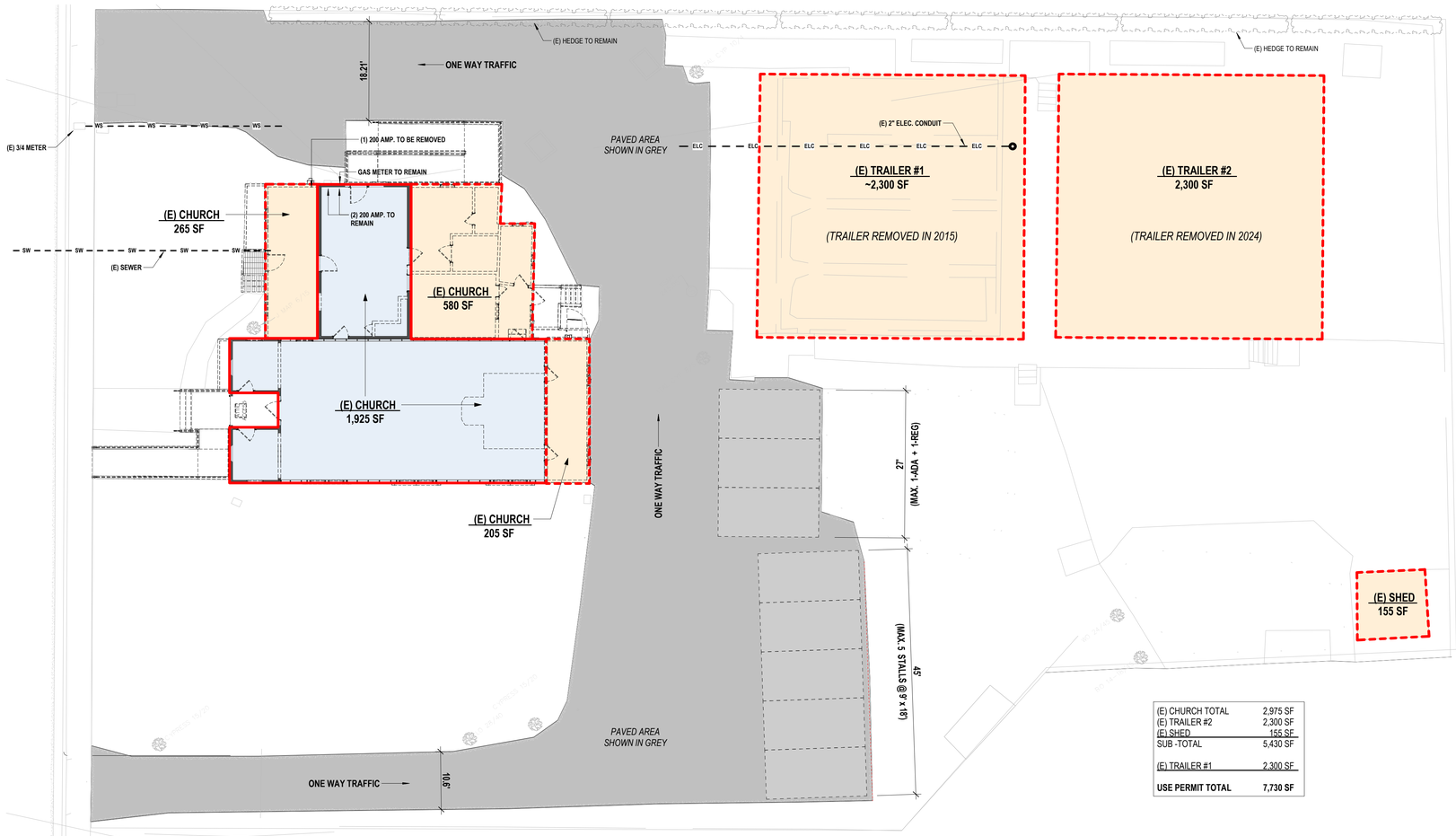
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## Proposed Plot Plan

**A0.04**




| | |
|---|---|
| (E) CHURCH TOTAL | 2,975 SF |
| (E) TRAILER #2 | 2,300 SF |
| (E) SHED | 155 SF |
| SUB -TOTAL | 5,430 SF |
| (E) TRAILER #1 | 2,300 SF |
| **USE PERMIT TOTAL** | **7,730 SF** |

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# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
RENEWAL DATE
STATE OF CALIFORNIA

**Issues/ Revisions**

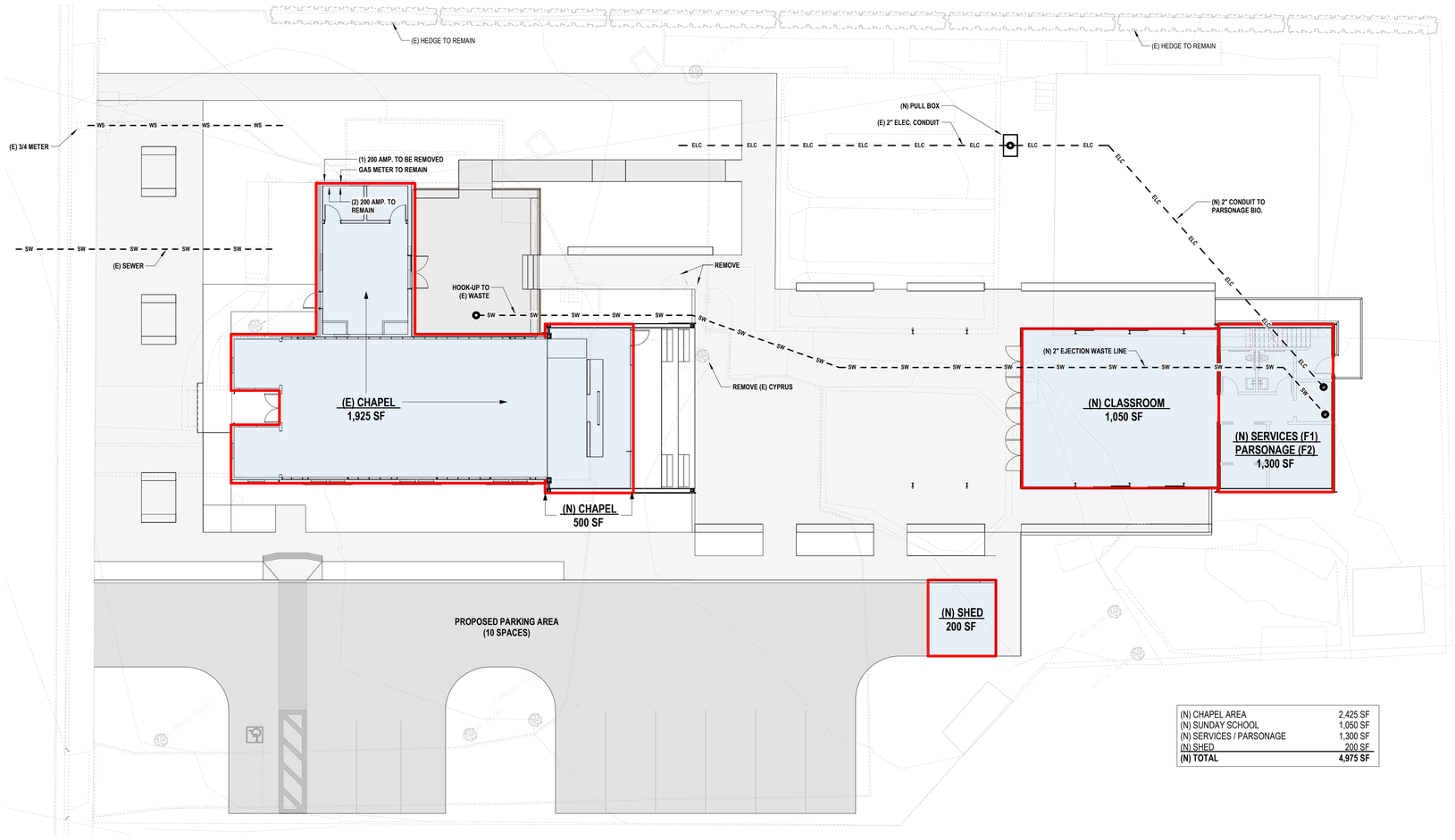
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## (E) Site Plan w/ Area Calcs

**A1.00**




| | |
|---|---|
| (N) CHAPEL AREA | 2,425 SF |
| (N) SUNDAY SCHOOL | 1,050 SF |
| (N) SERVICES / PARSONAGE | 1,300 SF |
| (N) SHED | 200 SF |
| **(N) TOTAL** | **4,975 SF** |

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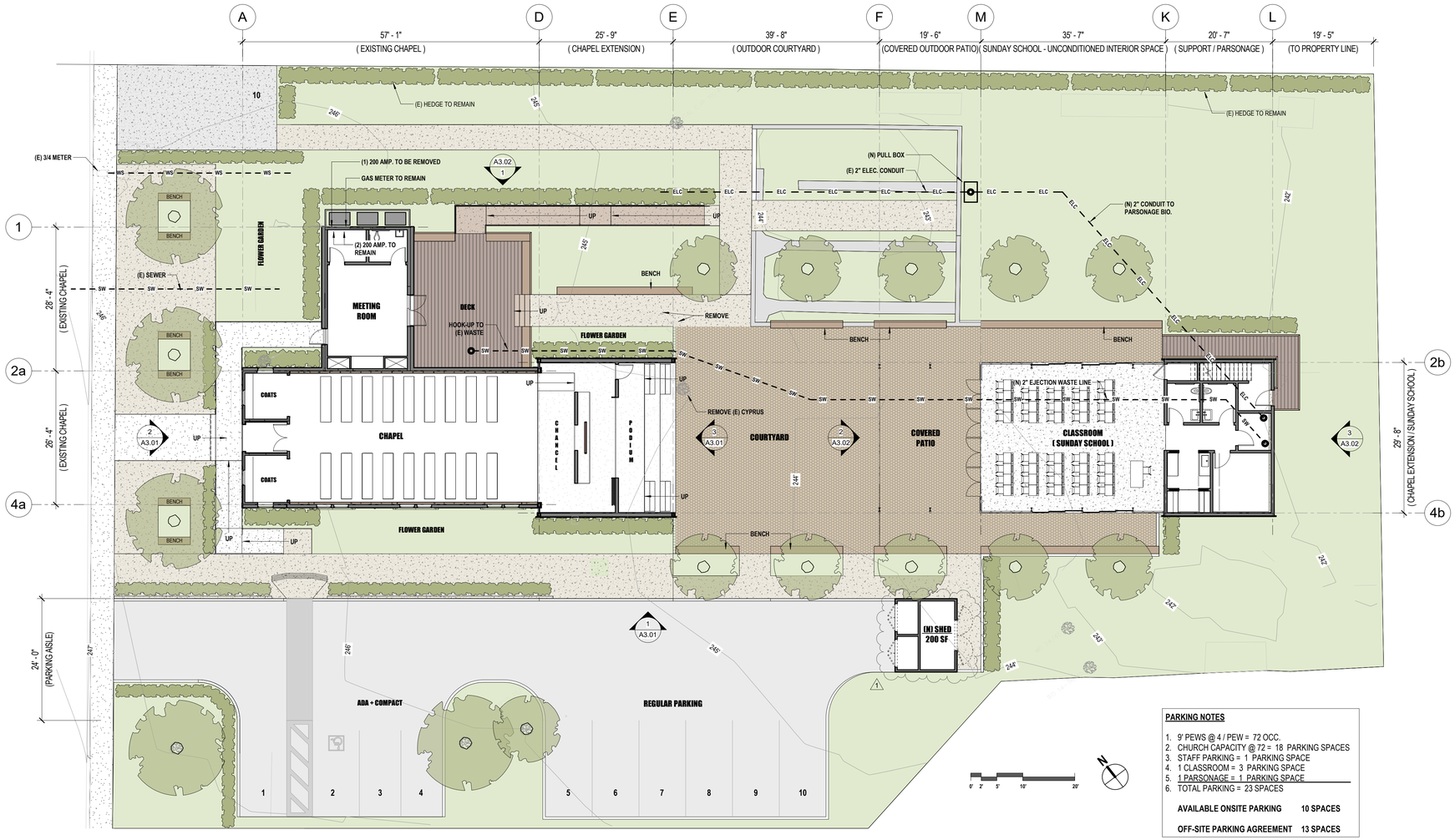
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## (N) Site Plan w/ Area Calcs

**A1.01**




**PARKING NOTES**

1. 9' PEWS @ 4 / PEW = 72 OCC.
2. CHURCH CAPACITY @ 72 = 18 PARKING SPACES
3. STAFF PARKING = 1 PARKING SPACE
4. 1 CLASSROOM = 3 PARKING SPACE
5. 1 PARSONAGE = 1 PARKING SPACE
6. TOTAL PARKING = 23 SPACES

**AVAILABLE ONSITE PARKING 10 SPACES**

**OFF-SITE PARKING AGREEMENT 13 SPACES**

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# St. Helena Community Church Chapel

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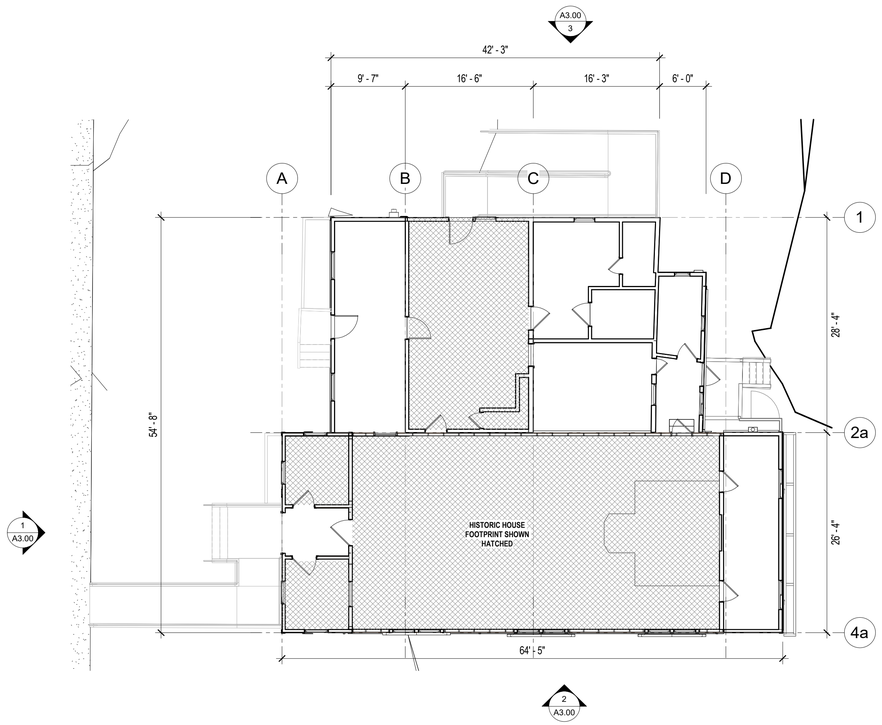
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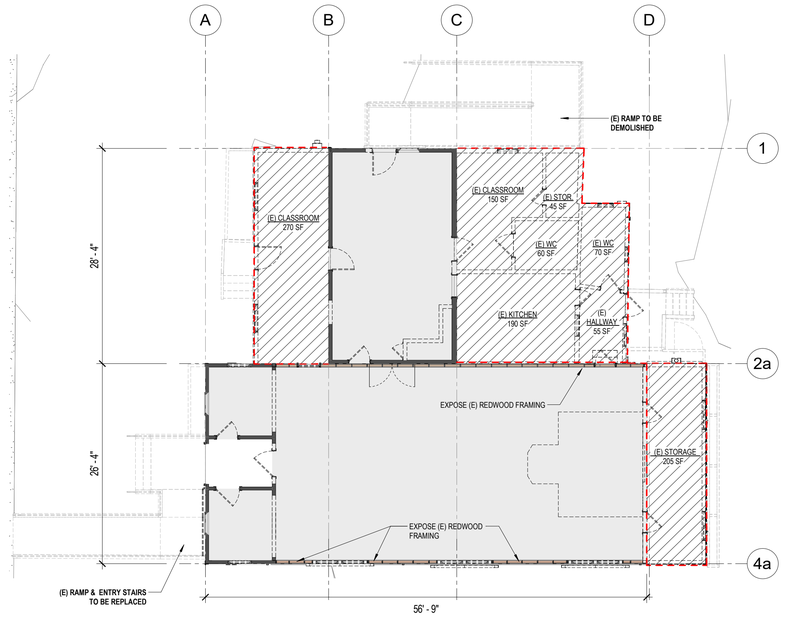

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## Proposed Site Plan

**A1.02**




1 (E) Existing Ground Floor Plan
1/8" = 1'-0"




2 (E) Demolition Plan
1/8" = 1'-0"

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# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

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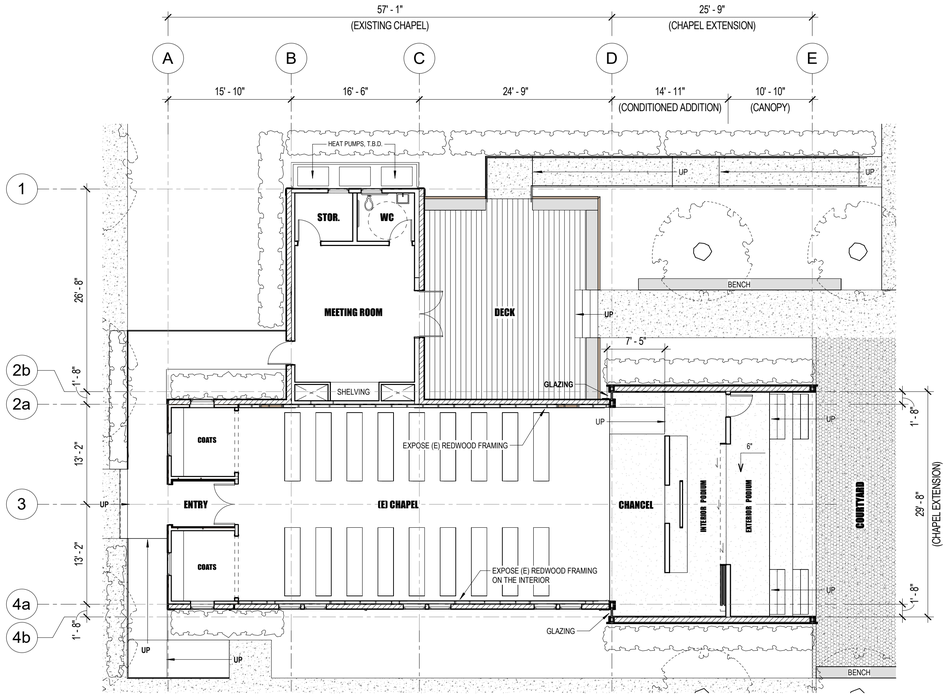
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## Existing & Demolition Plans

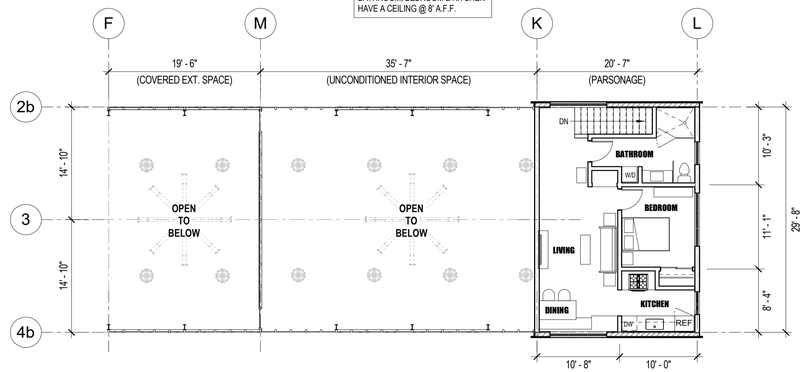
**A1.10**



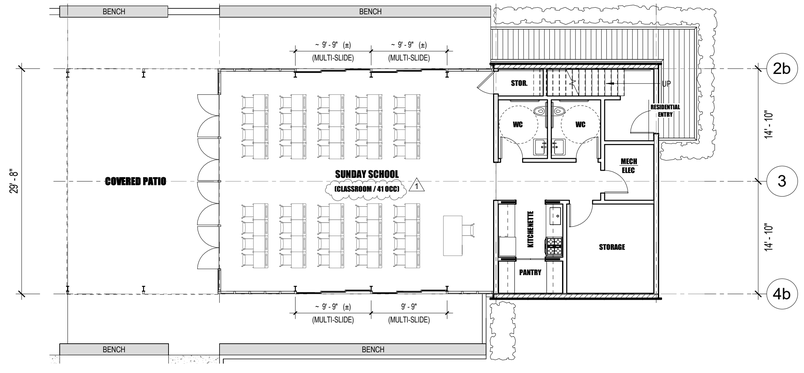

1 Chapel - Ground Floor Plan
1/8" = 1'-0"

PARSONAGE NOTE:

BATHROOM, BEDROOM & KITCHEN HAVE A CEILING @ 8' A.F.F.




2 Upper Level Plan - Parsonage
1/8" = 1'-0"




3 Sunday School - Ground Floor Plan
1/8" = 1'-0"

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# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

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STATE OF CALIFORNIA

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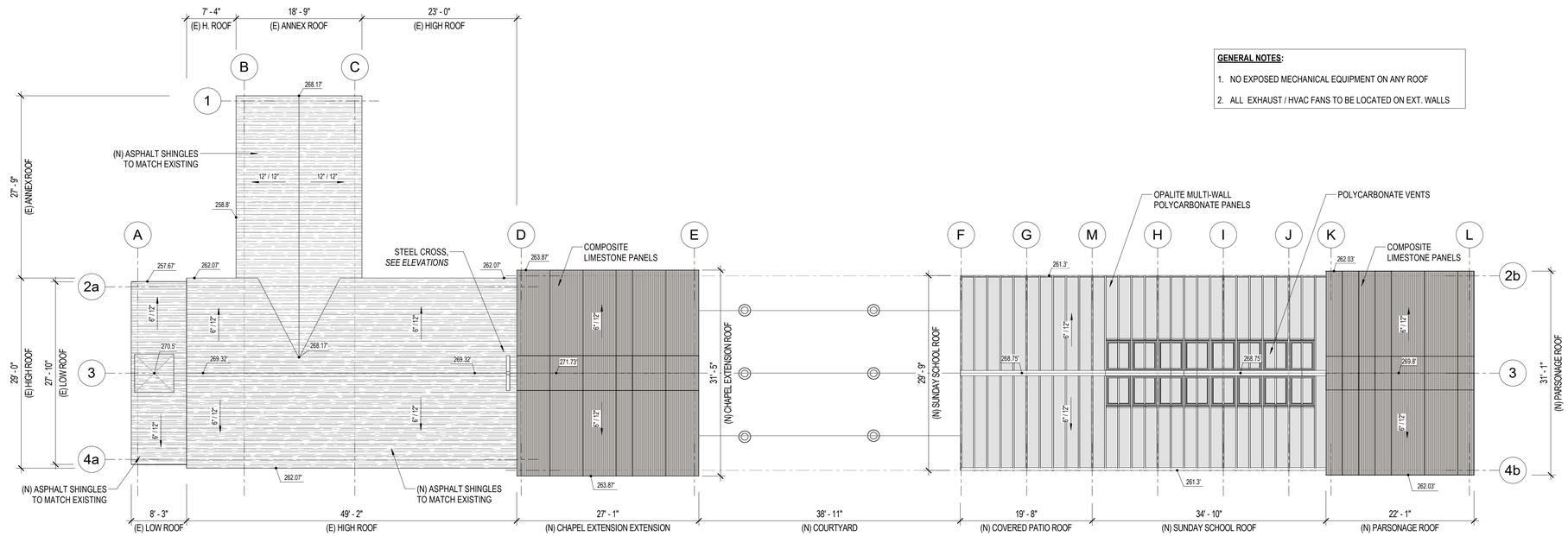
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Scale: 1/8" = 1'-0"

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## Proposed Floor Plans

**A2.00**




1 Proposed New Roof Plan
1/8" = 1'-0"

**GENERAL NOTES:**

1. NO EXPOSED MECHANICAL EQUIPMENT ON ANY ROOF
2. ALL EXHAUST / HVAC FANS TO BE LOCATED ON EXT. WALLS

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# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

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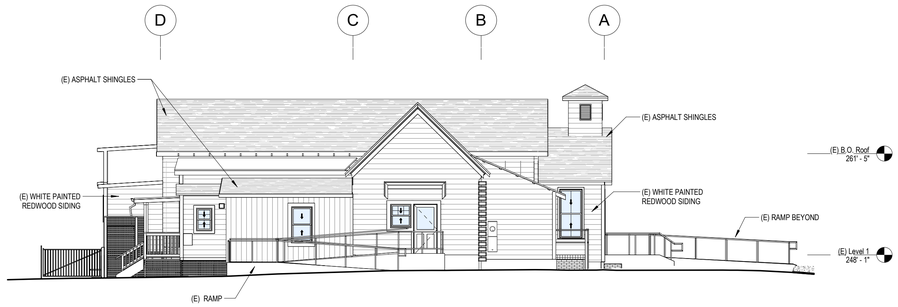
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## Proposed Roof Plan

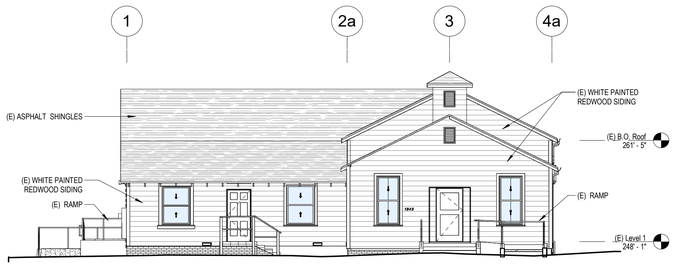
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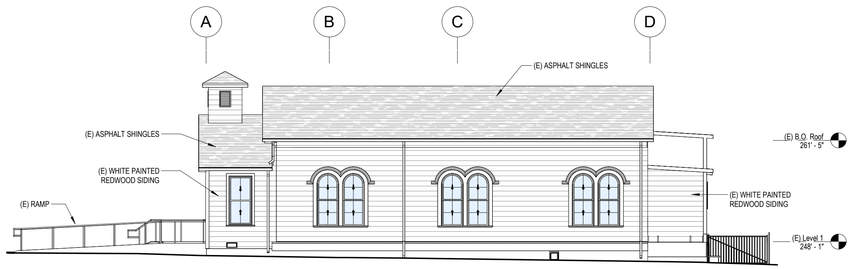

3 Existing North Elevation
1/8" = 1'-0"




4 Existing East Elevation
1/8" = 1'-0"




1 Existing Front (West) Elevation
1/8" = 1'-0"




2 Existing South Elevation
1/8" = 1'-0"

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# St. Helena Community Church Chapel

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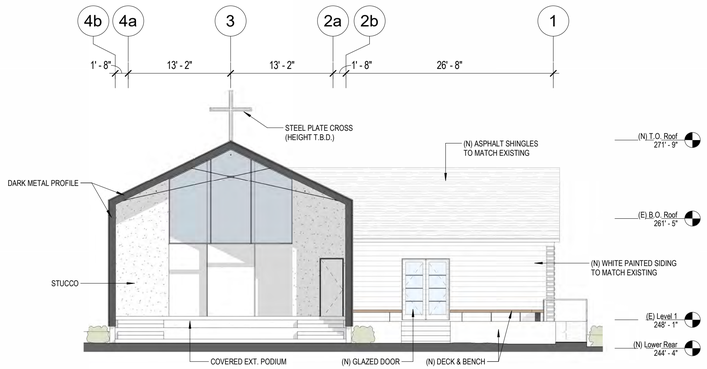
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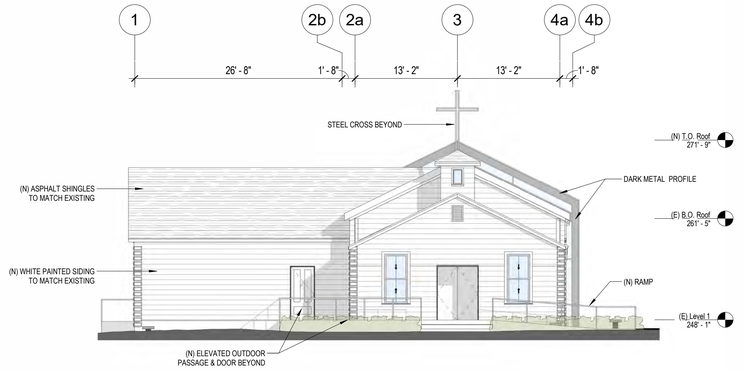
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## Bldg. Elevations (Existing)

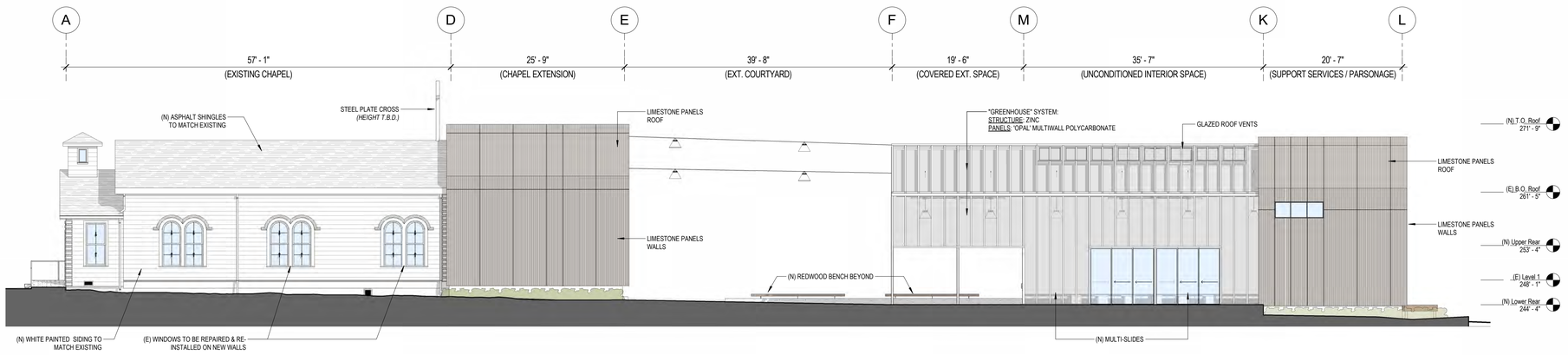
A3.00




3 Proposed Chapel Extension - East Elevation
1/8" = 1'-0"




2 Proposed Front (West) Elevation
1/8" = 1'-0"




1 Proposed South Elevation
1/8" = 1'-0"

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# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

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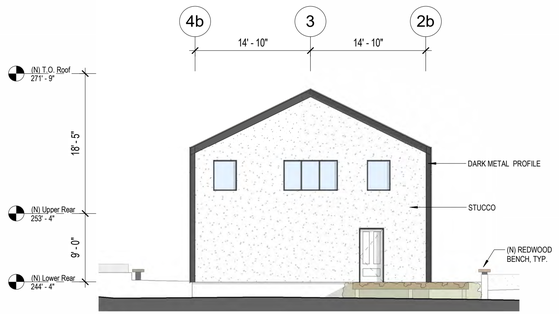
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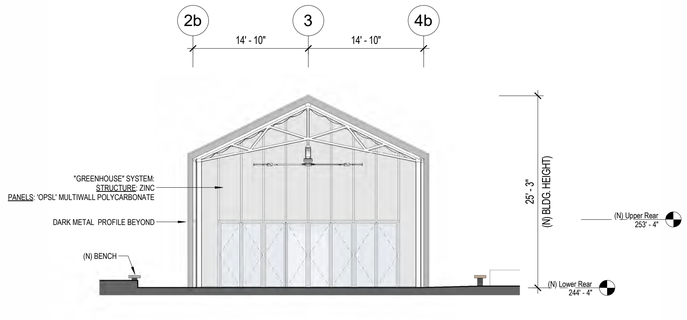
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## Bldg. Elevations (Proposed)

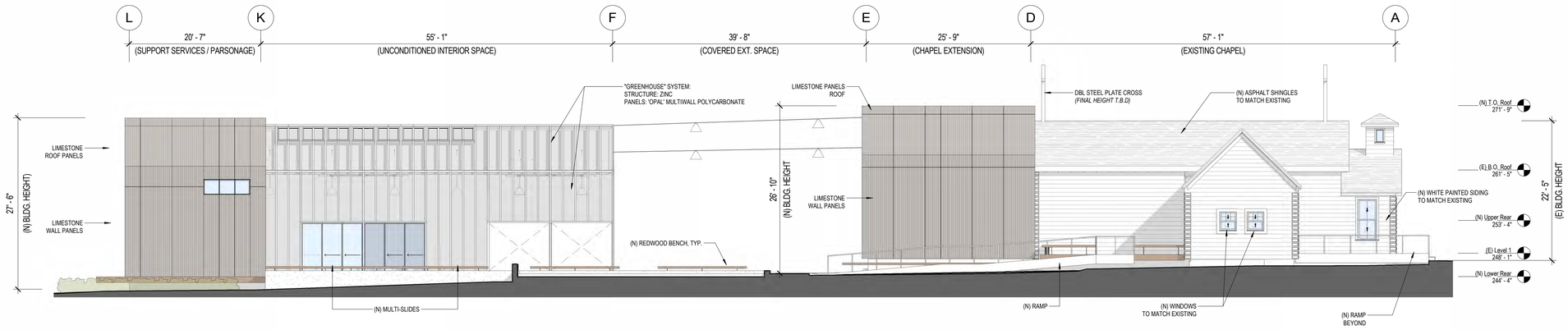
**A3.01**




3 Proposed Parsonage - East Elevation
1/8" = 1'-0"




2 Proposed Sunday School - West Elevation
1/8" = 1'-0"




1 Proposed North Elevation
1/8" = 1'-0"

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# St. Helena Community Church Chapel

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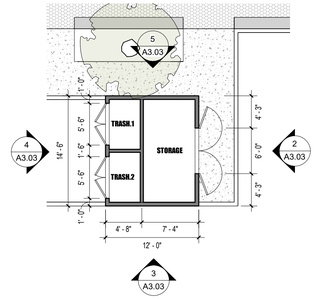
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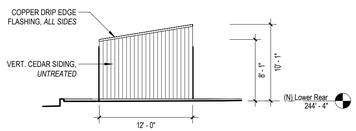
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## Bldg. Elevations (Proposed)

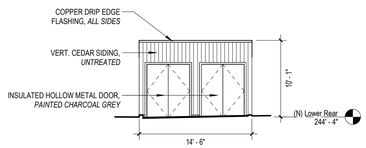
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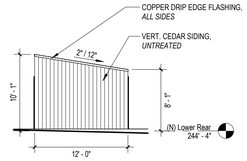

1 (N) Shed Plan
1/8" = 1'-0"



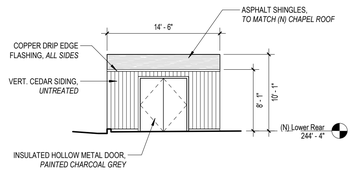

5 (N) Shed - North Elevation
1/8" = 1'-0"




4 (N) Shed - West Elevation
1/8" = 1'-0"




3 (N) Shed - South Elevation
1/8" = 1'-0"




2 (N) Shed - East Elevation
1/8" = 1'-0"

NEW SHEET
1

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# St. Helena Community Church Chapel

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12-31-25
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|---|---|---|
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## (N) Shed Elevations

