City of St. Helena
Planning Commission
Regular Meeting
Tuesday, June 17, 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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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
   Chair: John Ponte
   Vice-Chair: Chris Warner
   Commissioners: Autumn Anderson, Sue Furdek, and Hector Lopez

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

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

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

4.1. Approval of Minutes: May 20, 2025 5 - 11

Planning Commission Minutes_05.20.25

5. PUBLIC HEARINGS

5.1. ****This item will be continued to a date uncertain****

Request for Tentative Parcel Map (TPM) approval to allow the existing ±1.696 acre (73,879.9 sq. ft.) parcel to be subdivided into two individual parcels located at 710 Kidd Ranch Road in the Medium Density Residential zoning district.
Prepared By: Jackie Oneal, Senior Planner

5.2. A request to adopt a resolution approving the Demolition Permit to demolish an existing non-conforming 5,235 square foot dwelling and shed and Major Design Review for the construction of a new 3,373 square foot two-story, single-family dwelling with detached 257 square foot garage at 1443 Madrona Avenue in the Medium Density Residential (MR) zoning district. A proposed detached 1000 square foot or less ADU is shown for reference only and is not subject to Design Review. 13 - 81

CEQA Determination: Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303 and Section 15304.
Prepared By: Larissa Alchin, Planning Consultant
Recommendation:
Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303 and Section 15304, and

2. Accept the required findings and adopt the attached resolution granting Demolition Permit and Major Design Review (PL24-054) approval for the proposed single family residence construction on the property located at 1443 Madrona Avenue.

1443 Madrona Ave.- Staff Report
**Memo Regarding Covered Balconies and Similar Structures
PPT Presentation

6. SCHEDULED MATTERS

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

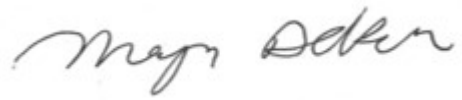
8. AGENDA FORCAST
This is an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

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 July 1, 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 June 6, 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, May 20, 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, Vice-Chair Christopher Warner, Commissioner Hector Lopez, and Commissioner Sue Furdek
Absent:	Commissioner Autumn Anderson
Staff Present:	Maya DeRosa, Community Development Director, Jackie Oneal, Senior Planner, and Xinia Gamero, Planning Commission Secretary

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

Vice-Chair Warner requested that agenda Item 5.1 (CIP) be moved from the Public Hearing section to the Consent Calendar.

Vice-Chair Christopher Warner moved Public Hearing item 5.1 under the Consent Calendar section on the agenda. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

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

4. CONSENT ITEMS

4.1 Approval of Minutes: May 6, 2025

5.1 Consideration and proposed approval of a resolution determining that the Fiscal Year 2025/26 Capital Improvement Program (CIP) is in conformance with the General Plan

Prepared By: Stephanie Killingsworth, Public Works Financial Analyst

Vice-Chair Christopher Warner moved to approve the two items 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, Hector Lopez, and Sue Furdek
NOES: None
ABSENT: Autumn Anderson
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.2 Request by Caroline Hernandez to approve a Temporary Use Permit for the private, ticketed, Andrea Bocelli dinner and entertainment event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district, to be held on June 20, 2025, with a maximum attendance of 600 persons.
Prepared By: Jackie Oneal, Senior Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

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

Chief Sorensen addressed the Planning Commission.

Edward Kuntz, neighbor, provided data to the Planning Commission and confirmed that the one-way access road on Spring Mountain Road is approximately 0.7 miles long to the last house.

Andrew Clements, representative of 100x Hospitality, delivered a presentation to the Planning Commission.

Jon Fordin, 100x Hospitality representative, and Tommy Murphy, representative of Outstanding in the Field, addressed the Planning Commission.

Marcela Hernandez, family member of the property owner, addressed the Planning Commission.

Neighbors Edward Kuntz (2488 Spring Mountain Rd.), Michael and Jennifer Haley (2490 Spring Mountain Rd.), Maricela Hernandez (2491 Spring Mountain Rd.), Caroline Kuntz (2488 Spring Mountain Rd.) addressed the Planning Commission.

Marcela Hernandez responded to the Planning Commission's concern whether Monte Olivos is being advertised online as an event venue.

Jon Fordin addressed the Planning Commission.

Chair Ponte closed the public hearing.

Chair Ponte called for a recess at 7:42 p.m.

Chair Ponte reconvened the meeting at 7:49 p.m.

Vice-Chair Christopher Warner moved to determine that the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304(e), which exempts the minor temporary use of land having negligible or no permanent effects on the environment. Adopt the attached Resolution approving TUP25-005 to allow for the private, ticketed, Andrea Bocelli dinner and entertainment event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district, to be held on June 20, 2025, with a maximum attendance of 600 persons, subject to the Conditions of Approval enumerated therein and with the following amendments:

1. Additional recital stating, “This specific Temporary Use Permit approval is not a precedent for other events”.

2. Amend Condition of Approval D(1) to read as follows: The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance including, without limitation, the applicant shall demonstrate in the field to the satisfaction of the City and the City’s Fire and Police departments, that the applicant can implement an adequate emergency wildfire and evacuation response.

3. Additional Condition of Approval to read as follows: Within three weeks following the conclusion of the event, the applicant shall solicit feedback from the neighbors by sending a mailer/survey to the immediate neighbors (staff will provide a list of addresses) and submit a complete a report detailing the outcome of the event operations which includes the feedback from the neighbors. The report shall be submitted to the Community Development Director.

4. Additional Condition of Approval to read as follows: The applicant shall obtain Commercial General Liability insurance for the event or provide proof that applicant’s regular Commercial General Liability Insurance covers the event. In either case, such insurance shall provide for at least $5,000,000 of coverage in the aggregate, at least $$2,000,000 per claim, and shall list the City as an additional insured. Proof of such coverage shall be provided to the City in the form of a certificate of insurance and an endorsement listing the City as an additional insured no less than fifteen

(15) calendar days prior to the event.

5. Condition of Approval number 7 was amended to add: " The City reserves the right to cancel or reschedule the event if it determines the event presents a current, unacceptable public safety risk or due to an act of God."

The motion was seconded by Commissioner Hector Lopez and on roll call carried by the following vote:

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

5.3 Request by C. Mondavi and Family to allow for the "Weekend in Napa Valley Event" featuring Andrea Bocelli to be held at the Krug Winery, 2800 Main Street on June 21 and 22, 2025.
Prepared By: Maya DeRosa, Community Development Director

Chair Ponte opened the public hearing.

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

Community Development Director Maya DeRosa delivered a presentation and reported on the item.

Vice-Chair Warner requested that the applicant's PowerPoint presentation be uploaded online for the public record.

No public comment was received.

Chair Ponte closed the public hearing.

Vice-Chair Christopher Warner moved to determine that the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15323; and adopt the attached Resolution approving TUP25-007 to allow for the Andrea Bocelli entertainment event to be held at Charles Krug Winery, located at 2800 Main Street, St. Helena, within the Winery zoning district, to be held on June 21 and June 22, 2025 pursuant to the conditions of approval. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

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

ABSTAIN: None
RECUSE: None

5.4 Request by Brodie Group on behalf of the property owners, Fulton Junction Partners LLC, for approval of General Plan Amendment (GPA) and Zoning Map Amendment (ZMA) to change the property's land use designation from Service Commercial to Agriculture and to subsequently rezone the site from Service Commercial (SC) to Twenty-Acre Agriculture (A-20) to accommodate the future construction of a single-family home at 1030 Fulton Lane (APN 009-194-005).
Prepared By: Jackie Oneal, Senior Planner

Chair Ponte opened the public hearing.

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

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

Erik Lundquist, from the Brodie Group representing Fulton Junction Partners, LLC, addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public comment.

Vice-Chair Christopher Warner moved adopt the attached resolution recommending that the St. Helena City Council: Find that the proposed changes to General Plan Figure 2.1 and the City’s Zoning Map are in compliance with the California Environmental Quality Act pursuant to Section 15303, Class 3; and adopt an Ordinance approving General Plan Amendment 2025-001 to update General Plan Figure 2.1 to change the General Plan land use designation of the property located at 1030 Fulton Lane from Service Commercial to Agriculture and Adopt Zoning Map Amendment ZMA 2025-001 to rezone the property located at 1030 Fulton Lane from Service Commercial to Twenty-Acre Agriculture and incorporate these changes into the General Plan and Zoning Maps. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

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

At 9:02 p.m., Vice-Chair Christopher Warner made a motion to extend the meeting until 9:30 pm.

Vice-Chair Christopher Warner moved to extend the meeting until 9:30 pm. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

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

6. NEW BUSINESS

6.1 Discussion regarding proposed amendments to the St. Helena Municipal Code regarding requirements in the "visibility triangle".
Prepared By: Maya DeRosa, Community Development Director

Community Development Director Maya DeRosa delivered a presentation and reported on the item.

Fire Chief Sorenson delivered a presentation and addressed the Planning Commission.

Lieutenant Justin Tharp and Chief Building Official Phil Henry addressed the Planning Commission.

At 9:32 p.m., Vice-Chair Christopher Warner made a final motion to extend the meeting until 10:00 pm.

Vice-Chair Christopher Warner moved to extend the meeting until 10:00 pm. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

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

Fire Inspector Alec Vidler addressed the Planning Commission.

The Planning Commission received the staff report and provided feedback to staff regarding support to amend the SHMC 17.24.050.B, Visibility Triangle height standards and also support to reduce the vision triangle length standard from 35 feet to 25 feet.

7. SCHEDULED MATTERS

None.

8. DEPARTMENT REPORTS

Director DeRosa reported that the June 3rd Planning Commission meeting is cancelled. The Planning Commission will reconvene session on June 17.

9. AGENDA FORCAST

10. ADJOURNMENT

Chair Ponte adjourned the meeting at **9:48 p.m.**

The May 20, 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 June 17, 2025

FILE NUMBER: PL24-054

SUBJECT: A request to adopt a resolution approving the Demolition Permit to demolish an existing non-conforming 5,235 square foot dwelling and shed and Major Design Review for the construction of a new 3,373 square foot two-story, single-family dwelling with detached 257 square foot garage at 1443 Madrona Avenue in the Medium Density Residential (MR) zoning district. A proposed detached 1000 square foot or less ADU is shown for reference only and is not subject to Design Review.

PREPARED BY: Larissa Alchin, Planning Consultant

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:09/11/24 **ACCEPTED AS COMPLETE:**05/16/25

LOCATION OF PROPERTY: 1443 Madrona Avenue

APN: 009-270-044

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Daniel Hale

BACKGROUND

The project is located in the Medium Density Residential (MR) district, which allows for single-family dwellings, garages, swimming pools, and accessory dwelling units. Per St. Helena Municipal Code (SHMC) Section 17.05.070(B)6, Major Design Review is required for the construction of a new single-family home.

1443 Madrona is currently developed with a 5,235-square-foot non-conforming, neglected, deteriorated, and damaged residential structure that features ten bedrooms, four bathrooms, and a 144-square-foot shed.

PROJECT DESCRIPTION

The applicant is seeking Demolition Permit approval to demolish an existing non-conforming 5,235 square foot residential structure and shed. Because the structure is over 50 years old, potential projects trigger a requirement for historical evaluation (Attachment 4) under the California Environmental Quality Act (CEQA).

The applicant is also seeking Major Design Review approval for the construction of a new 3,373 square foot two-story, single-family residence with a detached 257 square foot garage. A visible covered front entry, an uncovered open terrace, a swimming pool, and landscaping improvements are also proposed. Please also refer to the Project Narrative, Attachment 3.

The proposal is sited on a 15,960 square foot lot with 84 feet of public street frontage on Madrona Avenue at the intersection with Spring Mountain Road.

The proposed primary dwelling would include an open-concept kitchen, living, and dining room area, four bedrooms, an office, pantry/laundry room, den, wine storage room, and five bathrooms.

The design of the ADU cannot be considered under this discretionary review pursuant to State law. It is mentioned simply for context, as the applicant included the proposed ADU in the project plans and because the ADU is also addressed in the Water Use Analysis along with the proposed primary residence.

The site is located on a relatively flat lot in an established Medium-Density zoning neighborhood. The immediate neighborhood is primarily composed of single-family and multi-family homes on similarly sized lots.

As shown in the elevations (Attachment 2), the exteriors of the structures are proposed in a Mediterranean architectural style with a low-pitched galvanized corrugated roof and solar array. Exterior finishes and materials include cement stucco in a muted gray/beige tone, dark trim aluminum windows and doors, zinc or bonderized galvanized fascia gutters, painted wood doors, zinc or lead shingle-clad cupola, and reclaimed local stone from demolished foundations. The proposed structures are unassuming in mass and size and are thoughtfully integrated into the existing neighborhood through intentional site and architectural design.

ANALYSIS

California Environmental Quality Act CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303, which exempts new construction of small structures, including single-family residences, garages, pools, etc., and Section 15304, which exempts minor alterations to land, including new landscaping. 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, will not impact historic resources, nor will it otherwise generate or contribute to any potentially significant impacts.

The property was evaluated according to the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria for historic eligibility and documented on DPR 523 forms as required by CEQA. According to the Historic Resource Evaluation dated February 22, 2024, the property is recommended not eligible for listing on the NRHP or CRHR and does not qualify as a historical resource pursuant to CEQA.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation allows for single-family detached and attached homes and secondary residential units. The St. Helena General Plan Update 2040 and 2023-2031 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

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

This project proposes to develop an existing neglected parcel within the bounds of the Urban Limit Line and qualifies as infill development.

2. PF1.1 and PF1.6 - 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. Aggressively promote adoption of "best practices" for reducing water usage in the existing housing stock through the City's existing ordinances and water conservation plans.

A Water Use Analysis was prepared and is attached to the staff report (Attachment 5) which indicates existing theoretical water demand and future expected water usage based on number of bedrooms, fixtures, etc. Water efficient plumbing fixtures and water efficient landscaping will be utilized throughout the proposed structures and subject site, which will minimize the water usage for the subject site.

3. CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.

The proposed residence is designed to fit into the existing neighborhood, which contains a mix of one- and two-story dwellings in a variety of architectural styles. Thoughtful attention was given to the building siting and articulation, with the incorporation of a front porch and entry fronting onto Madrona Avenue, as well as the use of the existing 3.5 foot tall lemon hedge as a landscape buffer to soften the streetscape and driveway. The architectural design incorporates adequate massing and wall relief through breaks in the wall planes, and the façade articulation is highlighted by the use of high-quality material accents. The inclusion of one-story building elements, such as the detached garage and the one-story residential wing at the northeast elevation, reduces the potential for shadow impacts on the side neighbors.

4. HE1.6 - Encourage innovative housing types and designs.

The proposed development allows for both the construction of a new primary residence and, though not subject to design review, an accessory dwelling unit. The design of the proposed structures seamlessly integrates into the surrounding context and results in the production of additional residential units.

5. HE2.4 - Promote second unit production.

Though the detached ADU is not subject to design review, it should be noted that the project proposes the construction of an ADU, which is also consistent with this general plan policy.

ZONING

Pursuant to SHMC 17.16.030, the following development standards apply to the MR zoning district:

	Standard	Proposed	Conforms
Density	5.1 to 16 du/ac (1.9 to 5.92 units for this lot)	2 units (includes one proposed ADU not part of this approval)	Yes
Max. Lot Coverage	Lot widths >45 ft: Max. 40% (6,384 sq. ft. for this lot)	2,907 sq. ft.	Yes
Max. Gross Floor Area	3,971 sq. ft for lots 15,000 to 19,999 sq. ft.	3,420 sq. ft.	Yes

Max. Primary Building Height	30’	29’-9”	Yes
Height Exception (17.24.040)	Cupolas may exceed the height limit by 5’ (30’ + 5’ = 35’)	34’-9”	Yes
Max. Accessory Building Height	16’	15’-9”	Yes
Max. Paved/Hardscaped Area	30% of front setback	25% of the entire lot is (paved/hardscape). Only the driveway apron is paved in the front setback.	Yes
Min. Landscaped Area	25% of lot area	4,627 sq ft or 29%	Yes
Min. Setbacks			
Front	20’	32’-3 ¼"	Yes
Garage from the building facade	5’	5’	Yes
Interior Side – Ground Floor	5’ min – 20' combined for structures more than 25’	Two sides 10’ and 14’-8 ¼" Combined 24’-8 ¼”	Yes
Interior Side – Upper Floor	9’	Min. upper floor setback is 14’-8 ¼"	Yes
Rear	30’ for structures more than 25’	78’	Yes

Staff Response: The project as proposed meets the development standards prescribed within Section 17.16.030 of the St. Helena Municipal Code.

Pursuant to 17.16.040, the following design standards apply:

1. Required Second Story Step-backs in the LR and MR Districts. Second stories for new single-family residences, for both new construction and additions, must be stepped back eight feet from the ground floor front facade, unless the front elevation has a porch a minimum of six feet deep that extends eighty percent (80%) or more of the width of the front elevation, excluding a garage.

Staff Response: The project includes a one-story wing that extends approximately 30 feet in front of the main two-story portion of the house, exceeding the minimum 8 foot step back and effectively reducing the perceived massing from the street.

2. Building Orientation. Building entrances must be oriented toward public rights-of-way or internal walkways. Windows, balconies, and decks must be a placed a minimum of twelve (12) feet measured horizontally from the windows of existing residences (on site or off site).

Staff Response: The building entrance is oriented toward the public right of way and is visible from the street, as required in MR districts pursuant to design standard 3 below. Windows, balconies, and decks are placed at least 12 feet away from the windows of existing residences.

3. Wall Planes. Building offsets, roof overhangs, bay windows, the use of a variety of materials, and other features as determined by the community development director, shall be used to reduce building massing.

Staff Response: The proposed design meets the intent and requirements for reducing building massing through the use of architectural features such as varied materials, roof overhangs, and building articulation. No unbroken wall planes exceed twelve (12) feet in width on elevations facing a sidewalk, pedestrian walkway, or publicly accessible open space. On the front façade, all wall planes wider than ten (10) feet incorporate design elements such as windows, entries, a balcony, and material changes that break up the massing and provide visual interest. In the MR district, the primary entrance to the single-family residence is oriented toward and clearly visible from the public street. Therefore, the project is consistent with the wall plane standards and contributes to a well-scaled and pedestrian-friendly environment.

4. Exterior Building Materials. Building materials that support and enhance the architectural vernacular of the city must be used in all new developments.

Staff Response: The proposed project includes a thoughtful and cohesive palette of materials that contribute to the city's architectural vernacular. Materials include a galvanized corrugated metal roof, cement stucco siding, zinc or bonderized galvanized fascia and gutters, dark-trimmed aluminum windows and doors, a wrought iron balcony railing, and painted wood elements. Notably, the project also reuses reclaimed stone from the existing on-site structure, which reinforces a sense of continuity and connection to the site's history. These materials reflect quality craftsmanship and align with the city's design expectations for new development.

5. Landscaping. The entire front and street side required setbacks, exclusive of permitted driveways, walkways, or parking areas, must be landscaped with drought tolerant plant materials in compliance with Chapter 17.25, Landscaping.

Staff Response: The proposed development and landscaping will remove a substantial amount of existing impervious surfaces. The existing 3.5 foot tall lemon hedge along Madrona Avenue and polar at the south side property line will remain. The required front setback, except for areas used for exit and entry, will be landscaped. New raised beds

and landscaping will be planted with Mediterranean garden plants, including citrus, persimmon, pomegranate, olive, Chinese pastiche, Italian buckthorn, rosemary, sage, and thyme. A turf area of no more than 25% of the lot is proposed around the pool in compliance with the Model Water Efficient Landscaping Ordinance (MWELO).

6. Site Circulation and Access. Pedestrian walkways must create a connected network between buildings, parking areas, open spaces, trash enclosures, and public sidewalks. Walkways must be hard-surfaced, at least four feet wide, and clearly marked where they cross driveways or parking areas. Drive aisles and new streets must support continuous pedestrian access. Setbacks from drive aisles to buildings are required for safety, and access to multifamily developments must remain open to the public. Driveway curb cuts are limited to one per 50 feet of street frontage.

Staff Response: The project features a well-connected pedestrian circulation system that links the main dwelling, parking areas, open spaces, landscape elements, pool, and nearby public sidewalks. Sufficient setbacks are included between the driveway, garage front, and building entrances to improve safety and visibility. Therefore, the project fulfills the site circulation and access requirements.

7. Parking Frontage. The total width of parking areas visible from the street, including open parking, carports, and garages, but excluding parking located behind buildings, must not exceed thirty percent (30%) of any street frontage.

Staff Response: The total width of parking areas visible from the street is approximately 17.5 feet, or 20%; therefore, it meets the standard and does not exceed 30% of the street frontage.
Staff Response: The project as proposed meets the design standards prescribed within Section 17.16.040 of the St. Helena Municipal Code.

PARKING

Pursuant to SHMC 17.26.040(A), a minimum of two parking spaces are required for the primary residence which may be covered or uncovered. Per 17.26.050(A), a single car garage must provide an interior dimension of 9 feet by 19 feet. Per 17.26.050(B), the minimum length of a residential driveway from the street is 24 feet from the property line to the garage door, or 20 feet for a roll-up door, and the driveway width must be between 10 and 20 feet.

Staff Response: The project proposes one uncovered space and one covered garage space. The proposed one-car garage maintains the required interior clearance, and the residential driveway complies with both the minimum length (greater than 24 feet) and the depth requirements (20-foot maximum allowed, 17 feet proposed). The project, as proposed, meets the applicable requirements of 17.26.040(A) and 17.26.050(A-B).

WATER

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

Staff Response: A Water Neutrality report has been prepared and is attached to the staff report, which indicates the existing theoretical water demand and future expected water usage based on the number of bedrooms, fixtures, etc. Water-efficient plumbing fixtures and water-efficient landscaping will be utilized throughout the proposed structures and the subject site, minimizing water usage for the subject site. The Water Neutrality statement and calculations will be reviewed and approved twice, first during the Planning Application and secondly during the Building Permit application. Public Works staff has reviewed the Water Neutrality Report and is generally accepting of the methodology, which will be further analyzed during the plan check phase.

DEMOLITION PERMIT

SHMC Section 17.05.030 requires a demolition permit approval for demolishing non-historic structures. If the structure is fifty (50) years or older, a historic resource determination report may be needed from a qualified architectural historian. The existing structure at 1433 Madrona Avenue is over 50 years old, and a historic resource evaluation was conducted and submitted with the demolition permit application.

The Historic Resource Evaluation of 1443 Madrona Ave was prepared by Brunzell Historical and was evaluated according to the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria for historic eligibility and documented on DPR 523 forms as required by CEQA.

No permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. The building is determined not to be a significant architectural or historical building based on the public record and testimony presented at a public hearing;

Staff response: The evaluation did not reveal any architectural or historical significance, and the property is recommended to be ineligible for historic listing.

2. The demolition would not eliminate elements that are required to maintain the essential character of the neighborhood;

Staff response: The evaluation did not reveal any significant elements essential to the character of the neighborhood.

3. Design review of the proposed replacement structure is approved prior to, or in conjunction with, approval of the demolition of a structure;

Staff response: Design review for the proposed replacement single-family home is being reviewed in conjunction with the demolition permit.

4. The building to be demolished does not reflect neglect by the owner.

Staff response: The existing structure has undergone significant alterations over many decades, including stucco cladding added over the original wood siding, window and door additions, and window sash replacements, among other changes. The current owners purchased the property in 2024 and are not accountable for its neglected condition.

MAJOR DESIGN REVIEW

SHMC Section 17.05.070(B)6 requires Major Design Review approval for the construction of a new single-family home. The purpose of design review is to, among other things, promote the qualities in the environment that bring value to the community, ensure that new residential development within existing neighborhoods is respectful of the existing scale of development and promotes harmonious design, and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.05.070(E)2 (listed below) in review of this application:

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

Staff response: The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU1.4, PF1.1, PF1.6, CD3.2, HE1.6 and HE2.4 as outlined in this report. The project would be located on a parcel where single-family homes are permitted and appropriate. The proposed home and site improvements have been professionally designed to suit the site and to be compatible with the surrounding area. The project site is located in a central part of town, largely surrounded by existing single-family and multi-family residential development.

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

Staff response: The proposed single-family home would be finished with a variety of materials appropriate to the Mediterranean architectural style including galvanized corrugated roof, cement stucco in a muted gray/beige tone, dark trim aluminum windows and doors, zinc or bonderized galvanized fascia gutters, painted wood doors, zinc or lead shingle-clad cupola, and reclaimed local stone from demolished foundation which is consistent and compatible with the surrounding residential development.

ISSUES

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

CORRESPONDENCE

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303 and Section 15304, and

2. Accept the required findings and adopt the attached resolution granting Demolition Permit and Major Design Review (PL24-054) approval for the proposed single family residence construction on the property located at 1443 Madrona Avenue.

ATTACHMENTS

Resolution
Att. 2 - Project Plans - 1443 Madrona Ave
Att. 3 - Project Narrative - 1443 Madrona Ave
Att. 4 - Historic Resourse Evaluation - 1443 Madrona Ave
Att. 5 - Water Neutrality Report - 1443 Madrona Ave

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2025-XXX

GRANTING DEMOLITION PERMIT AND MAJOR DESIGN REVIEW APPROVAL TO 1443 MADRONA AVENUE (File No. PL24-054)

PROPERTY OWNER: Heather and Clifford Lasrado **APN:** 009-270-044

Recitals

1. The property owner requests adoption of a resolution approving a demolition permit to demolish an existing house and shed and major design review for the construction of a new single-family home, detached garage, and pool on the property located at 1443 Madrona Avenue in the Medium Density Residential (MR) district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 17, 2025; and
4. Now, therefore, let it be found that the Planning Commission approves the demolition permit and major design review, thereby authorizing the proposal contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

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

B. The Planning Commission hereby finds that the property was evaluated according to the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act (CEQA). The property is not eligible for listing on the NRHP or CRHR and does not qualify as a historical resource pursuant to CEQA.

C. The Planning Commission hereby finds that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and Section 15304, which exempts minor alterations to land, including new landscaping. 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.

D. In accordance with demolition permit findings identified in SHMC Section 17.05.030(D), the Planning Commission finds that the project demonstrates the following:

1. *The building is determined not to be a significant architectural or historical building based on the public record and testimony presented at a public hearing, in that the evaluation did not reveal any architectural or historical significance, and the property is recommended ineligible for historic listing.*
2. *The demolition would not eliminate elements that are required to maintain the essential character of the neighborhood, in that the evaluation did not reveal any significance elements essential to the character of the neighborhood.*
3. *Design review for the proposed replacement single-family home is being reviewed in conjunction with the demolition permit.*
4. *The building to be demolished does not reflect neglect by the owner, in that the existing structure has undergone significant alterations over many decades. The current owners purchased the property in 2024 and are not accountable for its neglected condition.*

E. In accordance with the Major Design Review findings identified in SHMC Section 17.05.070(E)(2), the Planning Commission finds that the project demonstrates the following:

1. *Consistency and compatibility with applicable elements of the general plan in that the proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU1.4, PF1.1, PF1.6, CD3.2, HE1.6 and HE2.4 as outlined in the staff report. The project would be located on a parcel where single-family homes are permitted and appropriate. The proposed home and site improvements have been professionally designed to suit the site and to be compatible with the surrounding area. The project site is located in a central part of town, largely surrounded by existing single-family and multi-family residential development.*
2. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and that they are compatible with the adjacent and neighboring structures and functions in that the proposed single-family home would be finished with a variety of materials appropriate to the Mediterranean architectural style including galvanized corrugated roof, cement stucco in a muted gray/beige tone, dark trim aluminum windows and doors, zinc or bonderized galvanized fascia gutters, painted wood doors, zinc or lead shingle-clad cupola, and reclaimed local stone from demolished foundation which is consistent and compatible with the surrounding residential development.*

Planning Department Conditions of Approval

F. The Planning Commission approves Major Design Review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit including without limitation compliance with health and safety standards related to access.
2. This approval expires 12 months from the date of the Planning Commission approval hearing if a complete building permit application has not been submitted for the project. The expiration date may be extended for up to two one-year periods in accordance with St. Helena Municipal Code, Section 17.04.140, Extension of Permits and Approvals.
3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, plumbing retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit or earlier pursuant to state law.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed ofthe following:

   Prior to issuance of a building permit, in recognition of the need for additional affordable housing, and to mitigate the effectsof this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unlessanother time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and

hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

9. Provided they are in general compliance with this approval, minor modifications may be approved by the Community Development Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

Major Design Review Conditions of Approval

11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and/or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with the plans submitted and reviewed by the Planning Commission on June 17, 2025, except as modified herein.
13. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
14. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
15. All construction related equipment and vehicles shall be parked on-site for the duration of construction operations.
16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

17. Applicant is responsible for conformance with the City of St. Helena Water

Neutrality Requirements (Policy 9.2.1) in accordance with SHMC Section 13.04.221(B)(13) and 13.12.030. The Water Neutrality statement and calculations will be reviewed and approved twice, first during the Planning Application and second during the Building Permit application. Approval during the Planning Application does not constitute approval during the Building Permit Application. Bedroom count for baseline calculation conflicts from available records. The baseline count is acceptable due to the actual conditions of the existing property and structures.

