

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET-ST. HELENA, CA 94574
PLANNING COMMISSION**

DECEMBER 17, 2013

AGENDA ITEM: 7.1

Request of **ANN MULROY** for a **USE PERMIT** and **DESIGN REVIEW** approval to convert an existing 589 sq. ft. accessory building into a 2nd unit. The parcel is located at **1416 ALLYN AVENUE** in the MR: Medium Density Zoning district.

PREPARED BY: Greg Desmond, Interim Planning Director

APPLICATION FILED: 11/05/13

ACCEPTED AS COMPLETE: 11/05/13

LOCATION OF PROPERTY: 1416 Allyn Avenue

APN: 009-305-002

GENERAL PLAN/ZONING: Medium Density Residential/MR: Medium Density Residential

APPLICANT/OWNER: Ann Mulroy

PHONE: 415.269.8358

PROJECT DESCRIPTION:

The project site is an 11,800 sq. ft. parcel developed with an existing residence, an accessory building and a barn. The applicant proposes to convert the existing accessory building to a 2nd unit.

The applicant received Variance approval from the Planning Commission at their meeting on August 20, 2013. The Variance allows the 2nd unit to encroach six (6) feet into the eastern side yard setback.

REQUIRED ACTIONS:

1. Determine that this project is exempt from the requirements of CEQA pursuant to Section 15303, Class 3 which exempts construction of new private structures.
2. Accept the required findings and approve the request for a Use Permit to convert an existing accessory building to a 2nd unit at 1416 Allyn Avenue.
3. Accept the required findings and approve the request for Design Review to convert an existing accessory building to a 2nd unit at 1416 Allyn Avenue.

ANALYSIS: GENERAL PLAN & ZONING

The General Plan designation for the property is Medium Density Residential. This designation allows for single-family detached homes, accessory dwelling units, limited agricultural uses and compatible uses. The property is zoned MR: Medium Density Residential. This zoning district is established for consistency with the Medium Density residential General Plan designation.

ANALYSIS: CEQA

Staff finds that this project is exempt from the requirements of CEQA, the California Environmental Quality Act, pursuant to Section 15303, Class 3 which exempts construction of new private structures.

ANALYSIS: WATER

The applicant has submitted a water use analysis which shows that the project will not result in a net increase in water demand.

ANALYSIS: DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. Zoning Ordinance Section 17.164.030 establishes the design criteria under which applications should be considered.

The following design criteria should be considered by the Planning Commission in review of this application (Zoning Ordinance Section 17.164.030):

1. *Consistency and compatibility with applicable elements of the general plan;*
2. *Compatibility of design with the immediate environment of the site;*
3. *Relationship of the design to the site;*
4. *Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character;*
5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
6. *Compatibility with future construction both on and off the site;*
7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
12. *Whether natural features are appropriately preserved and integrated with the project;*
13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*
14. *In areas considered by the Commission as having a unified design character or historical character, whether the design is compatible with such character;*
15. *Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;*

16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*
17. *Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.*

ANALYSIS: USE PERMIT

The Planning Commission must make the following Use Permit findings to support the motion to approve the Use Permit:

1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.*
2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.*
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location.*
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.*
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.*
8. *That the proposed use would not be in conflict with the City's General Plan.*
9. *That the proposed use would not be injurious to public health, safety, or welfare.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees, business owners and customers is available.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.*

STAFF COMMENTS / RECOMMENDATIONS:

Staff is in support of the application and finds that the Use Permit and Design Review findings can be met.

PLANNING COMMISSION ACTION:

4. Determine that this project is exempt from the requirements of CEQA pursuant to Section 15303, Class 3 which exempts construction of new private structures.
5. Accept the required findings and approve the request for a Use Permit to convert an existing accessory building to a 2nd unit at 1416 Allyn Avenue.
6. Accept the required findings and approve the request for Design Review to convert an existing accessory building to a 2nd unit at 1416 Allyn Avenue.

ATTACHMENTS:

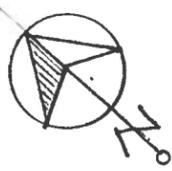
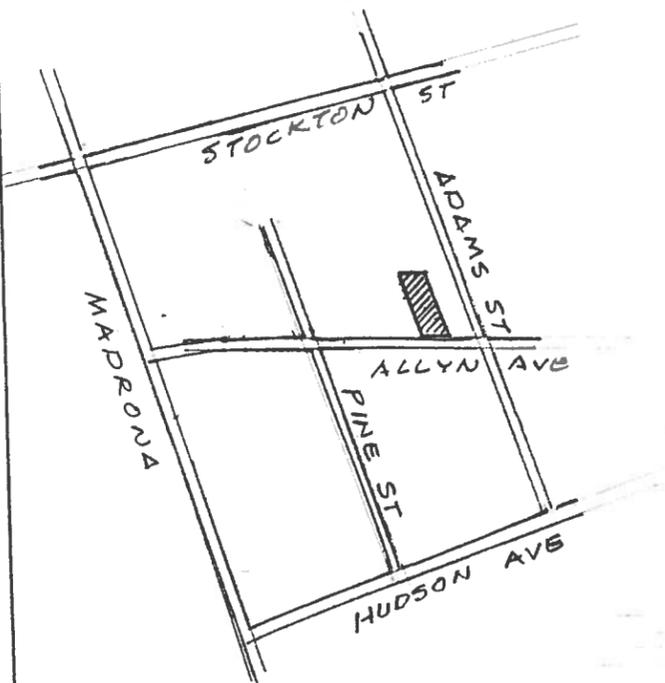
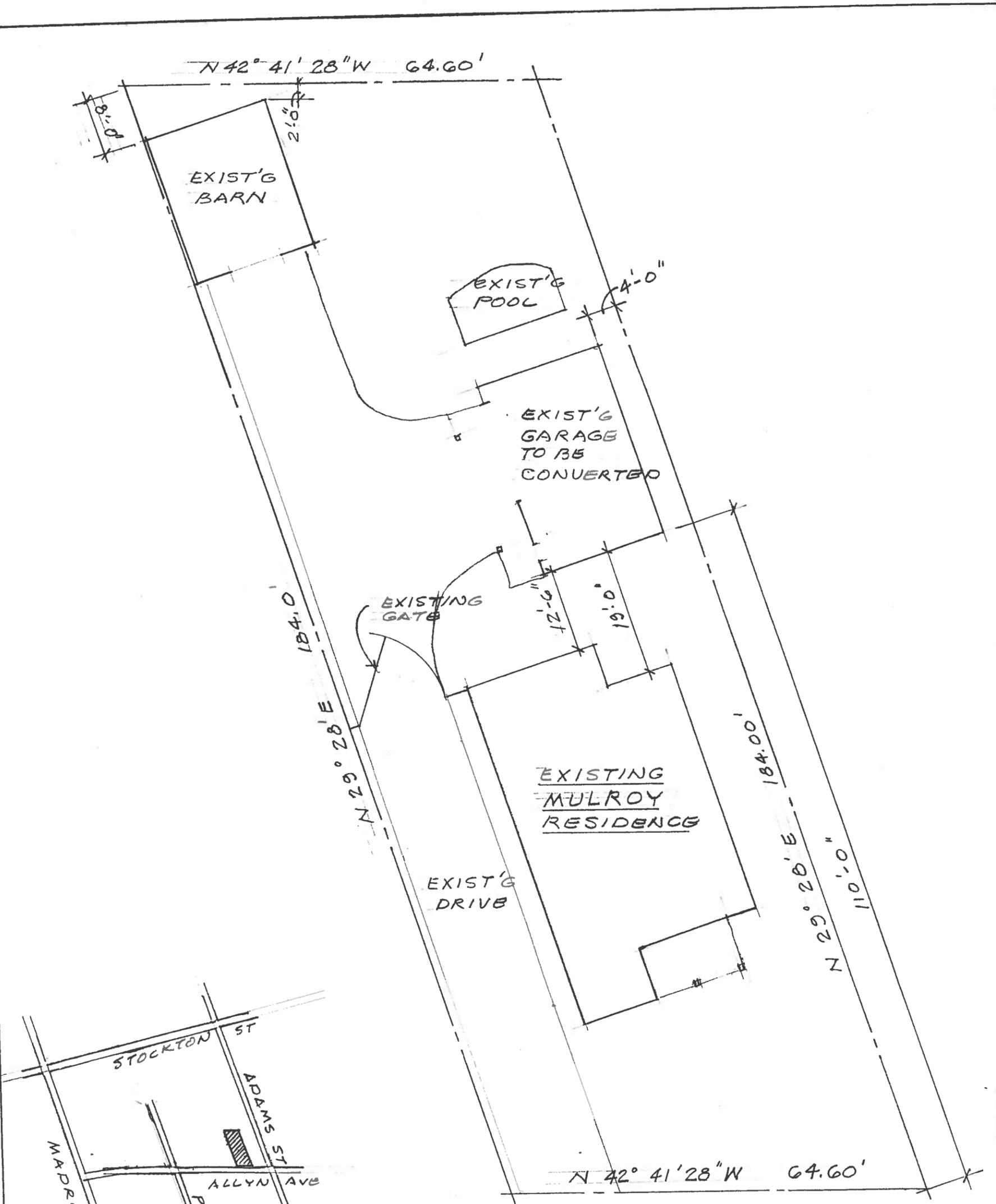
Statement.....5
Plans.....8
Site photos.....15
Water report15
Draft conditions17

Written Statement for Use Permit and Design Review – 1416 Allyn Ave., St. Helena

Ann Mulroy of 1416 Allyn Ave. St. Helena, CA is applying for a Design Review and Use Permit to convert an existing 598 square foot accessory building into a second unit. The second unit will consist of an xxx square foot office, a xxx square foot bedroom and a xxx square foot bath. The total square footage will remain the same. The roofline will be changed from a north/south to an east /west orientation making it more pleasing to the eye, architecturally sound and match the roofline of the barn. The single story building height will be 15'. The exterior of the existing accessory building is cinder block which will be covered with wood clapboard to match the color and character of the primary residence. The property has the required number of parking spaces, two for the primary dwelling , one of which is covered and one for the second unit. The current driveway provides access to the property.

Ann Mulroy
November 2, 2013

ANN MULROY, owner



ALLYN AVE.

SITE PLAN A.P. N^o 009-305-002
 1/16" = 1'-0"

LOCATION MAP
 NOT TO SCALE

A. 1	SITE INFORMATION	Clifford R. Simpkins, Architect <small>member American Institute of Architects</small> (707) 253-2331
	<u>MULROY GARAGE</u> <u>CONVERSION</u> 1416 ALLYN AVE. ST. HELENA, CA	

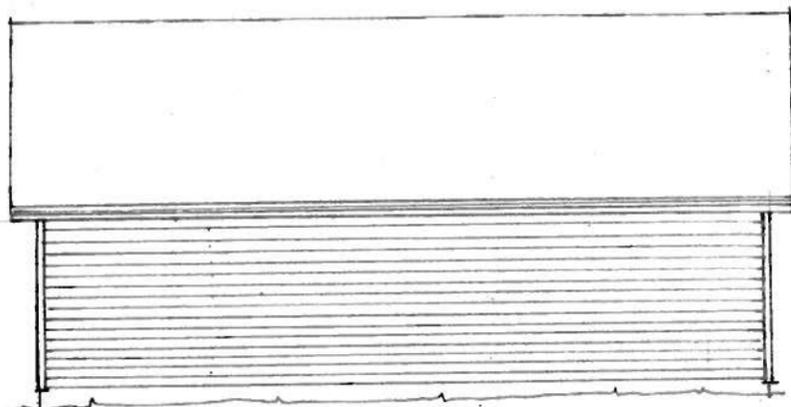
GENERAL EXTERIOR NOTES

ALL DETAILS, MATERIALS
AND FINISHES TO MATCH
EXISTING RESIDENCE.