1

## A3.03





COMPOSITE LIMESTONE PANELS,
COLOR: JURA LIMESTONE BEIGE,
NATURAL AIR SURFACE, GAMMA STON





"GREENHOUSE" SYSTEM:
STRUCTURE: ZINC
PANELS: 'OPAL' MULTIWALL POLYCARBONATE



WALL: WHITE PAINTED SIDING TO MATCH EXISTING
ROOF: ASPHALT SHINGLES TO MATCH EXISTING



EXTENDED / FRAMING CANOPY



CEDAR WOOD FINISH
AT NEW CHAPEL ADDITION



GREENHOUSE / SUNDAY SCHOOL



EXISTING CHURCH



VIEW FROM SOUTHEAST CORNER



VIEW FROM SPRING STREET / SOUTHWEST

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# St. Helena Community Church Chapel

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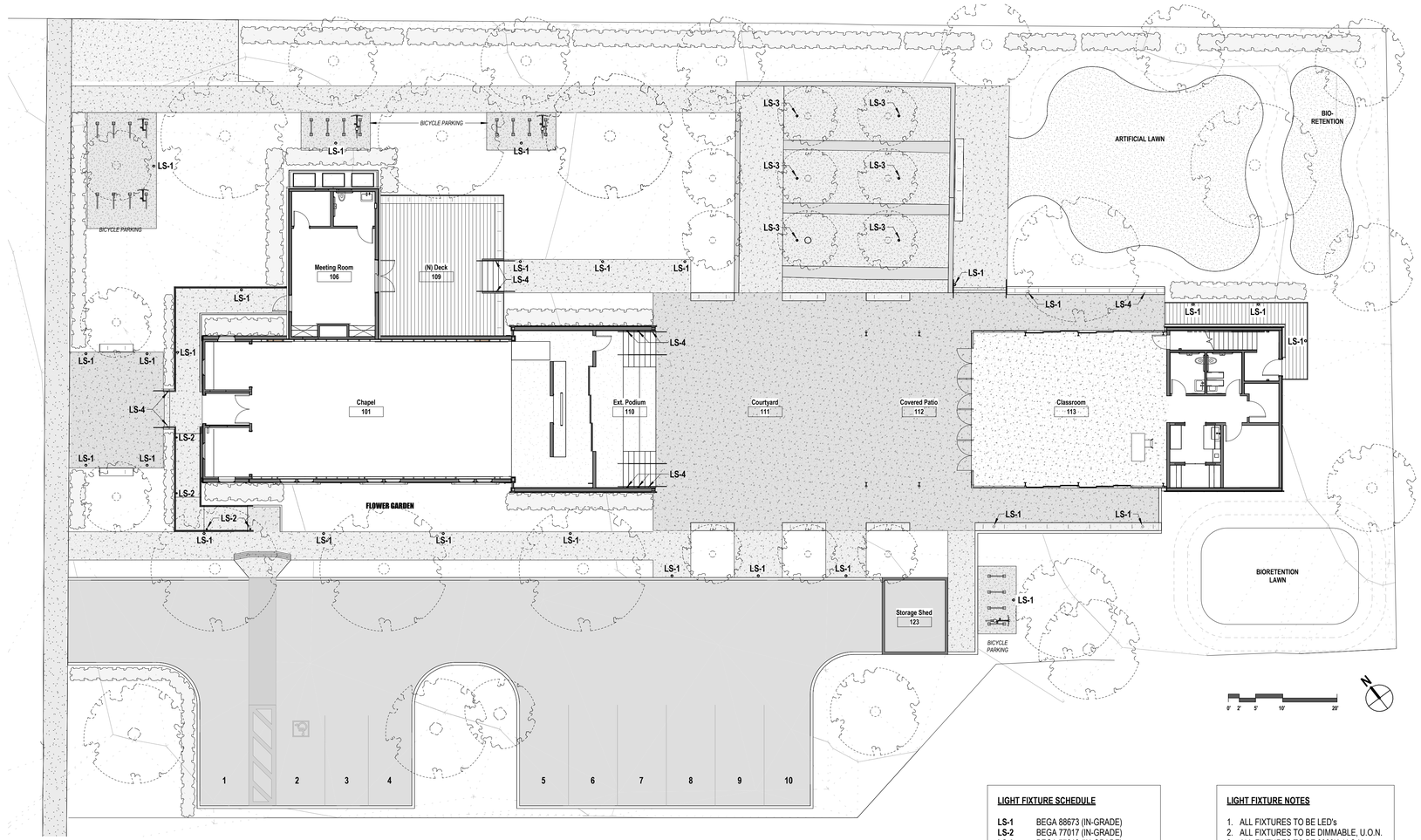
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Scale: 12" = 1'-0"

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## Materials & Finishes

A11.0




**LIGHT FIXTURE SCHEDULE**

| | |
|---|---|
| **LS-1** | BEGA 88673 (IN-GRADE) |
| **LS-2** | BEGA 77017 (IN-GRADE) |
| **LS-3** | BEGA 77019 (IN-GRADE) |
| **LS-4** | BEGA 22101 (RECESSED WALL) |

**LIGHT FIXTURE NOTES**

1. ALL FIXTURES TO BE LED's
2. ALL FIXTURES TO BE DIMMABLE, U.O.N.
3. ALL FIXTURES TO BE 3000K, U.O.N.

**GENERAL NOTES :**

1. OUTDOOR LIGHTING SYSTMES DESIGNED TO COMPLY CALGREEN CODE, *SECTION 5.106.8*
2. SHADE TREES SHALL BE PLANTED TO COMPLY WITH CALGREEN CODE, *SECTION 5.106.12*

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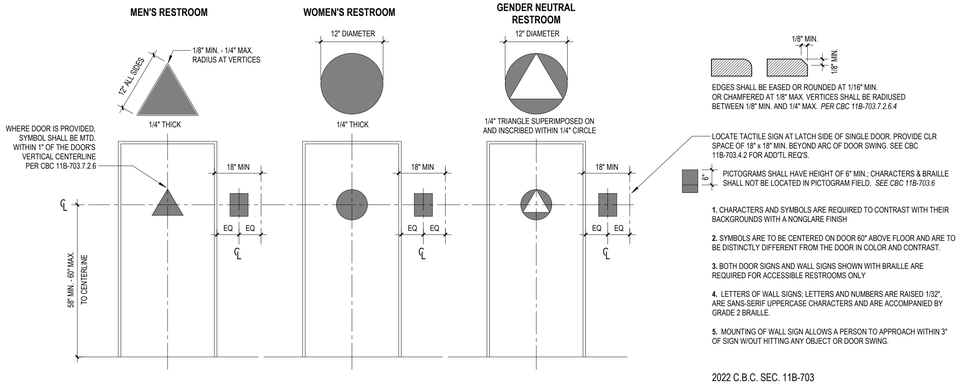
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## Landscape Lighting Plan

**A11.00**







EDGES SHALL BE EASED OR ROUNDED AT 1/16" MIN. OR CHAMFERED AT 1/8" MAX. VERTICES SHALL BE RADIUSED BETWEEN 1/8" MIN. AND 1/4" MAX. *PER CBC 11B-703.7.2.6.4*

LOCATE TACTILE SIGN AT LATCH SIDE OF SINGLE DOOR. PROVIDE CLR SPACE OF 18" x 18" MIN. BEYOND ARC OF DOOR SWING. SEE CBC 11B-703.4.2 FOR ADD'TL REQ'S.

PICTOGRAMS SHALL HAVE HEIGHT OF 6" MIN.; CHARACTERS & BRAILLE SHALL NOT BE LOCATED IN PICTOGRAM FIELD. *SEE CBC 11B-703.6*

**1.** CHARACTERS AND SYMBOLS ARE REQUIRED TO CONTRAST WITH THEIR BACKGROUNDS WITH A NONGLARE FINISH

**2.** SYMBOLS ARE TO BE CENTERED ON DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.

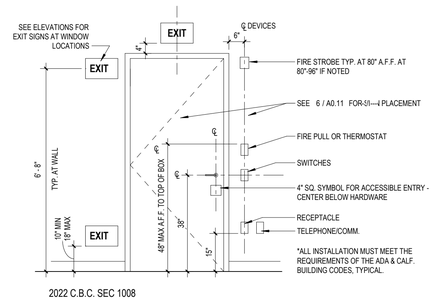
**3.** BOTH DOOR SIGNS AND WALL SIGNS SHOWN WITH BRAILLE ARE REQUIRED FOR ACCESSIBLE RESTROOMS ONLY

**4.** LETTERS OF WALL SIGNS; LETTERS AND NUMBERS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE.

**5.** MOUNTING OF WALL SIGN ALLOWS A PERSON TO APPROACH WITHIN 3" OF SIGN W/OUT HITTING ANY OBJECT OR DOOR SWING.

2022 C.B.C. SEC. 11B-703

6 Accessible - Restroom Signage
1/2" = 1'-0"




2022 C.B.C. SEC 1008

5 Accessible - Typical Mounting Locations
1/2" = 1'-0"

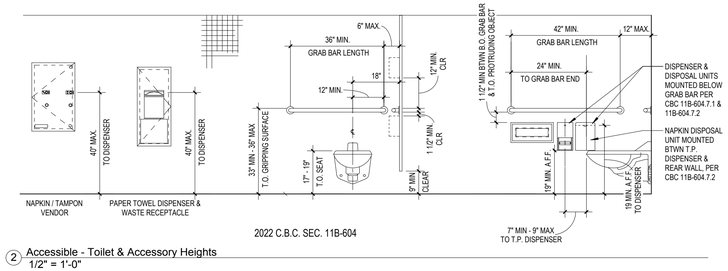



SINGLE-ACCOMMODATION TOILET FACILITY

ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN MULTIPLE-ACCOMMODATION TOILET FACILITY

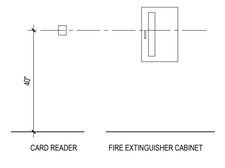
2022 C.B.C. SEC. 11B-604

4 Accessible - Toilet Facility Plans
1/2" = 1'-0"




2022 C.B.C. SEC. 11B-604

2 Accessible - Toilet & Accessory Heights
1/2" = 1'-0"




1 Accessible - Additional Mounting Heights
1/2" = 1'-0"




3 Accessible - Wall Mounted Lavatory Heights
3/4" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

# St. Helena Community Church Chapel

1343 Spring Street, St Helena, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
RENEWAL DATE
STATE OF CALIFORNIA

**Issues/ Revisions**

| Issue # | Description | Date |
|---|---|---|
| 1 | Permit | 09/25/2024 |

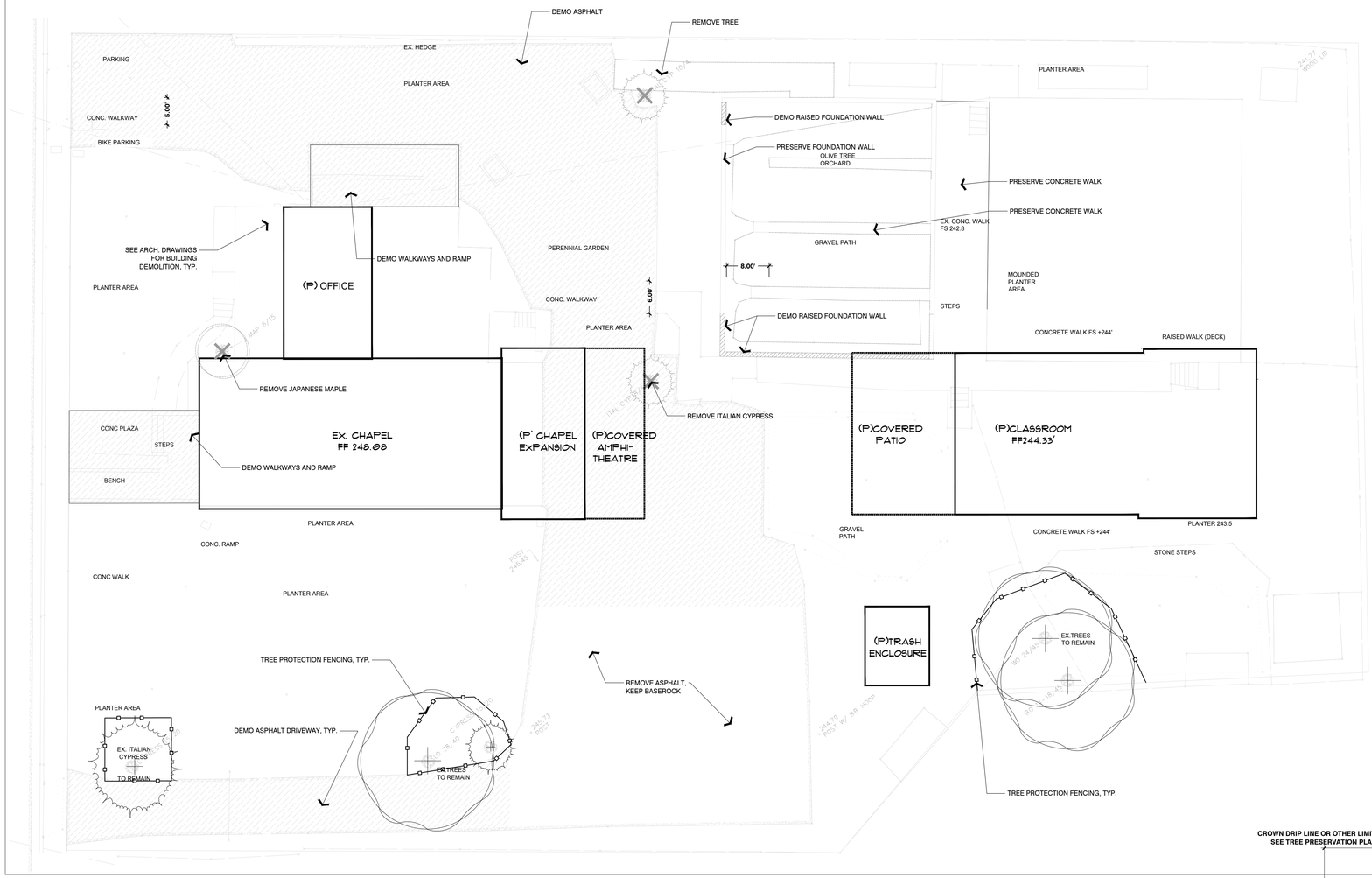
Print Date: 9/23/2024 4:40:47 PM
Drawn By: SC
Checked By: TOL
Scale: As indicated

*All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.*

*FOR PERMITTING AGENCY USE:*

## Accessibility Details

**A0.11**



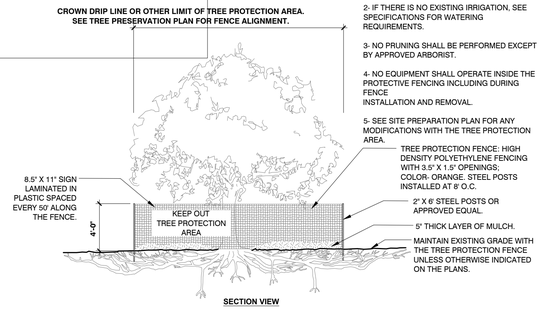

## SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| L0.0 | Tree Demolition & Protection |
| L1.0 | Planting Plan |
| L1.1 | Planting details |
| L2.0 | Irrigation plan |
| L2.1 | Irrigation details |


**TREE PROTECTION FENCING OPTION 2**
**5' TALL WOOD SCREEN FENCE AROUND TREE TRUNK . SEE PICTURE, SIMILAR. AVOID OVER EXCAVATION AND STOCK PILING SOIL ON TOP OF ROOTS UNDER THE CROWN PROJECTION OF THE TREE.**



**2 TREE PROTECTION 2**
NTS
DETAIL-FILE




NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

**1 TREE PROTECTION**
3/16" = 1'-0"
FX-PL-FX-TRMT-02

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

I MARIA WHITE
LANDSCAPE ARCHITECT

935 POPE STREET
ST. HELENA CA, 94574
PHONE: 707-210-2128
IMARIAWHITE.COM
IMW@IMARIAWHITE.COM

LICENSED LANDSCAPE ARCHITECT
Maria White 6415
Signature
11/03/22
Renewal Date
08/31/25
Date
STATE OF CALIFORNIA

**ISSUE** **DATE**

USE PERMIT 10-10-24

**SAINT HELENA COMMUNITY CHURCH**
**1343 SPRING STREET, SAINT HELENA CALIFORNIA, 94574**

PROJECT PHASE: DD
LANDSCAPE IMPROVEMENTS
SCALE: 1:10

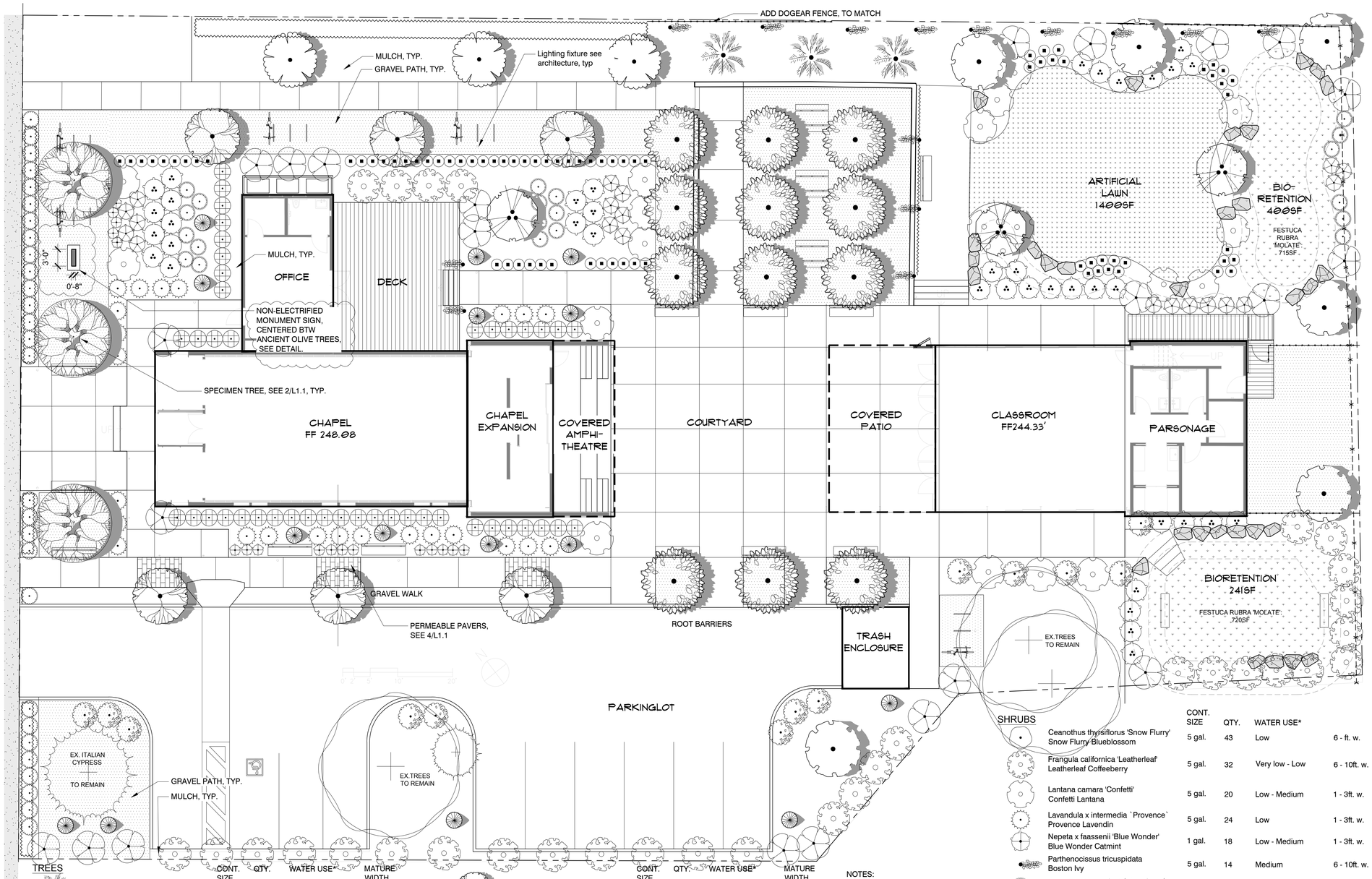
DEMOLITION & PROTECTIONPLAN

**SHEET:**

# L0.0

\\mac\dropbox\la professional\i maria white la\2401 saint helena community church\cad\l0.0

9/21/2024




TREES

| | CONT. SIZE | QTY. | WATER USE* | MATURE WIDTH |
|---|---|---|---|---|
| Brahea armata Mexican Blue Palm | 24" | 3 | Low - Medium | 10 - ft. w. |
| Cupressus sempervirens `Monshel` Tiny Tower® Italian Cypress | 15 gal. | 15 | Low - Medium | 1 - 3ft. w. |
| Olea europaea 'Sevillano' Sevillano Olive | 60" | 3 | Very low - Low | |
| Olea europaea 'Swan Hill' Swan Hill Fruitless Olive | 48" | 12 | Low | 15 - 25ft. w. |
| Pistacia chinensis Chinese Pistache | 24" | 6 | Low - Medium | 25 - 40ft. w. |
| Quercus agrifolia Coast Live Oak | 24" | 6 | Very low | 25 - 40ft. w. |
| Quercus suber Cork Oak | 36" | 3 | Low | 40 - 65ft. w. |
| x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa | 24" | 3 | Low | 25 - 40ft. w. |

*SOURCE: WUCOLS DATABASE https://ccuh.ucdavis.edu/wucols-db

NOTES:
TREES SHOWN AT THEIR APPROXIMATE INSTALLED SIZE FOR LEGIBILITY. SEE SCHEDULE FOR MATURE CANOPY SIZE, OR SEE ARCHITECTURE SITEPLAN.

BIOSWALE LAWN: FESTUCA RUBRA MOLATE, WATER USE*: LOW. SOD ROLLS BY DELTABLUEGRASS "NATIVE MOW FREE". FOLLOW SUPPLIER SPECIFICATIONS FOR INSTALLATION

SEE ADDITIONAL PLANTING NOTES, PAGE L1.1

SHRUBS

| | CONT. SIZE | QTY. | WATER USE* | |
|---|---|---|---|---|
| Ceanothus thyrsiflorus 'Snow Flurry' Snow Flurry Blueblossom | 5 gal. | 43 | Low | 6 - ft. w. |
| Frangula californica 'Leatherleaf' Leatherleaf Coffeeberry | 5 gal. | 32 | Very low - Low | 6 - 10ft. w. |
| Lantana camara 'Confetti' Confetti Lantana | 5 gal. | 20 | Low - Medium | 1 - 3ft. w. |
| Lavandula x intermedia `Provence` Provence Lavendin | 5 gal. | 24 | Low | 1 - 3ft. w. |
| Nepeta x faassenii 'Blue Wonder' Blue Wonder Catmint | 1 gal. | 18 | Low - Medium | 1 - 3ft. w. |
| Parthenocissus tricuspidata Boston Ivy | 5 gal. | 14 | Medium | 6 - 10ft. w. |
| Perovskia atriplicifolia `Blue Spire` Blue Spire Russian Sage | 3 gal. | 20 | Low - Medium | 1 - 6ft. w. |
| Phlomis fruticosa Jerusalem Sage | 1 gal. | 38 | Low | 3 - 6ft. w. |
| Romneya coulteri Matilija Poppy | 5 gal. | 23 | Very low - Low | 6 - 10ft. w. |
| Salvia greggii 'Purple' Purple Autumn Sage | 1 gal. | 20 | Low - Medium | 1 - 3ft. w. |
| Teucrium chamaedrys Prostrate Germander | 1 gal. | 77 | Low - Medium | 1 - 3ft. w. |
| Teucrium fruticans 'Azureum' Azure Bush Germander | 5 gal. | 13 | Very low - Medium | 3 - 6ft. w. |
| Westringia fruticosa 'WES04' Grey Box™ Coast Rosemary | 5 gal. | 28 | Low | 1 - 3ft. w. |

I MARIA WHITE
LANDSCAPE ARCHITECT

935 POPE STREET
ST. HELENA CA, 94574
PHONE: 707-210-2128
IMARIAWHITE.COM
IMW@IMARIAWHITE.COM

LICENSED LANDSCAPE ARCHITECT
Maria White 6415
Signature
11/30/22
Renewal Date
08/31/25
Date
STATE OF CALIFORNIA

| ISSUE | DATE |
|---|---|
| BUILDING PERMIT | 10-10-24 |
| RESPONSE TO PLAN CHECK | 12-4-24 |

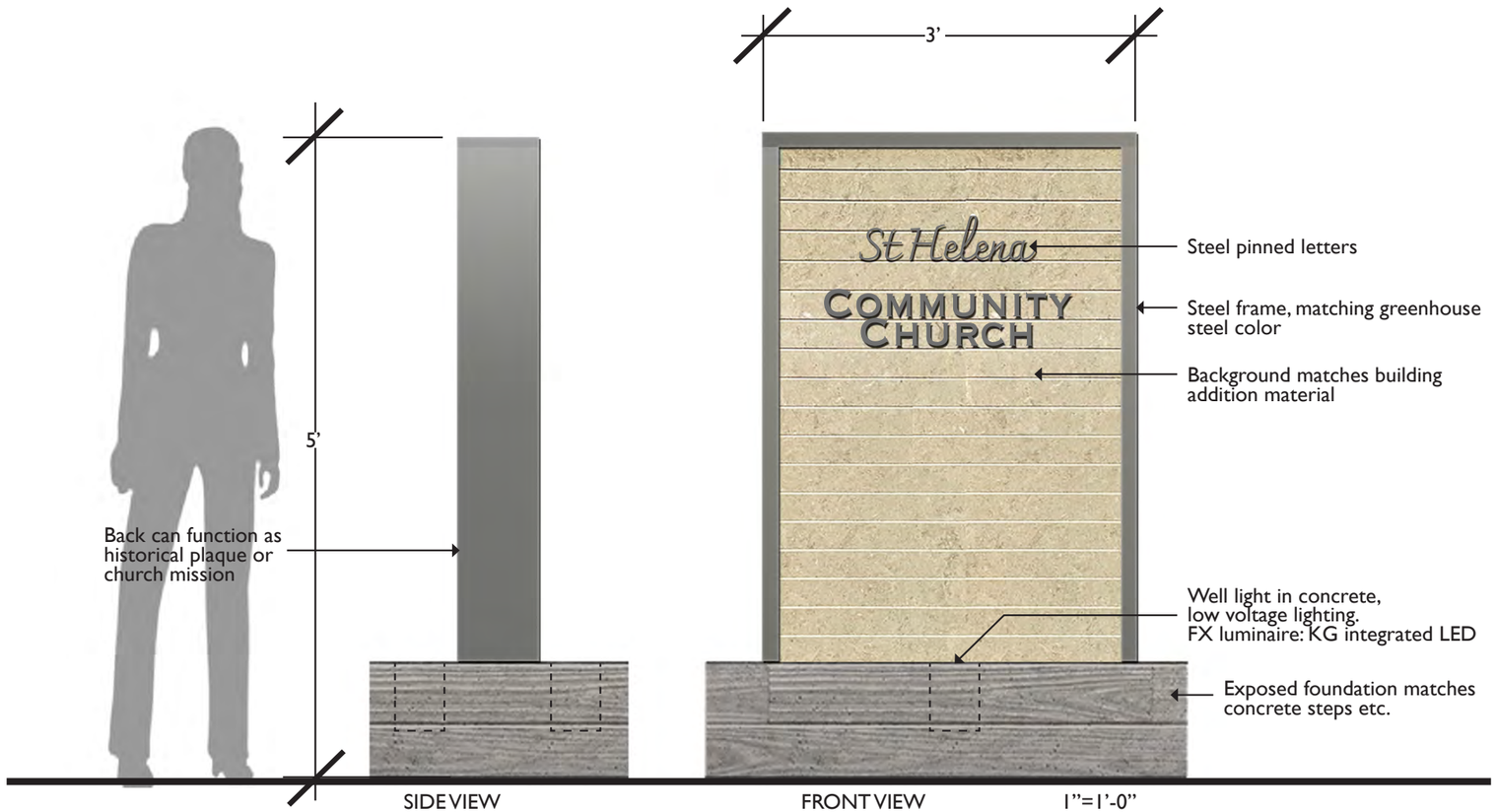
SAINT HELENA COMMUNITY CHURCH
1343 SPRING STREET, SAINT HELENA CALIFORNIA, 94574

PROJECT PHASE: DD
LANDSCAPE IMPROVEMENTS
SCALE: 1:10

PLANTING PLAN

SHEET:
L1.0

\\mac\dropbox\la professionali\i maria white la\2401 saint helena community church\cad\l1.0 planting plan
12/4/2024





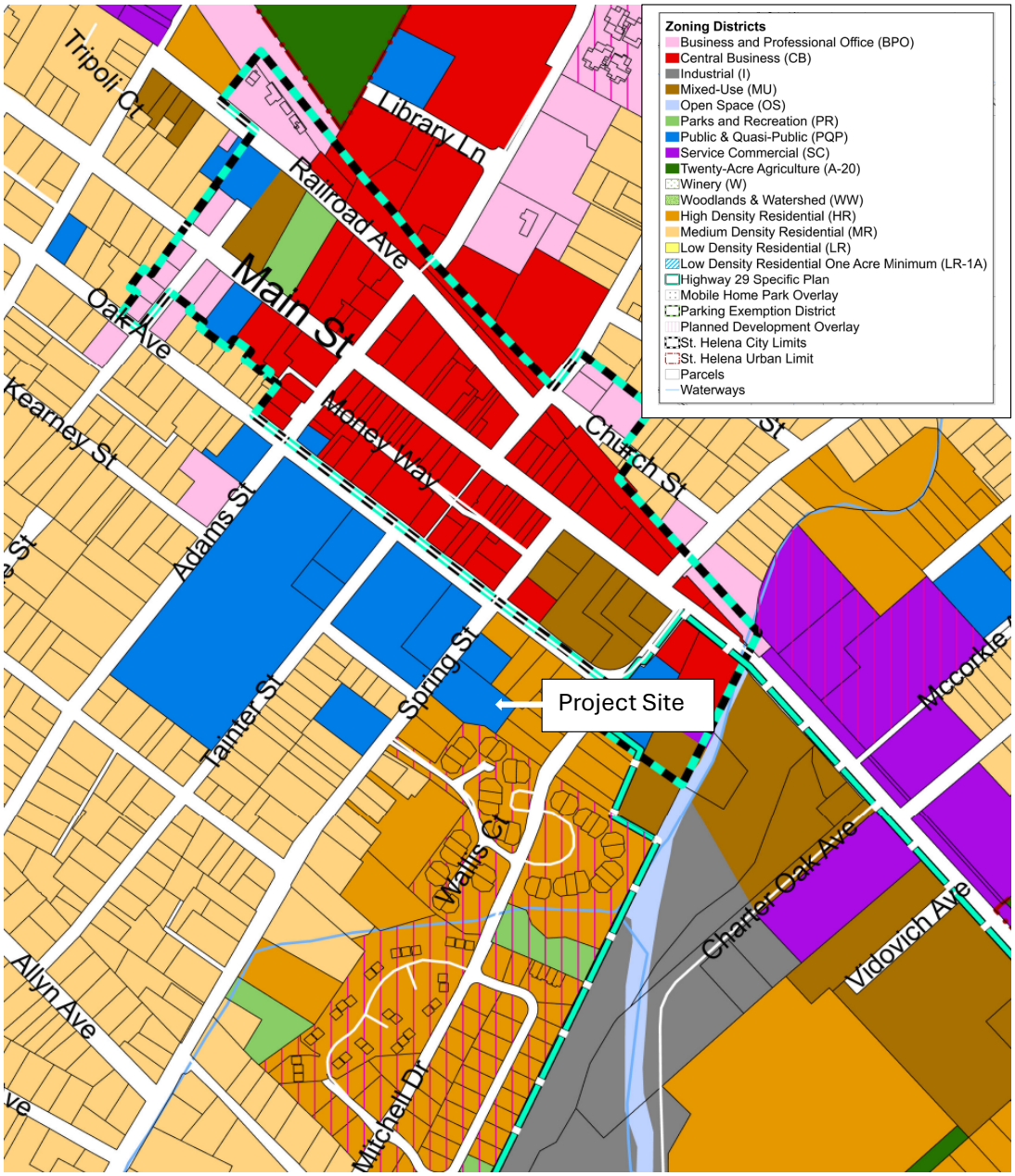


LIMESTONE PANEL &
CONCRETE COLOR: DC PEBBLE 641



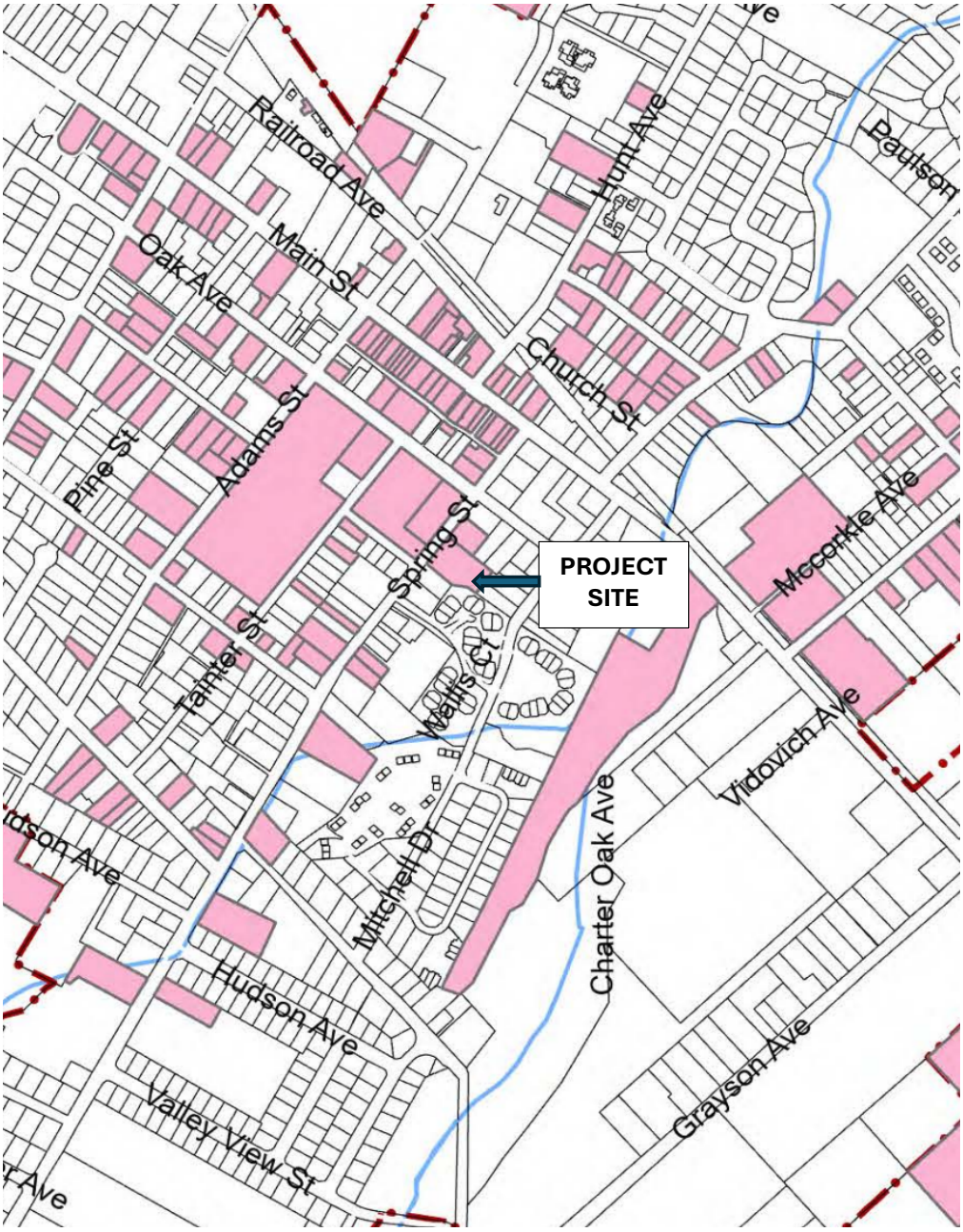

PINNED STEEL LETTERS ON LIMESTONE

**ATTACHMENT 7 - CITY OF ST. HELENA ZONING MAP**



**ATTACHMENT 8 -**

**CITY OF ST. HELENA HISTORIC PRESERVATION OVERLAY MAP**



RECEIVED
By XGamero at 11:56 am, Sep 27, 2024

# PARKING LEASE

This Lease is made effective _____, 2024, by and between the Diocese of Santa Rosa of the Roman Catholic Church ("**Landlord**") and St. Helena Community Church, who acquired title as First Baptist Church of St. Helena, a corporation ("**Tenant**"), and is as follows:

## RECITALS

WHEREAS, Landlord is the owner of certain real property located in the City of St. Helena commonly known as 1255 Oak Avenue and designated by the Napa County Assessor as Assessor's Parcel Number ("**APN**") 009-233-021, and more particularly described in the attached **Exhibit A** ("**1255 Oak**"); and

WHEREAS, Tenant is the owner of certain real property located in the City of St. Helena commonly known as 1343 Spring Street and designated by the Napa County Assessor as APN 009-233-003, and more particularly described in the attached **Exhibit B** ("**1343 Spring**"); and

WHEREAS, 1255 Oak has a large number of parking spaces; and

WHEREAS, 1343 Spring has only a few parking spaces; and

WHEREAS, Tenant is applying to the City of St. Helena (the "**City**") for a use permit for a church at 1343 Spring (the "**Use Permit**"); and

WHEREAS, Tenant anticipates that the City will require a long-term agreement for any off-site parking proposed by Tenant in connection with the City's parking requirements for the proposed church;

NOW THEREFORE, Landlord and Tenant agree to a lease for parking spaces on the following terms:

## TERMS

### Article One: Description

1. Landlord leases to Tenant and Tenant leases from Landlord 13 (thirteen) parking spaces located in the portion of 1255 Oak depicted in the attached Exhibit C (the "**Leased Parking Spaces**").