18. Frontage improvements required. Improvements include installation of ADA compliant driveways, sidewalk, curb and gutter replacements or repairs. All improvements shall be installed according to City Standards. Improvements shall be prescribed by the Public Works Director during the Building Permit review.
19. An Encroachment Permit is required for all work within City right of way including obstructions, staging, or closures of the vehicular or pedestrian path of travel. Any damages to sidewalk, curb and gutter shall be repaired by the applicant. Applicant to keep roadway and sidewalk clear of construction activities and debris.
20. 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).
21. 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.
22. 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. Stormwater Water Pollution Prevention Plan shall be submitted for review and approval by the City Engineer prior to the issuance of a grading permit.
23. A Pool Permit is required for the installation of a pool.
24. No City supplied water use permitted for construction activities.
25. 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).
26. A separate utility connection directly between an ADU and the utility will be required (SHMC 17.116.030).
27. 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.

28. 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.
29. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

Building Department Conditions of Approval

30. 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.
31. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
32. The applicant shall provide a Construction Waste Management Plan with the building permit application.
33. 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.
34. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.
35. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application.
36. 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.

Fire Department Conditions of Approval

37. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
38. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
39. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

I HEREBY CERTIFY that the foregoing major design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on June 17, 2025 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director

LASRADO RESIDENCE

PROJECT ADDRESS:
1443 MADRONA AVENUE ST HELENA CA 94574
APN 009 270 044

ZONING/OCCUPANCY R-3
MR MEDIUM DENSITY RESIDENTIAL

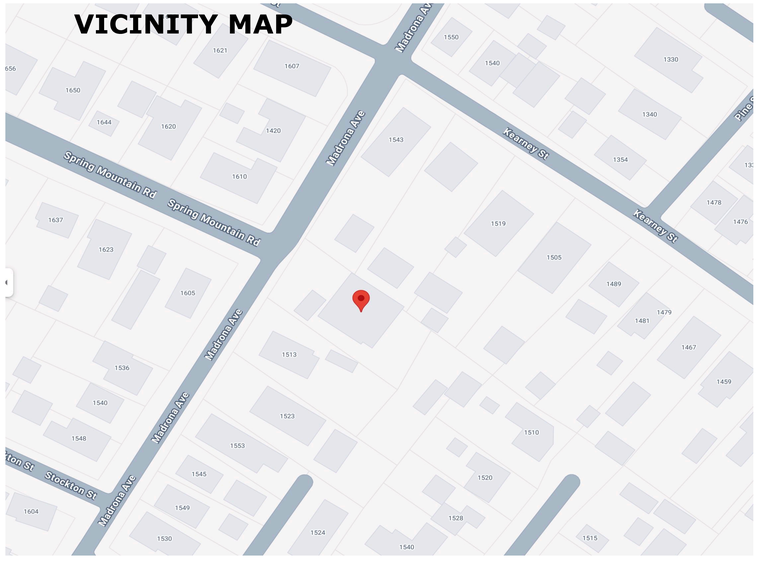
SCOPE OF WORK:
DEMOLISH AN EXISTING NON-CONFORMING 5235.05 SF HOUSE AND A 144 SF SHED
CONSTRUCT A NEW 3373 SF MAIN RESIDENCE AND A 257 SF GARAGE
PROJECT WILL INCLUDE AN ADU (SECOND UNIT) THAT WILL SATISFY THE MINIMUM DENSITY (house, garage and ADU will have Fire sprinklers per SH code)
ADU WILL BE TO CODE STANDARD AND WITHIN CODE SF, HEIGHT AND SETBACK PARAMETERS
DETAILS OF THOSE LIMITS NOT SUBJECT TO THIS REVIEW
PROJECT WILL INCLUDE AN IN GROUND SWIMMING POOL AND LANDSCAPING

LOT COVERAGE:
2907 sf = .18 OR 19 % SF PROPOSED LOT COVERAGE
(40% ALLOWED = 6384 SF) 19% = / < 40%

ALLOWED SF:
LOT SIZE 15960 SF ALLOWED SF PER SH CODE MR = 3971 SF
PROPOSED PROJECT SF 3373 SF (main) + 257 SF garage + 405 SF covered porch) = 4035 SF
LESS 200 SF GARAGE EXEMPTION = 3835 SF < 3971 sf allowed
3835 IS LESS THAN 3971 SF ALLOWED

GENERAL NOTES:
1. All construction shall conform to the 2022 CALIFORNIA BUILDING CODE; CRC/CEC/CMC/CPC/CFC/2022 CALGREEN and 2022 CALIFORNIA ENERGY CODE as applies to this project. In the event of conflict, the most stringent requirements shall apply.
2. The contractor shall verify on site all grades, existing improvements, property lines, easements, setbacks, utilities and substructures. Where discrepancies occur, contact the project designer.
3. it shall be the contractors responsibility to familiarize himself with the site and plans of this work. He shall clarify with the project designer and owner any points of misunderstanding prior to submitting a bid and starting any portion of work.
4. Contractor shall be responsible to check each stage of the work and verify its compliance to codes, the planset, and contract documents, and by proceeding to the next portion of work he is afirming that the previous portion has been checked and is in compliance with codes, planset and contract documents.
5. All roof drainage shall be directed away from the structure.
6. Irrigation systems shall be designed to prevent saturation of soil adjacent to the building.
7. Finish grade shall provide positive drainage away from the building (minimum 2% slope & 3' from building).
8. Smoke detectors shall be installed with primary power from the building wiring and shall be equipped with a battery back-up. Smoke detectors shall be interconnected so that any alarm triggered will sound alarms at the same time.
9. All exterior hose bibs shall have non-removable back flow prevention devices per PC 603.1
10. Contractors shall take precautions to protect adjoining properties and adjacent improvements during the course of construction.
11. Dimensions or details not fully understood shall be clarified with the project designer.
12. Construction details are usually keyed once in the plans or other drawings and are understood to be typical at other locations where similar conditions occur.
13. In living areas, install (3) smoke detectors and (1) monoxide detector, hardwired together, in accordance with the specifications and in conformance with local fire marshal requirements.





SHEET INDEX:

1 TITLE AND GENERAL NOTES
2 EXISTING SITE PLAN
3 PROPOSED SITE PLAN
4 EXISTING FLOOR PLAN
5 PROPOSED FLOOR PLAN
6 BUILDING ELEVATIONS
6a ELEVATIONS WITH TREES
7 EXISTING VEGETATION MAP
8 LANDSCAPE PLAN
9 DEMOLITION PLAN
10 GRADING PLAN
11 ROOF PLAN
12 SITE AND CONTEXT PHOTOS
13 SITE PHOTOS
14 FENCE/WALL DETAILS

WATER NEUTRAL ANALYSIS, PROJECT STATEMENT
AND HISTORIC RESOURCE REPORT UNDER SEPARATE COVER

DANIEL M. HALE PROJECT DESIGN
PO BOX 644 SAINT HELENA CA 94574
707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

TITLE AND
GENERAL NOTES

1

DANIEL M. HALE PROJECT DESIGN
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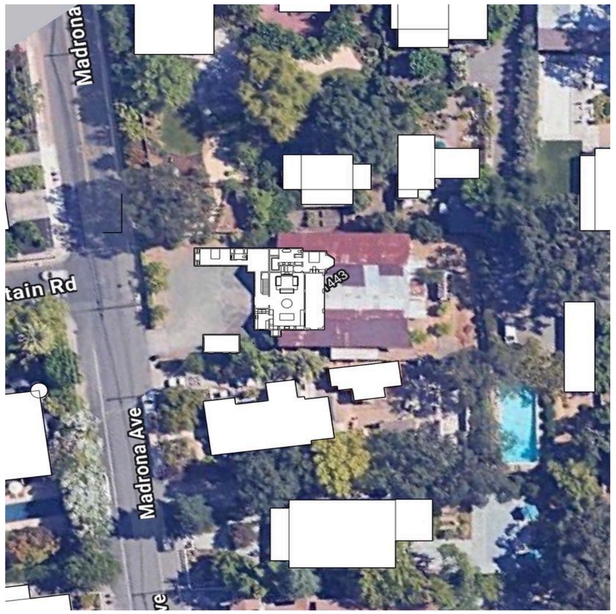
LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

EXISTING SITE PLAN
1/8"=1'-0"

2

CONTEXT (aerial view) (E) with neighboring structures and proposed superimposed



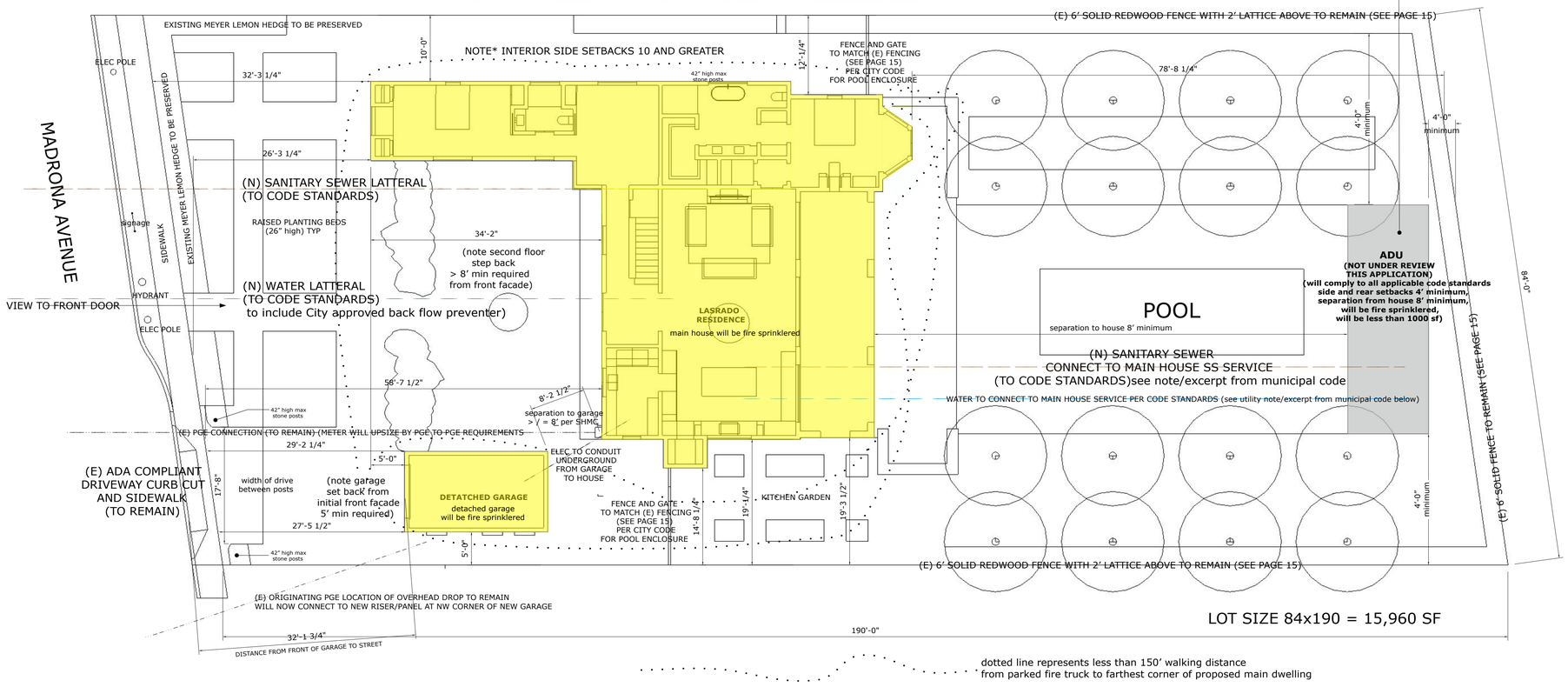
NOTE* Placement and configuration
(see attached excerpt from municipal code below)
of detached ADU per direction of Planner A. Hecock

2. *Utility Fees.*

a. If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required. For detached ADUs where there is a demonstrated adequate sewer capacity acceptable to the city engineer and cleaning/review of the sewer lines has been performed with closed circuit television technology, and an application has been submitted to the city engineer to substantiate capacity calculations, a separate connection for the ADU is not required.