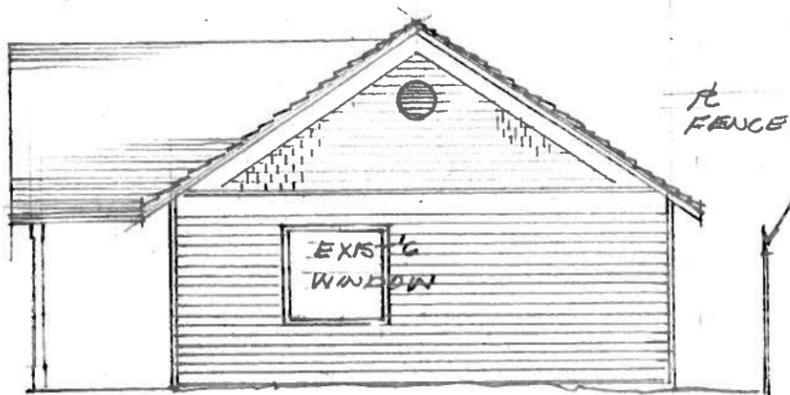
SIDE (EASTERLY) ELEV.

1/8" = 1'-0"



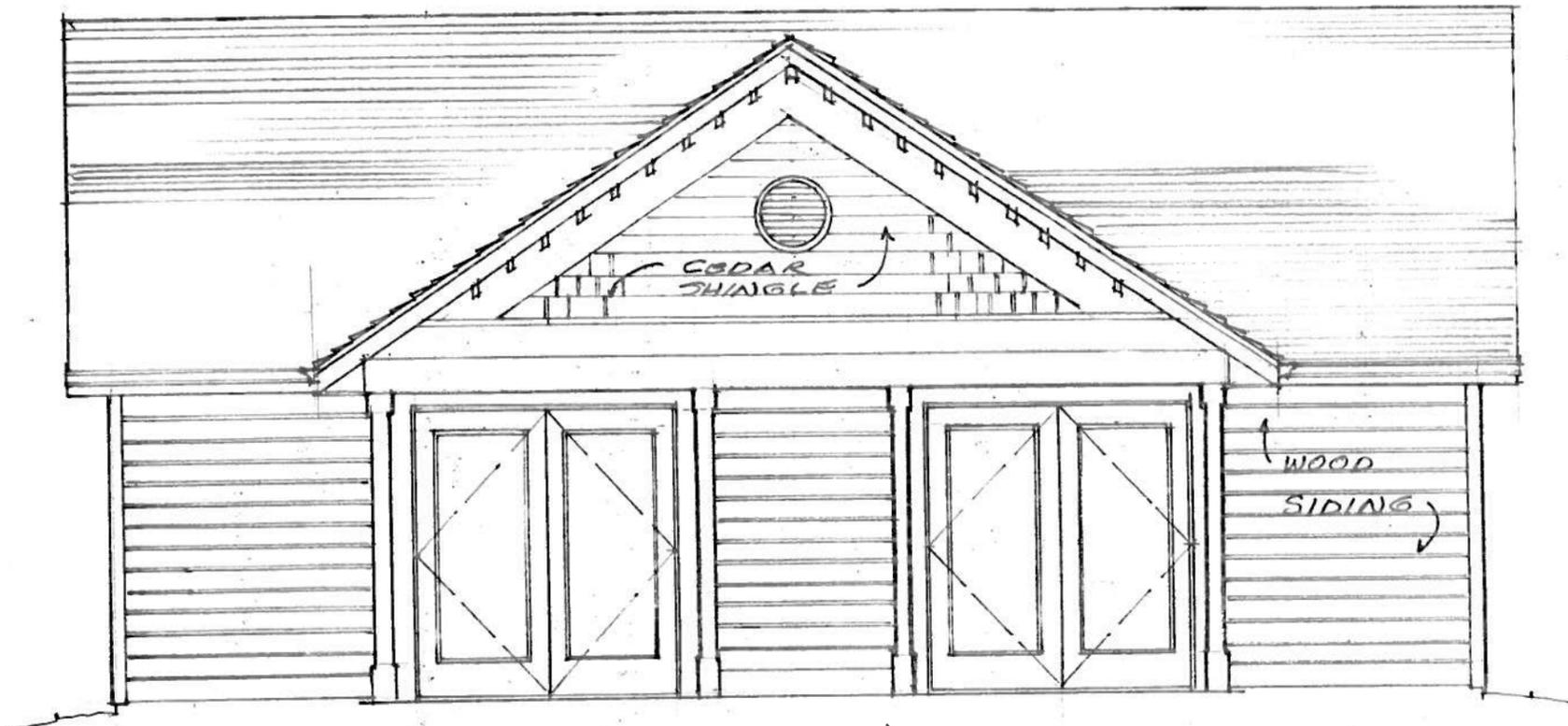
REAR (SOUTHERLY) ELEV.

1/8" = 1'-0"



SIDE (WESTERLY) ELEV.

1/8" = 1'-0"



FRONT (NORTHERLY) ELEVATION

1/4" = 1'-0"