### Article Two: Term

2.1 The initial term of this Lease shall be 35 (thirty-five) years, commencing on the effective

date of Tenant's Use Permit (the "**Commencement Date**") for a church at 1343 Spring Street (the "**Initial Term**").

2.2 At the expiration of the initial term of this Lease, Tenant has the option to renew the Lease for an additional 35 (thirty-five) years (the "**Option**"). To exercise the Option, Tenant must give Landlord written notice of Tenant's intent to extend the Lease no less than 6 (six) months prior to the expiration of the Initial Term.

2.3. If Tenant continues to use the Leased Parking Spaces with Landlord's consent after expiration of the term of this Lease, or after the date in any notice given by Landlord to Tenant rightfully terminating this Lease, such use by Tenant shall be deemed to be a year-to-year tenancy, terminable upon written notice given by either party to the other not less than 90 days before the end of the calendar year in which the notice is given. During such year-to-year tenancy, Tenant and Landlord are both subject to the relevant provisions of this Lease, including Rent. The foregoing notwithstanding, no year-to-year tenancy shall be created if the Lease is terminated for breach or default on the part of the Tenant.

**Article Three: Rent**

3. Tenant agrees to pay $100 (one hundred dollars) rent each year beginning on the Commencement Date.

**Article Four: Indemnity and Insurance**

4.1 Tenant hereby indemnifies and holds Landlord harmless from and against any loss damage, or claim asserted against or incurred by Landlord in connection with any injury to person or property caused by the Tenant's use thereof during the Term of this Lease. This hold harmless agreement specifically excepts all losses, damages or claims which are caused by the acts or omissions of Landlord, its employees, agents, representatives, guests and licensees; with respect to those losses, damages and claims, Landlord agrees to indemnify and hold Tenant and its affiliates harmless. Public liability and property damage insurance shall insure performance by Tenant and Landlord, respectively, of the indemnities herein. Landlord and Tenant agree to exchange and approve proof of insurance adequate for their mutual indemnification according to the terms of this paragraph.

4.2 At the commencement of the Term Tenant shall obtain and keep in force a general liability insurance policy insuring Tenant against claims for bodily injury, death, and property damage occurring on or about the Property or in connection with its use, such insurance to afford protection with a combined single limit of not less than One Million dollars ($1,000,000). Such policy shall contain a standard cross-liability endorsement. Tenant shall have the right to satisfy the foregoing requirements by including such coverage in a larger or "blanket" policy covering the properties and activities of Tenant at two or more locations. Upon request, each party shall

furnish the other with a certificate evidencing the existence of such insurance coverage.

4.3 Tenant shall be solely responsible for insurance protecting Tenant's personal property.

**Article Five: Warranties**

5. Landlord hereby warrants to Tenant that Landlord has no knowledge of any discharge, disposal or dumping of hazardous or toxic wastes or materials (as defined by federal, state, or local law) in, or under the Leased Parking Spaces, or of the presence of any such hazardous or toxic wastes or materials on or about 1255 Oak.

6. Each party hereby represents and warrants to the other that each party has the requisite power and authority to enter into this Parking Lease and to execute and deliver the documents to be executed by each party and delivered prior to the Commencement Date; such documents shall have been duly executed and delivered; the execution, delivery and performance by each party of such documents shall not conflict with or result in violation of any judgment, order or decree of any court or arbiter to which each such party is a party; and such documents shall be valid and binding obligations of each party and enforceable in accordance with their terms.

**Article Six: Regulatory Takings, and Taking by Power of Eminent Domain**

6. In the event of any legislative or regulatory action by any government agency, regardless of whether Landlord is compensated or uncompensated, that materially or substantially precludes the continued use of the Leased Parking Spaces by Tenant as desired, Tenant may, within thirty (30) days of the taking of the Leased Parking Spaces or any portion of 1255 Oak that functionally impairs Tenant's use of the Leased Parking Spaces, elect to terminate this Lease as of the date of taking. The "date of taking" shall mean either the date upon which title to the 1255 Oak, or a portion thereof, passes to and vests in the condemnor, or the effective date of any order for possession if issued prior to the date title vests in the condemnor, or the date upon which Tenant receives effective notice of the legislative or regulatory action substantially or materially precluding Tenant's continued use of the Leased Parking Spaces. If the Lease is terminated pursuant to the provisions of this paragraph, Landlord shall thereupon refund to Tenant any prepaid rent and Tenant shall pay to Landlord any rent or charges due Landlord under this Lease, each prorated as of the date of taking.

**Article Seven: Assignment by Tenant or Sale of Tenant**

7.1 No interest of Tenant in this Lease shall be assignable involuntarily. Each of the following acts shall be considered an involuntary assignment:

> If Tenant is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding

under the Bankruptcy Act in which Tenant is the bankrupt or, if Tenant is a partnership or consists of more than one person or entity, if any partner of the partnership or other person or entity is or becomes bankrupt or insolvent, or makes an assignment for the benefit of its creditors;

If a writ of attachment or execution is levied on this Lease;

If, in any proceeding or action to which Tenant is a party, a receiver is appointed with authority to take possession of the Tenant's leasehold interest in the Leased Parking Spaces at 1255 Oak.

An involuntary assignment shall constitute a default by Tenant and Landlord shall have the right to elect to terminate this Lease, in which case the Lease shall not be treated as an asset of Tenant.

7.2 If a writ of attachment or execution is levied on 1255 Oak, Tenant shall have thirty (30) days in which to cause the attachment or execution to be removed. If any involuntary proceedings in bankruptcy is brought against Tenant, or if a receiver is appointed, Tenant shall have ninety (90) days in which to have the involuntary proceeding dismissed or the receiver removed.

**Article Eight: Default.**

8.1 The occurrence of any of the following shall constitute a material default by Tenant:

8.1.1 Failure to pay rent when due, if the failure continues for ninety (90) days after written notice has been received by Tenant, provided that interest at the rate of 1% per month, or at the maximum rate permitted by law, whichever is the lesser, shall accrue on any sums not paid within ten (10) days of the date on which Tenant receives written notice.

8.1.2 Failure to perform any other material provision of this Lease if the failure to perform is not cured within ninety (90) days after written notice has been received by Tenant.

**Article Nine: Subordination**

9. As of the effective date hereof, this Lease shall be prior to any mortgages, deeds of trust, or other encumbrances that may subsequently be places on 1255 Oak, to all advances made under them, to the interest on all obligations secured by them, and to all renewals, replacements, and extensions thereof. Landlord represents and warrants that this Lease is not subject to

subordination to any encumbrance existing as of the effective date hereof affecting the use of the Leased Parking Spaces, or any portion thereof.

**Article Ten: Notice**

10. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class, certified mail to the following addresses:

To Tenant:

To Landlord:

**Article Eleven: Waiver**

11. No delay or omission in the exercise of any right of remedy of either party shall impair such a right or remedy or be construed as a waiver. No waiver shall be valid unless in writing, and any written waiver shall be strictly and narrowly construed to apply to the particular event and corresponding right or remedy specified therein.

**Article Twelve: Recording**

12. The parties agree to execute a memorandum of lease in recordable form (the "Memorandum") prior to the Commencement Date, and to record the Memorandum within five (5) business days of the Commencement Date.

**Article Thirteen: Sale or Transfer by Landlord**

13. If Landlord sells or transfers all or any portion of 1255 Oak, Landlord, on consummation of the sale or transfer shall be released from any liability thereafter accruing under this Lease if, and only if, Landlord's successor has assumed in a writing satisfactory to Tenant for the benefit of Tenant, all of Landlord's obligations under this Lease.

**Article Fourteen: The Covenant of Quiet Enjoyment**

14. Landlord agrees to deliver use of the Leased Parking Spaces to Tenant upon the commencement of the Term of this Lease, and Landlord covenants that Tenant upon performance of its obligations under this Lease, shall and may peacefully and quietly enjoy the use of the Leased Parking Spaces for the full Term of this Lease.

**Article Fifteen: Acts of God**

15. Should the performance of the obligations of either party under this Lease be prevented or delayed by an Act of God, including but not limited to war, civil insurrection, fire, flood, storm, disease, pestilence, strikes or lockouts or by any law, regulation or order of any federal, state, regional, county or municipal government authority, or by any other cause beyond the control of the party so affected, such party's performance under this lease, to the extent so prevented or delayed, shall be excused. If such Acts of God so damage 1255 Oak that, in Tenant's judgment, the Leased Parking Spaces can no longer be used, Tenant may surrender this lease to Landlord and be excused of any performance hereunder.

**Article Sixteen: General Provisions**

16.1 Whenever consent or approval of either party is required, that party shall not unreasonably withhold or delay such consent or approval.

16.2 This Lease shall be binding on and inure to the benefit of the parties and their successors, heirs and permitted assigns.

16.3 Except as provided in the Article on default, if a party elects to terminate this Lease as allowed herein, on the date of termination, the parties shall be released from further liabilities and obligations, and Landlord shall return to Tenant any unearned rent, as long as Tenant is not in default on the date the Agreement terminates.

16.4 All exhibits referred to are attached to this Lease and incorporated herein by reference.

16.5 This Lease shall be construed and interpreted in accordance with the laws of the State of California.

16.6 This Lease contains all the agreements of the parties and can be amended or modified only by written agreement.

16.7 The enforceability, invalidity, or illegality of any provision shall not render the other provisions unenforceable, invalid, or illegal.

This Lease is effective on the Commencement Date, so long as it is signed and dated on or before the Commencement Date, by _____ for the Landlord, and by _____ for the Tenant.

LANDLORD:

DIOCESE OF SANTA ROSA OF THE ROMAN CATHOLIC CHURCH

SIGNED: _____ DATED 7-15-24

By: MANUEL CHAVEZ

Its: PASTOR

/ / / / /

/ / / / /

TENANT:

ST. HELENA COMMUNITY CHURCH

SIGNED: Susan Larsen DATED 7-15-24

By: President

Its: _____

**EXHIBIT A**
Legal Description of 1255 Oak Avenue (APN 009-233-021)

**EXHIBIT B**

Legal Description of 1343 Spring Street (APN 009-233-003)

Commencing at the most western corner of the 3.176 acre tract of land described in the deed to Leroy Marr and wife of record in Book 261 of Official Records, page 272, said Napa County Records; running thence along the western lines of said tract south 52 degrees 43 minutes east 104.30 feet and south 36 degrees 30 minutes west 115.50 feet to the northeastern line of the 14.42 acre tract of land described in the deed to Dan M. Gardner, Jr. and wife of record in Book 134 of Deeds, page 259, said Napa County Records; thence northwesterly, along said northeastern line, to an angle therein; thence south 88 degrees west 55 links to the most eastern corner of the tract of land described in the deed to William Kanally of record in Book F of Deeds, page 456, said Napa County Records; thence northwesterly, along the northeastern line of said Kanally lot, 149 feet, more or less, to the southeastern line of Spring Street; thence northeasterly, along said line of Spring Street, 150 feet, more or less, to the southwestern boundary line of the lot of land described in the deed from A. Tainter and wife to Andrew Jay Bell, recorded February 28, 1863 in Book H, of Deeds, at page 93, said Napa County Records; thence southeasterly, along said southwestern line, 138 feet to the northwestern line of the 3.176 acre tract above referred to; thence south 35 degrees 52 minutes west, along last mentioned line, 0.47 of a foot, more or less, to the point of commencement.

APN: 009-262-003

**EXHIBIT C**

Depiction of the Portion of 1255 Oak on which the Leased Parking Spaces are Located

# EXHIBIT C

Leased parking agreement for (13) spaces located on the South end of the of the parking lot of 1255 Oak (noted in a blue  of the aerial photo below).

The current striping is faded however the designated spaces are located as follows:

(2) space run parallel with the Kearney St. fence line, and;

(11) spaces running perpendicular to Tainter St. starting at the corner of Tainter & Kearney (fence line corner) running south.

OAK AVENUE



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Planning Director
City of St. Helena
1480 Main Street
St. Helena, CA 94574

EXEMPT FROM RECORDING FEES -
GOVERNMENT CODE SECTION 6103

**USE PERMIT NO. 2000-29**

**USE PERMIT OF THE CITY OF ST. HELENA
STATE OF CALIFORNIA, GRANTED TO
ST. HELENA MONTESSORI SCHOOL
1328 SPRING STREET**
(1343

PROPERTY OWNER: First Baptist Church of St. Helena APN: 009-262-003

Recitals

Elena Heil, representing the St. Helena Montessori School submitted an application for a Use Permit and Design Review to expand the existing school with the addition of a second portable building to the school site at the First Baptist Church at 1328 Spring Street in the PQP: Public and Quasi-Public district. The total number of students at the site will increase to a maximum of 75, with 6 teachers and administrative staff of 2. The school will operate from mid-August through mid-June of each year, Monday through Friday. The hours of operation are from 8:00 a.m. to 5:00 p.m. for staff and 8:45 a.m. to 3:15 p.m. for students. Occasional evening meetings are held during the school year and there is occasional use of the classrooms during the summer by the staff.

The new portable building is 48' x 48' or 2,304 square feet in size. This will be in addition to the existing portable building of 2,496 square feet. The church has a floor area of 2,450 square feet, resulting in a total floor area on the site of 7,250 square feet. The property is 33,891 square feet in size.

The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on June 6, 2000.

The Planning Commission of the City of St. Helena, State of California, approved the Use Permit and Design Review on the following basis:

**Section 1.** The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures.

**Section 2.** The Planning Commission makes the following Use Permit findings Section 27.439 to support the motion to approve the Use Permit:

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.

(2000-29UP)

**Section 3.** The Use Permit for the above described use is granted subject to compliance with the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

**USE PERMIT CONDITIONS**

1. The Use Permit is valid for one (1) year from the date of approval or it shall expire. This permit is valid for this use only. A new permit must be applied for upon any change in use. The permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.

2. The Use Permit 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.

3. Any request for an extension of the Use Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

4. All required fees, including planning fees, development fees and building fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.

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

6. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

7. Provided they are in general compliance with the Use Permit, minor modification may be approved by the Planning Director.

8. This Use 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.

9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

(2000-29UP)

10. Construction shall be in compliance with plans marked Exhibits A and B dated 6/6/00.

11. The handicap parking space must be revised to meet the standards of a van accessible space.

12. A monitored fire alarm with pull stations and a monitored smoke detection system shall be installed throughout the school facility. A fire sprinkler system will not be required.

13. Compliance with the Water Conservation Ordinance requires that the equivalent of 6 single family home be retrofit. This determination can be appealed to the Director of Public Works and the City Council.

14. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

15. Fire equipment shall be inspected annually by the Fire Department.

16. Installation of a rapid entry Knox Box system, unless waived by the Fire Chief.

17. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer 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.

**Section 4.** The City Clerk is hereby directed to record this Use Permit at the office of the County Recorder of the County of Napa.

**I HEREBY CERTIFY** that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on June 6, 2000 by the following roll call vote:

**AYES:** **Commissioners Nielsen, Ryan, Fanucci, Beatty, Chairman York**

**NOES:** **None**

**ABSENT:** **None**

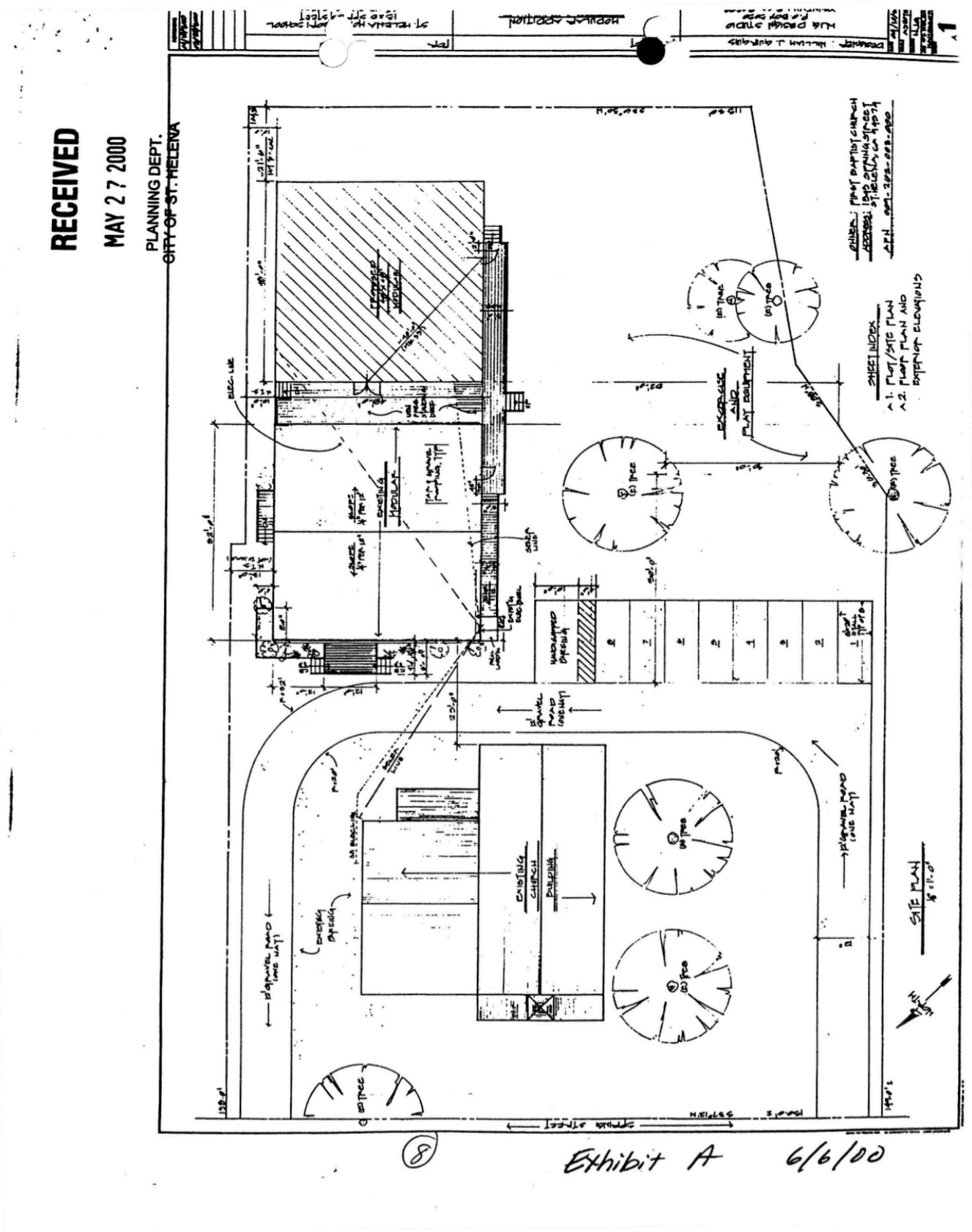
Carol Poole, Planning Director

(2000-29UP)

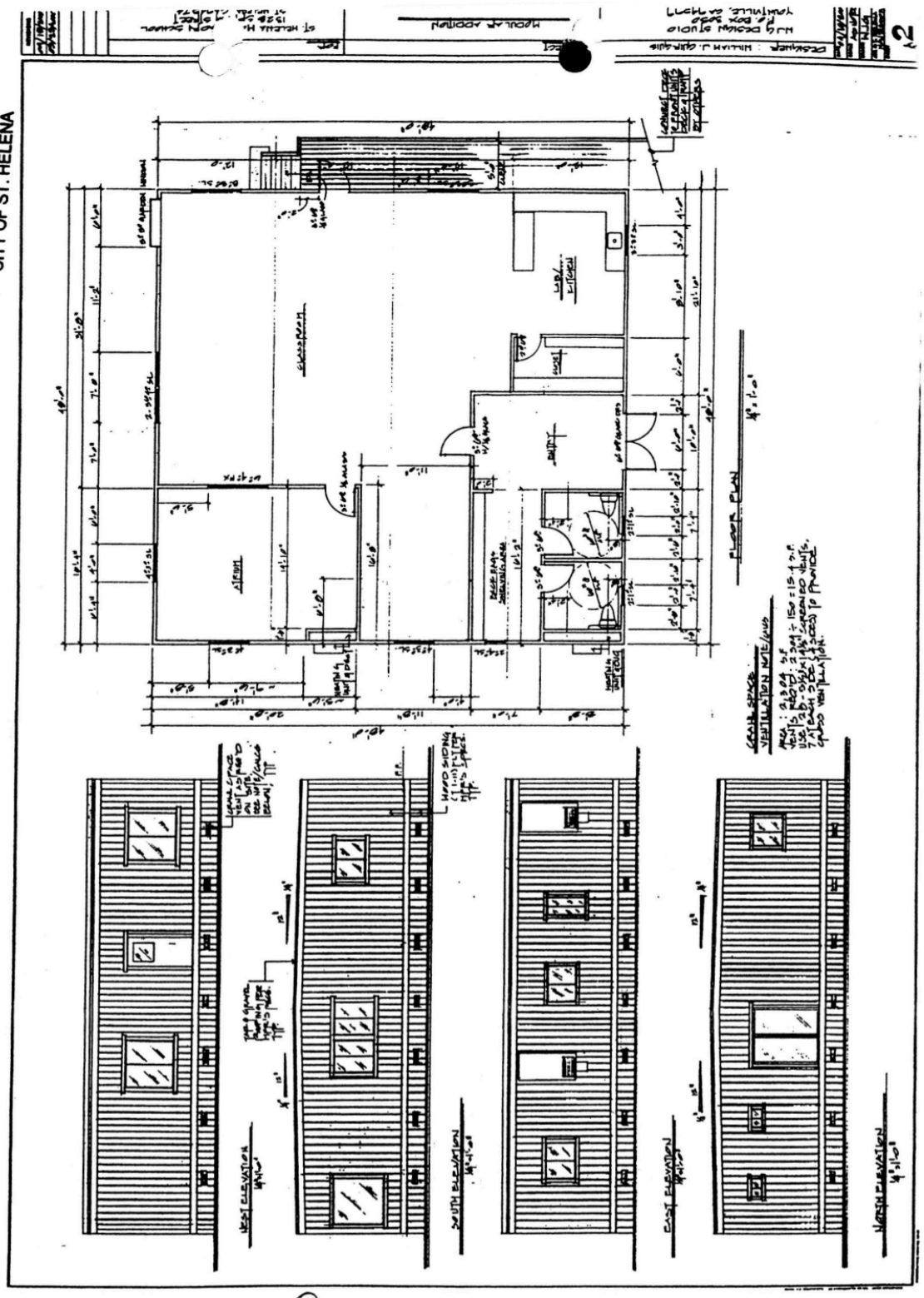
Elena O. Heil

Elena Heil, St. Helena Montessori School

(2000-29UP)


RECEIVED
MAY 27 2000
PLANNING DEPT.
CITY OF ST. HELENA
SHEET INDEX
A-1: PLOT/SITE PLAN
A-2: FLOOR PLAN AND EXTERIOR ELEVATIONS
SITE PLAN
(8)
Exhibit A 6/6/00

RECEIVED
MAY 27 2000
PLANNING DEPT.
CITY OF ST. HELENA



(9) Exhibit B 6/6/00

**USE PERMIT NO. 2008-44**

**USE PERMIT OF THE CITY OF ST. HELENA
STATE OF CALIFORNIA, GRANTED TO
ST. HELENA MONTESSORI SCHOOL
1343 SPRING STREET**

PROPERTY OWNER: First Baptist Church of St. Helena APN: 009-262-003

Recitals

1. The St. Helena Montessori School is applied for an Amendment to Use Permit 2000-29 to allow the school to use the sanctuary building of the New Harvest Community Church (First Baptist Church), also located at 1343 Spring street, for additional space for their programming needs. The amendment allows the school to add another pre-school/ Kindergarten class and increase the enrollment by a maximum of 30 students. The maximum enrollment is currently at 75 students; with the increase it would have a maximum of 105 students. The staff of 6 teachers and 2 administrators, would increase by 2 teachers.

2. The occupancy of the church building would be 35-40 children. Access to the building would be via the front, side and rear doors. A handicap accessible ramp will be constructed from the front sidewalk to the front door. Fire sprinklers will be installed in the building. The hours of operation will remain with staff on site from 8:00 – 5:00 and the students on site from 8:45 – 3:15, Monday through Friday from the end of August to mid June.

3. The primary campus of the school will be within the portable buildings and church building at 1343 Spring Street, but the school will continue to use facilities at the Grace Episcopal Church, 1328 Spring Street as a satellite campus. Eight parking spaces are provided at 1343 Spring Street for use by the families of students. The school leases parking at the Catholic parochial school parking lot (corner of Spring and Kearney) for parking for the school staff.

4. The Planning Commission held a noticed public hearing on the Use Permit Amendment on July 15, 2008.

Resolution

The Planning Commission of the City of St. Helena, State of California, approved the Use Permit, Amendment on the following basis:

A. The Planning Commission determined that the expansion of use is exempt from CEQA pursuant to Section 15303, Class 3, which includes the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

B. The Planning Commission makes the following Use Permit findings, Section 17.168.050, Section 27.439, to support the motion to approve a Use Permit Amendment to allow the proposed use:

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.

C. The Planning Commission approves the Use Permit Amendment as follows:

1. The Use Permit Amendment shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit or the Use Permit shall expire; provided however that the Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.

2. This permit is valid for the use described above. New permits must be applied for upon any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. The Use Permit 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.

4. Any request for an extension of the Use Permit Amendment must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

5. All required fees, including planning fees, development fees, building fees and toilet retrofit fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.

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

7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

8. Provided they are in general compliance with the Use Permit, minor modification may be approved by the Planning Director.

9. This Use Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

11. Consistent with St. Helena Municipal Code Title 13, Chapter 13.12 Water Use Efficiency and use Guidelines, the applicant shall be required to offset the increase in water use by retrofitting the equivalent of 2 single family dwelling units. A fee of $1,000 per retrofit may be paid in-lieu of the retrofits.

12. Use shall be in compliance with plan marked Exhibit A dated 06/15/08.

13. A fully automatic sprinkler system shall be installed in the building. The system shall be approved by the Fire Marshal prior to issuance of building permit and fully operational prior to issuance of certificate of occupancy.

14. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

15. Fire equipment shall be inspected annually by the Fire Department.

16. Installation of a rapid entry Knox Box system, unless waived by the Fire Chief.

17. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer 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.

**I HEREBY CERTIFY** that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 15, 2008 by the following roll call vote:

**AYES:** **COMMISSIONERS SHOTT, MCCREA, ERICSON, KATZ, & CHAIRMAN PH ILIPPAKIS**
**NOES:** **NONE**
**ABSENT:** **NONE**

Carol Poole, Planning Director

Elena Heil, St. Helena Montessori School

# HISTORIC PROPERTY EVALUATION & IMPACT ASSESSMENT REPORT
# FIRST BAPTIST CHURCH ST, HELENA

1343 Spring Street

St. Helena, Napa County, California

January 2025

Prepared for:

Centric General Contractors

1230 Spring Street, Suite G

St. Helena, California 94574

Prepared by:

Brunzell Historical

Napa, California 94559

Kara Brunzell, M.A.

BRUNZELL
HISTORICAL

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## ACRONYMS AND ABBREVIATIONS

BERD Built Environment Resources Directory

CEQA California Environmental Quality Act

CRHR California Register of Historical Resources

DPR Department of Parks and Recreation

HP Historic Preservation

NRHP National Register of Historic Places

NWIC Northwest Information Center

OHP Office of Historic Preservation

SHPO State Historic Preservation Officer

# 1 Introduction

## Purpose and Scope of Historical Resource Evaluation

St. Helena Community Church Chapel, Luxforum proposes to rehabilitate the First Baptist Church, St. Helena at 1343 Spring Street (the subject property) and repurpose it as a wedding chapel. The subject property has been considered a historical resource by the City of St. Helena; it is zoned Historic Preservation (HP) Overlay and is listed on the local Register of Historic Properties. It is thus presumed to qualify as a historical resource subject to California Environmental Quality Act (CEQA) requirements to avoid significant negative impacts to such resources. However, the property was added to the Register of Historic Properties based on recordation of the subject property by volunteers who prepared a countywide historic survey for nonprofit preservation organization Napa County Landmarks in 1978. The City surveyed the subject property during its 2006 Historic Resource Inventory, but its consultant did not provide a formal recommendation of eligibility, and the historic eligibility status of the property has never been determined. The City of St. Helena is therefore requiring that a historical resource evaluation according to current professional standards and established eligibility criteria be performed for the subject property prior to proposed alterations. The evaluation herein has been performed according to the standards outlined by the California Office of Historic Preservation's (OHP) "Instructions for Recording Historical Resources" and thus meets the CEQA requirements for historical resource evaluation. National Register Bulletins, developed by the National Park Service to guide historical evaluation methodology, have also been consulted where appropriate. The author of this study, Kara Brunzell, meets the Secretary of the Interior's Professional Qualifications in History and Architectural History.

## Location and Setting

The subject property is 1343 Spring Street, St. Helena, California (see Figure 1), Township 8 North, Range 6 West, Mt. Diablo Meridian, St. Helena 7.5' USGS topographic map. The project area is the subject parcel; a 0.25-mile radius comprises the record search area (Figure 1). The neighborhood is near the heart of St. Helena's core, just south of Main Street, its main thoroughfare. The immediate vicinity features a broad mix of uses and building types, with churches and other institutional buildings along Spring Street giving way to a more residential character to the west. St. Helena is dominated by historic-era buildings with limited contemporary infill and features historic storefront commercial, winery, agricultural, single-family residential, educational, and institutional buildings. The south end of the St. Helena Historic Commercial District, which is listed on the National Register of Historic Places (NRHP), is located about 200 feet north of the subject property; there are many other NRHP-listed or-eligible buildings in the neighborhood. The project site consists of a 0.77-acre property (APN 009-262-003) which holds a church building that has been disused for several years. The building was originally a residence constructed in 1875 for the Chiles family. It was sold to the St. Helena Baptist Church and heavily remodeled in the 1950s for use as a church. A detailed ownership, occupation, and land use history of the subject property as well as a relevant historic context of St. Helena are provided in Section 3 below.

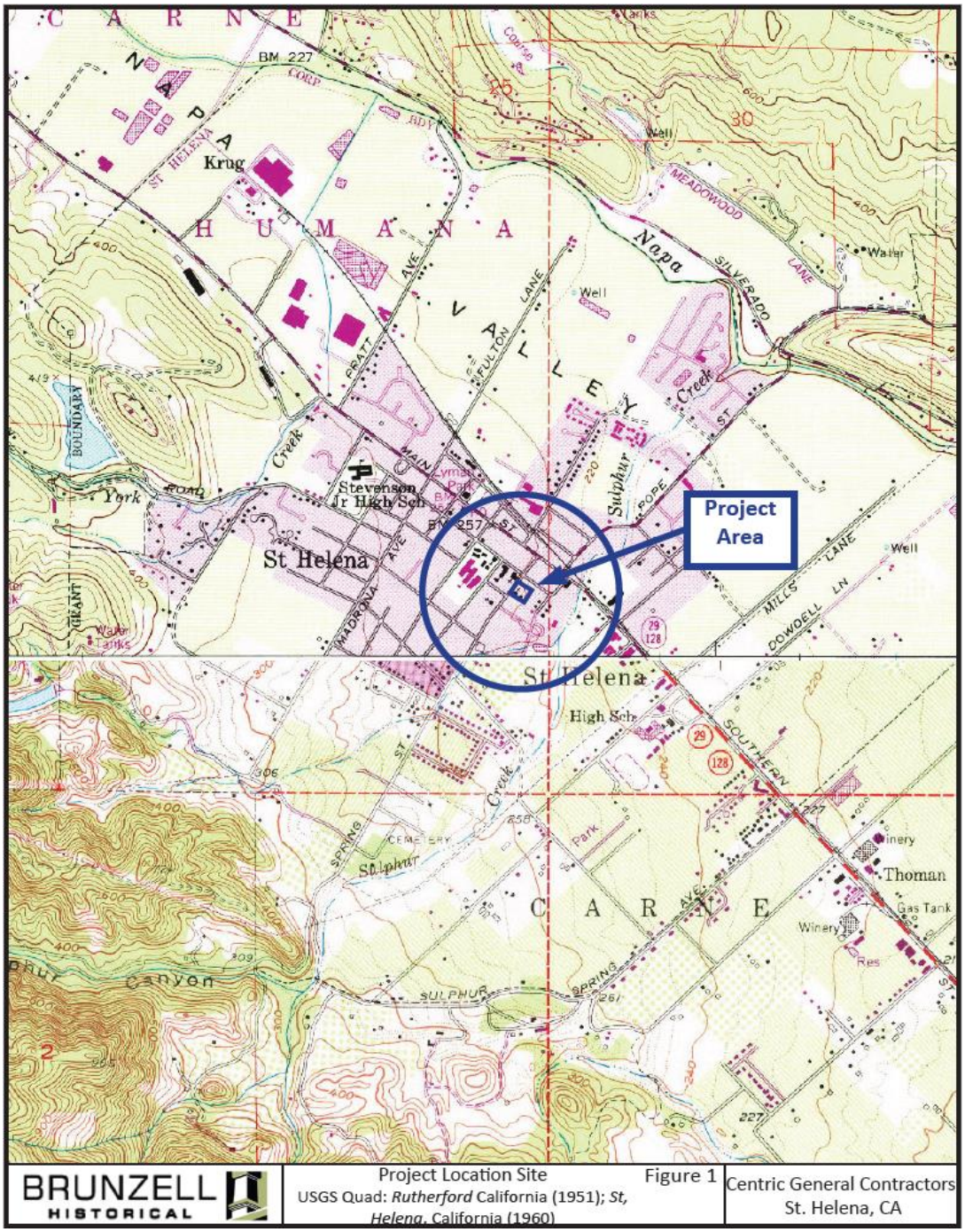



Figure 1: Project Area Map.