PROPOSED HOUSE AND GARAGE

PROPOSED ADU
(not under consideration for this application)



DANIEL M. HALE PROJECT DESIGN
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LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

PROPOSED SITE PLAN
1/8"=1'-0"

3

DANIEL M. HALE PROJECT DESIGN
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707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

EXISTING FLOOR PLAN
1/8″=1′-0″

4

GROUND FLOOR

SECOND LEVEL

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707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

PROPOSED FLOOR PLAN
1/8″=1′-0″

5



cupola (clad in zinc or lead shingles) *
solar array *
galvanized corrugated roof (TYP) *
zinc or bonderized galvanized fascia gutter and round downspouts or chain drains (TYP) *
integral color traditional 3 coat hard trowel cement stucco (TYP) *
dark trim aluminum windows and doors (TYP) *
wrought iron balcony frame with woven mesh insert panels
visible front entrance door (painted) *
panted solid plank door (TYP) *
painted flat panel garage door *
42" high existing (preserved/to remain) lemon hedge (illustrated as transparent) *
42" high reclaimed local articulated stone from demolished foundation *
GRADE (TYP)
(actual grade elevation points shown on page 10)

NOTES* colors and textures of finishes in elevations are from images of actual sample materials

NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

ELEVATIONS
1/8"=1'-0"

6



planting in raised beds to South of (E) lemon hedge

GRADE (TYP)
(actual grade elevation points shown on page 10)

VISIBLE FRONT DOOR

NORTH ELEVATION



SOUTH ELEVATION

(E/TYP) 6’ redwood board fence with 2’ lattice
see photos/details page 14



planting in raised beds to South of (E) lemon hedge

42” existing preserved lemon hedge (to remain)

EAST ELEVATION



WEST ELEVATION

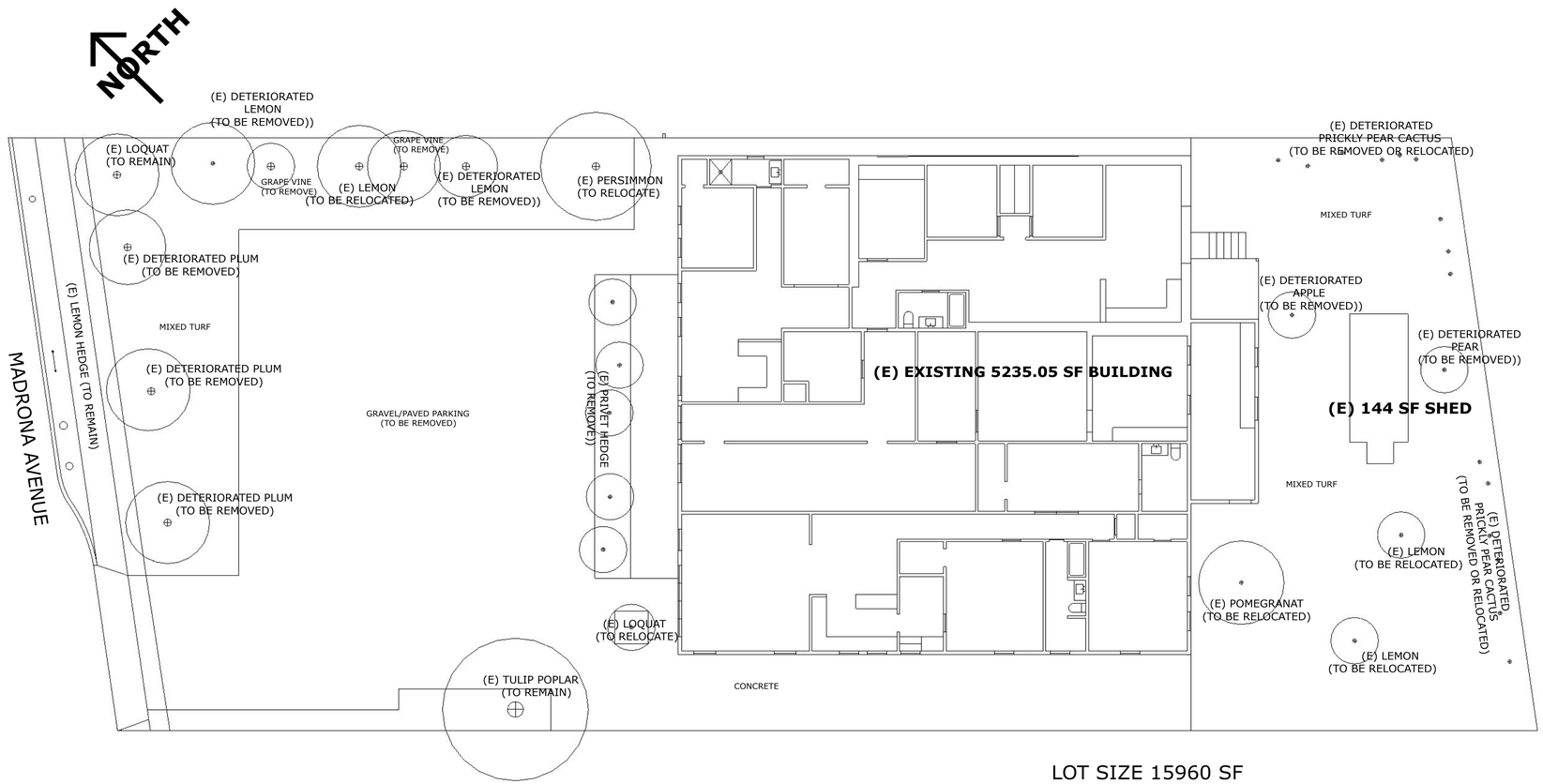
DANIEL M. HALE PROJECT DESIGN
PO BOX 644 SAINT HELENA CA 94574
707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

ELEVATIONS with trees
1/8″=1′-0″

6a



LOT SIZE 15960 SF
APPROX 4962.9 SF PLANTED AREA
APPROX 10029.78 SF IF IMPERVIOUS COVERAGE

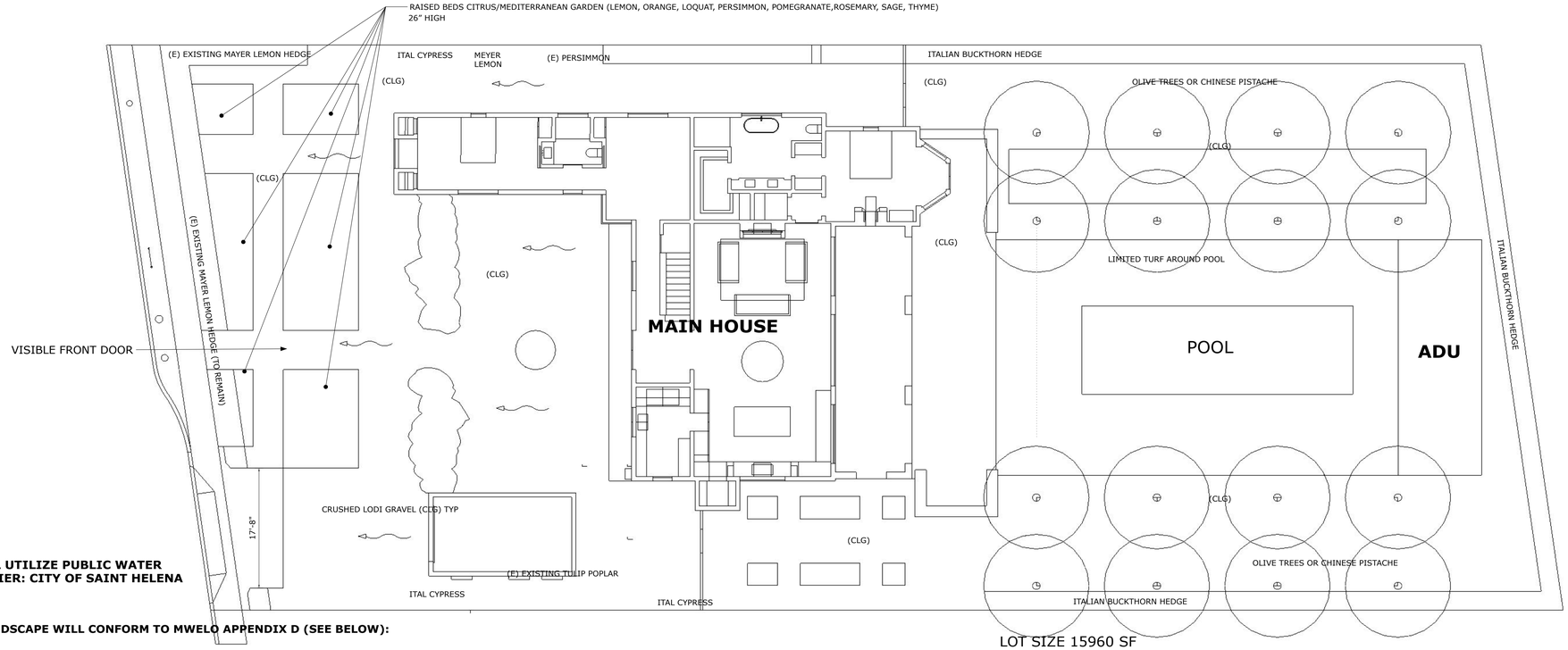
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LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

EXISTING VEGETATION PLAN 1/8″=1′-0″

7



PROJECT WILL UTILIZE PUBLIC WATER
WATER SUPPLIER: CITY OF SAINT HELENA

PROPOSED LANDSCAPE WILL CONFORM TO MWELO APPENDIX D (SEE BELOW):

23 CCR Div. 2 Ch. 2.7 App. D
Appendix D--Prescriptive Compliance Option.
Currentness
(a) This appendix contains prescriptive requirements which may be used as a compliance option to the Model Water Efficient Landscape Ordinance.
(b) Compliance with the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:
(1) Submit a Landscape Documentation Package which includes the following elements:
(A) date
(B) project applicant
(C) project address (if available, parcel and/or lot number(s))
(D) total landscape area (square feet), including a breakdown of turf and plant material
(E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
(F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
(G) contact information for the project applicant and property owner
(H) applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWELO".
(2) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);
(3) Plant material shall comply with all of the following;
(A) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;
(B) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
(4) Turf shall comply with all of the following:
(A) Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas;
(B) Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length;
(C) Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.
(5) Irrigation systems shall comply with the following:
(A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
(B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
(C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.
(D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
(E) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard," All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
(F) Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
(6) For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed.
(c) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.
Credits
HISTORY
1. New Appendix D filed 9-15-2015; operative 9-15-2015. Exempt from OAL review and submitted to OAL for printing only pursuant to Governor's Executive Order No. B-29-15 (4-1-2015) (Register 2015, No. 38).
This database is current through 8/23/24 Register 2024, No. 34.
Cal. Admin. Code tit. 23, Div. 2 Ch. 2.7 App. D, 23 CA ADC Div. 2 Ch. 2.7 App. D

LOT SIZE 15960 SF
APPROX 3444.12 SF PROPOSED PLANTED AREA (incl 1183 sf turf <25% LOT per MWELO)
APPROX 3963.7 SF PROPOSED IMPERVIOUS COVERAGE

1443 MADRONA PROPOSED LANDSCAPE:

Proposed landscape plan will eliminate a substantial amount of impervious coverage.
The existing Lemon hedge along Madrona ave and the established Large poplar will remain in situ.
The remaining landscape will consist of water wise plantings, hedges and trees and limited areas of plantings
mostly in beds surrounded by pervious crushed gravel (plantings and methods Per MWELO appendix D page 8)
Valves, controls, irrigation and shut-offs (per MWELO app D)

PROPERTY OWNER
HEATHER AND CLIFFORD LASRADO
co DANIEL M HALE
PO BOX 644 ST HELENA CA 94574
707.227.4322 danielmarkhale@gmail.com

APPLICANT:
DANIEL M HALE
PO BOX 644 ST HELENA CA 94574
707.227.4322 danielmarkhale@gmail.com

I agree to comply with the requirements of the prescriptive compliance option to the MWELO

Daniel M. Hale 2 SEPT 2024

DANIEL M. HALE PROJECT DESIGN
PO BOX 644 SAINT HELENA CA 94574
707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

LANDSCAPE PLAN
1/8"=1'-0"

8

TO BE DEMOLISHED

NORTH

MADRONA AVENUE

84'-0"

(E) EXISTING 5235.05 SF BUILDING
(TO BE DEMOLISHED)

(E) EXISTING 5235.05 SF BUILDING
(TO BE DEMOLISHED)

NOTE* EXISTING IMPROVEMENTS TO BE DEMOLISHED

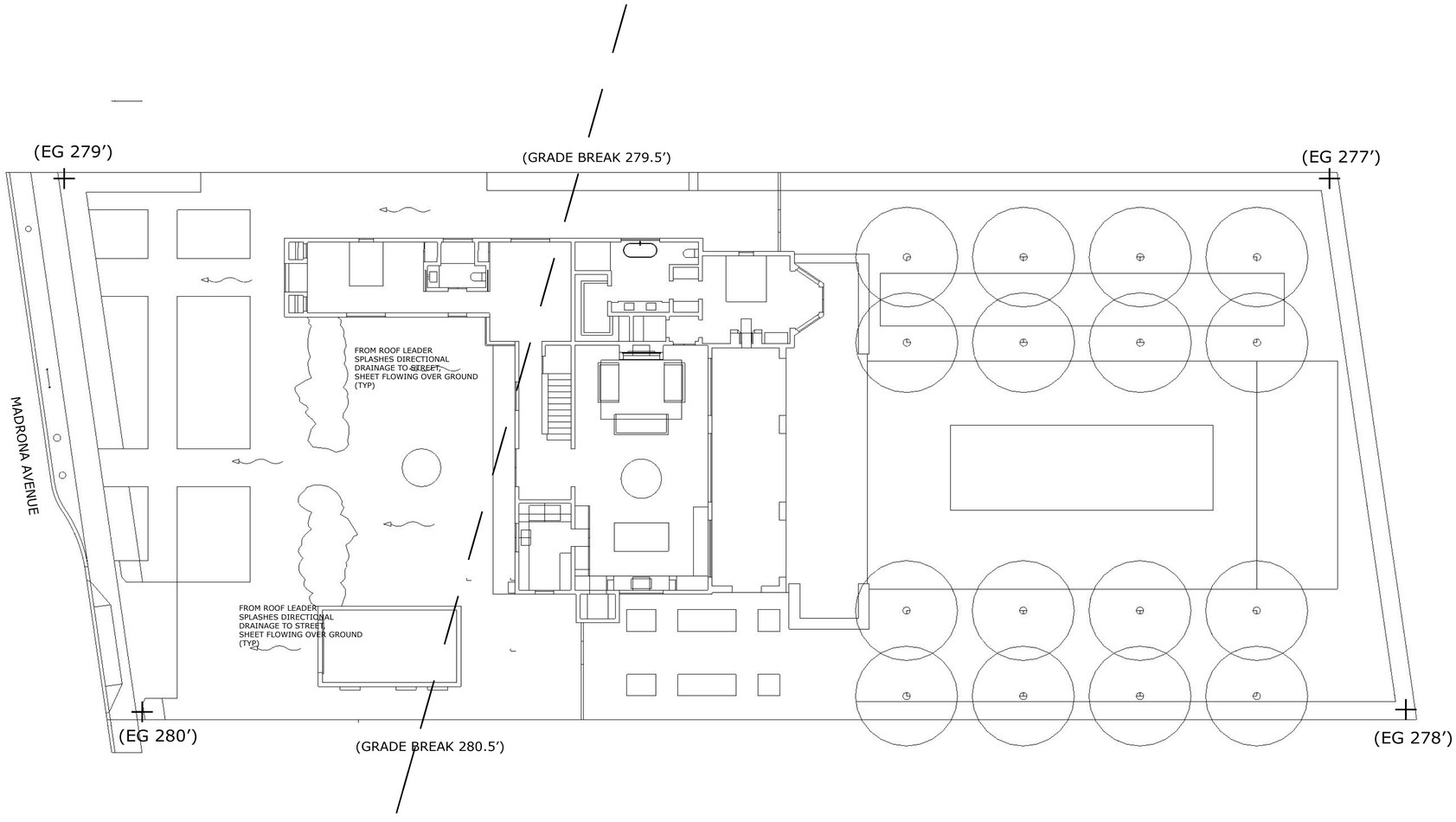
DANIEL M. HALE PROJECT DESIGN
PO BOX 644 SAINT HELENA CA 94574
707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