A-4

EXTERIOR ELEVATIONS

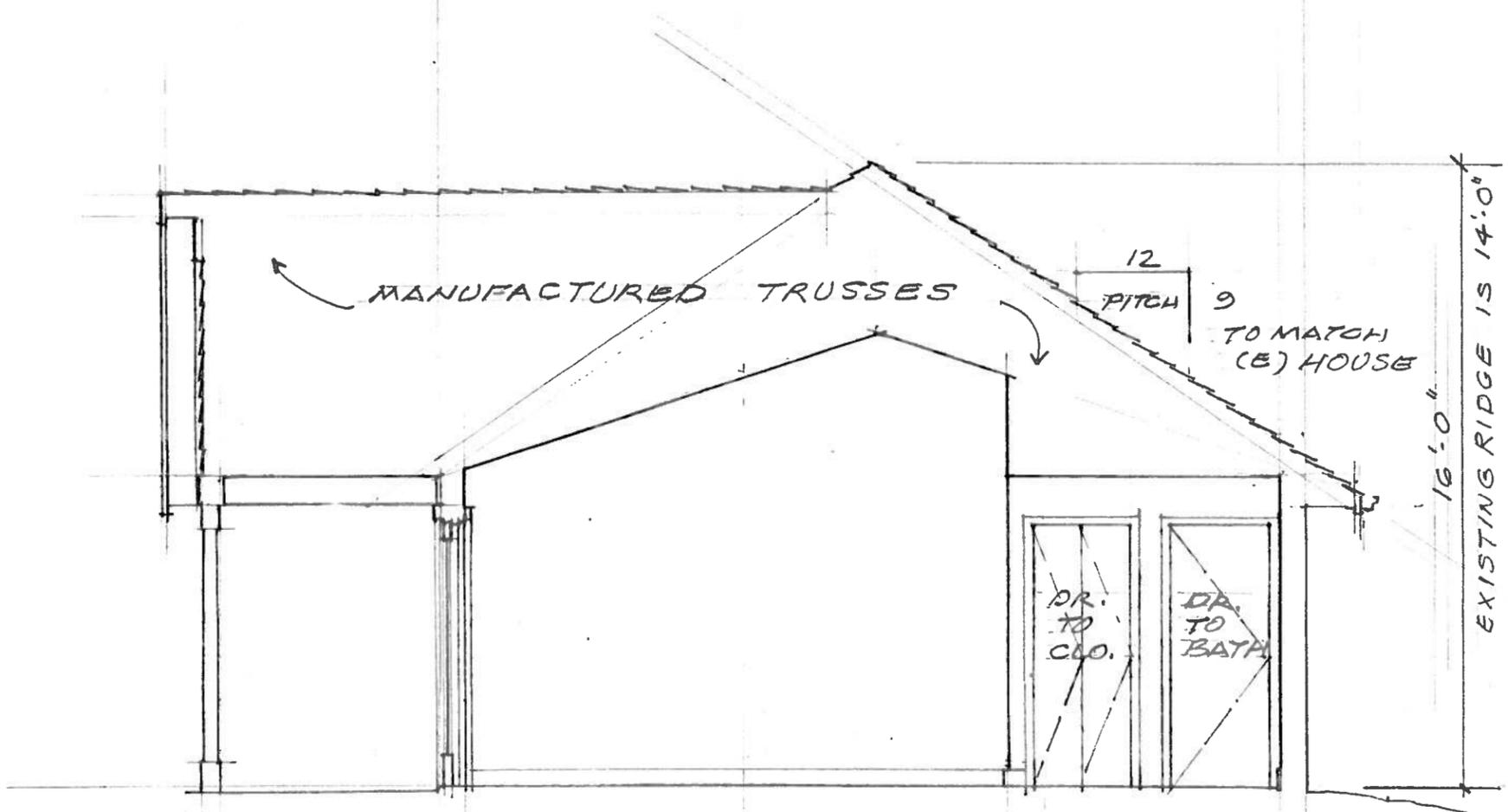
MULROY GARAGE
CONVERSION

1416 ALLYN AVE. ST. HELENA, CA

Clifford R. Simpkins, Architect

member American Institute of Architects

(707) 253-2391



Ⓐ Ⓐ

SECTION THRU BEDRM. #1

1/4" = 1'-0"