# 2 Project Description

St. Helena Community Church Chapel, Luxforum proposes to rehabilitate and repair the existing First Baptist Church, St. Helena a, remove structurally deficient additions to the original building, construct an addition to the rear of the chapel, and construct a new classroom/parsonage building behind the existing building (see Figure 2). Proposed alterations to the main façade include replacement of main entrance steps, installation of doors on the open main entrance, and removal of the enclosed former porch on the east end of the building, and installation of a new door on the east volume. The four rear additions on the east end of the existing building would be removed and replaced with a roughly 580 square foot deck. A new addition to the rear and of the sanctuary/chapel would replace an existing rear addition and would be about 750 square feet with 427 square feet of interior space and a slightly smaller open area. The addition, which is proposed to be clad in limestone panels, would be slightly wider and taller than the existing 1957 chapel, and its gabled roof would match the pitch of the existing building. The proposed new building would be the rear of the existing building and its addition, across an open courtyard. Its footprint would be roughly 1,800 square feet and its front-gabled roof would match that of the existing chapel in pitch. The classroom volume at the front of the building would be just over 1,000 square feet and would be modeled after a greenhouse with a steel structure and fully glazed walls. The two-story dwelling unit at the rear of the new greenhouse would have limestone cladding like the chapel addition. A new parking area with eight spaces would be developed along the southwest property boundary. There would also be a 200 square foot shed near the parking area as well as two bioretention areas and landscaping.

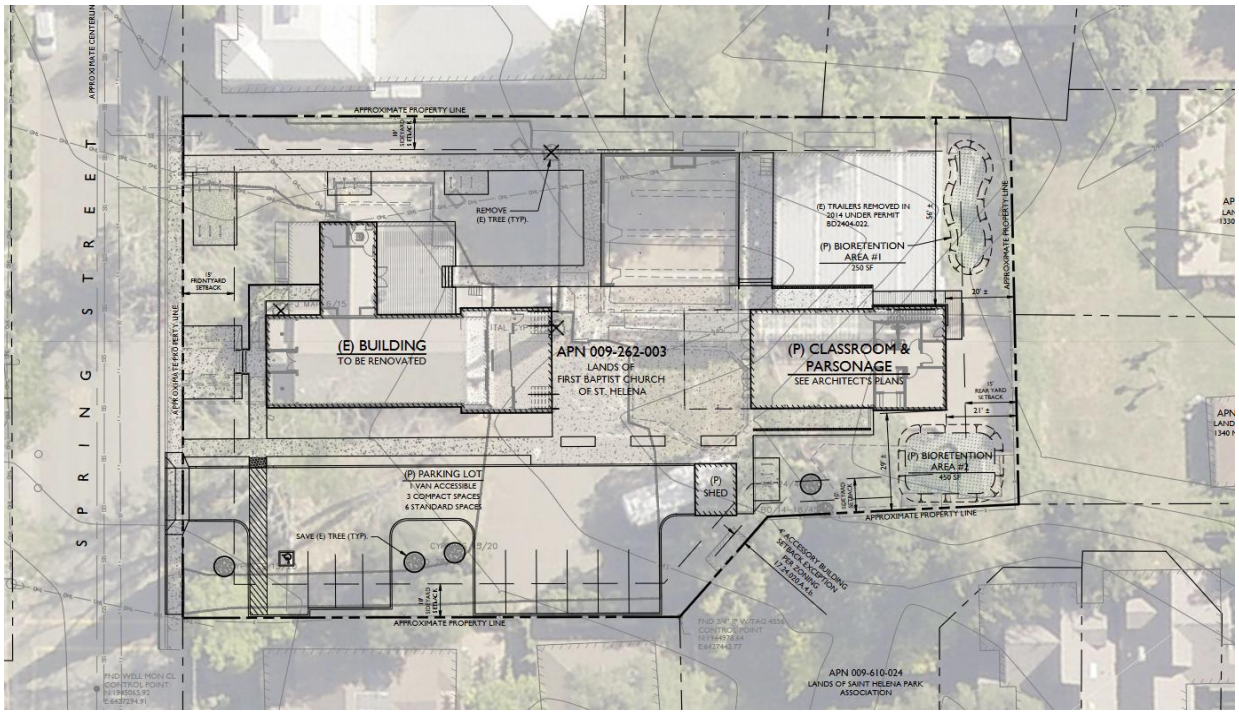


Figure 2: First Baptist Church, St. Helena, Applied Civil Engineering, Inc., October 2024.

# 3 Regulatory Context

## State Regulations

State regulations recognize the public's interest in historical resources and the public benefit of preserving such resources. Properties listed on or eligible for the California Register of Historical Resources (CRHR) are subject to California laws that require consideration of potential impacts of proposed projects on historical resources; properties listed on the NRHP are automatically added to the CRHR. Properties listed on local historic resource inventories are also presumed to qualify as historical resources unless they fail to meet objective criteria for listing. Properties that qualify as historical resources should also receive special consideration in the planning processes, or merit consideration as candidates for individual protection.

### California Environmental Quality Act

Established in 1970, CEQA requires state and local government agencies to determine whether proposed actions are subject to CEQA and, if so, to analyze and publicly disclose potentially significant environment impacts of proposed actions. Moreover, CEQA requires the development and adoption of mitigation measures to lessen significant impacts. Actions that require CEQA review are known as projects under CEQA.

CEQA includes historical resources as a category of analysis, defining a historical resource as any object, building, structure, site, area, place, record, or manuscript that is historically or archaeologically significant, or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California. Projects that involve a historical resource are subject to CEQA.

The definition of "historical resources" is provided by Section 15064.5(a) of the California Public Resource Code, the State CEQA Guidelines. The City of St. Helena is the lead agency for CEQA. The following is an abbreviated and excerpted summary of this definition:

1. A resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the CRHR.
2. A resource included in a local register of historical resources or identified as significant in an historical resource survey shall be presumed historically significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR.

### California Register of Historical Resources

The State Historical Resources Commission designed the CRHR program for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The CRHR is the authoritative guide to the state's significant historical and archaeological resources.

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding, and affords certain protections under CEQA.

The eligibility criteria for designation to the CRHR are codified under Public Resources Code 5024.1(c). CRHR criteria are based on the NRHP criteria established by the National Park Service. A resource is eligible for listing in the CRHR if it is:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).
- Associated with the lives of persons important to local, California or national history (Criterion 2).
- Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3).
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).[1]

# St. Helena Municipal Code: Historic Preservation

St. Helena has adopted criteria for local designation of historic properties as well as policies that encourage preservation of qualified properties. Criteria for designation of local historical resources are based on NRHP and CRHR criteria and are set forth in St. Helena Municipal Code, which is excerpted below.

## 17.21.020: Designation Process

A. Local Historic Resources. Local historic resources shall be designated by the planning commission in the following manner:

1. Initiation of Designation. Designation of a historical resource may be initiated by the planning commission or by the owner of the property that is proposed for designation. Applications for designation originating from outside the planning commission must be accompanied by such historical and architectural information prepared by a qualified architectural historian as is required by the planning commission to make an informed recommendation concerning the application, together with the fee set by the city council.

[1] California State Parks Office of Historic Preservation, California Register of Historical Resources, 2017, State of California.

2. Review, Notice, and Hearing. The planning commission shall conduct a public hearing on a nomination for local historic resource designation. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Section 17.04.080, Public hearing notice, including mailed notice to the owners of any property proposed for such designation.

3. Findings and Decision. Following a public hearing, the planning commission may approve or disapprove a nomination for designation as a local historic resource. The commission shall record the decision and the findings upon which the decision is based. Approved designations will be added to the city's local register. The planning commission may approve such designation only if it finds that the resource meets at least one of the following criteria:

   a. It is associated with events that have made a significant contribution to the city's history and cultural heritage; or

   b. It is associated with the lives of persons important in the city's past; or

   c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

   d. It has yielded, or may be likely to yield, information important in the city's prehistory or history.

## 17.21.040: Historic Preservation Overlay (HP)

A. Purpose. This section is intended to safeguard the historic and architectural character of St. Helena by recognizing and preserving significant historic and cultural resources in the Historic Preservation (HP) Overlay district. It establishes design standards for the preservation and rehabilitation of historically and culturally significant resources as well as standards to ensure new development in the Historic Preservation Overlay zone is architecturally compatible.

B. Applicability. The provisions of this section apply to parcels included in the Historic Preservation (HP) Overlay map on file with the city, including those properties on the city's historic resources list (local register), properties designated as a local historic district, and properties designated as a historic resource.

C. Review for Compliance. All infill development proposals in the Historic Preservation Overlay district are subject to design review approval by the planning commission.

D. Standards for Preservation. This section establishes standards for the preservation of historic structures within the city.

1. Purpose. These standards implement the general plan's policies related to the preservation and adaptive reuse of officially designated historic resources throughout the city and of structures having potential historical value within the city's Historic Preservation Overlay zone.

2. Applicability. These standards must be utilized during the development/design review process as criteria against which to review exterior modifications within the Historic

Preservation Overlay district requiring administrative or discretionary approval. The Secretary of the Interior's Standards for Rehabilitation in subsection E of this section provide further detail on the treatment of historic properties.

3. Preservation and Rehabilitation of Existing Structures. In general, preservation and rehabilitation efforts must aim toward protecting the essential architectural features of a structure that help to identify its individual style and thereby further its contribution to the historic character of the surrounding neighborhood.

5. Review for Compliance.

a. Rehabilitation projects that do not expand the existing building or structure and which are consistent with the standards of the Historic Preservation Overlay may be approved administratively by the community development department.

b. Rehabilitation projects which are inconsistent with the standards of the Historic Preservation Overlay require design review by the planning commission, as established in Section 17.05.070, Major design review.

c. All new construction or additions that are visible from the public right-of-way or more than a twenty-five percent (25%) increase of the existing floor area of the primary structure require major design review by the planning commission, as established in Section 17.05.070, Major design review.

E. Secretary of the Interior's Standards. The Secretary of the Interior's Standards for Rehabilitation are ten (10) basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable changes to meet new needs. These standards are mandatory for listed buildings.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

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

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

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

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

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

F. Standards for New Construction/Infill Development. This section establishes standards to be used in review of new and infill development within the Historic Preservation Overlay zoning district for which a discretionary permit is required.

1. Purpose. These standards are intended to encourage new infill development in the Historic Preservation Overlay district to be compatible in scale and treatment with the existing, older development and to maintain the overall historic character and integrity of the community. At the same time, these standards are intended to promote the visual variety that is characteristic of St. Helena, to allow for contemporary architectural designs, and to provide reasonable flexibility in accommodating the tastes, preferences and creativity of applicants proposing new development, especially individual single-family homes.

2. Standards for Compatibility. New construction within the Historic Preservation Overlay must be designed to maintain any unifying development patterns such as setbacks, building coverage, building height, degree of transparency, eave depth, and orientation to the street. When new structures are developed adjacent to older single-family residences, there are concerns that the bulk and height of the infill structures may have a negative impact on the adjoining smaller-scale structures.

G. Use of California Historic Building Code. The property owner of a property within the Historic Preservation Overlay district may elect to use the California Historic Building Code for alterations, restorations, new construction, removal, relocation, or demolition of a designated historic resource provided the building official determines that such use of the code does not endanger the public health or safety, and such action is necessary for the continued preservation of a historic resource. (Ord. 23-4 § 5 (Exh. A)).

# 4 Historic Context

## Saint Helena Historic Context

The first European to settle in what would later become the St. Helena area was Dr. Edward Bale, an English physician who received Rancho Carne Humana as a grant from the Mexican government in 1839. The huge ranch encompassed northern Napa Valley, including what would become the towns of Calistoga and St. Helena. Americans began to travel overland to California in the 1840s, and the first group to complete the arduous trek via the Sierra Nevada mountains was the Bartleson-Bidwell Party, who passed through eastern Napa County in 1941. Another early group was the Grigsby-Ide Party: at least twenty members of this group reached the Napa-Sonoma area by the end of 1845.[2]

The Gold Rush that began in 1949 and California statehood in 1850 drew more American farmers and land speculators to Napa Valley, and about 1853, Henry Still purchased 100 acres on the north side of Sulphur Creek from the Bale estate. The property was at the intersection of Napa Valley's main north-south road and what is today Spring Street, which was the route to White Sulphur Springs (a natural hot spring that was already an attraction). Still recognized the potential for a town site centered on the rich agricultural region. In partnership with Charles Walter, Still constructed the first building in the area, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business. Upper Napa Valley was at first called Hot Springs Township; the new town was named St. Helena in the mid-1850s, when it adopted the name of the recently founded local Sons of Temperance lodge.[3]

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production. In 1859, Dr. George B. Crane (1808-1898) brought wine cultivation to the St. Helena area when he planted a large vineyard with Mission vines, which he soon began replacing with varietals better suited to quality winemaking. In 1861, Charles Krug acquired land north of St. Helena when he married Caroline Bale, initially planting 15,000 vines and setting off an increasing trend toward vineyard cultivation in the 1860s. Krug would become an industry leader, credited as a pioneer winemaker and relentless advocate for the production of top-quality wines in Napa.

St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876 and reincorporated in 1889. By 1873, it had a school and several churches as well as a thriving commercial district. With its active viticultural

[2] Lyman L. Palmer, *History of Napa and Lake Counties, California*, San Francisco: Slocum, Bowen, & Company, 1881, 55-333; Hubert Howe Bancroft, *History of California: 1841-1845,* San Francisco: The History Company, 1886, 578-581.

[3] C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino,* Napa: Reporter Publishing House, 1873, 186; Lin Weber, *Old Napa Valley: The History to 1900*, St. Helena: Wine Ventures Publishing, 1998, 159.

club (which was established in 1875), St. Helena became the heart of Napa County wine production, sending more representatives to statewide vintners' meetings than any other city in California. [4]

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district (the area between Yountville and St. Helena) had 7,000 acres of grapevines by this time and nearly 3,000,000 gallons of wine were produced in Napa County. 1880 saw the establishment of a state viticultural commission in recognition of the growing importance of the industry. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.[5]

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Prohibition and the Great Depression were an era of stagnation in St. Helena, with little population growth or development. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.[6]

In the 1960s and early 1970s, wine grapes gradually replaced other types of agriculture until they dominated Napa Valley as they had in the 1890s. The economic value of wine grapes increased rapidly as more expensive varietals were planted and orchards were converted to vines. Meanwhile, agricultural lands in Santa Clara and Marin counties were lost to suburbanization, and Napa County leaders took note. In 1968, Napa County Supervisors created an agricultural preserve that prevented large-scale commercial and residential development on most land outside city limits. Napa's third generation of winemakers became international wine stars in 1976, when Napa County wines won in a blind tasting against some of the most respected French wine labels.[7]

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Efforts to preserve agricultural land beginning in the second half of the twentieth century have allowed the town to grow slowly and retain much of its rural nineteenth-century character. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.[8]

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[4] C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino,* Napa City: Reporter Publishing House, 1873, 203 – 204; City of St. Helena, *Historic Resources Inventory,* Prepared by Page & Turnbull, Inc., August 2006, 7; Palmer, 1881, 335; Menefee, 1873, 187.

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

[6] Mariam Hansen, *Images of America, St. Helena*, Charleston: Arcadia Publishing, 2010, 96.

[7] Sullivan, 1994, 266

[8] Doulgas E. Kyle, Hero and Ethel Rensch, *Historic Spots in California,* Standford University Press: Stanford, California, 1932, 2002, 284; Lin Weber, *Roots of the Present: Napa Valley 1900 to 1950*, St. Helena: Wine Ventures Publishing, 2001, 148- 175; Palmer, 1881, 446.

# Narrative History, 1343 Spring Street

## Chiles House, 1875 – 1902

The building at 1343 Spring Street was originally built in 1874-75 as the townhouse of Joseph Ballinger Chiles (1810 – 1885) and Margaret Jane Chiles (1827 – 1900). J.B. Chiles was born in Kentucky and moved to Missouri, where he was a farmer. In 1830, he married Mary Ann Stevenson, with whom he had four children before her death in 1836. He joined the military during the 1830s, when the US government was fighting Native Americans in Florida. In 1841, he came to California with the Bartleson-Bidwell Party, the first expedition of American settlers to enter California via the Sierra Nevada, passing through what would later become known as Chiles Valley (roughly 10 miles east of the St. Helena area). Chiles would eventually lead seven overland expeditions to California and led the first group through Carson Pass. He returned to California in 1844, when he received the 1,000-acre Rancho Catacula land grant from the Mexican government. Chiles immediately constructed a log house (later demolished and replaced with an adobe house.) His obituary stated that he was a participant in the Bear Flag Revolt of 1946, in which American settlers briefly declared California an independent republic (California was still part of Mexico at the time). No details are provided in sources that mention his participation, and most accounts of the chaotic series of events do not mention Chiles, so his involvement may have been peripheral. In 1848, he returned to the east and brought his children to Rancho Catacula in Chiles Valley. He built an adobe on the homestead to replace the original log house and raised livestock. He also constructed a gristmill and later a distillery to produce whiskey made from wheat. The Chiles family constructed several houses in Napa Valley; a Chiles House on the Inglenook Winery property in Rutherford was (according to its plaque) constructed on Rancho Catacula in about 1856 and later moved to Inglenook. Chiles partnered with Jerome Davis (founder of the Yolo County City of Davis) on a profitable rope ferry across the Sacramento River. Chiles apparently also owned a ranch in Yolo County for a time. In 1853, the 43-year-old Chiles traveled to Missouri again to marry Margaret Jane Garnhart; between 1854 and 1864, six children were born to the couple. William Chiles, the eldest, was born in 1854 en route to California. During the late 1850s and early 1860s, the family lived in Rutherford.[9]

In the 1850s, Joseph and Margaret Chiles purchased the subject property in St. Helena, constructing a townhouse for their family in 1874 – 1875. In the late 1870s, Chiles acquired property and established a residence in Lake County's Coyote Valley (about 30 miles north of St. Helena), where he raised sheep, while continuing to maintain the St. Helena house. The family had an active social life in St. Helena, and Joseph was involved in local politics. Later residents stated that the St. Helena house was modeled after Margaret's childhood home in Harper's Ferry, West Virginia. Historic photographs and maps demonstrate that the original house appears to have been a vernacular example of nineteenth century domestic architecture. The rambling plan, cross-gabled roof form, extensive front and rear porches, and rather awkward configuration of the two-story volume with the slightly set back one-story volume suggest it was constructed without consulting an architect,

[9] *St. Helena Star,* "Local Intelligence," Dec. 31, 1874, 3; Kyle, Hero and Ethel Rensch, 2002; Tim Gaughan, "Joseph Ballinger Chiles," Napa County Historical Society, 2018, Accessed Nov. 20, 2023, https://napahistory.org/joseph-ballinger-chiles/; Elizabeth Loyd Osborne, "Nature Studies," *St. Helena Star,* Sep. 3, 1937, 8; *St. Helena Star,* "An Old Pioneer Gone," Jan. 26, 1885, 3; *St. Helena Star,* Aug. 3, 1900, 3;

and may have been built in stages. The exterior incorporated elements of the popular Stick, Gothic Revival, and Italianate styles of the era. The front-gabled west volume was two stories with a projecting two-story porch supported by elaborate bracketed posts. Horizontal drop siding featured decorative quoins at the corners (a feature of stone masonry architecture that was sometimes added to wood houses to make them appear more solid and substantial). Three tall arched main-façade door openings and tall paired arched windows with decorative hoods at the side elevation had shutters for privacy. The east volume was single-story with similar porch details (see Figure 1).

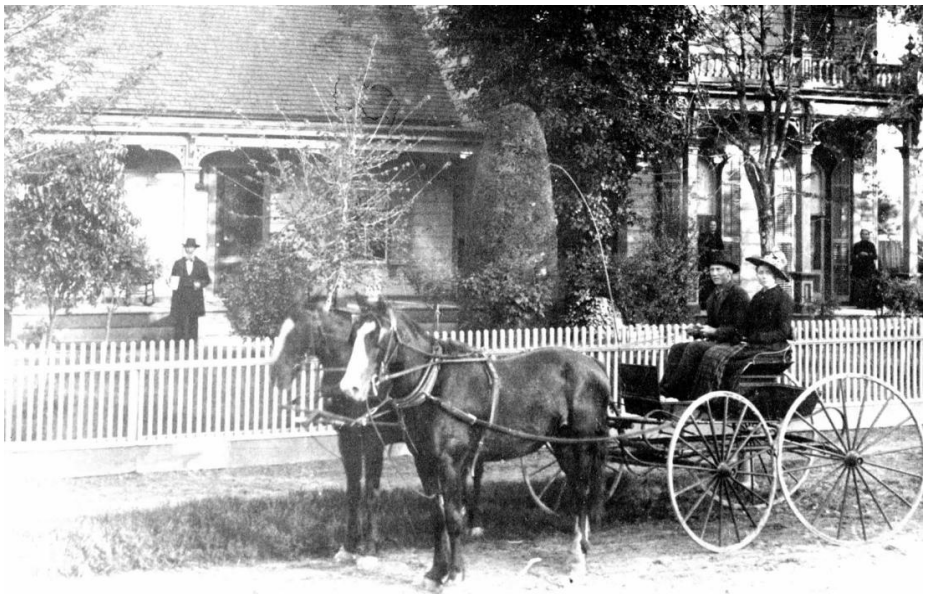


Figure 3: Chiles House with Henry Lee Chiles and Mary Tully Kenyon in the buggy, c1880 (*St. Helena Historical Society*).

The 1880 census shows 70-year-old Joseph and 53-year-old Margaret living in St. Helena (presumably on the subject property, although no addresses were recorded). Their 26-year-old son William, who lived with them, gave his occupation as a hardware merchant, while teenage Virginia "Dixie" Chiles (1862-1943) was in school. Only the four family members were living in the house, in contrast to their domestic arrangements in Chiles Valley where a number of servants and laborers had resided with them.[10]

Dixie Chiles married prominent St. Helena merchant A.N. Bell (1859 – 1953) in 1883 in a ceremony held at the property, and the couple moved into the Spring Street house. Margaret and Joseph, meanwhile, began spending most of their time in Coyote Valley for the next two years; the three Bell children were all born while the Bells were living in the house. Alphonse Bell during this period served as vice president of the St. Helena Board of Trade. In 1885, Joseph Chiles died at the Spring Street home; Reverend James Mitchell conducted the services, which were attended by the largest crowd that had ever been seen at a Napa County funeral up to that point. Margaret Chiles deeded the

[10] US Census Record, St. Helena, Napa, Chiles, 1880.

house to Dixie Bell in 1895; in 1899 (see Figure 2), which is the first year the area appears on Sanborn Maps of St. Helena, the house was still surrounded by open space.[11]

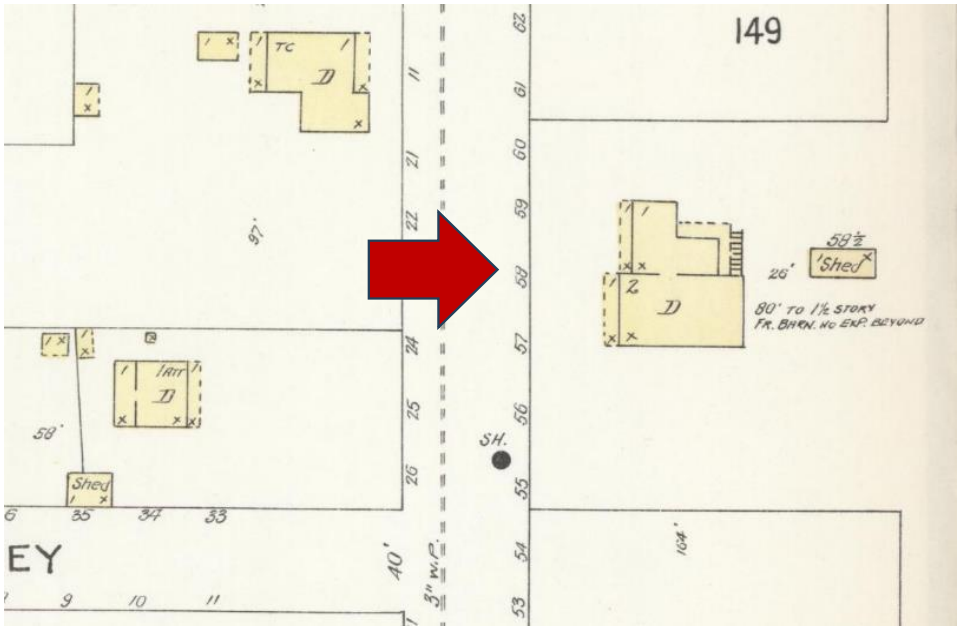



Figure 4: Map showing plan of Chiles House in 1899 (Sanborn Insurance Map).

## Henning / Osborne House, 1903 – 1949

By 1903, when the Bells rented the old family home to Wilbur Fisk Henning, they had moved to 1459 Kearney Street (the Bell House was constructed about 1899 and has been determined NRHP eligible, although it does not appear on the local Historic Property Register). W. F. Henning (1845 – 1921) was an attorney who relocated his practice to St. Helena from Sacramento for a few years before moving to Southern California about 1908. Research has not revealed the identities of renters between 1910 and 1920. In the early 1920s, Dr. Daniel E. Osborne (1857-1939) and his wife, Elizabeth Loyd Osborne (1884 – 1947), purchased the old Chiles House. Daniel Osborne was born in Ohio and attended medical school at the University of Michigan. He had come to St. Helena in 1892 with his first wife and their two sons after briefly living in Ventura. He was a physician, served as president of the California State Examining Board, and was an organizer of the Napa County Medical Association. He operated his practice from the home. He was a talented singer who performed as a member of a local quartet. Elizabeth Loyd grew up in Colorado, the daughter of a prominent gold miner and his wife, who was from England. Elizabeth Loyd lived at home as a young adult, serving as a Deputy County Clerk in Boulder and later teaching English at the University of Colorado. After the death of one of his sons and his first wife, Osborne married Elizabeth Loyd in Benicia in 1914. They established a household in St. Helena, moving to the subject property about six years later. Research

[11] Deed, Chiles to Bell, 1895; US Census Record, St. Helena, Napa, Bell, 1900; *St. Helena Star, May 25, 1883, 2, "Is Now Ready for Business,"* May 15, 1903.

has not revealed how they met; Elizabeth was nearly 30 years younger than Daniel. After their marriage, Elizabeth wrote a nature column for the St. Helena Star; in one 1937 column she described her joy at viewing the natural world through the arched windows of the Chiles house, praising the harmony between the window shape and the sky, and asserting that every house should have arched windows. After Osborne's death in 1939, Elizabeth lived on at the property, which she divided into flats so she could rent out part of the house. She worked at Mare Island during World War II as a radar operator. In 1947, shortly before her death, Elizabeth Osborne deeded the property to a group of heirs; Dorothy M. Albright, Rosa Lee Osborne (her stepdaughter-in-law), and Pearl Mitchell (her sister) each received a 1/6 interest, and Louis Richard Loyd (her brother, who lived in Wyoming) was deeded a 1/2 interest. In 1949, two of Daniel's grandchildren and the four owners to whom Elizabeth had deeded the property sued one another for control of the property. The original group of owners apparently retained ownership and at the very end of 1950 deeded the property to the First Baptist Church of St. Helena.[12]

## First Baptist Church / New Harvest Community Church, 1950 – c2015

A First Baptist Church of St. Helena had been organized during the nineteenth century but by the 1940s the congregation did not have a church building; research has not revealed if an earlier church building existed. In 1949, the congregation began holding revival meetings in rented halls led by guest speakers or Pastor Glen Wood. After the church acquired the subject property, it held revival meetings in the house; by late 1950 Rev. Delmer Walker became pastor after Wood departed for Oklahoma. In 1953, the congregation hired Rev. Hugh Morgan as pastor. Upstairs apartments were still rented out, and Rev. Walker and his family lived on the ground floor, where services were also held. Photographs from the early 1950s demonstrate that the house had been altered very little at that point. By 1952, shutters had been removed, and the upstairs veranda had been demolished. A second-story door that provided access to the upper veranda had also been enclosed, but otherwise original materials, design, and decorative features appear to have been in place. (see Figure 3).

[12] *St. Helena Star,* "Happily Married,: May 29, 1914, "Golden Wedding Bells Ring Cheerily," May 26, 1933, Elizabeth Loyd Osborne, September 3, 1937, 8, 1, "Dennis Loyd Crownover," Feb. 21, 1941, 4.




Figure 5: Photo of the Chiles House during its transition to a church, 1952 (*St. Helena Historical Society*).

Rev. Winfred J. Venable was then hired as pastor of the church and moved into the house with his wife Trudie and their three children in 1954 (see Figure 4). The Venables moved on in 1956 and were the last to live on the property.



Figure 6: Trudie and Reverend Winfred J. Venable, 1950s (*St. Helena Historical Society*).

About 1957, when Rev. Harry H. Craig was pastor, the congregation undertook a major remodel to transform the residence into a church. Apparently performing the work as volunteers, they converted the two-story primary volume of the house into a sanctuary and created interior spaces for classrooms and an office. The exterior appearance of the house was radically transformed: the second floor was removed, the roof pitch altered, arched exterior doorways enclosed, and the original main porch was enclosed to form a front-gabled vestibule topped by a diminutive cupola. Original siding appears to have been salvaged for the exterior of the vestibule. Arched windows on the west elevation along with decorative trim and casings were retained, as were the east porch and some exterior decorative features of the single-story east wing of the house (see Figure 5).[13]

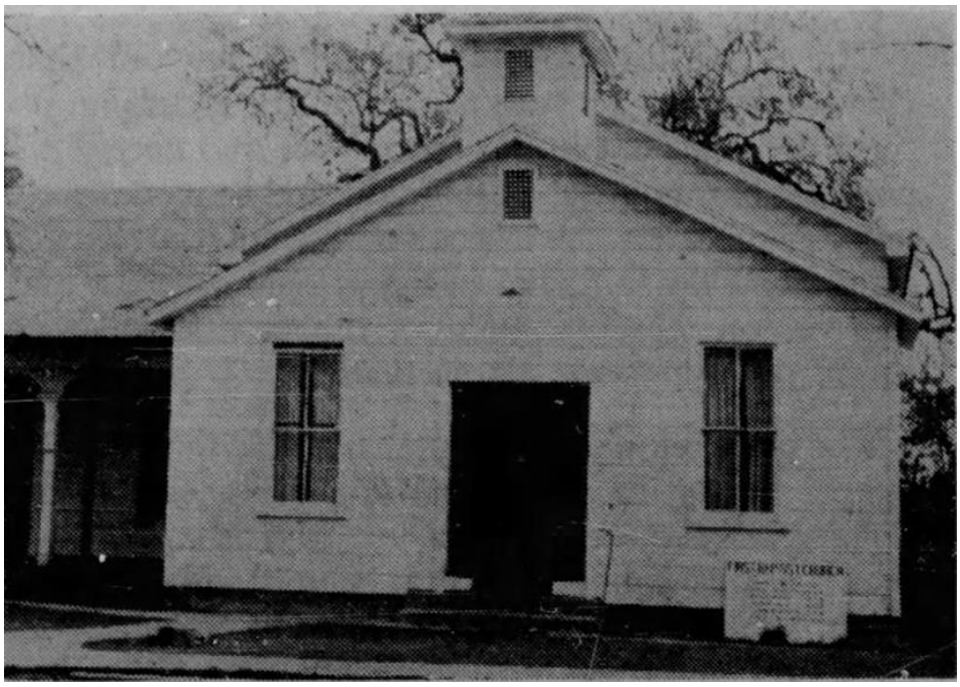


Figure 7: 1343 Spring Street after it was remodeled into a church building, 1959 (*St. Helena Star*).

Following Rev. Craig, various pastors briefly served the church. In the early 1960s. Rev. Tom Turner was followed by Rev. Elmer Stephens, Rev. Virgil Clubb, and then Rev. Douglas Tompkins. In the 1970s and 1980s, Rev. Jere L. Scott was the pastor. In the 1980s, Rev. Clifford H. Bauman was the pastor, replaced in 1991 by Rev. Raymon G. Ruth. After the Baptist congregation was no longer actively using the church in the 2000s, it became New Harvest Community Church and then St. Helena Montessori School; it is currently vacant and has not been actively used as a church since about 2015.

[13] *Napa Valley Register,* "First Baptist Church," Jun. 25, 1943, 6; *St. Helena Star,* "Nature Studies," "For Rent," Oct. 20, 1949, "Revival Meeting at First Baptist Church," Jul. 22, 1954, 3, "Baptist Church Began As Mission in 1849," March 26, 1959, 10.

In 1975, the sanctuary was refurbished with new light fixtures, and the congregation commissioned Jerry Sinclair to make stained glass windows for the church. Sinclair owned Gothic Glass in Napa and gained a reputation for repairing and designing stained glass. Probably about the same time, the congregation constructed a small addition at the front of the east wing, stripping its original porch ornamentation and enclosing the space, but not finishing it inside (see Figure 6). A small addition at the south corner of the building, had also been constructed by the late 1970s. The former Chiles House was added to the St. Helena Historic Resources inventory in 1978, after local preservation advocates recorded it. (Formal historic preservation eligibility and integrity standards had not yet been established during this period, and buildings were often added to historic lists on the basis of age alone.) Numerous additional alterations have been performed to the building at unknown dates, apparently outside the historic period: three more small rear additions were constructed (probably at different times in response to changing needs since their details are all different), some ornamental elements of original arched window casings removed (1977 – 2006), exterior doors replaced (1977 – 2006), several windows replaced (1977 – 2006), and accessible ramps added to the front and side (c2010). Arched window sashes, which are two-over-two in the 1977 photograph, have been replaced with the current four-over-four sash. The two manufactured buildings behind the church appear to have been erected on site in the mid-1990s; they were demolished in 2015 and 2024.[14]



Figure 8: 1343 Spring Street, 1978 (*Napa County Landmarks Countywide Survey*).

[14] *St. Helena Star,* "First Baptist Church News," Oct. 16, 1975, 4; *St. Helena Star,* "First Baptist Church News," Oct. 9, 1975, 4.

## Period of significance

National Park Service Bulletin 16 defines period of significance as follows:

> Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics *which qualify it for National Register listing*. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.[15]

Methodology for the establishment of a period of significance for the CRHR-and for locally-eligible resources is based on the NRHP standards above.

Based on the St. Helena historic context and narrative history above, a period of significance of 1875 – 1880 under Criterion A/1/a has been established for the Chiles House era of the property The beginning of the period of significance for the subject property is 1875, when its construction was complete. The end, 1880, marks the close of the pioneer era in St. Helena.

A period of significance under Criterion A/1/a for the First Baptist Church era would begin in 1950 with purchase of the building; its end would be determined by a historically significant event. No historical significance associated with the church has been revealed, so no period of significance can be established for the church under this criterion.

Under Criterion B/2/b, period of significance would be based on the era during which an important person significantly associated with the subject property achieved the accomplishments for which they are significant. Since no persons important to local or state history lived in the house during the era when they were contributing important accomplishments, no period of significance can be established under this criterion.

Under Criterion C/3/c, the architectural period of significance would be 1957, the year the building began to take its current form. Since the 1875 form of the building has been lost, its original architecture cannot be evaluated and 1875 would not qualify as a period of architectural significance. The building is not significant for its architecture, design, or construction, no period of significance can be established under this criterion.

Criterion D/4/d does not normally apply to buildings and no period of significance has been identified for this criterion.

Thus, the period of significance for the property is 1875 – 1880. Detailed evaluations under the criteria that justify the period of significance and connect it to the St. Helena historical context and individual property history for are provided in Section 7 below.

[15] National Park Service,, "National Register Bulletin 16A: Guidelines for Completing National Register of Historic Places Forms, Part A,"1997, 42.