DEMOLITION PLAN
1/8″=1′-0″

9



KEY NOTES:

1. NEW CHILD SAFE FENCING (MIN 60" HEIGHT) TO SECURE POOL AREA WITH SELF CLOSING GATE AS PER CITY ORDINANCE. NO GAPS OR VOID GREATER THAN 4". SELF LATCHING LATCH NO LESS THAN 60" ABOVE GRADE. INCLUDES AN ALARM ON ANY DOOR WITH ACCESS TO POOL AREA.

2. CONTRACTOR SHALL VERIFY THAT A BACKFLOW DEVICE IS INSTALLED ON THE WATER SERVICE.

LOT DRAINAGE:

THE NEW HOUSE WILL HAVE ROOF LEADER SPLASHES DIRECTING RUNOFF TO NORTH OF GRADE BREAK,

ALLOWING POSITIVE DRAINAGE TO THE STREET CURB, SHEET FLOWING OVER GROUNDS

DANIEL M. HALE PROJECT DESIGN
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LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

GRADING PLAN
1/8"=1'-0"

10

DANIEL M. HALE PROJECT DESIGN
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LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

ROOF PLAN
1/8″=1′-0″

11

DANIEL M. HALE PROJECT DESIGN
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707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

CONTEXT PHOTOS
ADJACENT PROPERTIES

12

DANIEL M. HALE PROJECT DESIGN
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707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

SITE PHOTOS

13

DANIEL M. HALE PROJECT DESIGN
PO BOX 644 SAINT HELENA CA 94574
707.227.4322 danielmarkhale@gmail.com

LASRADO RESIDENCE
DESIGN REVIEW

1443 MADRONA AVENUE
ST HELENA CA 94574
PARCEL # 009 270 044

FENCE PHOTOS

14

RECEIVED
By XGamero at 5:41 pm, Sep 11, 2024

City of St Helena Planning Department

1088 College avenue

St Helena CA 94574

PROJECT STATEMENT LASRADO RESIDENCE

1443 MADRONA AVENUE ST HELENA APN: 009 270 044

4 SEPTEMBER, 2024

1443 Madrona Avenue is a .36 acre (15960 sf) lot. It is currently improved with a 5235.05 sf 10 bedroom and 4 bath house and a 144 sf shed. The proposed improvements would involve demolishing the entire non-conforming, neglected, deteriorated and damaged house and shed. Every effort will be made to salvage and re-use the material set free in the process of demolition. The goal of the project is to build the Lasrado family a home and also a second unit ADU. The home will consist of 4 bedrooms 5 baths and a 1 bedroom, 1 bath at the South end of the property. The existence of the ADU satisfy the required density though the details of the ADU are not subject to consideration or review in this application. Great care and deliberation has gone into the location, flow and configuration of spaces and volumes on the lot. The plan is designed to make the most of indoor/outdoor living the local climate provides. The second floor, 2 bed and adjoining porch portion of the project are well set back from all property lines and are designed to allow ample opportunity for enjoyment and privacy of both the Lasrado family and their adjoining neighbors.

As shown in the context photos the surrounding properties are an eclectic mix of styles, materiality and scale. The proposed forms, volumes, materials and pallet are classic, natural, simple and time tested. Hard trowel integral color 3 coat stucco and stained wood rafter tails, dark frame metal windows, salvaged articulated stone pull detail and inspirations from and will blend well into the local vernacular.

The proposed landscape will transform to a much more efficient and water and resident friendly and water wise landscape with targeted and limited but effective and enjoyable planting.

The Lasrado family are looking forward to creating and being stewards of the next chapter at 1443 Madrona.

Prepared by:

DANIEL HALE
P.O. Box 644
St. Helena, CA 94574

danielmarkhale@gmail.com

RECEIVED
By XGamero at 5:38 pm, Sep 11, 2024

BRUNZELL
HISTORICAL

February 22, 2024

Sara Flores
c/o Gina Elliott
Sotheby's
1229 Adams Street
St. Helena, California 94574

Subject: Historic Resource Evaluation of 1443 Madrona Avenue, St. Helena, Napa County, California.

Dear Mrs. Flores,

This letter and the attached DPR 523 forms comprise the Historic Resource Evaluation of 1443 Madrona Avenue, St. Helena, Napa County, California.

Methodology

Brunzell Historical personnel conducted a site visit on January 30, 2024. The site visit included collecting photographs of all elevations of the building, parcel, and neighborhood setting. Staff conducted research through the Napa County Assessor Recorder as well as online research at Ancestry.com, Newspapers.com, and other websites in order to discover relevant historic contexts and land-use history of the property. The property was evaluated according to the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA).

Summary of Findings

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation under the California environmental quality act (CEQA). Because this work was completed pursuant to CEQA, all resources discovered during the field survey were evaluated for CRHR eligibility. The property was also evaluated for NRHP eligibility. The study did not reveal any architectural or historical significance, and the property is recommended ineligible for historic listing.

National Register of Historic Places

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

A. is associated with events that have made a significant contribution to the broad patterns of our history;
B. is associated with the lives of persons significant in our past;
C. embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;

D. yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

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

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

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

Evaluation

Criterion A/1: The property at 1443 Madrona Ave is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the commercial development of St. Helena in the early twentieth century. The building was constructed to be used as a bottling plant and commercial refrigeration warehouse. Research has not revealed that the property is significant within the context of commercial development in the early 1900s or with any other important historic context. It was not a groundbreaking type of business since another beer and soda bottling company was established in St. Helena about 1904. Nor does it appear to have employed significant numbers of local people or to have made a lasting impact on local history. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is associated with the lives of members of the Sink and Ewer families, who were early viticulturists in Napa and Sonoma. However, these individuals were prominent for winemaking, not for the bottling activities undertaken at this property. Therefore, the property lacks the strength of association required for significance and it is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor does it exhibit the design elements present in architectural landmarks. The building is an ordinary example of an early

twentieth century industrial/commercial building. It lacks decorative features or references to a particular architectural style. It does not have groundbreaking or unique engineering features. Furthermore, it has been heavily altered over a period of many decades with stucco cladding atop original wood siding, window and door additions, and window sash replacement well as other changes. For these reasons, the property lacks both the significance and integrity required for historic listing and is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1443 Madrona Ave is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and does not qualify as a historical resource pursuant to CEQA.

Evaluator Qualifications

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

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

Sincerely,



Kara Brunzell, M.A.
Brunzell Historical

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

Page 1 **of** 9 ***Resource Name or #** (Assigned by recorder) 1443 Madrona Ave
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** St. Helena **Date** 1960 **T** 8N ; **R** 6W ; ___ ¼ **of Sec** ___; _____ **B.M.**
c. Address 1443 Madrona Ave **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 009-270-044-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 0.37-acre parcel in a residential neighborhood about two blocks south of downtown Saint Helena. It consists of a large double-gabled building in the middle of the parcel, a gravel front parking lot with hedge borders, and a backyard on the southwest portion of the parcel. The building, originally constructed for industrial use and later converted to residential, is rectangular in plan with two front-gabled corrugated metal roofs with exposed rafters and louvered vents on the gable ends. The north volume is slightly larger and taller than the south volume and has a stone masonry foundation. It is clad in textured stucco with a board-and-batten area at the rear. A partial-width projecting shed roof, supported by plain wood posts, shelters main (northwest) facade entrances. The centered primary entrance is a wide opening fitted with two single-paneled wood doors and topped with a transom. Large window assemblages flanking the entrance have been partially boarded up. Secondary entrances to both sides, which appear to have been added to the building, are fitted with paneled wood doors and metal security screen doors. Building service meters are installed on the main façade. The wide heavy boards that form the floor of the porch and its lack of railings indicate its original use as a loading dock. The porch is accessed via a set of concrete steps. Fenestration patterns and materials vary throughout the building with double-hung wood sash and aluminum sash in openings of various sizes. A long, narrow driveway south of the building is partially sheltered by a metal roof between the fence and the building. This carport structure also shelters a side entrance. There is a sliding glass door at the rear, and a low addition with corrugated metal shed roof and plywood walls. The building is in poor condition. The backyard has fruit trees, cactus, and a chicken house.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 1443 Madrona Ave, northwest elevation, camera facing southeast, January 30, 2024.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1905, St. Helena Star

***P7. Owner and Address:**
Sara Flores
1443 Madrona Ave
St. Helena, CA, 94574

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

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

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

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

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

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

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

Primary # _____
HRI # _____

Page 2 **of** 9 ***NRHP Status Code** 6Z

***Resource Name or # (Assigned by recorder)** 1443 Madrona Ave

B1. Historic Name: St Helena Bottling and Cold Storage
B2. Common Name: 1443 Madrona Ave
B3. Original Use: commercial B4. Present Use: residential
***B5. Architectural Style:**
***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, 1905
Building remodeled, 1954, details unknown, likely reconfigured interior and stuccoed over original wood cladding
Original entry porch roof widened, new window openings cut, new door openings added, windows replaced, carport added to south, stucco partially removed, concrete steps constructed, shed added to rear, unknown dates after 1965

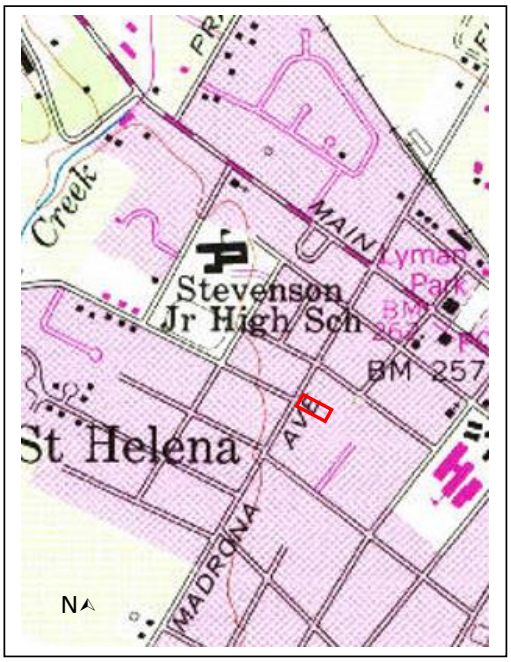
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
(Discuss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

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

***B14. Evaluator:** Kara Brunzell

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

(This space reserved for official comments.)



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

State of California – The Resources Agency **Primary #** _____
DEPARTMENT OF PARKS AND RECREATION **HRI #** _____
CONTINUATION SHEET **Trinomial** _____

Page 3 of 9 ***Resource Name or # (Assigned by recorder)** 1443 Madrona Ave
***Recorded by** Kara Brunzell ***Date:** January 30, 2024 ☒ Continuation ☐ Update

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



Photograph 2: 1443 Madrona Ave, southwest elevation, camera facing north, January 30, 2024.



Photograph 3: 1443 Madrona Ave, southeast elevation, camera facing northwest, January 30, 2024.

State of California – The Resources Agency **Primary #** _____
DEPARTMENT OF PARKS AND RECREATION **HRI #** _____
CONTINUATION SHEET **Trinomial** _____

Page 4 of 9 ***Resource Name or # (Assigned by recorder)** 1443 Madrona Ave
***Recorded by** Kara Brunzell ***Date:** January 30, 2024 ☒ Continuation ☐ Update



Photograph 4: 1443 Madrona Ave, northeast elevation, camera facing west, January 30, 2024.



Photograph 5: Looking up Madrona Avenue, camera facing northeast, January 30, 2024.