A.3

TYPICAL CROSS SECTION

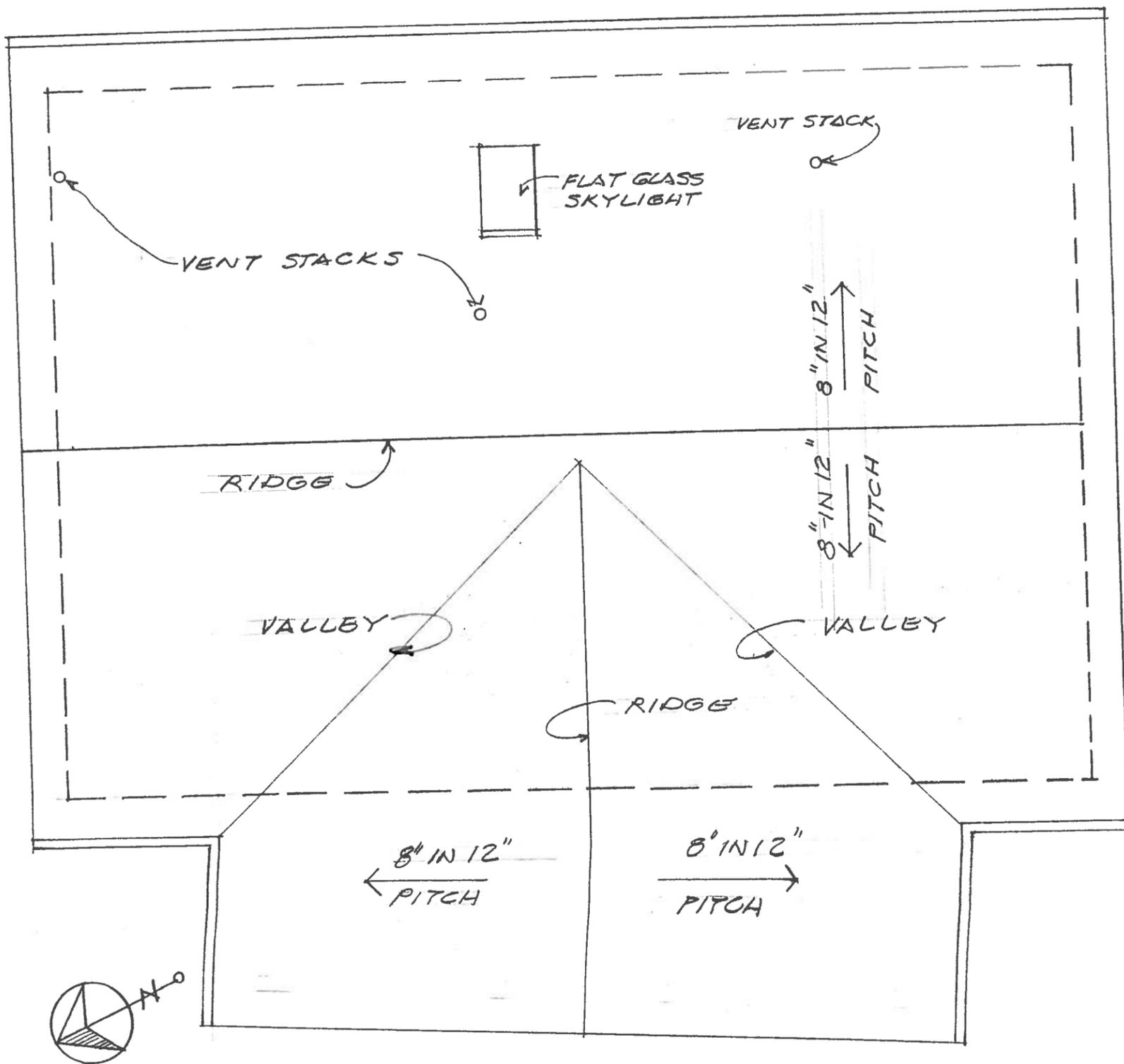
MULROY GARAGE
CONVERSION

1416 ALLYN AVE. ST. HELENA, CA

Clifford R. Simpkins, Architect

member American Institute of Architects

(707) 253-2391



ROOF PLAN

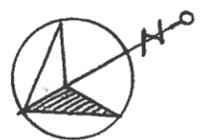
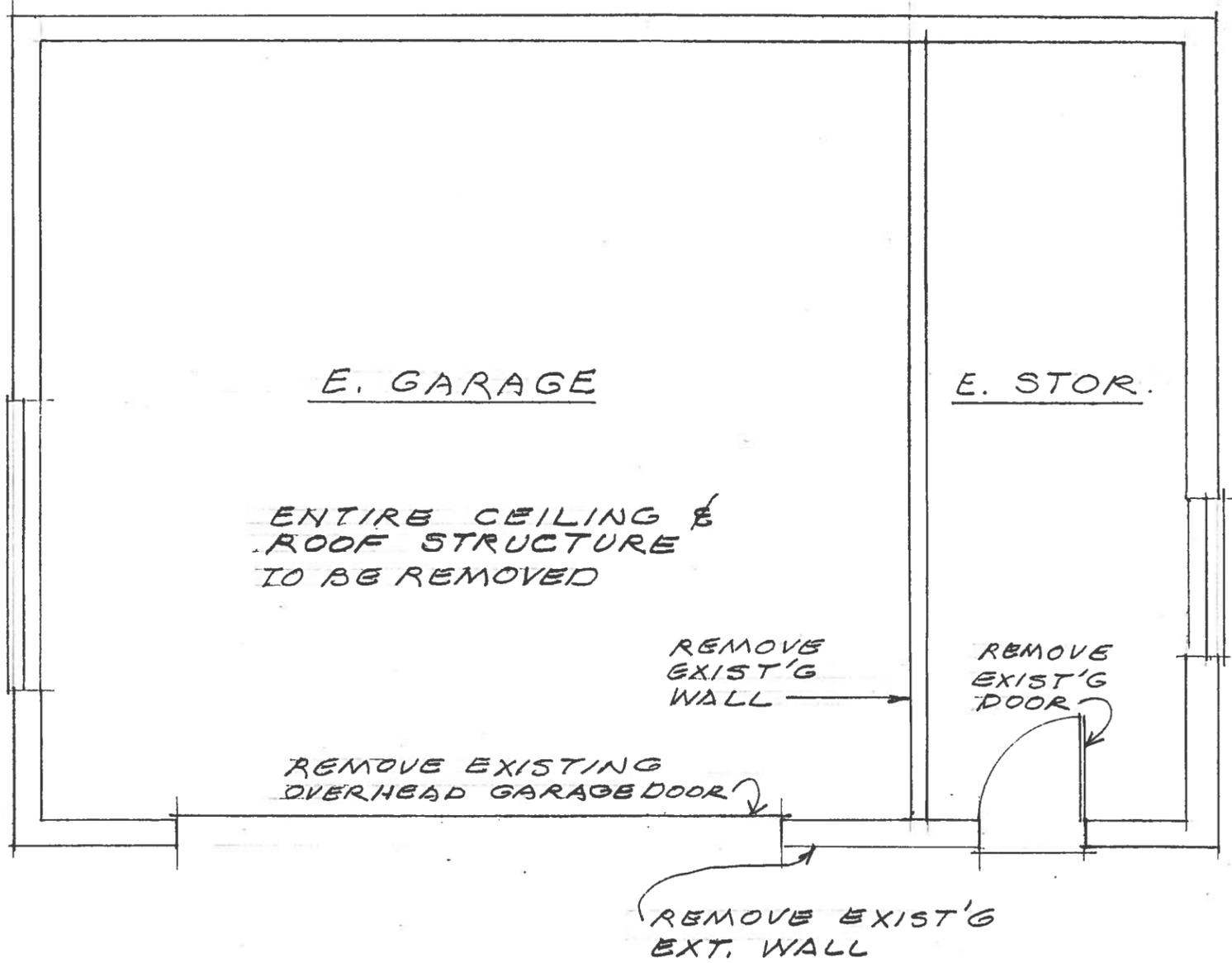
1/4" = 1'-0"