# 5 Architectural Description & Property Photographs

## Property Description

The 0.77-acre property is located just south of downtown St. Helena. The one-story church building, which was constructed as a house in 1874-75, is set back approximately 35 feet from Spring Street. The church occupies approximately one-sixth of its parcel, with the concrete foundation of a demolished commercial building at the southeast corner of the parcel and a large parking lot directly behind the church. There are driveways on the southwest and northeast boundaries of the parcel. The property has expansive lawns with mature trees west and south of the church building. The building has an irregular plan and varied exterior materials that reflect many phases of development over the decades. Its overall form and massing reflect its conversion to use as a church beginning in the 1950s, while some decorative details have been preserved from its original development as a house in the 1870s, and other features have been altered in recent decades. It thus does not clearly express any architectural style or historic era. The building originally had a front-gabled two-story volume at the west with side-gabled one-story volume to the east. The original T-shaped house, which is engulfed in six separate additions on all but the west elevation, has a steeply pitched side-gabled roof with medium eaves, molded cornice, and louvered vents at gable ends. The areas of the original building not hidden by additions are clad in horizontal wood drop siding with decorative quoins at corners; early additions on the main façade have a combination of drop siding that appears to have been salvaged from the original house and horizontal wood siding that is similar to but does not match the original. Additions do not exhibit the quoin detail. Primary fenestration consists of tall double-hung two-over-two and four-over-four wood sash windows fitted with clear and stained glass. There are semi-circular arched windows as well as aluminum and vinyl windows on the rear and side additions. The west end of the building has a medium pitch gabled roof. On the main façade, a projecting front-gabled vestibule addition holds the primary entrance. Its roof is lower in height than the primary building roof and features a hipped-roof cupola with louvered vents on all sides topped with a spire. The vestibule is clad in horizontal wood drop siding that appears to have been salvaged from the original building. The wide opening at the center of the main façade is flanked by contemporary light fixtures and tall two-over-two double-hung windows that were retrofitted with stained glass in the late 1970s; the window to the right of the entrance has a jagged broken pane. Although the material and proportions of these windows are consistent with nineteenth century architecture, historic photographs have revealed that they are not original to the building; they may have been fabricated or salvaged from another old building. The interior of the vestibule is clad in horizontal wood siding that does not match original drop siding. The vestibule is accessed by three wide concrete steps and a concrete accessibility ramp, both with simple metal railings (see Photograph 1).



Photograph 1: 1343 Spring St, northwest elevation, camera facing southeast, December 30, 2025.

There are three entrances to the building within the vestibule (one facing the street and two facing the center of the vestibule). The wide center entrance, which leads to the sanctuary, is fitted with a paneled wood door with a contemporary accessible handle. Its upper section is fitted with decorative stained glass (see Photograph 2). Side-facing front entrances lead to secondary spaces and are fitted with interior style doors.



Photograph 2: 1343 Spring St., main entrance detail, camera facing southeast, November 30, 2023.

There is a shed-roofed addition with low-height roof and exposed rafter tails at the east end of the main (north) façade; it was originally a porch that was enclosed in the early 1970s. It has an interior-style door near its center that is completely hidden from view by landscaping and is flanked by two short double-hung wood windows. The horizontal siding on this volume does not match the original building. There is a brick planter in front of this section of the main façade (see Photograph 3).



Photograph 3: 1343 Spring St., east end of main façade, camera facing south, November 30, 2023.

The original side-gabled one-story volume rises above the chaotic east elevation, discernible behind a winding concrete ramp because of its steeply pitched roof with molded cornice, drop siding, and quoins. A remnant of molding at its center hints a pair of doors or windows that have been removed, there is a contemporary door below it with an adjacent replacement window. Building services are installed atop exterior siding, and each volume has a different type of wood cladding (see Photograph 4).

Viewing the building from the southeast allows observation of what appear to be four separate rear additions; they are clad in horizontal wood drop siding, horizontal wood siding that does not match the original, plywood, and board-and-batten. They exhibit shed roofs of multiple heights and pitches; windows likewise exhibit various sizes and materials, including two that are covered in lattice. Taller original volumes can be distinguished by their gabled roofs, although the east wing (originally two-storied) has had its roof pitch altered and has had the siding replaced on its rear elevation. An entry porch has a low-pitch shed roof, modern balustrade, and a set of wooden steps (see Photograph 5).



Photograph 4: 1343 Spring St., east elevation, camera facing southwest, December 30, 2024.



Photograph 5: 1343 Spring St., rear and east elevation, camera facing northwest, December 30, 2024.

Paired semi-circular arched windows on the west elevation set in decorative casings with eared moldings are the most significant ornamental remnant of the original 1870s house. Historic photographs indicate that the decorative eared moldings are likely to be original; wood window sashes lack ogee molding (a ubiquitous feature of nineteenth century wood windows) and are four-over-four rather than the original two-over-two configuration. Window sashes appear to be replacements from an unknown era. There is also a stone foundation at this section of the building that appears to be original. The roof height and form date from the 1950s when the second floor was removed from this section of the building (see Photograph 6). The building is in fair condition although it shows signs of disuse and deferred maintenance with untended landscaping, ceiling paint, and some visible areas of rot. The interior is dilapidated with holes in walls and unfinished areas.



Photograph 6: 1343 Spring St., west elevation, camera facing northeast, December 30, 2024.



Photograph 7: 1343 Spring Street parking lot and building remnants, December 30, 2024.



Photograph 8: View up Spring St. looking towards Oak Ave, camera facing northeast, December 30, 2024.



Photograph 9: View of 1343 Spring Street looking up Spring St. towards Kearney St., camera facing southwest, December 30, 2024.

# 6 Inventory Methods and Results

## Record Search

A record search was conducted at the Northwest Information Center (NWIC) on January 9, 2025. The NWIC, an affiliate of California OHP, is the official state repository of cultural resource reports for Napa County. The record search included a 0.25-mile radius around the Project Area. The record search revealed 68 built environment resources within a 0.25-mile radius, many of which were also listed on the Built Environment Resources Directory (BERD) for Napa County. Resources assigned a code of 1D are contributors to the NRHP-listed St. Helena Historic Commercial District; 1S indicates individual NRHP listing. Sulphur Creek Bridge, the Napa Valley Railroad, and the Fulton – Calistoga Transmission line have been found or recommended ineligible for historic listing. Resources recorded and evaluated for the City of St. Helena by Page & Turnbull in 2006 have all been assigned a status code of 7, which indicates that a property requires reevaluation. A code of 7 is typically utilized when an archaeologist or other recorder who does not meet the Secretary of the Interior's Professional Qualifications for History or Architectural History produces a DPR but does not evaluate a property under the relevant criteria. Page & Turnbull personnel provide brief evaluations on DPR 523 forms, most of which recommend each property studied eligible under one or more criteria. The reason the evaluator assigned codes of 7 to resources they recommended eligible is unknown, and therefore the status of the properties studied is unknown. The subject property was also listed on the BERD with a status code of 7N. No DPR 523 forms were available at the NWIC for many resources listed on the BERD, including the subject property. Several eligible or listed resources, including at least one contributor to the NRHP historic district, have been substantially altered or demolished since they were studied or added to the BERD.

## Other Sources

The City of St. Helena Register of Historic Properties also reviewed, as were the 2006 Historic Resource Inventory and other studies available on the City website. Most resources listed as eligible on the BERD (status codes 1 – 3) are also City of St. Helena Historic Properties, but some eligible resources are omitted from the local list. The DPR 523 form produced for the subject property in 1978 was also reviewed. The simple 1978 form is a two-page recordation produced by volunteers prior to the establishment of formal criteria for documentation and evaluation of historic properties. It notes the historic association of the building with the Chiles family and the exploration/settlement era and provides a single photograph (see Figure 8 above). The NRHP status code space on the form is marked with a handwritten "4," which, at the time, indicated that a property "might" become eligible for listing in the future. No explanation of what future events might make the property eligible was provided, nor was the property evaluated for architectural or historical significance. (The old status codes have been changed and a 4 indicates that a building is state-owned on a modern DPR 523 form; 7 is sometimes used for a property that requires reevaluation, although, as discussed above, it is rarely used by qualified Architectural Historians.) No formal integrity assessment was provided, but the 1978 form did state that "the semi-circular arched windows with their eared moldings are all that is visible of the original house," indicating some awareness of its integrity challenges. The subject property was assumed eligible for historical listing based on its original

construction date of 1875 and historic association with its first owners; criteria for determining significance and integrity had not been developed, and the property was not formally evaluated. The 1978 study also placed the subject property within the "Spring District," an area southwest of Main Street; the Spring District was a geographical area rather than a historic district and was never evaluated or adopted as a historic district.

## Built Environment Inventory

The table below lists built environment resources listed in the OHP database (i.e. at the NWIC and/or on the BERD) within 0.25-mile of proposed project site. The records search and BERD search did not reveal any archaeological resources within the study area radius.

| USGS 7.5 Minute Quad | Resource Number | NRHP code | Distance from project | Date Recorded & Resource Description |
|---|---|---|---|---|
| Rutherford, California (1951); St. Helena, California (1960) | P-28-001299 | 6Y | 900' E | 2004, Sulphur Creek Bridge, SR 29 |
| | P-28-001540 | 3S | 1000' NW | 2008, Kettlewell Building, Vasconi's Pharmacy, 1381 Main St |
| | P-28-002607 | 1D | 1100' NW | 1998, Main St Service, 1380 Main St (demolished) |
| | P-28-001610 | 1S | 900' NW | 1979, St. Helena Public Library, 1360 Oak Ave, reevaluated in 1996 and recommended eligible although it was already NRHP listed |
| | P-28-002481 | 1S | adjacent | 1998, St. Helena Historic Commercial District |
| | | 1D | 1300' NW | 1998, 1104 Adams St |
| | | 1D | 1000' NW | 1998, 1225 Adams St (radically altered) |
| | | 3S | 1000' NW | United Methodist Church of St. Helena, 1310 Adams St |
| | | 3S | 800' NW | St. Helena Elementary School, 1325 Adams St |
| | | 1S | 1000' NE | 1995, Special Internal Revenue Bonded Warehouse, 1216 Church St |
| | | 3S | 1300' NE | D. O. Hunt House, 957 Hunt Ave |
| | | 3S | 900' NW | Walter Metzner House, 1407 Kearney St |
| | | 3S | 1300' NW | A.N. Bell House, 1459 Kearney St |
| | | 3S | 700' SE | John Money's Planing Mill, 1057 Main St (demolished) |
| | | 1D | 700' NE | 1998, Noble Building, 1200 Main St |
| | | 1D | 500' NE | 1998, A. Goodman Building, 1201 Main St |
| | | 1D | 500' NE | 1998, 1205 Main St |
| | | 1D | 500' NE | 1998, 1219 Main St (altered) |
| | | 1D | 500' NE | 1998, 1225 Main St |
| | | 1D | 600' NE | 1998, Davis Building, 1231 Main St |
| | | 1D | 600' NE | 1998, 1235 Main St |
| | | 1D | 600' NE | 1998, 1269 Main St |
| | | 1D | 800' NE | 1998, Hunt Building, 1302 Main St |
| | | 1D | 800' NE | 1998, Windsor Hotel, 1305 Main St |
| | | 1D | 800' NE | 1998, 1310 Main St |

| | | | | |
|---|---|---|---|---|
| | | 1D | 800' NE | 1998, 1312 Main St |
| | | 1D | 700' N | 1998, 1313 Main St |
| | | 1D | 800' N | 1998, 1316 Main St |
| | | 1D | 800' N | 1998, 1320 Main St |
| | | 1D | 800' N | 1998, Richie Block 1327 Main St |
| | | 1D | 900' N | 1998, St. Helena Star Building, 1328 Main St |
| | | 1D | 900' N | 1998, 1332 Main St |
| | | 1D | 900' NW | 1998, 1339 Main St |
| | | 1D | 1000' NW | 1998, 1346 Main St |
| | | 1D | 900' NW | 1998, Owen Wade Building, 1347 Main St |
| | | 1D | 1000' NW | 1998, 1350 Main St |
| | | 2S3 | 900' NW | 2001, Bank of St. Helena, 1351 Main St |
| | | 3S | 1000' NW | St. Helena IOOF Hall, 1352 Main St |
| | | 1D | 900' NW | 1998, 1355 Main St |
| | | 1D | 1000' NW | 1998, 1367 Main St |
| | | 1D | 1000' NW | 1998, 1371 Main St |
| | | 1D | 1100' NW | 1998, 1379 Main St |
| | | 1D | 1100' NW | 1998, 1380 Main St |
| | | 1S | 600' NW | 1978, St. Helena Catholic Church, 1310 Oak |
| | | 1D | 900' NE | 1998, 1321 Railroad Ave |
| | | 1S | 1000' N | 1998, Taylor Duckworth and Company Foundry Building, 1345 Railroad Ave |
| | | 1S/1D | 400' NE | 1982, William Tell Saloon and Hotel, 1226-1228 Spring St |
| | | 3S | 50' NE | St. Helena Native Sons Hall, 1313 Spring St |
| | | 3S | 200' SW | First Presbyterian Church of St. Helena, 1420 Spring St |
| | | 3S | 700' SW | Shy House, 1542 Spring St |
| | | 7N | (candidate building) | Chiles House, First Baptist Church, 1343 Spring St |
| | P-28-001516 | * | 700' SW | 2007, 1551 Spring St (recorded but not evaluated, radically altered after completion of study) |
| | | 7N | 200' NE | Martini House, 1245 Spring St |
| | | 7N | 200' SW | Tilley House, 1526 Spring Street |
| | | 7N | 600' sW | 1531 Spring Street |
| | | 7N | 170' N | Grace Episcopal Church, 1314 Spring Street |
| | P-28-001547 | 6* | 800' NE | 2006, Napa Valley Railroad |
| | P-28-001548 | 6Z* | 800' SE | 2018, Fulton-Calistoga 60kV Transmission Line |
| | P-28-002606 | 7* | 1000' NE | 2018, 1114 Church St |
| | P-28-002632 | 7* | 900' SW | 2006, Lewelling Winery, 1635 Spring St |
| | P-28-002637 | 7* | 100' NE | 2006, 1132 Church St (altered) |
| | P-28-002638 | 7* | 1100' SW | 2006, 1331 Stockton St |
| | P-28-002644 | 7* | 1300' NW | 2006, 1454-1466 Oak Ave |
| | P-28-002645 | 7* | 700' NW | 2006, 1326 Oak Ave |
| | P-28-002646 | 3S | 1200' NW | 2006, 1445 Oak Ave |

| | | | | |
|---|---|---|---|---|
| | P-28-002647 | 7* | 1000' SE | 2006, Taylor's Refresher, 933 Main St |
| | P-28-002648 | 7* | 1400' E | 2006, Merryvale Winery, 1000 Main St |
| | P-28-002649 | 7* | 1000' E | 2006, 1028 Main St |

*Not listed on BERD for Napa County but appear in NWIC record search

# 7 Historical Resource Evaluation

## Introduction

In order to meet the requirements of the City of St. Helena pursuant to CEQA, Brunzell Historical prepared a DPR 523 form (see Attachment A) that recorded and evaluated the subject property for local, NRHP, and CRHR eligibility. Evaluation results are summarized below.

## Eligibility Evaluation

**Criterion A/1/a:** The property at 1343 Spring Street, constructed by the Chiles family in 1875, is associated with the first phase of St. Helena residential development, which began shortly after the 1851 arrival of Walters and Still and ended in 1880, the year that marks the close of the pioneer era in St. Helena. Winegrowing had become the main local industry and was recognized statewide as an important driver of the California economy. St. Helena by this time was a well-established town of 1,500 with a thriving commercial district as well as schools, churches, and a public cemetery to serve its growing population. The subject property, in the area southwest of St. Helena's commercial core, was in the most densely developed neighborhood of the era. It was among the earliest houses in the immediate vicinity. Several other pre-1880 residences in St. Helena have been determined or recommended eligible for CRHR/NRHP listing, or are on the City of St. Helena Register of Historic Properties. Later uses of the subject property, most notably its use as a Baptist Church beginning in 1950, lack the significant associations required for historic eligibility. Extensive research has not revealed that the First Baptist Church of St. Helena made a significant contribution to the broad patterns of our history. It was one of many churches in St. Helena during the postwar period, and the historic record references no substantial or lasting contributions to local history. Nor is there any evidence that the church was important in the Baptist denomination. Therefore, the property is recommended to meet NRHP/CRHR/St. Helena Criterion A/1/a for its association with the pioneer era of residential development with an 1875 – 1880 period of significance.

**Criterion B/2/b:** The property is generally associated with the life of a person important to our history. J.B. Chiles was part of the first emigrant train to enter California through the Sierra Nevada in 1941. He one of the first Americans to visit Napa County and was significant in California history for leading several early wagon trains to the Northern California and opening Carson Pass to California settlers. He was also one of the first agriculturalists in Chiles Valley and established a flour mill and distillery there in the 1850s; flour mills were important infrastructure during the nineteenth century, and the presence of a flour mill would stimulate nearby grain growing operations as well as residential development. Chiles had an important role in stimulating American settlement in Napa County. However, the house on the subject property was developed more than 30 years after his first entry into Napa County and roughly 20 years after his establishment of the flour mill. It is located about 8 miles west of Chiles' agricultural holdings and related businesses. Originally, the subject property was a townhouse for the Chiles family, but not their primary estate (which was in Chiles Valley). Properties eligible under Criterion B/2/b must be "associated with a person's productive life, reflecting the time period when he or she achieved significance," and Chiles' most important accomplishments took place during the 1840s and 1850s. Furthermore, to be eligible for associate with a significant person, a property must be compared to other extant properties associated with

that individual to "identify those that best represent the person's historic contributions." Although research has revealed little recent information about the current condition of the Chiles Adobe, it appears to be extant and is more significantly associated with Chiles' productive life than the subject property. Likewise, the extant Chiles House in Rutherford appears to be more closely associated with the era when he was operating his grain farm, mill, and distillery. Chiles also had properties in Lake and Yolo counties on which he resided at various times in his life, research has not revealed whether buildings are extant on either. Chiles moved into the subject property when he was 65 years of age, long after the era during which he was leading new settlers to Napa Valley, and near the end of his productive life managing his agricultural operations. And, during the 18 years between construction of the subject property and the end of his life, it does was not his only residence. For these reasons, although Chiles was important to Napa County history, the subject property lacks the strength of association required for eligibility under Criterion B/2/b.[16]

Other residents of the house during the Chiles era include Margaret Chiles, Dixie Chiles Bell, and her husband A. N. Bell. The A. N. Bell House nearby is a historical resource that is better associated with the Bells. Later residents included physicians, an attorney, a columnist, and a working pastor with his family. None were persons important to our history. Although some were socially prominent during their lifetimes, the historic record shows that they made little lasting impact on the City of St. Helena or on their professions or hobbies. Furthermore, churches are not eligible for historic listing under Criterion B.[17] For these reasons, the property is recommended ineligible to the NRHP, CRHR or as a City of St. Helena historic resource under Criterion B/2/b.

**Criterion C/3/c**: The property is not significant for its design/construction. It was not designed by an architect or well-known builder of the era and therefore does not represent the work of a master or possess high artistic value. It may originally have embodied distinctive characteristics of a period of construction. However, the presence of distinctive characteristics in the architecture of the original building cannot be assessed since not enough pre-1957 historic fabric has been preserved to allow evaluation. According to National Park Service Bulletin 15:

> 'Distinctive characteristics' are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.[18]

Remnant materials and historic photographs with limited views provide an incomplete picture of the distinctive characteristics of the original 1875 architecture. But documentary evidence has demonstrated that the original style, form, massing, plan, and materials of the building have been radically altered. Architecturally speaking, therefore, the 1875 Chiles House does not exist despite the detectable presence of small amounts of historic fabric, since so many of its original physical characteristics have been altered that it cannot be considered a true representative of 1870s

[16] National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," 1997, 14.

[17] National Park Service, "National Register Bulletin 16A: Guidelines for Completing National Register of Historic Places Forms, Part A,"1997, 37.

[18] National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," 1997, 17 – 18.

residential construction. While the original building appears to have been architecturally significant, most of its historic fabric had been lost by 1959.

The building's conversion to a church around 1957 was performed within the historic era, so it has the potential to have acquired significance in its own right. Under NRHP Criteria Consideration A, churches are eligible for consideration for historic listing based on architecture. The current extant form of the subject building is thus assessed here for eligibility based on its design/architectural distinction. Research has revealed no evidence that the church remodel was designed by an architect or a notable local builder, rather it appears to have been a volunteer effort planned by the pastor and/or church members. Nor does the building exhibit the design elements present in architectural landmarks of the 1950s. Architecturally significant postwar churches often have bold roof forms, large expanses of clear or stained glass, and/or natural materials consistent with Midcentury Modern architecture. The small, unassuming church building lacks such eye-catching features; its primary roof form, front vestibule, and diminutive cupola with spire are recognizable elements of basic 1950s ecclesiastical architecture. Details and materials, meanwhile, date from all eras of the building's use as a house and church. Fenestration includes salvaged historic windows on the main façade, original c1875 arched window openings with replacement sash on the west, and aluminum or modern vinyl in other areas. All exterior doors have been replaced, and exterior cladding includes original wood drop siding, materials from the 1950s, and newer materials. Stained glass (installed only in the vestibule) dates from the late 1970s; the enclosure of the east porch also appears to date from the 1970s. Additions at the rear of the building were constructed at unknown dates. Visually intrusive accessible ramps on the main and side façades are from 2010. The building is thus an amalgamation of ad hoc alterations that were undertaken over time in response to the needs of the congregation. Design and aesthetic considerations were obviously secondary, and the subject property in its current condition is not a good example of any specific architectural style or era of construction. It is not a good example of vernacular architecture from a particular era. For the reasons above, the property is recommended not eligible to the NRHP, CRHR or as a City of St. Helena historic resource under Criterion C/3/c.

**Criterion D/4/d**: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4/d. 1343 Spring Street is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

*The property is meets the requirement for historical significance as a pioneer-era house under Criterion A/1/a for an 1875 – 1880 period of significance. The period of significance starts with construction of the subject property and ends in 1880 with the close of the pioneer era.*

## Integrity Assessment

Since the subject property is significant under Criterion A/1/a as the Chiles House for its association with early residential development in St. Helena, its integrity must be assessed. Its period of significance for this association is 1875 – 1880. The property did not play an important role in local history during later eras, nor is it significant under other criteria. Its integrity is therefore assessed only for the 1875 – 1880 period of significance.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its period of significance. There are seven

aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing.

The Chiles House has not been moved and therefore retains integrity of location.

Although the setting has changed gradually but substantially since the original construction of the house in the 1870s, Spring Street retains its rural residential character, with landmarks such as the Episcopal Church across the street that were present during the 1875 – 1880 period of significance. Therefore, despite changes over time, the property retains integrity of setting.

The composition of elements that constitute the form, plan, space, structure, and style of the original building have been radically altered. As described in detail above, the original two-story massing of the house has been lost, front porches removed, decorative features stripped, primary roof height and pitch altered, and windows and doors replaced; the main façade exhibits no historic fabric dating from the period of significance. The use of the building has also been altered from residential to institutional. Remnants of historic materials and architectural details at the sides of the building are not sufficient to convey the property's historic identity; it is not recognizable as an 1875 house. Because of these substantial and repeated alterations, the property has lost integrity of design, materials, and workmanship.

The loss of these three aspects of integrity has led to a loss of integrity of feeling; the property does not convey the feeling of an 1875 house.

Its change in use from a house to a church and subsequent abandonment have led to a loss of integrity of association.

A building that retains historic integrity will retain most or all aspects of integrity. The Chiles House retains only its integrity of location and setting; the other five aspects of integrity have been lost. Therefore, the building is unable to convey its historic significance and is ineligible for historic listing because of a lack of integrity.

## Evaluation Summary

The subject property is significant under Criterion A/1/a for its association with pioneer-era residential development in St. Helena; its period of significance for this association would be 1875 – 1880. Later uses of the property do not meet any of the significance criteria, nor is it significant for its association with important persons or for its design, architecture, or construction techniques.

The property is recommended ineligible for listing on the NRHP or CRHR because it lacks integrity to its 1875 – 1880 period of significance. Since the City of St. Helena historic designation criteria are based on and nearly identical to the NRHP and CRHR criteria, the property also lacks sufficient integrity also for local designation and is recommended ineligible for local listing.

*The property is recommended ineligible for historic listing at any level based on his lack of integrity. It does not qualify as a historical resource under CEQA.*

# 8 Impact Assessment

## Secretary of the Interior's Standards

The Secretary of the Interior's Standards (SOI Standards) for the Treatment of Historic Properties is a set of guidelines developed by the National Park Service to assist with the preservation and rehabilitation of historical resources. Adherence to these standards is widely accepted as a method of avoiding significant negative impacts to historic buildings pursuant to CEQA while allowing their continued use. The SOI Standards have also been adopted by the City of St. Helena to allow reasonable alterations while preserving listed historic properties (St. Helena Municipal Code 17.21.040.E). The SOI Standards generally apply to eligible and listed historic properties, i.e. properties that meet the significance and integrity requirements for NRHP, CRHR, and/or local listing.

The proposed project is analyzed under the SOI Standards for Rehabilitation:

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

The subject property does not qualify as a historical resource or a historic property.

Therefore, Standard 1 cannot be used to assess potential direct impacts of the proposed project on a historic property and does not apply to the proposed project.

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

The subject property does not qualify as a historical resource or a historic property.

Therefore, Standard 2 cannot be used to assess potential direct impacts of the proposed project on a historic property and does not apply to the proposed project.

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

The subject property does not qualify as a historical resource or a historic property.

Therefore, Standard 3 cannot be used to assess potential direct impacts of the proposed project on a historic property and does not apply to the proposed project.

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

The subject property does not qualify as a historical resource or a historic property.

Therefore, Standard 4 cannot be used to assess potential direct impacts of the proposed project on a historic property and does not apply to the proposed project.

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

The subject property does not qualify as a historical resource or a historic property.

Therefore, Standard 5 cannot be used to assess potential direct impacts of the proposed project on a historic property and does not apply to the proposed project.

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

The subject property does not qualify as a historical resource or a historic property.

Therefore, Standard 6 cannot be used to assess potential direct impacts of the proposed project on a historic property and does not apply to the proposed project.

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

The subject property does not qualify as a historical resource or a historic property.

Therefore, Standard 7 cannot be used to assess potential direct impacts of the proposed project on a historic property and does not apply to the proposed project.

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

The project does not include excavation of previously undisturbed areas, nor have previous studies revealed the presence of nearby archaeological resources. If archaeological resources are encountered during excavation, a professional Archaeologist will be consulted and appropriate mitigation measures will be developed.

Therefore, the proposed project conforms to Standard 8.

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

The subject property does not qualify as a historical resource or a historic property; therefore Standard 9 cannot be used to assess potential direct impacts of the proposed project on a historic property.

However, Standard 9 can be used to assess potential indirect impacts to qualified historic properties in the vicinity of the subject property. As described in Section 6 above, there are many historic properties within a ½-mile radius of the subject property. Almost all are 500 feet or more from the subject property, so the First Baptist Church is not visible from these historic properties and alterations to the site cannot create a negative impact to them. Although the front part of the subject property is visible from Grace Episcopal Church and the First Presbyterian Church, the project area itself (which is behind the existing building) is not visible from either historic church property and therefore cannot create indirect impacts to the historic setting for these historic church properties.

Standard 9 is most relevant to the Native Sons of the Golden West Hall immediately adjacent to the subject property. The Natives Sons Hall is a listed on the City of St. Helena Register of Historic Properties and is within the HP Overlay zone. It is also listed on the BERD as a 3S, which indicates that it appears to be individually eligible to the NRHP. The proposed project will be easily visible from

some areas of the Native Sons Hall, especially from its second floor. The proposed project will not destroy the historic materials, features, and spatial relationships that characterize the Native Sons Hall. The size and scale of the proposed addition and proposed new building are appropriate, and they will not overwhelm the historic Native Sons Hall in massing or proportion since they are much smaller than the two-story historic building. Spatial relationships that contribute to the historic setting (such as building setbacks and the space between the existing building on the subject property and adjacent buildings) will be preserved. New work will be differentiated from the old by the use of contemporary cladding materials including limestone and glass. The compatibility of the new work will be ensured by its modest size, scale, proportion, and massing as well as the matching of the new roof pitch to the existing building on the site.

Therefore, the proposed project conforms to Standard 9.

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

The subject property does not qualify as a historical resource or a historic property; therefore Standard 10 cannot be used to assess potential direct impacts of the proposed project on a historic property.

However, Standard 10 can be used to assess potential indirect impacts to qualified historic properties in the vicinity of the subject property. As discussed above, there are many historic properties within a ½-mile radius of the subject property, but the project area is only visible from the Native Sons of the Golden West Hall immediately adjacent to the subject property. Both the proposed new addition and the proposed new building on the subject property could be removed in the future without harming the essential form and integrity of the historic Native Sons of the Golden West Hall and their removal would not substantially impact its historic setting.

The project therefore conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## Secretary of the Interior's Guidelines

The Secretary of the Interior's Guidelines (SOI Guidelines) directly addresses preservation of historic setting, guidance that is especially useful for avoiding negative impacts from new construction on adjacent historic buildings. Specific recommendations that apply to the proposed project area are:

A. Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.

B. Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban Plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.[19]

The proposed project would conform to the SOI Guidelines regarding historic setting. It would not destroy landscape features that are important in defining the overall historic character of the setting including the roads and sidewalks, furnishings and fixtures (such as the historic electrolier light standards on Main Street), and nearby gardens and yards (such as the stone-walled church yard at the Episcopal church across the street from the subject property). Nor would important views or visual relationships be altered. Since the existing building will be retained, the proposed project would not be easily visible from nearby historic buildings. The exception, as discussed above, is the adjacent Native Sons of the Golden West Hall, from which the new project would be visible. The project would not impact the historic relationship between the historic Native Sons building and landscape features in its setting. Nor would the addition and new construction on the subject property encroach upon the setting of the historic building or its parcel, since they are spaced appropriately from the historic building. The proposed project therefore conforms to the SOI Guidelines related to historic setting and historic neighborhood preservation.

## Impact Summary

The proposed project conforms to both the SOI Standards and the SOI Guidelines and thus will not result in a negative impact to a historical resource pursuant to CEQA.

[19] c.

# 10 Methodology

## Research Methods

In addition to the historic inventory search described above, background research was conducted to develop an appropriate historic context as a framework for evaluation of historic-period built environment resources within the study area, as well as to determine land use, ownership, and occupation history of the subject property. Background research consisted of reviewing existing historical resource studies of St. Helena and the project area as well as research through local repositories. Brunzell Historical personnel also conducted deed research at the Napa County Recorder, the record search at the NWIC, and conducted historic context and property-specific research utilizing published histories of the region, city directories, US Census records, maps, historical society publications, and various internet resources.

## Field Methods

A field investigation was undertaken by Brunzell Historical Principal Kara Brunzell on November 20, 2023. Brunzell Historical Historian Tatyana Dunn undertook a second field investigation on December 30, 2024 to document any changes to the subject property since the first study was prepared and create an updated set of photographs. The subject property/project site including its building and site were carefully documented and all visible facades were photographed; the 2023 field investigation included interior access and documentation of the sanctuary and other interior spaces. The setting was also documented including views from the subject property toward other properties in the immediate vicinity.

## Evaluation

Principal Kara Brunzell inspected all photographs collected and reviewed research results in order to make recommendations regarding potential architectural significance, historical significance, historic integrity, and potential impacts of the proposed project. The historic-era property was evaluated according to the relevant it was also evaluated for CRHR and local eligibility to determine whether it qualifies as a historical resource pursuant to CEQA. Brunzell Historical personnel evaluated the subject property according to the standards outlined in California Office of Historic Preservation's (OHP) "Instructions for Recording Historical Resources," and relevant National Park Service bulletins were consulted were consulted for guidance regarding application of evaluation criteria and criteria considerations. Potential negative impacts of the proposed project were assessed for eligible historic properties in the vicinity of the project using the SOI Standards and Guidelines.

# 11 Summary of Findings and Recommendations

## Summary of Findings

St. Helena Community Church Chapel, Luxforum proposes to remodel the St. Helena Baptist Church building at 1343 Spring Street, located just south of downtown St. Helena. The project proposes to rehabilitate the existing building and construct an addition and a new building on the parcel. This Historical Resource Evaluation study has been produced to comply with CEQA's requirement to avoid negative impacts to historical resources according to the specific format required by the City of St. Helena.

A record search was conducted at the NWIC on January 9, 2024. The record search reviewed previous cultural resource studies within a 0.25-mile radius around the project area and included a review of the BERD. The purpose of the record search was to discover any previously identified cultural resources that could be subject to potential negative impacts caused by the proposed project. The record search revealed dozens of historical resources within the study area, although all but a handful are located far enough from the subject property that no potential impacts could occur; no archaeological resources have been recorded within the 0.25-mile radius of the subject property.

The subject property has been presumed to qualify as a historical resource under CEQA because it was on the City of St. Helena Register of Historic Properties. However, because it was initially identified as a potential historical resource in 1978 without being evaluated under the relevant criteria and because the 2006 St. Helena Historic Resource Inventory study also did not evaluate the property, the City required that this Historical Resource Evaluation study be performed to determine eligibility statys. This study, which was authored by professionally qualified staff (see Attachment B), who evaluated the subject property under the relevant criteria and according to current professional standards. This study has revealed that property is significant under NRHP/CRHR/City of St. Helena Criterion A/1/a for its association with the pioneer era of residential development with an 1875 – 1880 period of significance. However, because almost all features of the original property were substantially altered outside the period of significance, the property does not retain sufficient historic integrity to convey its significance. Both integrity and significance must be present for a property to qualify as an eligible historical resource. The subject property is therefore ineligible for historic listing at any level. This study, which has been performed according to accepted professional standards and the requirements of California OHP, conforms to CEQA standards for historical resource evaluation. This study thereforeconstitutes substantial evidence that the property is ineligible for historic listing at any level and that it does not qualify as a historical resource pursuant to CEQA.

The subject property does not qualify as a historical resource, therefore the proposed project on the subject property cannot create direct negative impacts to a historical resource pursuant to CEQA. However, since it is located in an area with a strong historic character and close to eligible historic properties, the proposed project was carefully assessed for its potential to create indirect negative impacts to historical resources. The proposed project has been carefully designed to conform to the scale and proportion of the historic neighborhood; impact assessment under SOI Standards and Guidelines has revealed that it will not create indirect negative impacts to historical resources or historic properties.

# 12 Recommendations

The subject property does not qualify for historic listing at any level and not a historical resource pursuant to CEQA; therefore, it is not subject to CEQA requirements to avoid substantial negative impacts to historical resources. Nor should local historic preservation rules be used to limit its development (except to avoid negative impacts to nearby historic properties). Since it does not meet the designation requirements outlined in St. Helena Municipal Code 17.21.020.3, the property does not merit historic designation. It should be removed from the St. Helena Historic Property List and its HP Overlay zoning should be removed.

As discussed in detail in Section 8 above, the proposed project will not create negative impacts to historical resources. Therefore, no mitigation measures are required or proposed.

In addition to removal of the subject property from its local historic designation, the City of St. Helena may want to compare its Register of Historic Properties to the BERD, since properties assigned codes of 1, 2, and 3 on the BERD qualify as historical resources pursuant to CEQA, and the City is required to enforce measures to avoid negative impacts to such properties. Furthermore, the City may want to remove properties that have been heavily altered or demolished from its Register of Historic Properties. It may also want to submit its Register of Historic Properties to the NWIC available to consultants who perform record searches will be aware of which properties the City considers eligible historical resources.

No previous studies have discovered archaeological resources on or near the subject property. However, if excavation uncovers historic or prehistoric archaeological artifacts, work should stop and appropriate mitigation measures should be designed by a qualified Archaeologist. If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine/notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of NAHC notification.