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

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 5 of 9 ***Resource Name or # (Assigned by recorder)** 1443 Madrona Ave
***Recorded by** Kara Brunzell ***Date:** January 30, 2024 ☒ Continuation ☐ Update

B10. Significance (continued):

St. Helena

The first European to settle in 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 land grant encompassed northern Napa Valley, including what would become the towns of Calistoga and St. Helena. California statehood in 1850 drew land speculators to Napa Valley, and in the early 1850s Henry Still purchased 100 acres on the north side of Sulphur Creek from Bale. In partnership with Charles Walter, Still erected the first building in St. Helena in 1853, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business.[1]

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

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

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.[4]

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

St Helena Bottling and Cold Storage Company

The building at 1443 Madrona Avenue was constructed in 1905 by the St. Helena Bottling and Cold Storage Company. Fred S. Ewer and Walter D. Sink were the primary owners of the company, and previously had operated the firm of Ewer & Sink, a bottling and cold storage firm that formed in 1900 to sell Samuel Soda water. C. H. Anderson, R. M. Cook, and Adella B. Ewer (Fred Ewer's wife) were also on the board of directors for the St. Helena Bottling and Cold Storage Company. The firm incorporated with the intent of providing a wide range of services: buying and selling real estate and general merchandise; buying and selling bottles, ice, sodas, and liquor; and preserving beverage products in cold storage. The building originally had three refrigerated rooms. One cold room was used for the storage of ice and beer, one was used for meat storage for the local deli, and one was used for the storage of butter and eggs. The St. Helena Bottling and Cold Storage Company was the distributor for Rainier beer, which was shipped in barrels from Seattle, Washington directly to the facility and bottled on site. In addition, Samuel Soda mineral water (from Samuel Springs in Pope Valley) was also bottled and sold by the company. In 1924, Lawrence L. Nicolini (1896-1980) was the manager of the company. He had served in the army during World War I, and then worked his way up to manager at the St. Helena Bottling and Cold Storage Company. By 1928, Ferdinand Ralston Rasmussen (1875-1953) was the manager of the company. He had a wife, Emma, and a daughter, Martha Rasmussen. Born and raised in San Francisco, Rasmussen owned and operated a grocery store in Napa for many years. In 1929, after the death of Fred Ewer, the company was purchased by Melvin J. Hurd, a local salesman and mechanic. He introduced the distribution of Calso and Walters mineral water to the company. (During this era, Prohibition was in effect nationwide, so beer would no longer have been bottled at the facility.) In 1933, Hurd retired, and the St. Helena Bottling and Cold Storage Company was managed by Walter Sink again, along with Fred Ewer's

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

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

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

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

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

son and son-in-law, Alwyn Ewer and Eric Lawson. By 1944, a house had been constructed on the large parcel just west of the bottling company building.[6]

Walter Sink (1868-1948), the first manager and secretary of the St. Helena Bottling and Cold Storage Company, was born in Cloverdale and moved to St. Helena after his marriage to Betsy Fowler in 1891. Sink began partnering with Fred Ewer in business ventures including oil prospecting and soft drink distribution. The couple had two sons, John and Dan, who both became doctors. The family lived in St. Helena until 1908, when they moved back to Cloverdale, although Sink retained his interest in the St. Helena business. The family also kept their house in St. Helena for at least 20 years, so the Cloverdale property may have been more of a rural retreat then a full-time home. Sink was the vice president of the Bank of Cloverdale before taking over his father's vineyards and running Sink Winery in Cloverdale. Walter Sink became a well-known Sonoma County winemaker. After Sink died in 1948, his son, John Sink, took over the family winery.[7]

Fred Ewer (1862-1928), Sink's business partner, was also a prominent viticulturist. He was born to a California pioneer family in Oroville in 1862. His father, Seneca Ewer was part of the Pickering party, and the family settled in St. Helena in 1870. Seneca Ewer served on the California State Legislature and started a winery in Rutherford in 1882, later absorbed by Beaulieu Winery. In 1898, Ewer gave his son, Fred Ewer, half the interest of the winery. Fred Ewer married Adella Ewer and they had two children, Janice (1901-1983) and Alwyn (1893-1954). Janice Ewer married Eric Lawson (1893-1962), a prominent agriculturist and prune farmer, who worked for a time at the bottling company.[8]

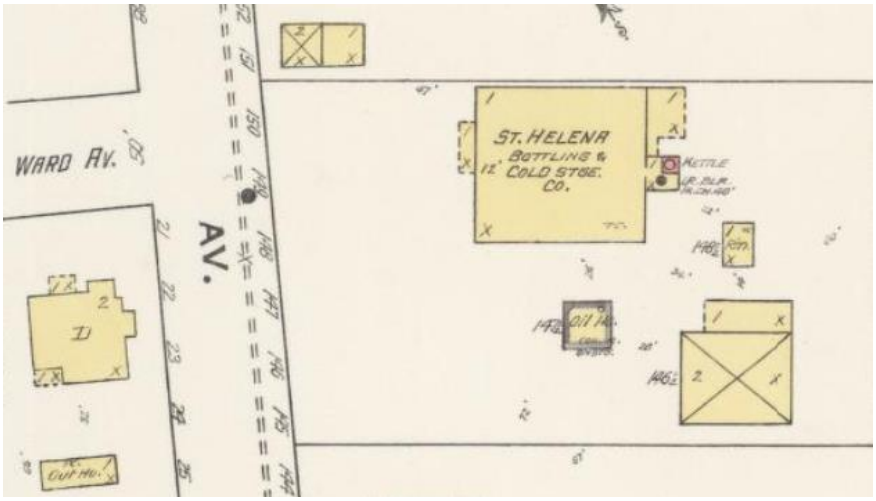


Figure 1: St. Helena Bottling & Cold Storage Company, 1910 (*Sanborn Fire Insurance Maps*).

[6] *Napa Weekly Journal,* "The Company Formed," May 12, 1905, 1; *St Helena Star,* "New Enterprise in St. Helena," May 12, 1905, 2; *St. Helena Star,* "With Our Soldier Boys," Jan. 17, 1919 4; *Napa Valley Register,* "Deaths: Rasmussen," Oct. 27, 1953, 12; *Napa Valley Register,* "Mrs. Rasmussen," Mar. 16, 1965, 2.*St Helena Star,* "Dr. John Sink Dies of Heart Attack on Hunting Trip," Aug. 7, 1942, 1; *St Helena Star,* "St. Helena Bottling & Cold Storage Co. Now the Business of Melvin J. Hurd," Feb. 22, 1929, 1; *Napa Valley Register,* "Improvement Club in Meet At St. Helena," Apr. 6, 1933, 6.

[7] *St Helena Star,* "Will Move to Cloverdale," Feb. 21, 1908, 2; "St Helena Bottling and Cold Storage Co," Jun. 15, 1928, 7; U.S. City Directories, St. Helena, California, "St Helena Bottling and Cold Storage," 1928; *St Helena Star,* "Walter Sink, Former Resident Here, Dies," Dec. 17, 1948, 4

[8] *St Helena Star,* "Twenty Years Ago This Week," Feb. 24, 1928, 9;; *Press Democrat,* "Family's Sixth Generation Continues Wine Tradition," Nov. 2, 1969, 65; *Napa Journal,* "Fred S. Ewer Succumbs to Illness," Feb. 22, 1928, 1; *St. Helena Star,* "Seneca Ewer Dead," Apr. 8, 1904, 3; *Napa Valley Register,* "Mrs. Adella Ewer, Widow of Late Fred S. Ewer, Is Taken By Death," Jul. 16, 1929, 1; *Napa Valley Register,* "Janice Ewer Lawson," Nov. 2, 1983, 12; *St Helena Star,* "Eric Lawson," Mar. 1, 1962, 8.

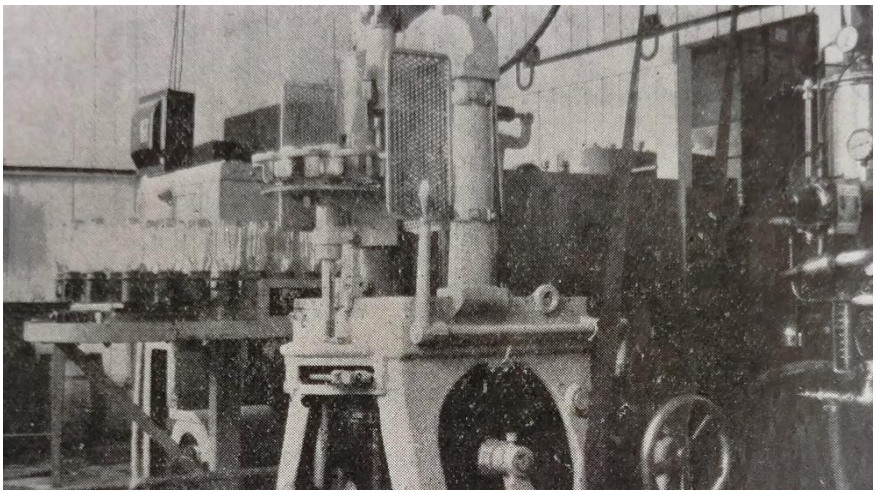


Figure 2: Bottling Department inside 1443 Madrona Ave, 1924 (*St Helena Star*).

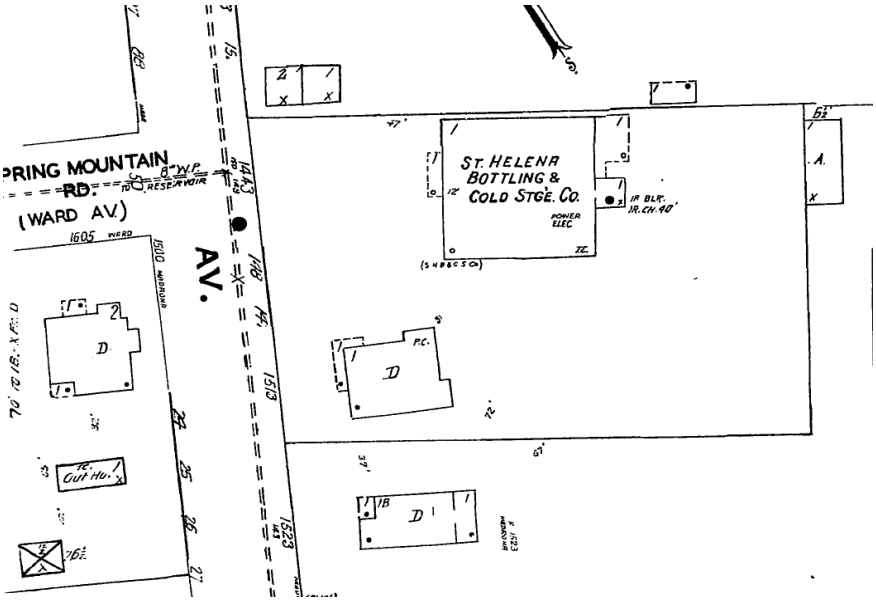


Figure 3: St. Helena Bottling & Cold Storage Company, 1944 (*Sanborn Fire Insurance Maps*).

Smith's Frozen Food Lockers

In the 1940s, James N. Smith (b.1884) was the owner of the property at 1443 Madrona Avenue. He used the building for Smith's Frozen Food Lockers. Smith lived on White Lane in St. Helena with his wife, Alice Smith, and his stepchild, Richard Dumas. During this era, home refrigerators were becoming common, so the timing was not good for the cold storage rental business and in 1950, Smith's company went bankrupt. The Bank of America put the property up for auction, but it was having trouble selling. The owner of the property adjacent to it, Louis Edano, was interested in the house adjoining the building, so the property was subdivided. Edano purchased the house and Fred Abruzzini purchased the commercial building.

Nature's Health Food Store

Fred Abruzzini (1903-1988) was the superintendent and manager of the Beringer Brothers Winery until his retirement in 1956, as well as on the board of directors of the 25th District Agricultural Association. After his retirement, Abruzzini was a property manager. He leased the 1443 Madrona Avenue to Hap's Delicatessen in the early 1950s. In 1954, Abruzzini leased the building to Ernest F. Peterson (1880-1957), who used it as a health food store. Peterson "completely remodeled" the building before opening the Nature's Health Food Store according to local newspaper stories, but the exact nature of the alterations were not documented. Peterson was also a Seventh Day Adventist missionary and pastor, which was undoubtedly part of his motivation for creating a health food store since vegetarianism is an element of Adventist practice. The business specialized in vitamins, fruits, vegetable juice, whole grain breads, and soy foods, all of which were relatively exotic in the 1950s. He and his wife, Alice Peterson, had one daughter, Betty. Nature's Health Food store was on the property for only a few years before being replaced with a laundromat in 1958. In the 1960s, the building was used for book storage and as a residence. In the late 1960s, Vincent Romeo converted the building into residential zoning to build apartments, but the project to construct eight apartments on the site was not completed.[9]

Flores Family

In the 1970s, Felipe M. Flores purchased the property and used it for his business, Napa Valley Auto Upholstery. Flores also lived on the property with his wife and their son, Noe Flores, through the 2000s. Flores further subdivided the interior and rented portions of the building as apartments.[10]

Evaluation:

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

Criterion A/1: The property at 1443 Madrona Ave is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the commercial development of St. Helena in the early twentieth century. The building was constructed to be used as a bottling plant and commercial refrigeration warehouse. Research has not revealed that the property is significant within the context of commercial development in the early 1900s or with any other important historic context. It was not a groundbreaking type of business since another beer and soda bottling company was established in St. Helena about 1904. Nor does it appear to have employed significant numbers of local people or to have made a lasting impact on local history. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is associated with the lives of members of the Sink and Ewer families, who were early viticulturists in Napa and Sonoma. However, these individuals were prominent for winemaking, not for the bottling activities undertaken at this property. Therefore, the property lacks the strength of association required for significance and it is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor does it exhibit the design elements present in architectural landmarks. The building is an ordinary example of an early twentieth century industrial/commercial building. It lacks decorative features or references to a particular architectural style. It does not have groundbreaking or unique engineering features. Furthermore, it has been heavily altered over a period of many decades with stucco cladding atop original wood siding, window and door additions, and window sash replacement well as other changes. For these reasons, the property lacks both the significance and integrity required for historic listing and is recommended not eligible to the NRHP or CRHR under Criterion C/3.

---

[9] *St Helena Star,* "Frozen Food Lockers to Open," Sep. 8, 1944, 8; U.S. City Directories, St. Helena, California, "Smith," 1948; *St Helena Star,* Dec. 21, 1950, 7; *Napa Valley Register,* "Fred Abruzzini," Jan. 22, 1988, 8; *St Helena Star,* "Grand Opening," Jul. 2, 1953, 8; *St Helena Star,* Mar. 12, 1953, 2; *St Helena Star,* "Health Food Store to Open," Feb. 25, 1954, 1; *St Helena Star,* "Takes Part in Last Rites," Dec. 7, 1950, 7; *St Helena Star,* "Elder Peterson Dies, Funeral Today," Jun. 27, 1957, 9; *St Helena Star,* "Sale: Books-Books-Books," Apr. 5, 1962, 7; *Napa Valley Register,* "Zone Requests To Be Studied At St. Helena," Sep. 29, 1964, 20; *Napa Valley Register,* "Requests For Rezoning Are Approved," Sep. 4, 1964, 18.