A° 2_b

ROOF PLAN

MULROY GARAGE
CONVERSION

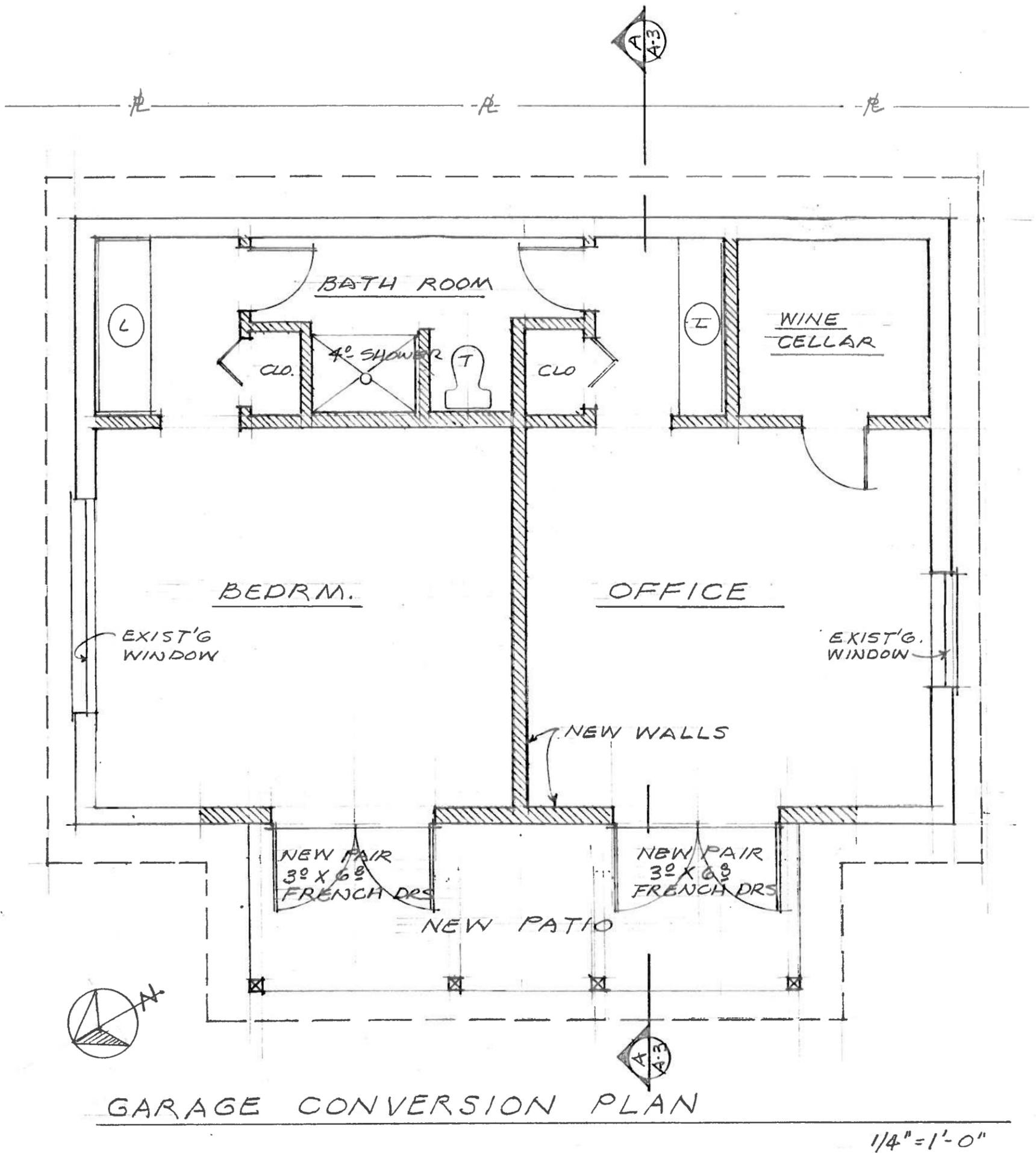
1416 ALLYN AVE. ST. HELENA, CA



EXISTING GARAGE PLAN

1/4" = 1'-0"

A° 2a	GARAGE DEMOLITION PL.	
	<u>MULROY GARAGE</u> <u>CONVERSION</u>	
	1416 ALLYN AVE. ST. HELENA, CA	



GARAGE CONVERSION PLAN

PROPOSED FLOOR PLAN

MULROY GARAGE
CONVERSION

1416 ALLYN AVE. ST. HELENA, CA

Clifford A. Simpkins, Architect

member American Institute of Architects
(707) 253-2391

A-2

Michael Flood <flashflood55@gmail.com> 
To: flashflood55@gmail.com
(No Subject)

July 3, 2013 6:28 AM



Sent from my iPhone

Michael Flood <flashflood55@gmail.com> 
To: flashflood55@gmail.com
(No Subject)

September 29, 2013 11:55 AM



Sent from my iPhone

Michael Flood <flashflood55@gmail.com>

To: flashflood55@gmail.com

(No Subject)

September 29, 2013 11:48 AM



Sent from my iPhone

Michael Flood <flashflood55@gmail.com> 
To: flashflood55@gmail.com
(No Subject)

September 29, 2013 11:55 AM



Sent from my iPhone

Michael Flood <flashflood55@gmail.com> [✉](#)
To: flashflood55@gmail.com
(No Subject)

September 29, 2013 11:58 AM



Sent from my iPhone



**THEORETICAL
WATER USE REPORT**

**FOR THE
MULROY / FLOOD RESIDENCE**

LOCATED AT

1416 ALLYN STREET
ST. HELENA, CA 94574

COUNTY: NAPA
NCAPN: 009-305-002

OCTOBER 28, 2013

PREPARED FOR REVIEW BY:
CITY OF ST. HELENA DEPARTMENT OF PUBLIC WORKS
1480 MAIN STREET
ST. HELENA, CA 94574





TABLE OF CONTENTS

TABLE OF CONTENTS	I
I. BACKGROUND & INTRODUCTION	- 1 -
II. WATER-USE ANALYSIS	- 1 -
III. CONCLUSION	- 6 -



I. BACKGROUND & INTRODUCTION

The subject parcel located at 1416 Allyn Street in Saint Helena currently is developed with a three-bedroom, two-bathroom single family residence and a detached garage. The owner is proposing to convert the existing detached garage into a two-bedroom, one-bathroom guest house.

The City of Saint Helena's current definition of 'Safe Water Yield' requires all new development within the City be water-neutral. This means the post-construction water use of a property must be less than or equal to the pre-construction water use. This report discusses the existing and proposed water demand for the property, with a focus on water reduction measures.

II. WATER-USE ANALYSIS

A. **Baseline Water Use**

The baseline water use for the property is based on the existing water use from both the domestic (internal) water usage and the irrigation (external) water usage.

Existing Internal Water Use

The existing internal domestic water flows for the property are derived from the existing three-bedroom, two-bathroom main residence. See the table below for the typical water using devices for the main residence.