# Appendix A: DPR 523 forms

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

**Page** 1 **of** 16 ***Resource Name or #** (Assigned by recorder) 1343 Spring Street
**P1. Other Identifier:** St. Helena Baptist Church
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Napa
**and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** St. Helena **Date** 1960 **T** 8N ; **R** 6W ; ___ ¼ **of Sec** __; ___ **B.M.**
c. Address 1343 Spring St **City** St. Helena **Zip** 94574
**d. UTM:** (give more than one for large and/or linear resources) Zone __; _____mE/ _____mN
**e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)** APN 009-262-003-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 0.77-acre property is located just south of downtown St. Helena. The one-story church building, which was constructed as a house in 1874-75, is set back approximately 35 feet from Spring Street. The church occupies approximately one-sixth of its parcel, with the concrete foundation of a demolished commercial building at the southeast corner of the parcel and a large parking lot directly behind the church. There are driveways on the southwest and northeast boundaries of the parcel. The property has expansive lawns with mature trees west and south of the church building. The building has an irregular plan and varied exterior materials that reflect many phases of development over the decades. Its overall form and massing reflect its conversion to use as a church beginning in the 1950s, while some decorative details have been preserved from its original development as a house in the 1870s, and other features have been altered in recent decades. It thus does not clearly express any architectural style or historic era. The building originally had a front-gabled two-story volume at the west with side-gabled one-story volume to the east. The original T-shaped house, which is engulfed in six separate additions on all but the west elevation, has a steeply pitched side-gabled roof with medium eaves, molded cornice, and louvered vents at gable ends. The areas of the original building not hidden by additions are clad in horizontal wood drop siding with decorative quoins at corners; early additions on the main façade have a combination of drop siding that appears to have been salvaged from the original house and horizontal wood siding that is similar to but does not match the original. Additions do not exhibit the quoin detail. Primary fenestration consists of tall double-hung two-over-two and four-over-four wood sash windows fitted with clear and stained glass. There are semi-circular arched windows as well as aluminum and vinyl windows on the rear and side additions (cont. page 3).

***P3b. Resource Attributes:** (List attributes and codes) HP2., Single family property; HP16., Religious building

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 1343 Spring St, main façade, camera facing southeast, December 30, 2024.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1875, St. Helena Historic Resource Inventory (1978)

***P7. Owner and Address:**
Don Westerland
Centric General Contractors
1230 Spring Street, Suite G
St. Helena, CA 94574

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

***P9. Date Recorded:** December 30, 2024

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

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

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

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

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

**Primary #** _____
**HRI #** _____

**Page** 2 **of** 16 ***NRHP Status Code** _____

***Resource Name or # (Assigned by recorder)** 1343 Spring Street

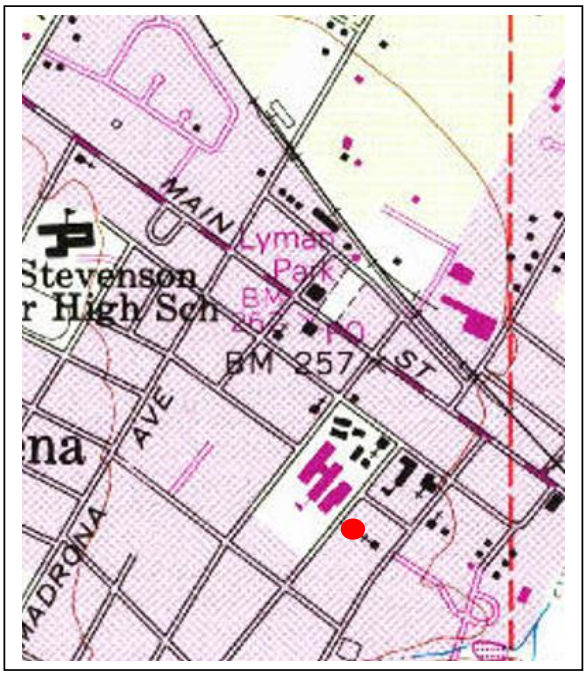
**B1. Historic Name:**
**B2. Common Name:** 1343 Spring Street
**B3. Original Use:** residential B4. Present Use: commercial
***B5. Architectural Style:**
***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, 1874-75
House divided into flats, 1939
Upstairs veranda removed, upstairs door enclosed, unknown date before 1952
House converted into church; porch removed on two-story volume, second story removed, roof pitch altered, façade altered with removal of arched door openings, cupola added, vestibule with wide opening and rectangular windows created, c1957
Stained glass windows added, interior remodel, after 1975
Porch details removed, porch enclosed on one-story volume, south addition constructed, 1952 – 1977
Rear additions constructed, doors and windows replaced, arched window sash replaced, lower window trim stripped, 1977 - 2006
Accessible ramps added, main entrance raised, 2010
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: _____ b. Builder:
***B10. Significance: Theme** N/A **Area** N/A
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** December 30, 2024

(This space reserved for official comments.)




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

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

The west end of the building has a medium pitch gabled roof. On the main façade, a projecting front-gabled vestibule addition holds the primary entrance. Its roof is lower in height than the primary building roof and features a hipped-roof cupola with louvered vents on all sides topped with a spire (see Photograph 1). The vestibule is clad in horizontal wood drop siding that appears to have been salvaged from the original building. The wide opening at the center of the main façade is flanked by contemporary light fixtures and tall two-over-two double-hung windows that were retrofitted with stained glass in the late 1970s; the window to the right of the entrance has a jagged broken pane. Although the material and proportions of these windows are consistent with nineteenth century architecture, historic photographs have revealed that they are not original to the building; they may have been fabricated or salvaged from another old building. The interior of the vestibule is clad in horizontal wood siding that does not match original drop siding. The vestibule is accessed by three wide concrete steps and a concrete accessibility ramp, both with simple metal railings. There are three entrances to the building within the vestibule (one facing the street and two facing the center of the vestibule). The wide center entrance, which leads to the sanctuary, is fitted with a paneled wood door with a contemporary accessible handle. Its upper section is fitted with decorative stained glass (see Photograph 2). Side-facing front entrances lead to secondary spaces and are fitted with interior style doors.

There is a shed-roofed addition with low-height roof and exposed rafter tails at the east end of the main (north) façade; it was originally a porch that was enclosed in the early 1970s. It has an interior-style door near its center that is completely hidden from view by landscaping and is flanked by two short double-hung wood windows. The horizontal siding on this volume does not match the original building. There is a brick planter in front of this section of the main façade (see Photograph 3).

The original side-gabled one-story volume rises above the chaotic east elevation, discernible behind a winding concrete ramp because of its steeply pitched roof with molded cornice, drop siding, and quoins. A remnant of molding at its center hints a pair of doors or windows that have been removed, there is a contemporary door below it with an adjacent replacement window. Building services are installed atop exterior siding, and each volume has a different type of wood cladding (see Photograph 4).

Viewing the building from the southeast allows observation of what appear to be four separate rear additions; they are clad in horizontal wood drop siding, horizontal wood siding that does not match the original, plywood, and board-and-batten. They exhibit shed roofs of multiple heights and pitches; windows likewise exhibit various sizes and materials, including two that are covered in lattice. Taller original volumes can be distinguished by their gabled roofs, although the east wing (originally two-storied) has had its roof pitch altered and has had the siding replaced on its rear elevation. An entry porch has a low-pitch shed roof, modern balustrade, and a set of wooden steps (see Photograph 5).

Paired semi-circular arched windows on the west elevation set in decorative casings with eared moldings are the most significant ornamental remnant of the original 1870s house. Historic photographs indicate that the decorative eared moldings are likely to be original; wood window sashes lack ogee molding (a ubiquitous feature of nineteenth century wood windows) and are four-over-four rather than the original two-over-two configuration. Window sashes appear to be replacements from an unknown era. There is also a stone foundation at this section of the building that appears to be original. The roof height and form date from the 1950s when the second floor was removed from this section of the building (see Photograph 6). The building is in fair condition although it shows signs of disuse and deferred maintenance with untended landscaping, ceiling paint, and some visible areas of rot. The interior is dilapidated with holes in walls and unfinished areas.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

**Page 4 of 16**

***Resource Name or # (Assigned by recorder)** 1343 Spring Street

***Recorded by** Kara Brunzell

***Date:** December 30, 2024 ☒ Continuation ☐ Update




Photograph 2: 1343 Spring St., main entrance detail, camera facing southeast, November 30, 2023.



Photograph 3: 1343 Spring St., east end of main façade, camera facing south, November 30, 2023.

**DPR 523L (1/95)**

***Required Information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

**Page 5 of 16** ***Resource Name or # (Assigned by recorder)** 1343 Spring Street
***Recorded by** Kara Brunzell ***Date:** December 30, 2024 ☒ Continuation ☐ Update



Photograph 4: 1343 Spring St., east elevation, camera facing southwest, December 30, 2024.



Photograph 5: 1343 Spring St., rear and east elevation, camera facing northwest, December 30, 2024.



Photograph 6: 1343 Spring St., west elevation, camera facing northeast, December 30, 2024.



Photograph 7: 1343 Spring Street parking lot and building remnants, camera facing east, December 30, 2024.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____



***Resource Name or # (Assigned by recorder)** 1343 Spring Street

***Recorded by** Kara Brunzell

***Date:** December 30, 2024 ☒ Continuation ☐ Update



Photograph 8: View up Spring St. looking towards Oak Ave, camera facing northeast, December 30, 2024.



Photograph 9: View of 1343 Spring Street looking up Spring St. towards Kearney St., camera facing southwest, December 30, 2024.

**B10. Significance (continued):**

St. Helena Historic Context

The first European to settle in what would later become the St. Helena area was Dr. Edward Bale, an English physician who received Rancho Carne Humana as a grant from the Mexican government in 1839. The huge ranch encompassed northern Napa Valley, including what would become the towns of Calistoga and St. Helena. Americans began to travel overland to California in the 1840s, and the first group to complete the arduous trek via the Sierra Nevada mountains was the Bartleson-Bidwell Party, who passed through eastern Napa County in 1941. Another early group was the Grigsby-Ide Party: at least twenty members of this group reached the Napa-Sonoma area by the end of 1845.[1]

The Gold Rush that began in 1949 and California statehood in 1850 drew more American farmers and land speculators to Napa Valley, and about 1853, Henry Still purchased 100 acres on the north side of Sulphur Creek from the Bale estate. The property was at the intersection of Napa Valley's main north-south road and modern-day Spring Street, which was the route to White Sulphur Springs (a natural hot spring that was already an attraction). Still recognized the potential for a town site centered on the rich agricultural region. In partnership with Charles Walter, Still constructed the first building in the area, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business. Upper Napa Valley was at first called Hot Springs Township; the new town was named St. Helena in the mid-1850s, when it adopted the name of the recently founded local Sons of Temperance lodge.[2]

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production. In 1859, Dr. George B. Crane (1808-1898) brought wine cultivation to the St. Helena area when he planted a large vineyard with Mission vines, which he soon began replacing with varietals better suited to quality winemaking. In 1861, Charles Krug acquired land north of St. Helena when he married Caroline Bale, initially planting 15,000 vines and setting off an increasing trend toward vineyard cultivation in the 1860s. Krug would become an industry leader, credited as a pioneer winemaker and relentless advocate for the production of top-quality wines in Napa.

St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876 and reincorporated in 1889. By 1873, it had a school and several churches as well as a thriving commercial district. With its active viticultural club (which was established in 1875), St. Helena became the heart of Napa County wine production, sending more representatives to statewide vintners' meetings than any other city in California.[3]

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district (the area between Yountville and St. Helena) had 7,000 acres of grapevines by this time and nearly 3,000,000 gallons of wine were produced in Napa County. 1880 saw the establishment of a state viticultural commission in recognition of the growing importance of the industry. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.[4]

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Prohibition and the Great Depression were an era of stagnation in St. Helena, with little population growth or development. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.[5]

In the 1960s and early 1970s, wine grapes gradually replaced other types of agriculture until they dominated Napa Valley as they had in the 1890s. The economic value of wine grapes increased rapidly as more expensive varietals were planted and orchards were converted to vines. Meanwhile, agricultural lands in Santa Clara and Marin counties were lost to suburbanization, and Napa County leaders took note.

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[1] Lyman L. Palmer, *History of Napa and Lake Counties, California*, San Francisco: Slocum, Bowen, & Company, 1881, 55-333; Hubert Howe Bancroft, *History of California: 1841-1845,* San Francisco: The History Company, 1886, 578-581.

[2] C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino,* Napa: Reporter Publishing House, 1873, 186; Lin Weber, *Old Napa Valley: The History to 1900*, St. Helena: Wine Ventures Publishing, 1998, 159.

[3] C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino,* Napa City: Reporter Publishing House, 1873, 203 – 204; City of St. Helena, *Historic Resources Inventory,* Prepared by Page & Turnbull, Inc., August 2006, 7; Palmer, 1881, 335; Menefee, 1873, 187.

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

[5] Mariam Hansen, *Images of America, St. Helena*, Charleston: Arcadia Publishing, 2010, 96.

In 1968, Napa County Supervisors created an agricultural preserve that prevented large-scale commercial and residential development on most land outside city limits. Napa's third generation of winemakers became international wine stars in 1976, when Napa County wines won in a blind tasting against some of the most respected French wine labels.[6]

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Efforts to preserve agricultural land beginning in the second half of the twentieth century have allowed the town to grow slowly and retain much of its rural nineteenth-century character. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.[7]

1343 Spring Street

The building at 1343 Spring Street was originally built in 1874-75 as the town house of Joseph Ballinger Chiles (1810 – 1885) and Margaret Jane Chiles (1827 – 1900). J.B. Chiles was born in Kentucky and moved to Missouri, where he was a farmer. In 1830, he married Mary Ann Stevenson, with whom he had four children before her death in 1836. He joined the military during the 1830s, when the US government was fighting Native Americans in Florida. In 1841, he came to California with the Bartleson-Bidwell Party, the first expedition of American settlers to enter California via the Sierra Nevada, passing through what would later become known as Chiles Valley (roughly 10 miles east of the St. Helena area). Chiles would eventually lead seven overland expeditions to California and led the first group through Carson Pass. He returned to California in 1844, when he received the 1,000-acre Rancho Catacula land grant from the Mexican government. Chiles immediately constructed a log house (later demolished and replaced with an adobe house.) His obituary stated that he was a participant in the Bear Flag Revolt of 1946, in which American settlers briefly declared California an independent republic (California was still part of Mexico at the time). No details are provided in sources that mention his participation, and most accounts of the chaotic series of events do not mention Chiles, so his involvement may have been peripheral. In 1848, he returned to the east and brought his children to Rancho Catacula in Chiles Valley. He built an adobe on the homestead to replace the original log house and raised livestock. He also constructed a gristmill and later a distillery to produce whiskey made from wheat. The Chiles family constructed several houses in Napa Valley; a Chiles House on the Inglenook Winery property in Rutherford was (according to its plaque) constructed on Rancho Catacula in about 1856 and later moved to Inglenook. Chiles partnered with Jerome Davis (founder of the Yolo County City of Davis) on a profitable rope ferry across the Sacramento River. Chiles apparently also owned a ranch in Yolo County for a time. In 1853, the 43-year-old Chiles traveled to Missouri again to marry Margaret Jane Garnhart; between 1854 and 1864, six children were born to the couple. William Chiles, the eldest, was born in 1854 en route to California. During the late 1850s and early 1860s, the family lived in Rutherford.[8]

In the 1850s, Joseph and Margaret Chiles purchased the subject property in St. Helena, constructing a townhouse for their family in 1874 – 1875. In the late 1870s, Chiles acquired property and established a residence in Lake County's Coyote Valley (about 30 miles north of St. Helena), where he raised sheep, while continuing to maintain the St. Helena house. The family had an active social life in St. Helena, and Joseph was involved in local politics. Later residents stated that the St. Helena house was modeled after Margaret's childhood home in Harper's Ferry, West Virginia. Historic photographs and maps demonstrate that the original house appears to have been a vernacular example of nineteenth century domestic architecture. The rambling plan, cross-gabled roof form, extensive front and rear porches, and rather awkward configuration of the two-story volume with the slightly set back one-story volume suggest it was constructed without consulting an architect. The exterior incorporated elements of the popular Stick, Gothic Revival, and Italianate styles. The front-gabled west volume was two stories with a projecting two-story porch supported by elaborate bracketed posts. Horizontal drop siding featured decorative quoins at the corners (a feature of stone masonry architecture that was sometimes added to wood houses to make them appear more solid and substantial). Three tall arched main-façade door openings and tall paired arched windows with decorative hoods at the side elevation had shutters for privacy. The east volume was single-story with similar porch details (see Figure 1).

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[6] Sullivan, 1994, 266

[7] Doulgas E. Kyle, Hero and Ethel Rensch, *Historic Spots in California,* Standford University Press: Stanford, California, 1932, 2002, 284; Lin Weber, *Roots of the Present: Napa Valley 1900 to 1950*, St. Helena: Wine Ventures Publishing, 2001, 148- 175; Palmer, 1881, 446.

[8] *St. Helena Star,* "Local Intelligence," Dec. 31, 1874, 3; Kyle, Hero and Ethel Rensch, 2002; Tim Gaughan, "Joseph Ballinger Chiles," Napa County Historical Society, 2018, Accessed Nov. 20, 2023, https://napahistory.org/joseph-ballinger-chiles/; Elizabeth Loyd Osborne, "Nature Studies," *St. Helena Star,* Sep. 3, 1937, 8; *St. Helena Star,* "An Old Pioneer Gone," Jan. 26, 1885, 3; *St. Helena Star,* Aug. 3, 1900, 3;

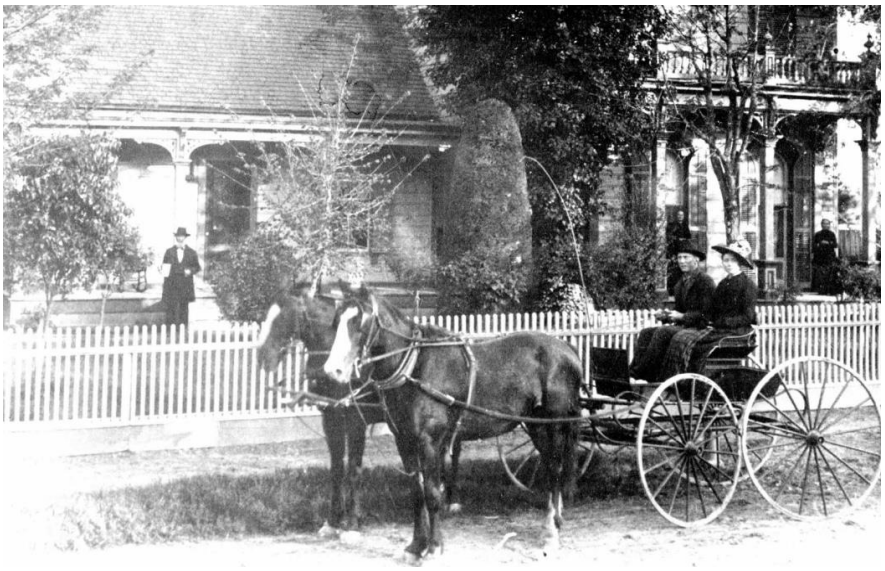


Figure 1: Chiles House with Henry Lee Chiles and Mary Tully Kenyon in the buggy with her father in the background and Elizabeth and Margaret Chiles on the porch (right frame), c1880 (*St. Helena Historical Society*).

The 1880 census shows 70-year-old Joseph and 53-year-old Margaret living in St. Helena (presumably on the subject property, although no addresses were recorded). Their 26-year-old son William, who lived with them, gave his occupation as a hardware merchant, while teenage Virginia "Dixie" Chiles (1862-1943) was in school. Only the four family members were living in the house, in contrast to their domestic arrangements in Chiles Valley where a number of servants and laborers had resided with them.[9]

Dixie Chiles married prominent St. Helena merchant A.N. Bell (1859 – 1953) in 1883 in a ceremony held at the property, and the couple moved into the Spring Street house. Margaret and Joseph, meanwhile, began spending most of their time in Coyote Valley for the next two years; the three Bell children were all born while the Bells were living in the house. Alphonse Bell during this period served as vice president of the St. Helena Board of Trade. In 1885, Joseph Chiles died at the Spring Street home; Reverend James Mitchell conducted the services, which were attended by the largest crowd that had ever been seen at a Napa County funeral up to that point. Margaret Chiles deeded the house to Dixie Bell in 1895; in 1899 (see Figure 2), which is the first year the area appears on Sanborn Maps of St. Helena, the house was still surrounded by open space.[10]

[9] US Census Record, St. Helena, Napa, Chiles, 1880.

[10] Deed, Chiles to Bell, 1895; US Census Record, St. Helena, Napa, Bell, 1900; *St. Helena Star, May 25, 1883, 2, "Is Now Ready for Business,"* May 15, 1903.

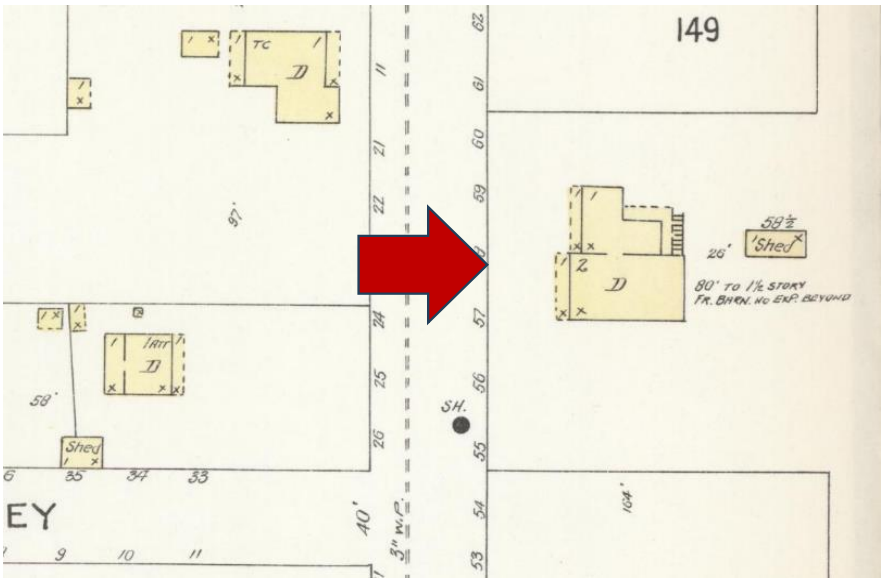



Figure 2: Map showing plan of Chiles House in 1899 (Sanborn Insurance Map).

By 1903, when the Bells rented the old family home to Wilbur Fisk Henning, they had moved to 1459 Kearney Street (the Bell House was constructed about 1899 and has been determined NRHP eligible, although it does not appear on the local historic property register). W. F. Henning (1845 – 1921) was an attorney who relocated his practice to St. Helena from Sacramento for a few years before moving to Southern California about 1908. Research has not revealed the identities of renters between 1910 and 1920. In the early 1920s, Dr. Daniel E. Osborne (1857-1939) and his wife, Elizabeth Loyd Osborne (1884 – 1947), purchased the old Chiles House. Daniel Osborne was born in Ohio and attended medical school at the University of Michigan. He had come to St. Helena in 1892 with his first wife and their two sons after briefly living in Ventura He was a physician, served as president of the California State Examining Board, and was an organizer of the Napa County Medical Association. He operated his practice from the home. He was a talented singer who performed as a member of a local quartet. Elizabeth Loyd grew up in Colorado, the daughter of a prominent gold miner and his wife, who was from England. Elizabeth Loyd lived at home as a young adult, serving as a Deputy County Clerk in Boulder and later teaching English at the University of Colorado. After the death of one of his sons and his first wife, Osborne married Elizabeth Loyd in Benicia in 1914. They established a household in St. Helena, moving to the subject property about six years later. Research has not revealed how they met; Elizabeth was nearly 30 years younger than Daniel. After their marriage, Elizabeth wrote a nature column for the St. Helena Star; in one 1937 column she described her joy at viewing the natural world through the arched windows of the Chiles house, praising the harmony between the window shape and the sky, and asserting that every house should have arched windows. After Osborne's death in 1939, Elizabeth lived on at the property, which she divided into flats so she could rent out part of the house. She worked at Mare Island during World War II as a radar operator. In 1947, shortly before her death, Elizabeth Osborne deeded the property to a group of heirs; Dorothy M. Albright, Rosa Lee Osborne (her stepdaughter-in-law), and Pearl Mitchell (her sister) each received a 1/6 interest, and Louis Richard Loyd (her brother, who lived in Wyoming) was deeded a 1/2 interest. In 1949, two of Daniel's grandchildren and the four owners to whom Elizabeth had deeded the property sued one another for control of the property. The original group of owners apparently retained ownership and at the very end of 1950 deeded the property to the First Baptist Church of St. Helena.[11]

A First Baptist Church of St. Helena had been organized during the nineteenth century but by the 1940s the congregation did not have a church building; research has not revealed if an earlier church building existed. In 1949, the congregation began holding revival meetings in rented halls led by guest speakers or Pastor Glen Wood. After the church acquired the subject property, it held revival meetings in the

[11] *St. Helena Star*, "Happily Married,: May 29, 1914, "Golden Wedding Bells Ring Cheerily," May 26, 1933, Elizabeth Loyd Osborne, September 3, 1937, 8, 1, "Dennis Loyd Crownover," Feb. 21, 1941, 4.

house; by late 1950 Rev. Delmer Walker became pastor after Wood departed for Oklahoma. In 1953, the congregation hired Rev. Hugh Morgan as pastor. Upstairs apartments were still rented out, and Rev. Walker and his family lived on the ground floor, where services were also held. Photographs from the early 1950s demonstrate that the house had been altered very little at that point. By 1952, shutters had been removed, and the upstairs veranda had been demolished. A second-story door that provided access to the upper veranda had also been enclosed, but otherwise original materials, design, and decorative features appear to have been in place. (see Figure 3).

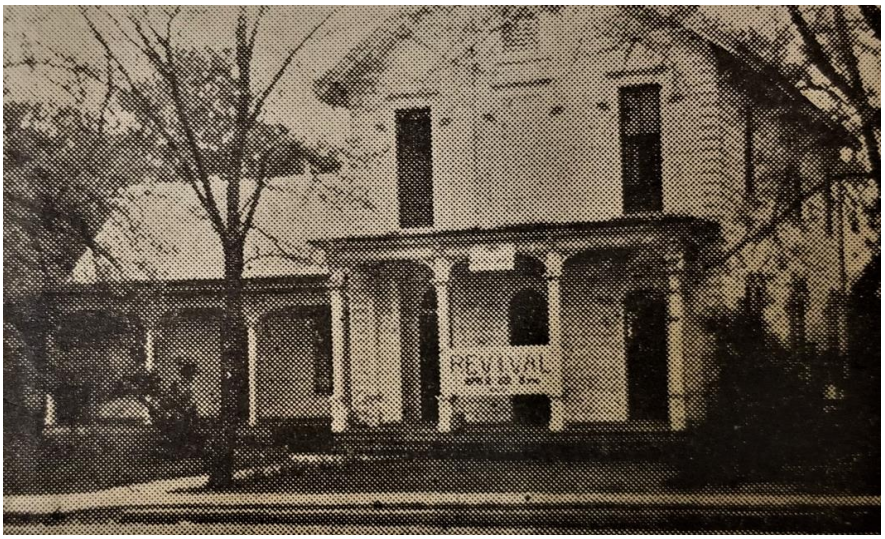



Figure 3: Photo of the Chiles House shortly after its transition to use a church, 1952 (*St. Helena Historical Society*).

Rev. Winfred J. Venable was then hired as pastor of the church and moved into the house with his wife Trudie and their three children in 1954 (see Figure 4). The Venables moved on in 1956 and were the last to live on the property.



Figure 4: Trudie and Reverend Winfred J. Venable, 1950s (*St. Helena Historical Society*).

About 1957, when Rev. Harry H. Craig was pastor, the congregation undertook a major remodel to transform the residence into a church. Apparently performing the work as volunteers, they converted the two-story primary volume of the house into a sanctuary and created interior spaces for classrooms and an office. The exterior appearance of the house was radically transformed: the second floor was removed, the roof pitch altered, arched exterior doorways enclosed, and the original main porch was enclosed to form a front-gabled vestibule topped by a diminutive cupola. Original siding appears to have been salvaged for the exterior of the vestibule. Arched windows on the west elevation along with decorative trim and casings were retained, as were the east porch and some exterior decorative features of the single-story east wing of the house (see Figure 5).[12]



Figure 5: 1343 Spring Street after it was remodeled into a church building, 1959 (*St. Helena Star*).

Following Rev. Craig, various pastors briefly served the church. In the early 1960s. Rev. Tom Turner was followed by Rev. Elmer Stephens, Rev. Virgil Clubb, and then Rev. Douglas Tompkins. In the 1970s and 1980s, Rev. Jere L. Scott was the pastor. In the 1980s, Rev. Clifford H. Bauman was the pastor, replaced in 1991 by Rev. Raymon G. Ruth. After the Baptist congregation was no longer actively using the church in the 2000s, it became New Harvest Community Church and then St. Helena Montessori School; it is currently vacant.

In 1975, the sanctuary was refurbished with new light fixtures, and the congregation commissioned Jerry Sinclair to make stained glass windows for the church. Sinclair owned Gothic Glass in Napa and gained a reputation for repairing and designing stained glass. Probably about the same time, the congregation constructed a small addition at the front of the east wing, stripping its original porch ornamentation and enclosing the space, but not finishing it inside (see Figure 6). A small addition at the south corner of the building, had also been constructed by the late 1970s. The former Chiles House was added to the St. Helena Historic Resources inventory in 1978, after local preservation advocates recorded it. (Formal historic preservation eligibility and integrity standards had not yet been established during this period, and buildings were often added to historic lists on the basis of age alone.) Numerous additional alterations have been performed to the building at unknown dates, apparently outside the historic period: three more small rear additions were constructed (probably at different times in response to changing needs since their details are all different), some ornamental elements of original arched window casings removed (1977 - 2006), exterior doors replaced (1977 - 2006), several windows replaced (1977 - 2006), and accessible ramps added to the front and side (c2010). Arched window sashes, which are two-over-two in the 1977 photograph, have been

[12] *Napa Valley Register,* "First Baptist Church," Jun. 25, 1943, 6; *St. Helena Star,* "Nature Studies," "For Rent," Oct. 20, 1949, "Revival Meeting at First Baptist Church," Jul. 22, 1954, 3, "Baptist Church Began As Mission in 1849," March 26, 1959, 10.

replaced with the current four-over-four sash. The two manufactured buildings behind the church appear to have been erected on site in the mid-1990s; they were demolished in 2015 and 2024.[13]



Figure 6: 1343 Spring Street, c1977 (*Napa County Landmarks Countywide Survey*).

**Evaluation**:
The NRHP, CRHR, and City of St. Helena require that a significance criterion from A-D, 1-4, or a-d (respectively) be met for a resource to be eligible.

Criterion A/1/a: The property at 1343 Spring Street, constructed by the Chiles family in 1875, is associated with the first phase of St. Helena residential development, which began shortly after the 1851 arrival of Walters and Still and ended in 1880, the year that marks the close of the pioneer era in St. Helena. Winegrowing had become the main local industry and was recognized statewide as an important driver of the California economy. St. Helena by this time was a well-established town of 1,500 with a thriving commercial district as well as schools, churches, and a public cemetery to serve its growing population. The subject property, in the area southwest of St. Helena's commercial core, was in the most densely developed neighborhood of the era. It was among the earliest houses in the immediate vicinity. Several other pre-1880 residences in St. Helena have been determined or recommended eligible for CRHR/NRHP listing, or are on the City of St. Helena Register of Historic Properties. Later uses of the subject property, most notably its use as a Baptist Church beginning in 1950, lack the significant associations required for historic eligibility. Extensive research has not revealed that the First Baptist Church of St. Helena made a significant contribution to the broad patterns of our history. It was one of many churches in St. Helena during the postwar period, and the historic record references no substantial or lasting contributions to local history. Nor is there any evidence that the church was important in the Baptist denomination. Therefore, the property is recommended to meet NRHP/CRHR/ St. Helena Criterion A/1/a for its association with the pioneer era of residential development with an 1875 – 1880 period of significance.

Criterion B/2/b: The property is generally associated with the life of a person important to our history. J.B. Chiles was part of the first emigrant train to enter California through the Sierra Nevada in 1941. He one of the first Americans to visit Napa County and was significant in California history for leading several early wagon trains to the Northern California and opening Carson Pass to California settlers. He was also one of the first agriculturalists in Chiles Valley and established a flour mill and distillery there in the 1850s; flour

[13] *St. Helena Star*, "First Baptist Church News," Oct. 16, 1975, 4; *St. Helena Star,* "First Baptist Church News," Oct. 9, 1975, 4.

mills were important infrastructure during the nineteenth century, and the presence of a flour mill would stimulate nearby grain growing operations as well as residential development. Chiles had an important role in stimulating American settlement in Napa County. However, the house on the subject property was developed more than 30 years after his first entry into Napa County and roughly 20 years after his establishment of the flour mill. It is located about 8 miles west of Chiles' agricultural holdings and related businesses. Originally, the subject property was a townhouse for the Chiles family, but not their primary estate (which was in Chiles Valley). Properties eligible under Criterion B/2/b must be "associated with a person's productive life, reflecting the time period when he or she achieved significance," and Chiles' most important accomplishments took place during the 1840s and 1850s. Furthermore, to be eligible for associate with a significant person, a property must be compared to other extant properties associated with that individual to "identify those that best represent the person's historic contributions." Although research has revealed little recent information about the current condition of the Chiles Adobe, it appears to be extant and is more significantly associated with Chiles' productive life than the subject property. Likewise, the extant Chiles House in Rutherford appears to be more closely associated with the era when he was operating his grain farm, mill, and distillery. Chiles also had properties in Lake and Yolo counties on which he resided at various times in his life, research has not revealed whether buildings are extant on either. Chiles moved into the subject property when he was 65 years of age, long after the era during which he was leading new settlers to Napa Valley, and near the end of his productive life managing his agricultural operations. And, during the 18 years between construction of the subject property and the end of his life, it does was not his only residence. For these reasons, although Chiles was important to Napa County history, the subject property lacks the strength of association required for eligibility under Criterion B/2/b.[14]

Other residents of the house during the Chiles era include Margaret Chiles, Dixie Chiles Bell, and her husband A. N. Bell. The A. N. Bell House nearby is a historical resource that is better associated with the Bells. Later residents included physicians, an attorney, a columnist, and a working pastor with his family. None were persons important to our history. Although some were socially prominent during their lifetimes, the historic record shows that they made little lasting impact on the City of St. Helena or on their professions or hobbies. Furthermore, churches are not eligible for historic listing under Criterion B.[15] For these reasons, the property is recommended ineligible to the NRHP, CRHR or as a City of St. Helena historic resource under Criterion B/2/b.

Criterion C/3/c: The property is not significant for its design/construction. It was not designed by an architect or well-known builder of the era and therefore does not represent the work of a master or possess high artistic value. It may originally have embodied distinctive characteristics of a period of construction. However, the presence of distinctive characteristics in the architecture of the original building cannot be assessed since not enough pre-1957 historic fabric has been preserved to allow evaluation. According to National Park Service Bulletin 15:

> 'Distinctive characteristics' are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.[16]

Remnant materials and historic photographs with limited views provide an incomplete picture of the distinctive characteristics of the original 1875 architecture. But documentary evidence has demonstrated that the original style, form, massing, plan, and materials of the building have been radically altered. Architecturally speaking, therefore, the 1875 Chiles House does not exist despite the detectable presence of small amounts of historic fabric, since so many of its original physical characteristics have been altered that it cannot be considered a true representative of 1870s residential construction. While the original building appears to have been architecturally significant, most of its historic fabric had been lost by 1959.