[10] U. S. City Directories, Napa, California, "Flores," 1978; *Napa Valley Register,* "Public Notice," Mar. 9, 1984, 24; *Napa Valley Register,* "Vital Statistics," Nov. 10, 1979, 5; *Napa Valley Register,* "Ronald Abruzzini," Apr. 21, 1992, 10; *Napa Valley Register,* "Obituaries: Norma Abruzzini," Jan. 13, 1999, 22.

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 9 of 9 ***Resource Name or # (Assigned by recorder)** 1443 Madrona Ave
***Recorded by** Kara Brunzell ***Date:** January 30, 2024 ☒ Continuation ☐ Update

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. 1443 Madrona Ave is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and does not qualify as a historical resource pursuant to CEQA.

RECEIVED
By XGamero at 5:41 pm, Sep 11, 2024

Page 1

Examines existing and post construction residential water use at 1443 Madrona Avenue Saint Helena, CA 94574.

1443 Madrona is currently configured with 10 Bedrooms and 4 bathrooms. The existing improvements comprise a 5235.5 square foot non-conforming, neglected, deteriorated and damaged house and a 144 sf shed. Based upon 150 gpd/bedroom (per Napa County Alternative Sewer Treatment System Standards) the water use of the existing house is 1500 gpd. As the calculations illustrate; the completed main dwelling and second dwelling built to current code and standards that include low flow and water-efficient fixtures will have Post construction water use of 348 gpd, surpassing City water neutral requirements.

Page 2
Examines landscape and pool water use and impacts.

The current 1443 Madrona landscape is a mix of extensive pavement, lawn, garden beds and trees. The proposed landscape will transform to a much more efficient and water and resident friendly and water wise landscape with targeted and limited but effective and enjoyable planting. The calculations quantify the current layouts and extents of planting and compares those to post- construction areas. Impervious coverage due to house/roof/walks/pads does not impact water usage, though lessens the storm water runoff substantially. The square footage of planted areas (shrub/tree and garden beds is reduced from 4962.9 sf to 3444.1 sf, thus lessening the water usage. This includes the limited area (507 sf) of turf. Water evaporation/ replacement of a pool and water need of grass is approximately the same. Construction of pool has no impact. The crushed Lodi gravel ground cover has no water need and no water impact and is pervious to allow water reclamation into soils.

Daniel Hale
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1443 MADRONA SAINT HELENA CA 94574 WATER NEUTRAL CALCULATIONS

RESIDENCE WATER USAGE					
Existing 10 bedroom improvements daily water use	@150 gpd/bedroom (per Napa County alternative sewer treatment standards)	gpd (E) Existing/as-is = 1500 gpd			
PROPOSED	Calculation includes 4 Bedroom main house and (detached) 1 Br ADU. Calculation based upon max 10 residents/ occupants. Utilizing current code compliant low-flow and water efficient fixtures throughout				
fixture	flow rate	flow duration	daily uses	number occupants	gallons per day
shower heads	2	8	1	10	160
sink faucets	1.5	0.25	3	10	11.25
kitchen faucets	1.5	4	1	10	60
toilets	1.28	1	3	10	38.4
clothes washer	19.7	1	0.37	10	72.89
dish washer	6.3	1	0.1	10	6.3
total water use post construction					348.84
Conclusion: The proposed water use of 348.84 gpd is less than the existing use of 1500 gpd		The daily and annual water use post-construction will be less than current usage. Project surpasses water neutrality requirements			

1443 MADRONA SAINT HELENA CA 94574 WATER NEUTRAL CALCULATIONS

LANDSCAPE WATER USAGE	(E) Existing square footage	(Post construction) square footage	net water usage/ impact		
Impervious Coverage	10029.7	3963.7	much less impervious and lot coverage		
Planted areas	4962.9	3444.1	less impact/water use		

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

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

Memorandum

VIA E-MAIL

To: Maya DeRosa
Community Development Director
City of St. Helena

File No.: 83578.00101

From: Ethan Walsh
City Attorney
City of St. Helena

Date: June 13, 2025

Re: Treatment of Covered Balconies, Porches and Decks in Residential Zoning Districts for Purposes of Calculating Gross Floor Area Under the St. Helena Zoning Code

QUESTIONS PRESENTED

You have requested a memo outlining my interpretation of whether covered balconies, porches and decks should be included in the calculation of maximum gross floor area in residential zones under the St. Helena Zoning Code (the "Zoning Code").

BRIEF ANSWER

While there is some ambiguity in the Zoning Code, the most reasonable interpretation of the Zoning Code, in my opinion, is that covered balconies, porches and decks should not be included in the calculation of maximum gross floor area in residential zones.

This is a change from what I had discussed with you orally in the past. However, after spending more time reviewing the Zoning Code in light of some of the concerns raised by community members, I have changed my opinion and believe that the most reasonable interpretation is that covered balconies, porches and decks should not be counted toward maximum gross floor area in residential zones. I have included the basis for my interpretation below.

ANALYSIS

500 Capitol Mall. Suite 2500.Sacramento, CA 95814
Phone: (916) 325-4000 | Fax: (916) 325-4010
bbklaw.com

Under the current Zoning Code, the City establishes limits for "maximum building gross floor area" within the LR-1A, LR and MR residential zoning districts. The maximum building gross floor area for the MR district is established on a sliding scale dependent on lot size, and is set forth in Zoning Code Sec. 17.16.030, endnote 4. The maximum building gross floor area for the LR-1A and LR districts is similarly established on a sliding scale and is set forth in the Zoning Code at Table 17.16.030(C).

In order to determine how to calculate maximum gross floor area, we must first determine what areas are included as part of the gross floor area. Section 17.34.050(A) of the Zoning Code provides the approach that the City uses for measuring floor area. Section 17.34.050(A) first states that "[t]he floor area is measured as the sum of the gross floor areas of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings." The Zoning Code continues in Section 17.34.050(A)(1) and (2) to further describe areas that are included and excluded from floor area. The Zoning Code lists the following areas as being *included* in the calculation of floor area:

> "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."
>
> Zoning Code Section 17.34.050(A)(1) [emphasis added].

While Section 17.34.050(A) provides a baseline method for determining what areas to include in the calculation of gross floor area, Zoning Code Section 17.16.030, endnote 5, adds that "additional standards that apply for existing development and new construction in the LR-1A, LR, MR and HR zoning districts." As part of those "additional standards", subparagraph (b) of endnote 5 declares that:

> "The following buildings and areas are exempt from max. building gross floor area:
>
> i. One covered parking space with a max. floor area of two hundred (200) sf;
>
> ii. Nonhabitable accessory buildings with a max. floor area of one hundred twenty (120) sf;
>
> iii. A nonhabitable basement or attic; and

iv. *A balcony, porch, deck, or other structure that is unenclosed on at least three sides*."

Zoning Code Section 17.16.030 endnote 5(b) [emphasis added].

Based on the method described in Section 17.34.050, and specifically the language in Section 17.34.050(A)(1)(b) (quoted on pg. 2 of this memo in *italics*), all areas that are covered by a roof, excluding two feet on each side, should be included as part of the floor area for purposes of determining maximum gross floor area, even if that area is not enclosed by walls. Based on this language alone, any covered balconies, porches or decks would be covered by a roof, and therefore would be included in the determination of gross floor area.

However, endnote 5 includes "additional" standards that apply in the residential zoning districts, including the statement that certain areas are "exempt" from the maximum gross floor area calculation, including "[a] balcony, porch, deck or other structure that is unenclosed on at least three sides." (Zoning Code Section 17.16.030 endnote 5(b)(iv).)

The question we have been asking is whether the exemption for balconies, porches, decks or other structures that are unenclosed on three sides is intended only to apply to *uncovered* balconies, porches, decks or other structures, or if it is also intended to apply to *covered* balconies, porches, decks or other structures.

Based on the language in the Zoning Code discussed in this memo, I believe that the exemption in endnote 5(b)(iv) is intended to specifically exempt covered balconies, porches, decks or other similar structures that are unenclosed on at least three sides. The reason for this conclusion is that *uncovered* balconies, porches or decks would not be included in the calculation of floor area in the first place, so there would be no need to exempt them from the calculation. Uncovered balconies, porches and decks are not enclosed by walls, they are, by definition, not covered by a roof, they do not constitute interior walkways, and are not enclosed stairways, stairwells or elevator shafts. Therefore, uncovered balconies, porches or decks are not included as part of the floor area as described in Section 17.34.050(A), and there is no need to specifically exempt them from that calculation. If the exemption were interpreted to only apply to uncovered balconies, porches or decks the language in endnote 5(b)(iv) would be surplusage (i.e., unnecessary or excess), since those uncovered structures are not part of the base calculation. General rules of statutory construction hold that statutory or codified language should be interpreted in a way that does not render portions of the text to be surplusage if it is possible to do so.

In light of this general rule of statutory construction and the overall context of the sections described above, I think the most reasonable interpretation of endnote 5(b)(iv) is that it is intended to exempt covered balconies, porches, decks and similar structures that are not enclosed on three sides from the calculation of gross floor area within the listed residential districts.

CONCLUSION

As we have discussed, I do still plan to bring an item to the City Council to discuss the policy issues raised by these provisions of the Zoning Code. Based on the direction received from Council, we plan to work to draft clarifying language to avoid future confusion related to this issue.

City of St. Helena
Planning Commission

Project: 1443 Madrona Ave.
Demolition Permit & Major Design Review
Staff: Larissa Alchin, Contract Planner

Community Development Department

June 17, 2025

Location

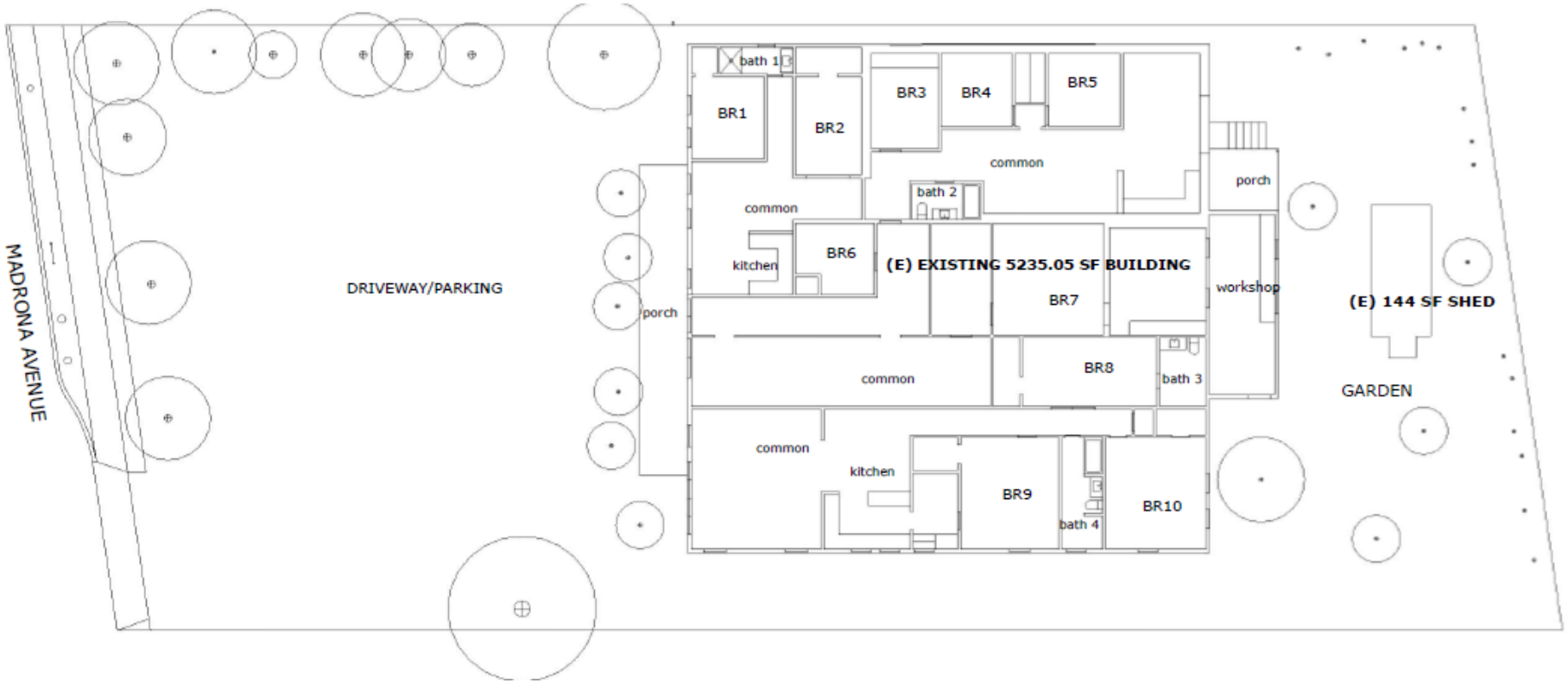

009-270-002-000
009-270-001-000
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Madrona Ave
Madrona Ave
1443 Madrona Ave
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1513 Madrona Ave
009-270-043-000
009-270-042-000
009-270-004-000