EXISTING WATER-USING DEVICES

Fixture/Appliance Type	Quantity	Flow Rate per Unit
Toilet	2	1.6 gpf
Lavatory Faucet	2	2.2 gpm
Kitchen Faucet	1	2.2 gpm
Shower Head	2	2.5 gpm
Bath	2	22 gal/bath
Clothes Washer	1	12 gal/load
Dish Washer	1	4 gal/cycle

As required by the City of St. Helena, this report estimates 2-persons occupy each bedroom in the existing main residence. Therefore, a total of six persons are assumed to be living full time in the three bedroom residence. Utilizing the above-noted fixtures in the existing main residence, the daily and annual internal water demands are estimated to be as follows:

**DELTA CONSULTING & ENGINEERING
OF ST. HELENA**



PRE-CONSTRUCTION ESTIMATED WATER USE

	Quantity	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Main Residence								
Toilet	2	1.6 gal		3	6	29 gal	10,512.0 gal	0.03 af
Levatory Faucet	2	2.2 gpm	0.25 min	3	6	9.9 gal	3,613.5 gal	0.01 af
Kitchen Faucet	1	2.2 gpm	4.00 min	1	6	52.8 gal	19,272.0 gal	0.06 af
ShowerHead	2	2.5 gpm	8.00 min	1	6	120.0 gal	43,800.0 gal	0.13 af
Bath	2	22 gal		0.1	6	13.2 gal	4,818.0 gal	0.01 af
Clothes Washer	1	12 gal per load		0.37	6	26.64 gal	9,723.6 gal	0.03 af
Disher Washer	1	4 gal per cycle		0.1	6	2.4 gal	876.0 gal	0.00 af
Total						253.74 gal	92,615.10 gal	0.28 af

Based off of the fixtures and appliances, the existing main residence's internal water use is **254 gallons per day**.

Existing External Water Use

The external water use on the property is for irrigation of the existing lawn area on the property. Based on site visits and field measurements, there are four distinct lawn areas within the property: Front Lawn, Pool Lawn, Backyard Lawn, and Utility Lawn. The total area of each of these lawn areas totals approximately 2,998 square feet.

Per conversation with the owner, the lawns are assumed to be watered for three days per week for six months of the year (the summer months, May-October). This calculates out to 61 days of watering per year. In a typical watering event, the estimated quantity of water applied to the lawn is 1 inch of water. See the calculations and tables below for establishing the lawn watering requirements.

Lawn Watering Requirements

Assumptions: Lawns are watered three days a week for six months of the year.
In a typical watering event, 0.62 gal of water are used for each square foot of lawn.

Days of Spray Irrigation	<input type="text" value="61"/>	days
Gallons Water Per Square Feet	<input type="text" value="0.62"/>	gal/sf
Square Feet of Spray Area	<input type="text" value="2,998"/>	sf
Gallon per Day on Spray Irrigation Day	<input type="text" value="1,869"/>	gpd
Gallons per Day averaged over the Year	<input type="text" value="312"/>	gpd (avg)
Gallons per Year	<input type="text" value="113,994"/>	Gal
Acre Feet per Year	<input type="text" value="0.35"/>	Acre Feet Per Year
Inches per Year	<input type="text" value="61.00"/>	Inches Per Year



EXISTING WATER USE - LAWN AREAS

Pop-up Sprinklers	Area (sf)	Total Annual Water Use (gal)	Total Annual Water (inches)	Total Daily Water Use (gal)	Total Annual Water Use (af)
Front Lawn	1,560.33	59,329.07	61.00	162.55	0.18
Pool Lawn	357.67	13,599.68	61.00	37.26	0.04
Backyard Lawn	972.00	36,958.68	61.00	101.26	0.11
Utility Lawn	108.00	4,106.52	61.00	11.25	0.01
Total	2,998.00	113,993.95		312.31	0.35

The average water use for lawn irrigation is estimated to be 113,994 gallons per year. By annualizing this number, the lawn is estimated to use **312 gallons of water per day**. See the table below for a detailed breakdown of the existing lawn water use.

Existing Total Water Use

The water use baseline is **566 gallons per day** as summarized in the following table:

Existing Use	Gallons		Acre Feet
	Daily	Annual	Annual
Internal Water Use	254	92,615	0.28
External Water Use	312	113,994	0.35
Total	566	206,609	0.63

B. Proposed Water Demand with Water Reduction Measures

The proposed project proposes a new two bedroom guest house. Similar to the existing conditions, two persons are estimated to occupy each bedroom, resulting in 10 persons on the property at the completion of the proposed improvements. As this increases the number of occupants on the property, the estimated water usage is expected to increase as well.

The increased water use is proposed to be mitigated in two ways:

- 1.) Retrofit all shower head fixtures to low-flow water efficient fixtures in the existing main house and the proposed guest house.



- 2.) Convert the irrigation for the front and pool lawn areas from inefficient spray irrigation to efficient drip irrigation. Not only is spray irrigation inefficient due to evaporation and overwatering, but it also has a tendency to overextend beyond the bounds of the lawn area. In this case, the lawns on the property are curvilinear in nature, and the water loss from watering outside the limits of the lawns is significant. Converting the irrigation to drip in lieu of spray will eliminate these losses.

Proposed Internal Water Use

Increasing the number of bedrooms on the property increases the expected average daily water use on the property. To assist in reducing the overall impact of the increase, the shower head are proposed to be retrofitted to low-flow devices, reducing the water rate to 1.5 gallons per minute from 2.5 gallons per minute. The daily and annual internal water demand after construction is estimated as follows:

POST-CONSTRUCTION ESTIMATED WATER USE

	Quantity	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Main Residence and Guest House								
Toilet	3	1.6 gal		3	10	49 gal	17,848.5 gal	0.05 af
Lavatory Faucet	3	2.2 gpm	0.25 min	3	10	16.5 gal	6,022.5 gal	0.02 af
Kitchen Faucet	1	2.2 gpm	4.00 min	1	10	88.0 gal	32,120.0 gal	0.10 af
Shower Head	3	1.5 gpm	8.00 min	1	10	120.0 gal	43,800.0 gal	0.13 af
Bath	2	22 gal		0.1	10	22.0 gal	8,030.0 gal	0.02 af
Clothes Washer	1	12 gal per load		0.37	10	26.64 gal	9,723.6 gal	0.03 af
Disher Washer	1	4 gal per cycle		0.1	10	2.4 gal	876.0 gal	0.00 af
Total						324.44 gal	118,420.60 gal	0.36 af

Even with the retrofitting of the showerheads as shown in this table, the estimated water use for the property after construction is anticipated to increase by 70 gallons per day to **325 gallons per day** from the current conditions.