The building's conversion to a church around 1957 was performed within the historic era, so it has the potential to have acquired significance in its own right. Under NRHP Criteria Consideration A, churches are eligible for consideration for historic listing based on architecture. The current condition of the subject building is thus assessed here for eligibility based on its design/architectural distinction. Research has revealed no evidence that the church remodel was designed by an architect or a notable local builder, rather it appears to have been a volunteer effort planned by the pastor and/or church members. Nor does the building exhibit the design elements present in architectural landmarks of the 1950s. Architecturally significant postwar churches often have bold roof forms, large expanses of clear or stained glass, and/or natural materials consistent with Midcentury Modern architecture. The small, unassuming church building lacks

[14] National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," 1997, 14.
[15] National Park Service,, "National Register Bulletin 16A: Guidelines for Completing National Register of Historic Places Forms, Part A,"1997, 37.
[16] NPS, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," 1997, 17 – 18.

such eye-catching features; its primary roof form, front vestibule, and diminutive cupola with spire are recognizable elements of basic 1950s ecclesiastical architecture. Details and materials, meanwhile, date from all eras of the building's use as a house and church. Fenestration includes salvaged historic windows on the main façade, original c1875 arched window openings with replacement sash on the west, and aluminum or modern vinyl in other areas. All exterior doors have been replaced, and exterior cladding includes original wood drop siding, materials from the 1950s, and newer materials. Stained glass (installed only in the vestibule) dates from the late 1970s; the enclosure of the east porch also appears to date from the 1970s. Additions at the rear of the building were constructed at unknown dates. Visually intrusive accessible ramps on the main and side façades are from 2010. The building is thus an amalgamation of ad hoc alterations that were undertaken over time in response to the needs of the congregation. Design and aesthetic considerations were obviously secondary, and the subject property in its current condition is not a good example of any specific architectural style or era of construction. It is not a good example of vernacular architecture from a particular era. For the reasons above, the property is recommended not eligible to the NRHP, CRHR or as a City of St. Helena historic resource under Criterion C/3/c.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4/d. 1343 Spring Street is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

Since the subject property is significant under Criterion A/1/a as the Chiles House for its association with early residential development in St. Helena, its integrity must be assessed. Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its period of significance. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. The Chiles House has not been moved and therefore retains integrity of location. Although the setting has changed gradually but substantially since the original construction of the house in the 1870s, Spring Street retains its rural residential character, with landmarks such as the Episcopal Church across the street that were present during the 1875 – 1880 period of significance. Therefore, despite changes over time, the property retains integrity of setting. The composition of elements that constitute the form, plan, space, structure, and style of the original building have been radically altered. As described in detail above, the original two-story massing of the house has been lost, front porches removed, decorative features stripped, primary roof height and pitch altered, and windows and doors replaced; the main façade exhibits no historic fabric dating from the period of significance. The use of the building has also been altered from residential to institutional. Remnants of historic materials and architectural details at the sides of the building are not sufficient to convey the property's historic identity; it is not recognizable as an 1875 house. Because of these substantial and repeated alterations, the property has lost integrity of design, materials, and workmanship. The loss of these three aspects of integrity has led to a loss of integrity of feeling; the property does not convey the feeling of an 1875 house. Its change in use from a house to a church and subsequent abandonment have led to a loss of integrity of association.

The property is recommended ineligible for listing on the NRHP or CRHR because it lacks integrity. Since the City of St. Helena historic designation criteria are nearly identical to the NRHP and CRHR criteria, the property lacks sufficient integrity also for local designation and is recommended ineligible for local listing. The property does not qualify as a historical resource under CEQA.

# Appendix B: Preparers' Qualifications

Kara Brunzell is Brunzell Historical's Owner and Principal. Ms. Brunzell has practiced in the fields of history and architectural history, cultural resource management, and historic preservation since 2007. He holds a Bachelors Degree and History from UCLA and a Master's Degree in Public History from Sacramento State. Kara established Brunzell Historical to provide built environment regulatory compliance and historic landmark nomination services in 2012. She has served as a consulting historian and project manager on historical research investigations for federal, state, and local governments. She is proficient in the recordation, inventory, and evaluation of historic resources using the NRHP and CRHR guidelines. Her expertise includes Section 106 compliance for transportation and telecommunications projects. Kara is experienced in applying the CEQA to both large-scale survey projects and individual historic-period resources, as well as application of California Public Resources Code 5024.5 to state-owned historic buildings. Kara has written numerous technical reports and compliance documents including historic resource evaluations, historic context statements, findings of effect, determinations of eligibility, and mitigations documentation using Historic American Buildings Survey / Historic Architectural and Engineering Record methodology. She has prepared many successful NRHP nominations for both individual properties and historic districts. Kara qualifies as a Historian and Architectural Historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR, Part 61).

Tatyana Dunn, Historian, holds Bachelor's Degrees in Art History and History from University of Puget Sound and is currently pursuing a Master's Degree in Public History from Sacramento State. Tatyana has five years of experience in cultural resource management. She is a proficient researcher, is trained to recognize historic architecture, experienced in recording architectural resources, and is knowledgeable about DPR 523 preparation. Tatyana has a working knowledge of CEQA and Section 106 compliance and has assisted in NRHP and local register landmark nominations.

RECEIVED
By XGamero at 11:56 am, Sep 27, 2024

APPLIED CIVIL ENGINEERING INCORPORATED

August 29, 2024

Job No. 23-157

Joseph Leach, PE
Director of Public Works
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Re: Water Neutrality Analysis for St. Helena Community Church
1343 Spring Street, St. Helena, CA 94574
Napa County Assessor's Parcel Number 009-262-003

Dear Mr. Leach:

The purpose of this letter is to provide an analysis of the theoretical existing and proposed water demands as required by City of St. Helena Municipal Code Section 13.12.050. The details of the proposed project are included in the attached St. Helena Community Church project description.

**Existing Theoretical Domestic Water Demand**

Existing water use estimates were prepared based on the existing entitlements for the property (Use Permit No. 2000-29 & 2008-44). These entitlements are for a school with 105 students and 10 teachers and staff. For the 10 employees, we have used the standard usage rate of 20 gallons per day per employee and for the 105 students, we have used 20 gallons per day per student in accordance with Table 4 referenced in the St. Helena Water Neutral Policy for Development. We then calculated a total weekly water demand multiplied that by a 40-week school year and arrived at an estimated 460,000 gallons per year. We did not account for any landscaping in the existing baseline condition as it was reported to us that there is no functional irrigation system at the site and no landscaping design was included in the approved plans. The total existing theoretical water demand is summarized in the attached Water Use Estimate – Existing Conditions spreadsheet.

**Proposed Theoretical Water Demand**

Proposed water use consists of several planned uses associated with the church facility. For the church employees, we have used the standard usage rate of 20 gallons per day per employee and for the church service attendees, we used 5 gallons per day per person in accordance with Table 4 referenced in the St. Helena Water Neutral Policy for Development. For planned uses that are not specifically identified in the St. Helena Water Neutral Policy for Development, we used the same rate as church service attendees (5 gallons per day per person) since the duration of attendance and demand for water use is expected to be similar.

2160 Jefferson Street, Suite 230 ◆ Napa, CA 94559 ◆ (707) 320-4968 ◆ www.appliedcivil.com

For the proposed one-bedroom residential unit, the water demand was determined using the occupancy of the unit, the fixture usage rates, and flow rates stipulated in the St. Helena Water Neutral Policy for Development. The analysis is based on two people per bedroom and a single one bedroom dwelling unit.

The residential dwelling unit will be outfitted with water efficient fixtures to meet the requirements of the California Green Building Standards Code and City of St. Helena requirements. Below is a summary of the water saving fixtures that will be installed in each residence and the performance specification for each plumbing fixture:

- Showerheads: 2 gallons per minute
- Lavatory Faucet Aerators: 1.5 gallons per minute
- Kitchen Faucet Aerators: 1.5 gallons per minute
- Water Closets: 1.3 gallons per flush
- Clothes Washer: 19.7 gallons per load
- Dish Washer: 2.85 gallons per load

We have utilized the methodology of the California Green Building Standards Code and the water use specifications above to calculate the theoretical domestic water demand for the two-bedroom residential units. The calculations are presented in the attached Residential Domestic Water Use Calculation Spreadsheet and the theoretical proposed water demand was determined to be 69 gallons per day for the one bedroom residence.

Landscape Irrigation

Landscape has been designed to use mostly low water use plant and efficient irrigation systems. Irrigation water use for the property was calculated by the landscape designer using the Model Water Efficient Landscape Ordinance (MWELO) methodologies. Landscape irrigation is estimated to be 99,437 gallons per year.

Total Proposed Theoretical Water Demand

The total proposed theoretical water demand is summarized in the attached Water Use Estimate – Proposed Conditions spreadsheet. The total annual water demand is estimated to be 438,165 gallons.

**Existing vs Proposed Water Demand**

The above calculations indicate that the proposed project will result in a theoretical net decrease in water demand from 460,000 gallons per year to 438,165 gallons per year.

**Conclusion**
The proposed project water use is less than existing and therefore, the project is considered water neutral in accordance with City of St. Helena Municipal Code Section 13.12.050.

Please feel free to contact us at (707) 320-4968 if you have any questions regarding our analysis.

Sincerely,

Applied Civil Engineering Incorporated

*Michael R. Muelrath* 7/29/2024
Michael R. Muelrath RCE 67435 Date
President




Enclosures:
Water Use Estimate – Existing Conditions spreadsheet
Water Use Estimate – Proposed Conditions spreadsheet
Residential Domestic Water Use Calculation spreadsheet

| Water Use Estimate - Existing Conditions | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Based on Use Permit No. 2000-29 & 2008-44 | | | | | | | | |
| | | | | | # of People | Water Use Rate | | |
| Sunday | | | | | | | | |
| | N/A | | | | 0 | 0 | 0 | gpd |
| Monday | | | | | | | | |
| | Students | | | | 105 | 20 | 2100 | gpd |
| | Teachers and Staff | | | | 10 | 20 | 200 | gpd |
| Tuesday | | | | | | | | |
| | Students | | | | 105 | 20 | 2100 | gpd |
| | Teachers and Staff | | | | 10 | 20 | 200 | gpd |
| Wednesday | | | | | | | | |
| | Students | | | | 105 | 20 | 2100 | gpd |
| | Teachers and Staff | | | | 10 | 20 | 200 | gpd |
| Thursday | | | | | | | | |
| | Students | | | | 105 | 20 | 2100 | gpd |
| | Teachers and Staff | | | | 10 | 20 | 200 | gpd |
| Friday | | | | | | | | |
| | Students | | | | 105 | 20 | 2100 | gpd |
| | Teachers and Staff | | | | 10 | 20 | 200 | gpd |
| Saturday | | | | | | | | |
| | N/A | | | | 0 | 0 | 0 | gpd |
| | | | | | | | | |
| | | | | | | | | |
| Weekly Total | | | | | | | 11,500 | gallons |
| Yearly Total Based on mid-August - mid-June (40 weeks) | | | | | | | 460,000 | gallons |

| Water Use Estimate - Proposed Conditions | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Based on Proposed Schedule of Use | | | | | | | | |
| | | | | | # of People | Water Use Rate | Daily Total | |
| Sunday | | | | | | | | |
| | Morning Church Service | | | | 70 | 5 | 350 | gpd |
| | Sunday School for Children | | | | 50 | 5 | 250 | gpd |
| | Baptisms / Community Gatherings | | | | 70 | 5 | 350 | gpd |
| | Evening Church Service | | | | 70 | 5 | 350 | gpd |
| | One Bedroom Residence | | | | 2 | 35 | 70 | gpd |
| | Church Employee | | | | 1 | 20 | 20 | gpd |
| Monday | | | | | | | | |
| | Staff Meeting | | | | 6 | 5 | 30 | gpd |
| | After School Church School for Children | | | | 50 | 5 | 250 | gpd |
| | Evening Study Session | | | | 20 | 5 | 100 | gpd |
| | One Bedroom Residence | | | | 2 | 34.5 | 69 | gpd |
| | Church Employee | | | | 1 | 20 | 20 | gpd |
| Tuesday | | | | | | | | |
| | Men's Bible Study | | | | 70 | 5 | 350 | gpd |
| | AA Meetings | | | | 70 | 5 | 350 | gpd |
| | After School Church School for Children | | | | 50 | 5 | 250 | gpd |
| | Recovery Group Meetings | | | | 70 | 5 | 350 | gpd |
| | One Bedroom Residence | | | | 2 | 34.5 | 69 | gpd |
| | Church Employee | | | | 1 | 20 | 20 | gpd |
| Wednesday | | | | | | | | |
| | Women's Bible Study | | | | 70 | 5 | 350 | gpd |
| | Support Group Meetings | | | | 50 | 5 | 250 | gpd |
| | After School Church School for Children | | | | 50 | 5 | 250 | gpd |
| | Evening Prayer Meetings | | | | 70 | 5 | 350 | gpd |
| | One Bedroom Residence | | | | 2 | 34.5 | 69 | gpd |
| | Church Employee | | | | 1 | 20 | 20 | gpd |
| Thursday | | | | | | | | |
| | Counseling Services | | | | 14 | 5 | 70 | gpd |
| | After School Church School for Children | | | | 50 | 5 | 250 | gpd |
| | Recovery Group Meetings | | | | 70 | 5 | 350 | gpd |
| | One Bedroom Residence | | | | 2 | 34.5 | 69 | gpd |
| | Church Employee | | | | 1 | 20 | 20 | gpd |
| Friday | | | | | | | | |
| | Counseling Services | | | | 14 | 5 | 70 | gpd |
| | Worship Team Rehearsals | | | | 4 | 5 | 20 | gpd |
| | Evening Youth Group | | | | 50 | 5 | 250 | gpd |
| | One Bedroom Residence | | | | 2 | 34.5 | 69 | gpd |
| | Church Employee | | | | 1 | 20 | 20 | gpd |
| Saturday | | | | | | | | |
| | Afternoon Weddings or Funerals | | | | 70 | 5 | 350 | gpd |
| | Evening Worship Services | | | | 70 | 5 | 350 | gpd |
| | One Bedroom Residence | | | | 2 | 34.5 | 69 | gpd |
| | Church Employee | | | | 1 | 20 | 20 | gpd |
| | | | | | | | | |
| Weekly Total Domestic | | | | | | | 6,514 | gallons |
| | | | | | | | | |
| Yearly Total Domestic | | | | | | | 338,728 | gallons |
| Yearly Total Landscape | | | | | | | 99437 | gallons |
| | | | | | | | | |
| Yearly Total Domestic + Landscape | | | | | | | 438,165 | gallons |

Residential Domestic Water Use Calculation Spreadsheet

| Fixture Description | Flow Rate | | | Flow Duration / Description | | | Daily Uses per Occupant [5] [6] | | Number of Occupants [7] | | Gallons per Day |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| Showerhead | 2 | gpm [1] | x | 8 | minutes [4] | x | 1 | x | 2 | = | 32.0 |
| | | | | | | | | | | | |
| Sink Faucets | 1.5 | gpm [1] | x | 0.25 | minutes [4] | x | 3 | x | 2 | = | 2.3 |
| | | | | | | | | | | | |
| Kitchen Faucet | 1.5 | gpm [1] | x | 4 | minutes [4] | x | 1 | x | 2 | = | 12.0 |
| | | | | | | | | | | | |
| Toilet | 1.3 | gpf [2] | x | 1 | flush | x | 3 | x | 2 | = | 7.8 |
| | | | | | | | | | | | |
| Clothes Washer | 19.7 | gpl [3], [8] | x | 1 | load | x | 0.37 | x | 2 | = | 14.6 |
| | | | | | | | | | | | |
| Dish Washer | 2.85 | gpl [3], [9] | x | 1 | load | x | 0.1 | x | 2 | = | 0.6 |
| | | | | | | | | | | | |
| Total | | | | | | | | | | | 69 |

Notes:
(1) Gallons per minute (gpm)
(2) Gallons per flush (gpf)
(3) Gallons per load (gpl)
(4) Flow duration from 2010 California Green Building Standards Code
(5) Daily uses per occupant from 2010 California Green Building Standards Code (Showerhead, Sink Faucet, Kithcen Faucet, Toilet)
(6) Daily uses per occupant from US EPA Onsite Wastewater Treatment Systems Manual (Laundry Machine, Dish Washer)
(7) Number of occupants assumes 2 people per bedroom (4 in main residence and 1 in ADU)
(8) Water use per load varies based on setting. Range = 7 gpl to 19.7 gpl per Miele
(9) Water use per load per Consortium for Energy Efficiency, February 2012

RECEIVED
By XGamero at 11:55 am, Sep 27, 2024

To: The Planning Department of St Helena

Re: Church Property at 1343 Spring Street

We are writing to voice our approval of the work being done on the above property. Our property abuts 1343 Spring and we share a fence line. We believe that this work will benefit Spring Street and the City in General. I think improving this property with a church and gardens will be an asset to the city.

We look forward to the completion of this project.

Arlene and Richard Corsetti

Arlene Corsetti
Richard C

1401 Spring St

Native Sons of the Golden West Parlor 53

PO Box 414
1313 Spring Street St Helena CA 94574

RECEIVED
By XGamero at 11:55 am, Sep 27, 2024

This is to inform you that the Native Sons of the Golden West is in favor of the church remodel.

The property is located next to our Hall at 1313 Spring Street. The Montessori school left the property in disrepair and the rental tenant was unreasonable and hard to deal with.

The people that represent the new church are very reasonable and easy to deal with. We believe a new church would be an asset to the City and the neighborhood.

We are looking forward to their arrival.

Sincerely,

Phil Murphy
President
Parlor 53

PLANNING COMMISSION REPORT

Planning Commission Meeting of April 15, 2025

**FILE NUMBER:** ZOA 2025-002

**SUBJECT:** Zoning Ordinance Amendment (ZOA 2025-002) to amend Table 17.16.030B and Chapter 17.34.050 A.2 (f) of Title 17 of the St. Helena Municipal Code regarding exempting uncovered balconies, porches, decks and other structures from gross floor area.

**PREPARED BY:** Maya DeRosa, Community Development Director

**REVIEWED BY:** Maya DeRosa, Community Development Director

**APPROVED BY:** Maya DeRosa, Community Development Director

## BACKGROUND

In 2020, the City of St. Helena initiated a General Plan implementation action and began a three year process of completing a comprehensive update to the zoning code. The process included the formation of a zoning code subcommittee, numerous public meetings and discussions prior to the code adoption by the City Council on October 23, 2023. During the drafting of the updated development standards, there was direction received from residents and subcommittee members that the residential development standards were too generous and allowing for homes to develop to maximum floor area ratio which in many cases was out of character with the surrounding neighborhood. As a result, the zoning code consultant recommended deleting the floor area ratio standards in the code and instead utilizing a maximum building gross floor area for single family based on a range of lot sizes which slightly reduced allowable floor area.

A few weeks following the formal code adoption and while staff was preparing to send the final code changes to the code publisher, staff and the code consultant noticed that there was an inconsistency between how the code directs how to measure gross floor area (SHMC Section 17.34.050(A)(1)(b) ) and subsection (iv) of End Note 5(b) of Section 17.16.030 which notes that a balcony, porch, deck or other structure that is unenclosed on at least three sides is exempt from gross floor area. The consultant advised that adding the word "uncovered" would help clarify that this gross floor area

exemption applies only to uncovered balconies, porches, decks or other structures that is unenclosed on at least 3 sides. The change to subsection (iv) of End Note 5(b) was viewed as a clerical level edit that would provide additional clarity for users of the code and internal consistency to the document. This was based on Section 17.34.050(A)(1)(b) which explains in determining floor area calculation "in cases where no walls exist, the area covered by the roof excluding two feet on each side of the structure for a standard roof projection [shall be included in the floor area calculation]. "

To ensure the interpretation was consistent throughout 17.34.050, staff also included an edit to 17.34.050 (2)(f), that noted uncovered balconies, porches, patios and decks were included in the provisions of "Excluded from Floor Area". It is important to also clarify that semi open patio coverings such as pergolas are considered "uncovered" and do not count towards gross floor area.

This is also consistent with how the Zoning Code provides direction on measuring lot coverage (SHMC 17,34,060(A) ) which makes it clear that "unroofed" and "uncovered" decks, patios, porches and landings and balconies are excluded from the calculation of lot coverage. (Attachment 3)

As additional background, the pre-2023 code included a definition of "floor area" in SHMC 17.04.160 (Attachment 4) which is very similar to the current code 17.34.050 (1) (b). Notably both state that where no walls exist, the area covered by the roof excluding two feet on each side of the structure for a standard roof projection. Further it is important to clarify that the pre-2023 code had a provision in 17.40.070 (C) (4) (Attachment 5) that exempted a balcony, porch, deck or other structure where at least one of the longest dimensions is unenclosed [are exempt from the F.A.R. provisions].

When the new code was published online in 2024, it included the staff edits noted above post the adoption hearing which can also be viewed in the attached redline ordinance which is the subject of this zoning ordinance amendment (Attachment 2).

In the fall of 2024, an applicant processing a Design Review application, Mr. Hale, noticed this change from the October 2023 adopted code and subsequently hired an attorney to request the City remove those changes from the ordinance (Attachment 6). In response, the City Attorney sent a letter to Mr. Hale's attorney (Attachment 7) on February 3, 2025, explaining that staff viewed these changes as a clerical level edit for clarification purposes but that the City would in turn bring an item for formal consideration.

On March 3, 2025, the City Attorney confirmed the staff edits made to the code and directed the code publisher to reverse the changes that week which is now reflected in the republished code.

**ANALYSIS**

Staff finds that the proposed amendments help bring internal consistency to the code and assist the user in understanding the intent of 17.34.050 A (1), Areas included in Floor Area Calculation.

However, if the Commission desires to not recommend the City Council approve the changes to the code, staff suggests that direction is provided to instead delete SHMC 17.34.050 (1)(b) which currently provides guidance that where no walls exist, areas covered by the roof are included in floor area calculation. This will eliminate the inconsistency with the current code.

**ISSUES**

While the pre-2023 code had allowed prior projects to build additional outdoor building elements such as porches and patios with roofs that did not count towards floor area, ultimately this can result in more overall massing than what would have been built if these areas were counted towards the floor area.

**CORRESPONDENCE**

Public comment has been received previously from Mr. Hale which is included in Attachment 8.

**STAFF RECOMMENDATION**

Recommend the Planning Commission adopt the attached resolution (Attachment 1) recommending that the City Council:
1) Find that pursuant to CEQA guidelines Section 15061 (b) (3) the project is Exempt; and 2) Adopt and ordinance amending Table 17.16.030B and Chapter 17.34.050 A.2 (f) of Title 17 of the St. Helena Municipal Code.

**ATTACHMENTS**

Attachment 1-Resolution for Zoning Ordinance Amendment-covered porches and floor area
Attachment 2-Ordinance - Covered porches and floor area_Combined
Attachment 3-SHMC Measuring Lot Coverage
Attachment 4-Original zoning code definition of floor area
Attachment 5-Original zoning code exemptions from FAR
Attachment 6-K. Philippakis Letter to CDD re 17.16.030 (12-06-2024)
Attachment 7-City Attorney Letter to K Philippakis re Zoning Code
Attachment 8. Public Comment_Hale 2-18-2025

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. PC2025-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ST. HELENA MUNICIPAL CODE (ZOA 2025-002), REGARDING EXEMPTING UNCOVERED BALCONIES, PORCHES AND DECKS FROM GROSS FLOOR AREA**

## Recitals

WHEREAS, the City of St. Helena, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the City desires to amend its Zoning Code (ZOA 2025-002), codified as Title 17 of the St. Helena Municipal Code ("SHMC"); and

WHEREAS, the City now proposes to amend a provision of its Zoning Code, Title 17 of the SHMC; and

WHEREAS, staff and the City Attorney prepared the proposed ordinance, including any additional information and documents deemed necessary for the Planning Commission to take action; and

WHEREAS, the City gave public notice of the public hearing for the proposed ordinance by publishing in the Napa Valley Register; and

WHEREAS, on April 15, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance.

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

## Resolution

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ST. HELENA DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

**Section 1.** **Recitals**. The above recitals are incorporated herein by reference.

**Section 2.** **Compliance with CEQA.** The Planning Commission recommends that the City Council find that the proposed ordinance amendment is exempt from CEQA pursuant to Section 15061(b)(3).

**Section 3.** **General Plan Consistency.** Based on the entire record before the Planning Commission, and all written and oral evidence presented, the Planning Commission hereby finds that the proposed ordinance is consistent with the City's adopted General Plan. The proposed ordinance does not otherwise conflict with any of the General Plan's goals or policies.

**Section 4.** **Zoning Ordinance Amendment 2025-002.** The Planning Commission hereby recommends that the City Council adopt the attached proposed ordinance (**Exhibit A**) entitled:

An Ordinance of the City Council of the City of St. Helena, California, Amending Table 17.16.030B of Chapter 17.16 (Development Standards-Residential Districts) and Amending Chapter 17.34.050 A.2(f) of Title 17 of the St. Helena Municipal Code regarding exempting uncovered balconies, porches and decks from gross floor area

**Section 7**. The proposed ordinance entitled "An Ordinance of the City Council of the City of St. Helena, California, Amending Table 17.16.030B of Chapter 17.16 (Development Standards-Residential Districts) and Amending Chapter 17.34.050 A.2(f) of Title 17 of the St. Helena Municipal Code regarding exempting uncovered balconies, porches and decks from gross floor area" is on file and has been available for public review for at least ten days prior to the date of this Resolution, in the Community Development Department, at St. Helena City Hall, 1088 College Avenue.

**Section 8. Severable.** If any part of this Resolution is held by a court to be invalid, that part is severable from the rest and every other part remains unaffected and in effect.

(Signatures on following page)

**I HEREBY CERTIFY** that the foregoing recommendation to the City Council was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of the Planning Commission held on April 15, 2025 by the following roll call vote:

**AYES:**
**NOES:**
**ABSENT:**
**ABSTAIN:**

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director



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**Exhibit "A"**

**ORDINANCE NO. _____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. HELENA AMENDING TABLE 17.16.030B OF CHAPTER 17.16 (DEVELOPMENT STANDARDS-RESIDENTIAL DISTRICTS) AND AMENDING CHAPTER 17.34.050 A.2 (f) OF TITLE 17 OF THE ST. HELENA MUNICIPAL CODE REGARDING EXEMPTING UNCOVERED BALCONIES, PORCHES AND DECKS FROM GROSS FLOOR AREA**

**WHEREAS,** Title 17 of the St. Helena Municipal Code (SHMC) includes development standards and also rules of measurement for calculating gross floor area; and

**WHEREAS,** SHMC section 17.34.050 (A)(1)(b) establishes that in cases where no walls exist, the area covered by the roof shall be included in the floor area calculation; and

**WHEREAS,** End Note 5(b)(iv) of SHMC Table 17.16.030B (Residential Development Standards) currently states balconies, porches and decks are exempt from gross floor area; and

**WHEREAS,** Adding "uncovered" to End Note 5(b)(iv) is necessary to clarify an "uncovered" balcony, porch, deck or other structure unenclosed on at least 3 sides is exempt from gross floor area; and

**WHEREAS,** the City desires to amend SHMC Table 17.16.030 B, End Note 5(b)(iv) and section 17.34.050A.2 (f) to ensure internal code consistency with what building elements are exempted from including the calculation of residential gross floor area as authorized by SHMC section 17.34.050 (A)(1)(b); and

**WHEREAS,** the Planning Commission held a duly noticed public hearing at a Regular Meeting on April 15, 2025, on the proposed Ordinance during which public hearing the Planning Commission received comments from City staff and members of the general public and recommended approval to the City Council through Resolution No. _____; and

**WHEREAS,** the City Council held a duly noticed public hearing on _____, 2025 on the proposed Ordinance, during which public hearing the City Council received comments from City staff and members of the general public; and

**WHEREAS,** the City Council desires to approve the requested amendments to Table 17.16.030B End Note 5(b)(iv) of Chapter 17.16 (Development Standards-Residential Districts) and amending Chapter 17.34.050 A.2 (f) of the St. Helena Municipal Code through approval of this Ordinance.

**NOW, THEREFORE,** the City Council of the City of St. Helena does hereby ordain as follows:

**Section 1. Recitals.** The above recitals are incorporated as though set forth in this section.

**Section 2. Amendment.** Please see Exhibit A1 attached to this ordinance which includes Table 17.16030B, End Note 5(b)(iv) and SHMC Chapter 17.34.050 A.2 (f) of the St. Helena Municipal Code is hereby amended to read as follows (new language is underlined, deletions are in ~~strikeout~~).

**Section 3. Severability.** If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**Section 4. CEQA.** This ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines (the Guidelines), and the environmental regulations of the City. The City Council hereby finds that this ordinance is exempt from review under CEQA under Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

**Section 5. Effective Date.** This Ordinance shall take effect and be enforced within thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the St. Helena City Council on the _____day of _____, 2025, and was adopted at a regular meeting of the St. Helena City Council on the _____day of ____, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:_____
Erika Opp, Administrative Analyst

APPROVED:_____
Paul Dohring, Mayor

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**Attachment A1**

## 17.16.030 Development Standards

**Table 17.16.030.B: Development Standards – Residential Zoning Districts** establishes the development standards for the Residential Zoning Districts. The numbers in the figure below to corresponding regulations in the table.

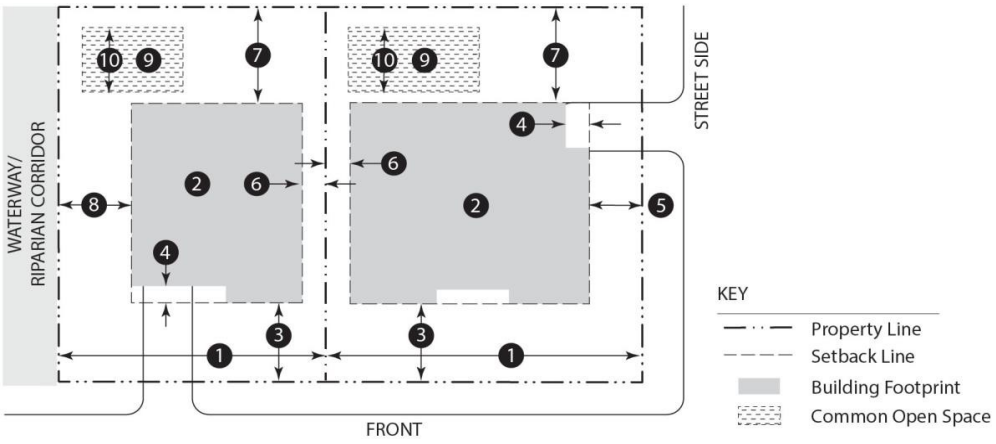



**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | *LR-1A* | *LR* | *MR* | *HR* | Key |
|---|---|---|---|---|---|
| Density | 1 du/ac [1,2] | 1 to 5 du/ac [2] | 5.1 to 16 du/ac | 16.1-28 du/ac | |
| Lot Size | | | | | |
| *Min. Lot Area* | 1.0 ac [3] | 7,000 sq ft | 6,000 sq ft | 7,000 sq ft | |
| | | 3,000 sq ft for new small lot development | 3,000 sq ft for new small lot development | 3,000 sq ft for new small lot development | |
| *Min. Lot Width* | 70 ft | 70 ft | 45 ft | 45 ft | ❶ |
| | | | 32 ft for small lot development | 32 ft for small lot development | |
| Max. Lot Coverage (includes accessory structures) | 35% | 35% | Lot widths ≤45 ft: Max. 35% | 55% | |
| | | | Lot widths >45 ft: Max. 40% | | |
| | | | 55% for new small lot development | | |
| Max. Primary Building Footprint (excludes accessory structures) | None | Refer to Table 17.16.030.C | None | None | |
| | | | | 1,400 sq ft for detached small lot detached | ❷ |

**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | *LR-1A* | *LR* | *MR* | *HR* | Key |
|---|---|---|---|---|---|
| Max. Building Gross Floor Area (all floors) [5] | Refer to Table 17.16.030.C for lots <1 acre<br>Max. 6,069 sq ft for lots ≥1 ac in area | Refer to Table 17.16.030.C | Refer to End Note [4] | None | |
| Max. Building Height | | | | | |
| *Principal Structure* | 30 ft | 30 ft/2 stories | 30 ft/2 stories<br>Ground floor max. ceiling height 15 ft | 42 ft/3 stories<br>30 ft/2 stories for small lot development | |
| *Accessory Structure* [6] | 16 ft | 16 ft | 16 ft | 16 ft | |
| Setbacks | | | | | |
| *Min. Front Setback* | 20 ft for structures ≤25 ft in height<br>30 ft for structures >25 ft in height | 20 ft for structures ≤25 ft in height<br>30 ft for structures >25 ft in height | 20 ft<br>12 feet for small lot development | 15 ft; 25 ft for 3rd floor and above<br>10 ft for small lot development | ❸ |
| *Min. Garage or Carport Setback from Building Façade* | None | None | 5 ft | None | ❹ |
| *Min. Street Side Setback* | 20 ft for structures ≤25 ft in height<br>30 ft for structures >25 ft in height | 20 ft for structures ≤25 ft in height<br>30 ft for structures >25 ft in height | 15 ft for structures ≤25 ft in height<br>20 ft for structures >25 ft in height | 15 ft | ❺ |

**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | *LR-1A* | *LR* | *MR* | *HR* | Key |
|---|---|---|---|---|---|
| *Min. Interior Side Setback, ground floor* | 10 ft for structures ≤25 ft in height | 10 ft for structures ≤25 ft in height | 5 ft setback applied with the combined setback below | 10 ft | 6 |
| | 15 ft for structures >25 ft in height | 15 ft for structures >25 ft in height | Combined interior side setbacks: 15 ft for structures ≤25 ft in height | | |
| | | | Combined interior side setbacks: 20 ft for structures >25 ft in height | | |
| *Min. Interior Side Setback, upper floors* | 5 ft for structures ≤25 ft in height | 5 ft for structures ≤25 ft in height | 9 ft when adjacent to an LR or MR district | None | 6 |
| | 9 ft for structures >25 ft in height | 9 ft for structures >25 ft in height | | | |
| *Min. Rear Setback* | 20 ft for structures ≤25 ft in height | 20 ft for structures ≤25 ft in height | 20 ft for structures ≤25 ft in height | 10 ft | 7 |
| | 30 ft for structures >25 ft in height | 30 ft for structures >25 ft in height | 30 ft for structures >25 ft in height | | |
| *Min. Setback from Abutting Waterway* | Min. 50 ft from top of bank of Napa River | | | | 8 |
| | Min. 20 ft from top of bank of all other waterways | | | | |
| Landscaping and Open Space | | | | | |
| *Private Ground Floor Open Space for Multi-Family Development* | n/a | n/a | Min. 80 sq ft/unit | Min. 60 sq ft/unit | |
| *Min. Dimension for Private Open Space for Multi-Family Development* | n/a | n/a | 6 ft | 6 ft | |
| *Common Usable Open Space for Multi-Family Development* | n/a | n/a | Lot widths ≤45 ft: Min. 150 sq ft/lot | Min. 150 sq ft/lot | 9 |
| | | | Lot widths >45 ft: Min. 200 sq ft/lot | | |

**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | *LR-1A* | *LR* | *MR* | *HR* | Key |
|---|---|---|---|---|---|
| *Min. Dimension for Common Usable Open Space* | n/a | n/a | 15 ft | 15 ft | ⑩ |
| | | | 20 ft for small lot development | 20 ft for small lot development | |
| *Max. Paved/ Hardscaped Area* | 25% of a front setback area | 25% of a front setback area | 30% of a front setback area | 30% of a front setback area | |
| *Min. Landscaped Area* [7] | 35% of lot area | 35% of lot area | Min. 25% of lot area | Min. 25% of lot area | |
| | 25% for small lot development | 25% for small lot development | | | |
| *Required Buffer Abutting Agricultural Use* | n/a | A landscaped buffer min. 15 ft width with street trees at 30 ft on center | | | |

**End Notes:**

[1] Greater residential densities are allowed under state law if a site meets the standards for two-unit development as described in Chapter 17.31, Two-Unit Projects.

[2] Densities existing as of January 1, 2023, are permitted to remain.

[3] Parcels created by lot line adjustments may be less than 1 acre provided the number of parcels does not increase and that no lots are less than 7,000 square feet.