Street View





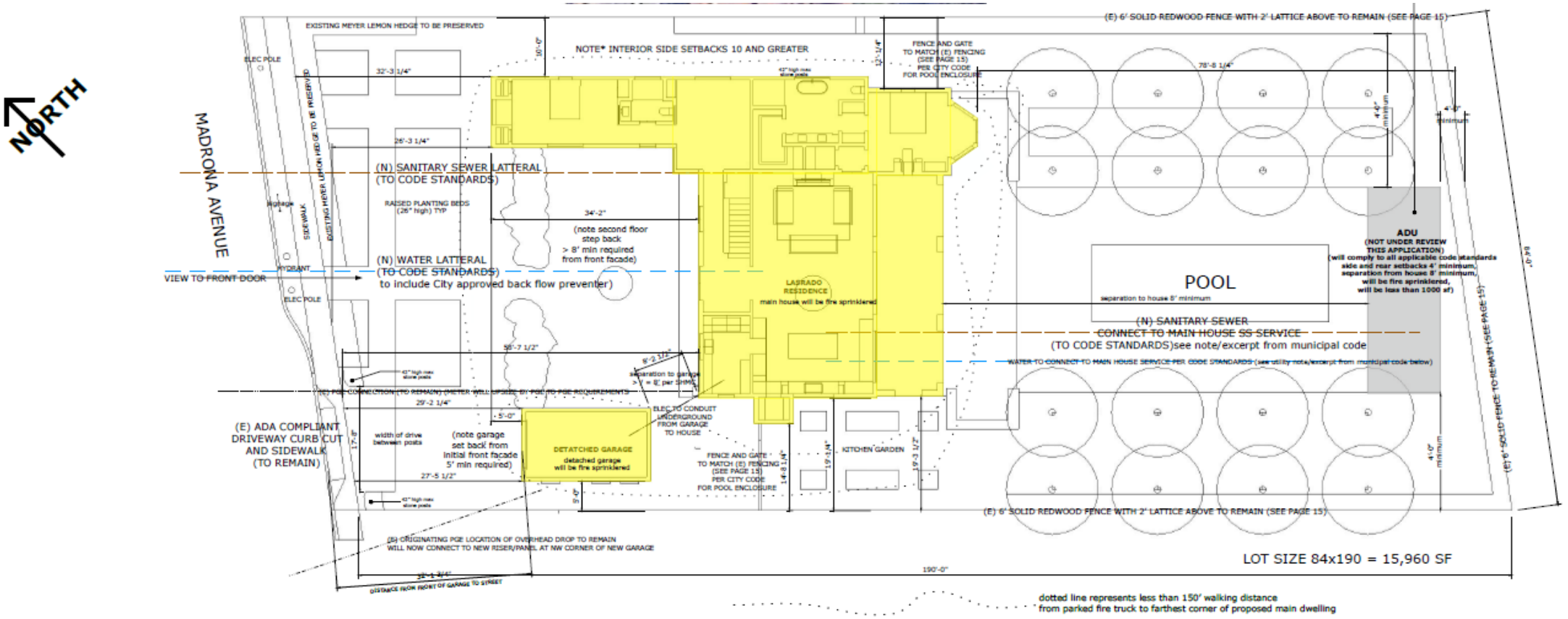
Existing Development



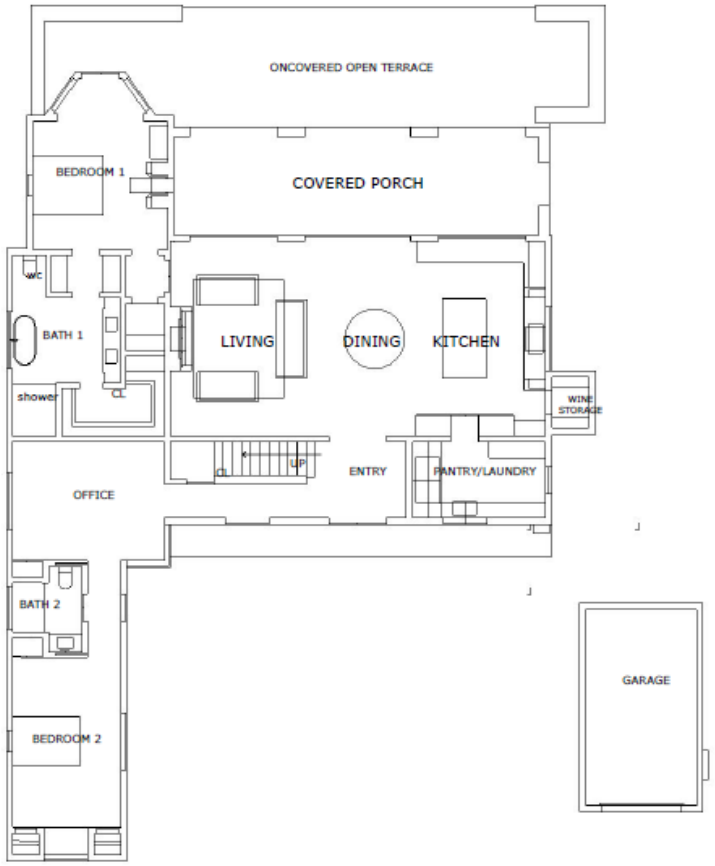
Background

- The subject property is in the Medium Density Residential (MR) zoning district on a 15,960 sq. ft. parcel.
- Currently developed with a 5,235-square-foot non-conforming, neglected, deteriorated, and damaged residential unit.
- A demolition permit is required due to the existing structure being over 50 years old.
- According to the Historic Resource Evaluation, the property is recommended **not** eligible for listing on the NRHP or CRHR and does not qualify as a historical resource pursuant to CEQA.
- Per St. Helena Municipal Code (SHMC) Section 17.05.070(B)6, Major Design Review is required for the construction of a new single-family home.

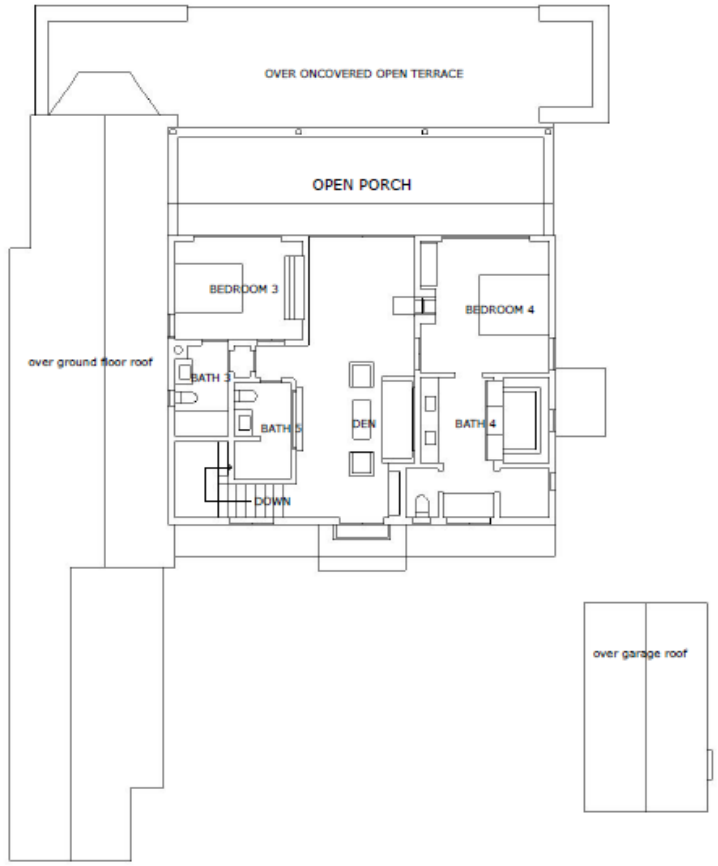
Proposed Site Plan



Proposed Floor Plan



GROUND FLOOR



SECOND LEVEL

Materials



North Elevation

- Cupola (clad in zinc or lead shingles)
- Solar Array
- Galvanized corrugated roof
- Zinc or bonderized galvanized fascia gutter
- Dark trim aluminum windows and doors
- Wrought iron balcony
- 3 coat hard trowel cement stucco
- 42” high stone wall
- Painted flat panel garage door
- Visible front entrance
- 42” high existing lemon hedge

Front & Side Elevations



East Elevation



North Elevation



West Elevation

Second Floor Porch Cover & Rear Elevation

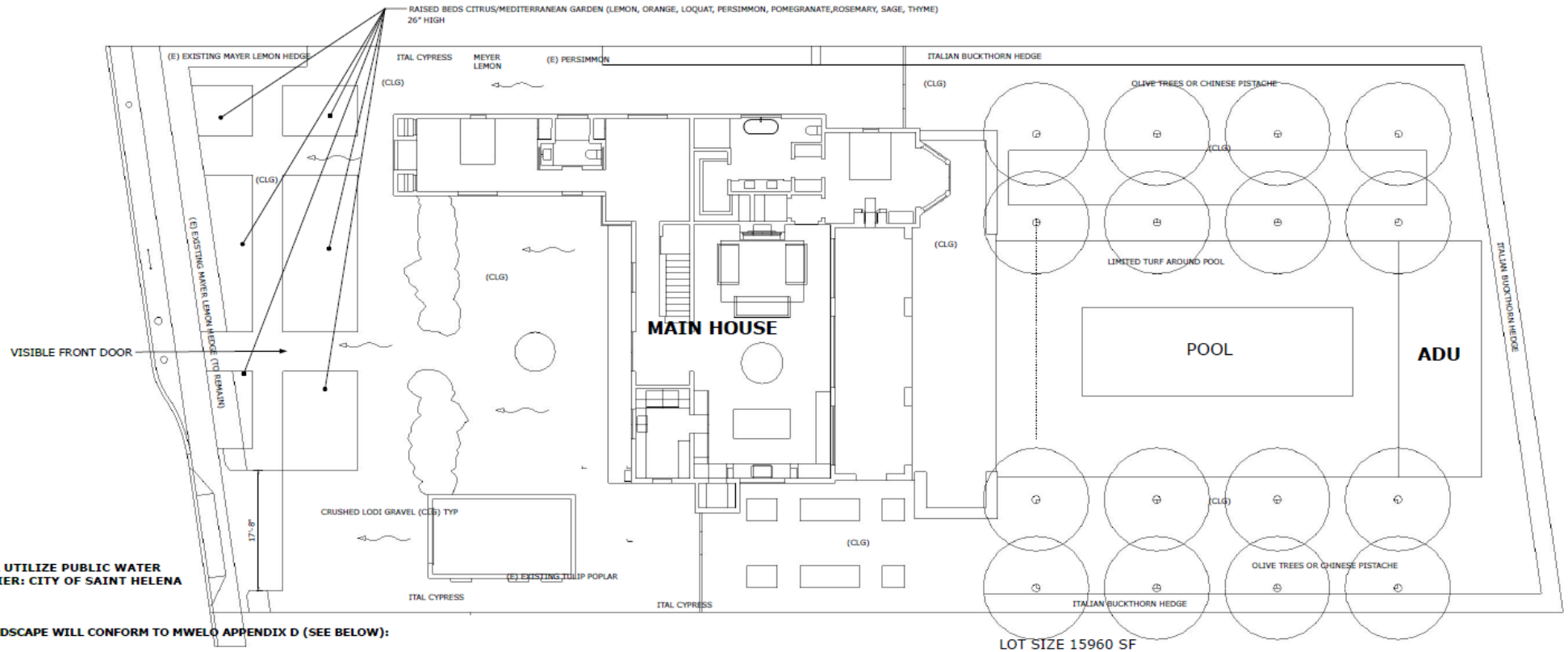


South Elevation

Proposed New COA

- As part of the building plan check for this Design Review proposal PL24-054, the applicant may include a roof over the second-story porch, pursuant to the legal memo from the City Attorney dated June 13, 2025, which states that the current code interpretation is that covered balconies, porches and decks do not count towards gross floor area.
- Prior to submittal for building plan check, the site plan calculation sheet shall be updated to reflect that the proposed maximum gross floor area is 3,430 SF.

Landscape Plan



PROJECT WILL UTILIZE PUBLIC WATER
WATER SUPPLIER: CITY OF SAINT HELENA

PROPOSED LANDSCAPE WILL CONFORM TO MWELO APPENDIX D (SEE BELOW):

23 CCR Div. 2 Ch. 2.7 App. D
Appendix D--Prescriptive Compliance Option.
Currentness

LOT SIZE 15960 SF
APPROX 3444.12 SF PROPOSED PLANTED AREA (incl 1183 sf turf <25% LOT per MWELO)
APPROX 3963.7 SF PROPOSED IMPERVIOUS COVERAGE

Development & Design Standards

- The project complies with all the development standards for the MR Zoning District of SHMC Sec. 17.16.030.
- The project complies with all design standards of SHMC 17.16.040.
- Parking: Minimum of 2 parking spaces. The project proposes one uncovered space and one covered garage space.
- Water: Public Works staff has reviewed the Water Neutrality Report, which will be further analyzed during the plan check phase.

Demolition Permit Findings

- Staff has made the findings to support the approval of the request for the Demolition Permit (SHMC Section 17.05.030)
- The evaluation did not reveal any architectural or historical significance, and the property is recommended to be ineligible for historic listing.
- The evaluation did not reveal any significant elements essential to the character of the neighborhood.
- Design review for the proposed replacement single-family home is being reviewed in conjunction with the demolition permit.
- The existing structure has undergone significant alterations over many decades. The current owners purchased the property in 2024 and are not accountable for its neglected condition.

Major Design Review Findings

- Design Review: Staff has made findings to support the approval of the request for Major Design Review (SHMC Section 17.05.070).
- Consistency and Compatibility: The project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU1.4, PF1.1, PF1.6, CD3.2, HE1.6, and HE2.4. The proposed home and site improvements have been professionally designed to suit the site and to be compatible with the surrounding area.
- Materials, Textures, Colors, and Details: The single-family home would be finished with a variety of materials appropriate to the Mediterranean architectural style, which is consistent and complementary to the surrounding residential development.

Recommendation

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15303 and 15304; and
2. Accept the required findings and approve the attached resolution, granting the Demolition Permit and Major Design Review approval for the proposed construction on the property located at 1443 Madrona Avenue in the MR zoning district with the following amendment:
    a. Amend COA #26 to delete SHMC 17.116.030 and replace with 17.22.030.G.2.a
    b. Add the following COA to the resolution: “As part of the building plan check for this Design Review proposal PL24-054, the applicant may include a roof over the second-story porch, pursuant to the legal memo from the City Attorney dated June 13, 2025 which states that the current zoning code interpretation is that covered porches, balconies and patios do not count towards gross floor area.”
    c. Add the following COA to the resolution: “Prior to submittal for building plan check, the site plan calculation sheet shall be updated to reflect that the proposed maximum gross floor area is 3,430 SF.”

Questions?