[4] Max. building gross floor area (all floors) for single-family residences including accessory structures is as follows:

Lots < 6,000 sf: 1,995 sf
Lots 6,000 – 9,999 sf: 2,945 sf
Lots 10,000 – 14,999 sf: 3,705 sf
Lots 15,000 – 19,999 sf: 3,971 sf
Lots ≥ 20,000 sf: 4,000 sf

[5] The following additional standards apply for existing development and new construction in the LR-1A, LR, MR, and HR zoning districts:

a. The max. building gross floor area may be increased by 400 sf for construction of an ADU.

b. The following buildings and areas are exempt from max. building gross floor area:

i. One covered parking space with a max. floor area of 200 sf;

ii. Non-habitable accessory buildings with a max. floor area of 120 sf;

iii. A non-habitable basement or attic; and

iv. An uncovered balcony, porch, deck, or other structure that is unenclosed on at least three sides.

[6] Additional standards for accessory buildings are described in Section 17.22.020, Accessory Uses.

[7] Landscaped setback and buffer areas count toward this requirement.

## 17.34.050 Measuring Floor Area and Floor Area Ratio

A. **Areas included in floor area measurement.** The floor area is measured as the sum of the gross horizontal floor areas of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings. Areas included and excluded from floor area are listed below.

1. ***Included in Floor Area Calculation.***
   a. All habitable space (as defined in the Building Code) that is below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof.
   b. In cases where no walls exist, the area covered by the roof excluding two feet on each side of the structure for a standard roof projection.
   c. Interior walkways or corridors, interior courtyards, walkways, paseos, or corridors covered by a roof or skylight.
   d. All floors of enclosed stairways, stairwells or elevator shafts.
2. ***Excluded from Floor Area.***
   a. Mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area.
   b. Bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 30 inches or greater.
   c. Any areas that satisfy the landscape and open space base zone requirements.
   d. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.
   e. In non-residential buildings, areas used for off-street parking spaces or loading spaces, driveways, and maneuvering aisles that are located below the finish grade of the property.
   f. Arcades, porticoes, and similar open areas that are located at or near street level and are accessible to the general public but are not designed or used as sales, display, storage, service, or production areas, as well as uncovered balconies, porches, patios and decks.

g. Outside areas used for sales and/or display (e.g., plant nurseries, building materials, auto sales, wine production, etc.).

h. A building or structure consisting of nonusable floor space such as a garage, carport, or storage shed.

i. Unfinished attics, crawlspaces, and basements shall not be included unless converted and finished as usable floor space.

## 17.34.060 Measuring Lot Coverage

The footprints of all principal and accessory structures, including, but not limited to, garages, carports, covered patios, and roofed porches, shall be summed in order to calculate lot coverage. The following structures shall be excluded from the calculation:

A. Unenclosed and unroofed decks, uncovered patio slabs, unroofed porches, landings, balconies and stairways with an elevation of less than 18 inches above finished grade;

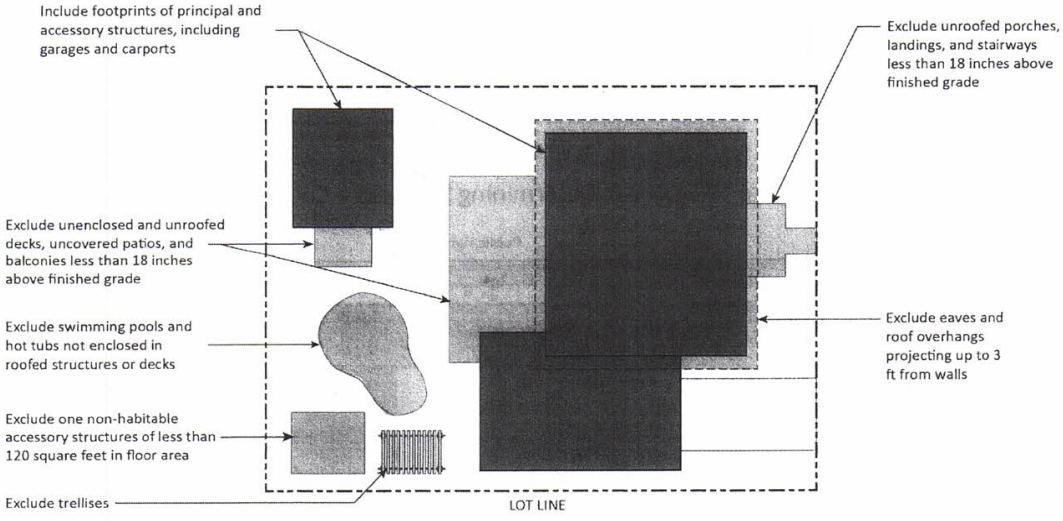
B. Eaves and roof overhangs projecting up to three feet from a wall;

C. Trellises, pergolas, and similar structures that have roofs that are at least 50 percent open to the sky with uniformly distributed openings;

D. Swimming pools and hot tubs that are not enclosed in roofed structures or decks; and

E. One small, non-habitable accessory structure under 120 square feet. More than one small non-habitable accessory structure shall be included in lot coverage.

Figure 17.34.060: Determining Lot Coverage




## 17.34.070 Determining Lot Frontage

A. **Corner Lot.** The front of a lot is either of the two lines adjacent to the streets as platted, subdivided, or laid out, except that the front lot line shall be that line which is obviously the front by reason of the prevailing custom of the other buildings on the block. If such front is not evident, then as determined by the Community Development Director, either may be considered the front of the lot, but not both.

B. **Through Lot.** The front of a through lot abuts the street that neighboring lots use to provide primary access.

or designed to be used for combined living, dining and sleeping purposes.

"Easement" means a limited right of one person or class of persons to use real property owned or occupied by another, which right is described specifically as to location and entitlement to use.

"Eave" means the projecting lower edges of a roof overhanging the wall of a building.

"Educational use" means any use devoted to education and learning, whether it be public, private, commercial or noncommercial.

"Enlargement" means an increase in the size of an existing building or structure or an increase in the physical area occupied by a use of land.

"Erect" means to erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, or display. Normal maintenance, including refinishing, is not included in this definition.

Erosion, Soil. "Soil erosion" means the detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice and gravity.

"Extended care facility" means a long-term care facility or a distinct part of a facility approved as a nursing home, infirmary unit of a home for the aged, or a governmental medical institution.

"Factory built housing" means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on site, in accordance with regulations adopted by the Commission of Housing and Community Development of the state of California pursuant to Section 19990 et. seq. of the Health and Safety Code of the state of California.

"Family" means any of the following groups living together in the same dwelling unit as a single housekeeping unit:

1. Any number of persons related by blood, marriage or legal adoption;
2. A nuclear family identified by extended cohabitation;
3. A group not exceeding five persons whose interpersonal relationships relating to shared household expenses, duties and private lives are indistinguishable from groups listed in subsections 1 and 2 above.

"Family day care home" means a community care facility which is the family residence of the person operating the facility, in which the operator regularly provides care, protection and supervision to a child or children, other than the operator's own children, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away. (See 22 California Administrative Code Section 86001 and California Health and Safety Code Section 1501.)

"Farm labor housing" means an area or place containing living quarters including dwellings, tents, bunkhouses, trailer coaches or other housing accommodations and any accessory dining, sanitary or recreational facilities, maintained by a labor contractor for the housing of farm laborers, for hire for work off the site.

"Farmer's market" means an outdoor, seasonal, one-day per week market at which farmers sell their own produce.

"Fault hazard zone, earthquake or seismic" means areas of land along and adjacent to a break or fracture in rock strata that may be subject to dislocation or damage.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technical factors.

"Fence" means a barrier enclosing or defining an area, as separating or screening areas, usually made of posts and wires or wood and including walls or like structures.

Filling Station. "See: "Service station."

"Final inspection" means an inspection performed by the building division of the city planning department to verify completion of the project per approved plans; a precondition to occupancy.

"Flag lot" (also known as a "panhandle lot") means a lot which has less than the minimum required frontage on a public or private street, is connected to a public or private street by a narrow strip of land and has the largest portion of the lot situated behind adjoining lots which front on the same public or private street.

"Flea market" means an occasional or periodic selling of goods held in an open area or structure where groups of individual sellers offer new and used goods for sale to the public.

"Floor area" means the sum of the gross horizontal floor areas of a building measured from the exterior face of exterior walls, or from the center line of a wall separating two buildings. In cases where no walls exist, the gross horizontal floor area shall be that area covered by the roof excluding two feet on each side of the structure for a standard roof projection.

"Floor area ratio (F.A.R.)" means the ratio of building gross floor area divided by net parcel area. For example, one building (or a group of buildings) with a total of twenty thousand (20,000) square feet of floor area on a forty thousand (40,000) square foot lot would translate to a 0.50 F.A.R.

"Foster family home" means a residential facility which is the family residence of the persons operating the facility, in which twenty-four (24) hour care and supervision

| Net Parcel Area (Square Feet) | Floor Area Ratio (F.A.R.) | Maximum Gross Floor Area (Square Feet) |
|---|---|---|
| 8,000 | 0.33 | 2,640 |
| 9,000 | 0.32 | 2,880 |
| 10,000 | 0.31 | 3,100 |
| 11,000 | 0.30 | 3,300 |
| 12,000 | 0.29 | 3,480 |
| 13,000 | 0.28 | 3,640 |
| 14,000 | 0.27 | 3,780 |
| 15,000 | 0.26 | 3,900 |
| 16,000 | 0.25 | 4,000 |
| 17,000 | 0.24 | 4,080 |
| 18,000 | 0.23 | 4,140 |
| 19,000 | 0.22 | 4,180 |
| 20,000 or greater | 0.21 | 4,200 |

2. The F.A.R. shall be interpolated to the nearest two-tenths of one percent based upon each two hundred (200) square feet of parcel area. For example, a parcel that is ten thousand six hundred (10,600) square feet in size has an allowable F.A.R. of .304.

B. The maximum gross floor area for a single-family dwelling, regardless of parcel size, is four thousand two hundred (4,200) square feet. The maximum gross floor area may be increased by four hundred (400) square feet per parcel for construction of a second unit, duplex or triplex.

C. The following buildings and areas are exempt from the F.A.R. provisions:

1. One covered parking space of two hundred (200) square feet in size;

2. Nonhabitable accessory buildings less than one hundred twenty (120) square feet in size;

3. A nonhabitable basement or attic as defined in subsection D of this section;

4. A balcony, porch, deck or other structure where at least one of the longest dimensions is unenclosed;

5. A legally constructed building which exceeds the maximum floor area permitted by this chapter and which is destroyed by fire, flood, landslide or other act of God. Such a building may be rebuilt with up to the same amount of floor area, subject to development plan review and approval by the city in accordance with Section 17.16.050.

D. Definitions.

"Attic" means a room or space immediately below the roof of a building that is not habitable and is utilized only for storage. The area must be an unconditioned, unfinished area less than seven feet at its highest point with an average height not exceeding four feet.

"Basement" means any floor level below the first story in a building in which the finished floor level directly above is less than four feet above finished grade on all sides.

"Floor area ratio" means the ratio of building gross floor area divided by net parcel area.

"Gross floor area" means the total horizontal area in square feet of each floor within the exterior walls of all buildings on a parcel, as measured at the exterior face of the enclosing walls, unless specifically excluded by subsections (C)(1) through (5) of this section.

"Lot coverage" means the land area covered by all buildings or structures on a lot, including all projections except eaves. Decks or other structures with an elevation of eighteen (18) inches or less above finished grade shall not be considered as lot coverage.

"Net parcel area" means the total horizontal area included within the property lines of a parcel, excluding area within vehicular rights-of-way and vehicular easements.

"Pre-existing development" means structures and improvements that were vested with a building permit prior to March 8, 2005, the date of adoption of the ordinance codified in this chapter.

E. Property owners within this district shall recognize that there exists a right to farm properties within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal normal agricultural activities on properties in the district or in the vicinity of the district. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes. (Ord. 07-5 § 2 (part): Ord. 05-4 § 1 (part): Ord. 02-6 § 4; Ord. 00-5 § 4 (part): prior code § 27.56)

Farella Braun + Martel

**KATHERINE PHILIPPAKIS**
kp@fbm.com
D 707.967.4154

December 6, 2024

*Via E-Mail*

Maya DeRosa
Community Development Director
City of St. Helena
1088 College Ave
St. Helena, CA 94574
Email: mderosa@cityofsthelena.gov

Re: Section 17.16.030, St. Helena City Code

Dear Ms. DeRosa:

Our office represents Mr. Daniel Hale, who recently filed an application relating to the remodeling of a single-family residence for one of his clients. During the course of the review for that project, his attention was called to End Note 5(iv) of Section 17.16.030 of the St. Helena City Code. In the codified version of the ordinance, as available online, the note provides that the following are exempt from floor-area ratio requirements:

iv. an uncovered balcony, porch, deck, or other structure that is unenclosed on at least three sides.

However, when reviewing the redline draft of the ordinance and related materials that were presented to the City Council for adoption at its October 10 and October 24, 2023 meetings, we noted that the draft ordinance did not contain the word "uncovered." Specifically, the draft ordinance that was before the Council provided as follows:

iv. a balcony, porch, deck, or other structure that is unenclosed on at least three sides.

As I'm sure you can appreciate, the addition of the word "uncovered" to the statute in question makes a significant difference in its meaning. We have always been under the impression that patios and the like were exempt from the floor area ratio unless they were enclosed. The addition of the word "uncovered" means that most of the patios and porches in St. Helena (which are covered) will be counted toward the floor area ratio, making many of the existing homes nonconforming, and preventing many other homes from increasing their

footprint. We are at a loss to understand where and when the change occurred, as the Minutes from both meetings do not reflect any changes to the draft ordinance that was before the Council.

By this letter, we respectfully request copies of the legislative history for the ordinance in question, including the materials relating to the first and second readings of the revised ordinance containing the word "uncovered," along with any Minutes referencing the reasons for the change. If the word was inadvertently added to the City Code, as we suspect may have happened, we respectfully request that it be removed immediately.

Thank you for your attention to this request.

Sincerely,

Katherine Philippakis

CC:
Ethan Walsh, City Attorney
Anil Comelo, City Manager
Daniel Hale

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

February 3, 2025

**VIA E-MAIL**

Katherine Philippakis
Farella Braun & Martell
One Bush Street, Suite 900
San Francisco, CA 94104

Re: Inquiry re Section 17.16.030 St. Helena Municipal Code

Dear Ms. Philippakis:

As you know, Best Best & Krieger LLP serves as City Attorney for the City of St. Helena, and the City has asked that I respond to your letter to Community Development Director Maya DeRosa on behalf of your client Dan Hale dated December 6, 2024 regarding End Note 5(b)(iv) of Section 17.16.030 of the St. Helena Municipal Code. End Note 5(b) of Section 17.16.030 provides that certain buildings and areas are exempt from the calculation of gross floor area, for purposes of determining compliance with the maximum building gross floor area as provided in the City's Zoning Code. We do acknowledge that while the version of the Municipal Code published online includes the word "uncovered" in subsection (iv) of End Note 5(b), that word was not included in the redline version of the Zoning Code adopted by City Council in October 2024.

City staff made this edit to End Note 5(b) of Section 17.16.030 as a cleanup of the Code to clarify that this gross floor area exemption applies only to uncovered balconies, porches, decks or other structures that is unenclosed on at least 3 sides. This is consistent with the remainder of the updated Zoning Code, which provides in Section 17.34.050(A)(1)(b), which explains that in determining the floor area calculation, "[i]n cases where no walls exist, the area covered by the roof excluding two feet on each side of the structure for a standard roof projection [shall be included in the floor area calculation]." This is also in keeping with guidance provided in the Zoning Code for measuring lot coverage, which makes clear that "unroofed" and "uncovered" decks, patios, porches, landings and balconies are excluded in the calculation of lot coverage. (See SHMC §17.34.060(A).) Staff viewed this as a clerical edit that would provide additional clarity for users of the code and internal consistency to the document. However, after discussion with our office, the City has decided it is more appropriate to remove the word "uncovered" from End Note 5(b)(iv) the Zoning Code, and bring forward this edit forward for formal consideration by the Planning Commission and City Council at a later date.

Thank you for your letter, and I hope this provides clarification. If you would like to discuss this matter further, please do not hesitate to contact me.

Sincerely,

Ethan J. Walsh
of BEST BEST & KRIEGER LLP

EJW:ew

cc: Anil Comelo, City Manager
Maya DeRosa, Community Development Director

| | |
|---|---|
| **From:** | Daniel Hale |
| **To:** | Public Comment; Erika Opp |
| **Subject:** | [External] public comment for 18 FEB Planning Commission and 25 Feb City Council meetings please. |
| **Date:** | Monday, February 17, 2025 11:39:01 AM |
| **Attachments:** | letter plea 15 FEB 2025 (dragged).pdf<br>letter plea 15 FEB 2025 (dragged) 2.pdf<br>rough time line outline (dragged).pdf<br>rough time line outline (dragged) 2.pdf |

Erika,

I would like to submit the following public comments to be posted on agenda for both the 18 Feb 2025 Planning Commission and 25 Feb 2025 City Council meetings.

Please call text or email with any questions.

Thank you,

Daniel Hale
PO Box 644
Saint Helena, CA 94574
707.227.4322

## Citizens of St Helena, St Helena City Council, St Helena Planning Commission,

While working on a project I discovered that a critical section of Municipal Code had been altered after its approval by City Council in Oct 2023. It was not published until 1 Oct 2024. A timeline of events has been attached. I asked members of city staff how that occurred. Instead of answering the question the choice was made by the Planning Director and City Manager to coordinate a fabricated smear campaign. It is clear that effort was undertaken to sidestep the serious obligation to answer the reasonable question that pointed to improper activities that city management chose to embark upon. To be most clear, I can assure you the result of that smear has been personally and professionally excruciating. However, it will not succeed in eliminating the city's responsibility or accountability.

It is in NO WAY what I believe my city should accept as a proper way for city management to conduct business. However, I believe this case illustrates a critical flaw in both the culture and understanding of the roles of city management, but also inescapably the city council in their role of taking the responsibility to oversee, shape and correct (when needed) actions and activities undertaken by city management. I believe these habitual conducts and culture are holding this city back. I believe these are CORRECTABLE conditions. I have no doubt those can be challenging tasks. I also have no doubt that WE as a city will not thrive until WE undertake that required effort.

I asked this very simple question on *17 October 2024* in the course of normal business:

**"Can you clarify and illustrate how and when that material change (the word "uncovered") was inserted AFTER code was legally approved?"**

To be most concise here is the crux of this issue:

From approved code draft (approved by City Council first and second reading See *10 Oct 2023* and *24 Oct 2023* CC meeting minutes) : See section 5. iv. "A balcony, porch, deck, or other structure that is unenclosed on at least three sides"

**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | *LR-1A* | *LR* | *MR* | *HR* | Key |
|---|---|---|---|---|---|

**Notes:**

[1] Greater residential densities are allowed under state law if a site meets the standards for two-unit development as described in Chapter 17.31, Two-Unit Projects.

[2] Densities existing as of January 1, 2023, are permitted to remain.

[3] Parcels created by lot line adjustments may be less than 1 acre provided the number of parcels does not increase and that no lots are less than 7,000 square feet. [4] Max. building gross floor area (all floors) for single-family residences including accessory structures is as follows:

| | |
|---|---|
| Lots < 6,000 sf: | 1,995 sf |
| Lots 6,000 – 9,999 sf: | 2,945 sf |
| Lots 10,000 – 14,999 sf: | 3,705 sf |
| Lots 15,000 – 19,999 sf: | 3,971 sf |
| Lots ≥ 20,000 sf: | 4,000 sf |

[5] The following additional standards apply for existing development and new construction in the LR-1A, LR, MR, and HR zoning districts:

a. The max. building gross floor area may be increased by 400 sf for construction of an ADU.

b. The following buildings and areas are exempt from max. building gross floor area:

i. One covered parking space with a max. floor area of 200 sf;

ii. Non-habitable accessory buildings less with a max. floor area of 120 sf;

iii. A non-habitable basement or attic; and

iv. A balcony, porch, deck, or other structure that is unenclosed on at least three sides.

[6] Additional standards for accessory buildings are described in Section 17.22.020, Accessory Uses.

[7] Landscaped setback areas count toward this requirement.

From now published Municipal Code (published *1 Oct 2024*): See section 5.iv. "An uncovered balcony, porch, deck, or other structure that is unenclosed on at least three sides" (note critical and MATERIAL Insertion of the word "UNCOVERED". This alteration has far reaching consequences. I will welcome the opportunity to discuss and debate at an appropriate future agenda item when it comes to pass in proper course.

**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | *LR-1A* | *LR* | *MR* | *HR* | Key |
|---|---|---|---|---|---|
| *Min. Dimension for Common Usable Open Space* | n/a | n/a | 15 ft<br>20 ft for small lot development | 15 ft<br>20 ft for small lot development | ⑩ |
| *Max. Paved/ Hardscaped Area* | 25% of a front setback area | 25% of a front setback area | 30% of a front setback area | 30% of a front setback area | |
| *Min. Landscaped Area* [7] | 35% of lot area<br>25% for small lot development | 35% of lot area<br>25% for small lot development | Min. 25% of lot area | Min. 25% of lot area | |
| *Required Buffer Abutting Agricultural Use* | n/a | A landscaped buffer min. 15 ft width with street trees at 30 ft on center | | | |

**End Notes:**

[1] Greater residential densities are allowed under state law if a site meets the standards for two-unit development as described in Chapter 17.31, Two-Unit Projects.

[2] Densities existing as of January 1, 2023, are permitted to remain.

[3] Parcels created by lot line adjustments may be less than 1 acre provided the number of parcels does not increase and that no lots are less than 7,000 square feet.

[4] Max. building gross floor area (all floors) for single-family residences including accessory structures is as follows:

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| Lots 15,000 – 19,999 sf: | 3,971 sf |
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[5] The following additional standards apply for existing development and new construction in the LR-1A, LR, MR, and HR zoning districts:

a. The max. building gross floor area may be increased by 400 sf for construction of an ADU.

b. The following buildings and areas are exempt from max. building gross floor area:

i. One covered parking space with a max. floor area of 200 sf;

ii. Non-habitable accessory buildings with a max. floor area of 120 sf;

iii. A non-habitable basement or attic; and

iv. An uncovered balcony, porch, deck, or other structure that is unenclosed on at least three sides.

[6] Additional standards for accessory buildings are described in Section 17.22.020, Accessory Uses.

[7] Landscaped setback and buffer areas count toward this requirement.

I have no power. I am calling upon and pleading to my city council to appropriately intervene. I am calling upon the citizens of St Helena to express to their representatives that they believe that **altering and replacing the legally approved resolution** behind closed doors and without correct and legal notice and public discussion is an activity that matters to them. Reckless vendettas and retributions, spreading false accusations and making false police reports by city management designed to intimidate a citizen going about his trade is not the way I believe the city of St Helena should be run. I am alerting St Helena citizens that now published (altered) code now counts porches toward their allowed square footage. I am alerting them that now published (altered) code has thrown many of their homes into non conformance and their assumed ability to expand has been sneakily curtailed without consent or consideration. I am calling on the city manager and the planning director to reverse their vendetta, take responsibility for the deeds they have chosen to undertake, and do what they should to correct them. I am putting light on the fact that we (as citizens) are paying for the city attorney who is being directed by staff to produce specious dodges instead of putting the energy and resources into correcting a critical error in judgement and conduct.

I know I am not the only one some version of this game plan has been applied. But in what manner is it serving our city?…And who is next? What is the true cost? Who asks the next awkward question? What retribution awaits them? Enough is enough. Meanwhile my clients project and my livelihood is being held hostage. PLEASE do something…

Sincerely,
Daniel Hale  1851 Madrona Avenue  St Helena CA 94574

**Timeline/outline events relating to 1443 Madrona project**

4 prelim meetings with Planner Aaron Hecock up to the beginning of September 2024
Had worked through any issues and all seemed in conformance…All set to submit/ no issues

*9 Sept 2024* Planner Hecock leaves City employment just as Design Review package is submitted (9 Sept) pay fee of $7100 (expected to cover through Planning Commission hearing and if not used up will receive refund)

All goes on hold waiting for interim planner

Check in with Xinia Gamero on expectation to relay to client when project may get back in the queue and on PC calendar. I meet Planner Galbraith in office and I "welcome to the team and look forward to working with you."

*2 Oct 2024* Meet with Planner Galbraith
Tour project site and meet in office at City Hall to present and discuss plan

Wait for comments/issues letter

*11 Oct 2024* The Issues letter from Galbraith (11 Oct 2024) presents alternate interpretation to Planner Hecock on several material points: building setbacks/heights garage connected/definition of cupola and also make discovery of improperly (after code approval) "inserted" language in relation to porches ("*uncovered*" porches) Changed interpretations and applications of code will require revision of plans.

*17 October 2024*, I Meet with planner Galbraith to walk through areas of concern in issues letter. He and I were the only ones present in this meeting.

*17 Oct 2024* request detail on anatomy of code change(s) from both planner Galbraith and cc'd Maya DeRosa

*18 October 2024* Meet again with planner Galbraith on Friday, 18 October 2024.
I called Planner Galbraith (as call logs demonstrate) requested to come by and show him 3 alt approaches before I offer solution to clients after city has already assured conformance. He invites me to City Hall and he assures me all 3 are viable options. He also volunteered that he had checked the record and that "yes code was in fact changed but said that M DeRosa assured him that she would answer that "query"…. That has yet to occur

I see M DeRosa at the COSH booth at SH Harvest festival and I pleasantly reiterate to M DeRosa the importance to please follow up on clarity on code change question. Her response was "I am not here to talk shop" (M. DeRosa) (while in COSH booth). City manager Comelo pulls M DeRosa to back of tent and they whisper…I leave the area.

*22 Oct 2024* I find out that Planner Galbraith has quit (I believe on Tuesday 22 Oct 2024)

*22 Oct 2024* I receive telephone call from Officer Randal Stephenson inquiring about an "incident" on the previous Thursday. I say "what incident"….. he comes to my house and informs me a report has been made that I had threatened Planner Galbraith. I inform him that is completely false and and that it did not happen I threatened no person and also that I met with Planner Galbraith the next day (18 Oct 2024) when he invited me to City hall offices where we had another cordial meeting to talk about the project. Officer Stephenson says…"well If I thought it was real I would have contacted you right after I got the report". He was also surprised to hear that I had met again with Galbraith and he said "So clearly he wasn't feeling threatened." There was absolutely no evidence that he felt threatened in our meeting. and there was no one else present at any of our meetings. Officer Stephenson also clarified that he had not yet spoken to Planner Galbraith and that he was not the one who had filed the complaint. He would not say who did.

*23 Oct 2024* some combination of M DeRosa and Anil Comelo send out false and slanderous letter to members of St Helena City Council and also the city attorney in an attempt to create a fabricated narrative and deflect from City obligation to answer a legitimately asked and critical code change question and also effectively nullify my ability to conduct business in SH. In what jurisdiction is it appropriate procedure or due process to send such a letter

personally attacking the character of a private citizen after Police have determined the “incident”: did not occur? I asked for and retained a copy of the police report and it is blank. I have not been able to get any notes on the reported “incident” and have seen no evidence that Planner Galbraith expressed that I had threatened him. None of our interactions nor the record reflect any hostility or disrespect.

Project again stalls awaiting third assignment to a planner.

*6 Dec 2024* As I continue to have no answer(and cannot operate my legal trade) to question on changed code language. Having received no answer I retain Attorney Farella Braun and Martel (make no mistake at certain cost) to ask Code language change question on my behalf

Again receive no response from City (updated see *now 3 Feb 2025* letter from City Atty)

*10 Dec 2024* Project assigned to Planner Alchin with M Group in Santa Rosa

Wait for a second issues letter from planner Alchin.

*12 Dec 2024* We schedule and have a zoom meeting 12 Dec 2024 and go over a (now 3rd) interpretation/application of code. Changed interpretations and applications of code will require revision of plans.

*8 Jan 2025* Follow up meeting have recalibrated plan and she has confirmed (verbally) we are now in complete conformance but project is again stalled as city is demanding I must now pay additional fees $8000 to cover extra required submissions. These extra submissions are due to the City changing planners and with each planner interpretation and application of the code to include the improper changing of code from the approved draft document and have cost me and my client much in both time and resources.

I have informed Planner Alchin and M DeRosa of my concerns of the appropriateness of requiring additional fees and have asked to discuss my concerns but have received no response.

*3 Feb 2025* receive response from City Atty confirming that code language was improperly changed sometime between code draft *10 Oct 2023/24 Oct 2023* was approved and code was published *1 Oct 2024*

To be clear planner Hecock, planner Galbraith and planner Alchin have been a pleasure to engage with.

I have compiled the record of all these events should you wish to see any of them.

Please call text or email with any questions

Daniel Hale
1851 Madrona Avenue St Helena CA 94574
7072274322

RE 15 April 2025 Planning Commission meeting item 5.2

I would like to correct the record and narrative that M DeRosa continues to put forward. Most simply put On 17 Oct 2024 in meetings with Planner Galbraith on a client project it was discovered that Code had been altered outside of the required legal process. I asked M DeRosa on that date for an explanation as to how that occurred. She chose to not answer that question. Having received no response to that question I hired an attorney and on 6 December 2024 they asked M DeRosa, the City attorney and Mayor the same question. It was not until 3 February 2025 that City Attorney confirmed that in fact code was altered outside of the legal process. I believe the process of code creation and amendment and alteration is a critically important process.

I have also requested an understanding of other areas of code that were similarly altered outside of legal process and have yet to receive a response to that question.

I do not believe the rationale presented by Director DeRosa is relevant to the change she is seeking to make into binding code. It appears to be an attempt to escape responsibility for taking an action that was outside of legal process. I believe it is an assault on porches and property rights.
It places existing homes out of compliance, as the existing covered porches would now be included in your allowed square footage. It severely curtails allowed square footage. It sets adrift the second guiding section of code (Lot Coverage) that exists to mitigate covered porches. I believe this is an opportunity have a sincere discussion on the value of porches and the effect that altering code in this way will have upon the built environment. I do not believe there is only option 1 or 2 presented here. I believe you should consider the best configuration of language that defines how porches will be counted toward which category of square footage. I believe the language should apply universally to porches in the natural variety of configurations that are bound to exist (now and in the future) and that section of code should be crafted so that it can be applied legally and equally.

There are ample benefits to the existence of porches. I believe that is something that most St Helena citizens can understand. Code language affects both the continued existence and creation of porches.

Sincerely,

Daniel Hale

# SAVE OUR PORCHES/PORCHES MATTER

PORCH ILLUSTRATIONS:

Each of the configurations below is the same size house and same size (covered) porch.

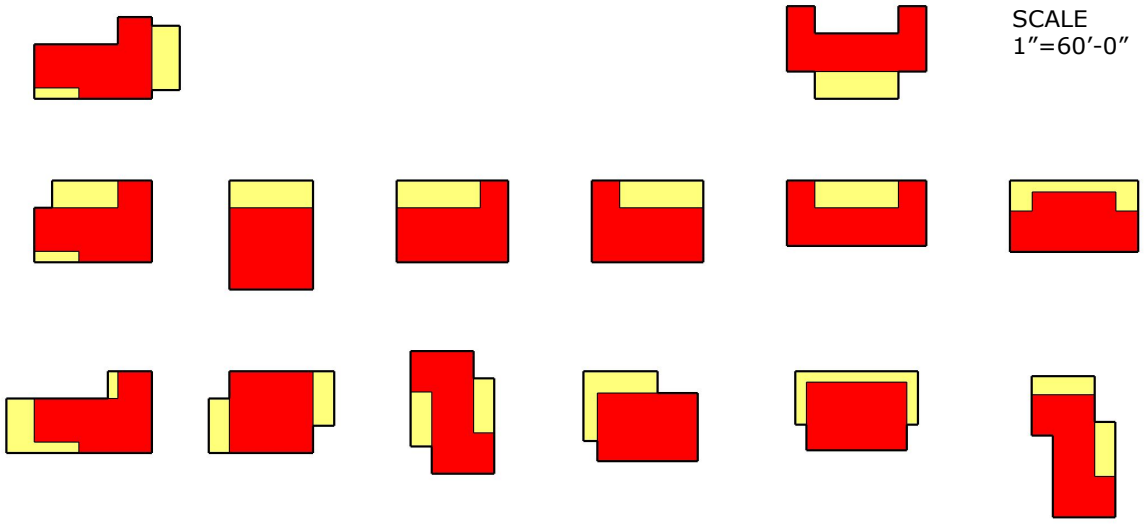
900 SF house (shown in red)
300 SF porch (shown in yellow)

The porches in all these examples have a mitigating effect on massing and all aid in the encouragement of healthy outdoor living. They illustrate some of the common configurations and ways that porches engage with a house. These examples illustrate a typical and reasonable ratio of porch square footage in relation to house square footage. The suggested code alteration would throw multitudes of existing houses into non-conformance with code.
People's understanding of code prescribed square footage capacities of future allowed additions would change severely which has a substantial effect on both property values and quality of life.

It makes simple and good sense that equal application of law/code should treat these conditions in the same manner if open on one, two, or three sides as (covered) porches do.

Code historically has and I believe should allow and encourage porches.

Porches are social architecture and provide healthy and enjoyable spaces.
Porches encourage shade and protection from the sun.
Porches facilitate indoor/outdoor living which we cherish.
The size and scope of porches are already controlled and mitigated by the lot coverage section of code which works in unison with the allowed square footage section of code.
Porches provide natural shade and energy free cooling to buildings and affect Title 24 considerations of code.
Porches are the most cost effective to construct and some of the most pleasant living space
Porches provide protection and better longevity to doors and windows.



**From:** Christine Hale
**To:** Public Comment
**Subject:** [External] April 15 PC mtg Item 5.2
**Date:** Tuesday, April 15, 2025 1:23:23 PM

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I understand that covered porches being included as interior square footage is being considered as a code update. I would like to voice my opposition to this change. I personally think that covered porches are essential here in this part of the country with the intense sun exposure we have in the summer months. We are lucky to live in a place that allows for us to spend a lot of time outdoors. Porches (and large overhangs, which will now count as a porch if over 2ft) help to keep the house cool without the need for AC - and covered porches keep my skin cancer at bay. They are good social architecture. A friendly covered front porch, so essential in the rainy months, will also be included. The change is also important in understanding what can be done with an existing house. If someone wants to add a porch to an existing house they may not be allowed to do so. In addition, if a house happens to have a large porch as many older homes do, they may not be able to add on to the home. Most people may not realize the effects of this change until they go to do something to their property. We already updated the code to limit the size of homes in 2023. There was extensive discussion at this time and it was NOT presented then that this porch change would apply. I contend that this was not an accidental omission but is something that is being proposed now. I am not sure what this in reaction to, but I think it is a mistake. There are already limits in code to lot coverage that apply to porches, so not sure why we need to add this to the mix. If there is an intention to further limit home sizes, then have that discussion openly.

On another note, I would like to clarify that Dan Hale only contacted an attorney due to the lack of response from the City Planning Director, the Mayor or the City Attorney for several months. This change was discovered after receiving a green light on his project from the previous Assoc Planner Hecock. After submission, it came back to a new planner who pointed out this change, as it had just been published. (After a year waiting for draft code to be published.) That Planner pointed out that indeed the draft code and the published code were in fact different. There is a legal process for this and it was clear that this was going to cause him grief in dealing with anyone that had started a project in the last year, prior to the publication of the code. For posing the question as to how and when this occurred, and asking if they could just point out the meeting where it was approved, the City Planning Director and the City Manager decided to go after Dan with a slew of false and slanderous claims. The question I have is how much money was spent on attorneys fees to the City Attorney trying to figure out how to dodge this question. And to be clear it still took months to get an answer back to Kay Philippakis, the attorney that was hired to get an answer to this question in order to proceed with his clients home in SH. It was not until February that they finally came back with a response that the code had, in fact, been altered.

Please do NOT include covered porches as interior square footage.

Thank you,
Christine Hale
1851 Madrona Ave.