Proposed External Water Use

To mitigate the increased internal water usage of 70 gallons per day, the front lawn and pool lawn's watering method will be converted from spray irrigation to a subsurface drip irrigation system. As the losses associated with drip irrigation is minimal compared to spray irrigation, the estimated water usage for the lawn irrigation is based on the minimum watering requirements for Zone 4, Napa County located in *Lawn Watering Requirements along California's Central Coast*. See the table below, along with Appendix 1 for an overview of the lawn watering requirements.



Minimum Lawn Watering Requirements		
Assumes Zone 4 (Napa County), Cool Season Grass		
Month	Inches of Water (every 3 days)	Total Monthly Water (inches)
January	0.08	0.80
February	0.14	1.40
March	0.22	2.42
April	0.33	3.30
May	0.41	4.10
June	0.50	5.00
July	0.59	5.90
August	0.50	5.50
September	0.40	4.00
October	0.26	2.60
November	0.14	1.40
December	0.08	0.80
	Total	37.22

Calculating the water usage for six months per year (May through October), the estimated annual water usage for the lawn is reduced to 27.1 inches per year. See the 'Proposed Water Use – Lawn Areas' table below for a summary on the proposed water usage:

PROPOSED WATER USE - LAWN AREAS

Subsurface Drip	Area (sf)	Total Annual Water Use (gal)	Total Annual Water (inches)	Total Daily Water Use (gal)	Total Annual Water Use (af)
Front Lawn	1,560.33	26,357.67	27.10	72.21	0.08
Pool Lawn	357.67	6,041.82	27.10	16.55	0.02
Backyard Lawn	972.00	36,958.68	61.00	101.26	0.11
Utility Lawn	108.00	4,106.52	61.00	11.25	0.01
Total	2,998.00	73,464.70		201.27	0.23

With the conversion to drip irrigation for the front lawn and the pool lawn, the water use in the post-construction conditions is reduced from 312 gallons per day to 201 gallons per day. This provides a total savings of 111 gallons per day. See appendix 2 for the subsurface drip irrigation system technical data sheet.

i. Proposed Total Water Use

Taking into account the increased internal water use of 70 gallons per day and the decrease external water use of 111 gallons per day, the subject parcel is estimated to save approximately 40 gallons per day, or 14,724 gallons per year. See the table below for a summary of the proposed water use.



WATER USE

Proposed Use	Gallons		Acre Feet
	Daily	Annual	Annual
Internal Water Use	324	118,092	0.36
External Water Use	197	71,927	0.22
Total	521	190,020	0.58

III. CONCLUSION

The construction of the guest house from the existing detached garage will not increase water-use flow on the property if the recommendations of this report are followed. See the table below for a summary of the existing and proposed water use.

WATER USE

Existing Use	Gallons		Acre Feet	Proposed Use	Gallons		Acre Feet
	Daily	Annual	Annual		Daily	Annual	Annual
Internal Water Use	254	92,615	0.28	Internal Water Use	324	118,421	0.36
External Water Use	312	113,994	0.35	External Water Use	201	73,465	0.23
Total	566	206,609	0.63	Total	526	191,885	0.59

By utilizing the water efficient lawn drip irrigation system and shower heads, the proposed design will keep the total water use below the existing total water use, meeting the water neutral requirement of the City of Saint Helena.

**CITY OF ST. HELENA, STATE OF CALIFORNIA
DESIGN REVIEW AND USE PERMIT NO. 2013-71
GRANTED TO 1416 ALLYN AVENUE**

PROPERTY OWNERS: Ann Mulroy

APN: 009-305-002

Recitals

1. The owner submitted an application for design review and use permit approval to convert an existing 589 sq. ft. accessory building into a 2nd unit. The parcel is located at 1416 Allyn Avenue in the MR: Medium Density Zoning district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on December 17, 2013.

Resolution

The Planning Commission of the City of St. Helena, State of California, approved the use permit and design review application on the following basis:

- A. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to Section 15303, Class 3 which exempts construction and location of limited numbers of new small structures.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030.
 1. *To promote those qualities in the environment which bring value to the community.*
 2. *To foster the attractiveness & functional utility of the community as a place to live and work.*
 3. *To preserve the character & quality of our heritage by maintaining the integrity of those areas which have a discernible character or are of special historic significance.*
 4. *To protect certain public investments in the area.*
 5. *To encourage where appropriate, a mix of uses within permissible use zones.*
 6. *To raise the level of community expectations for the quality of its environment.*

The following design criteria were considered by the Planning Commission in review of this application:

1. *Consistency and compatibility with applicable elements of the general plan;*
2. *Compatibility of design with the immediate environment of the site;*
3. *Relationship of the design to the site;*
4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
6. *Compatibility with future construction both on and off the site;*
7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*

8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
12. *Whether natural features are appropriately preserved and integrated with the project;*
13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*
14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;*
15. *Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;*
16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*
17. *Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.*

C. The Planning Commission makes the following Use Permit findings, Section 17.168.050, to support the motion to approve the Use Permit:

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

10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.*
 11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.*
 12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.*
- D. The Planning Commission approves design review and a use permit for the above-described project with the following conditions of approval. 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. 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 permits shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. These approvals are valid for this use only. New permits must be applied for upon any change in use. These permits will expire if the use is discontinued pursuant to St. Helena Municipal Code Section 17.08.120, Term of Permits and Approvals.
 3. 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.
 4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 5. The applicant shall defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
 6. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
 7. 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.

8. 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.
9. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on December 17, 2013, except as modified herein. The Planning Director may also authorize minor modifications to the plans.
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. Property owners within the district shall recognize that there exists a right to farm properties within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on properties in the district or in the vicinity of the district. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.
12. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Conditions:

1. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
2. For any improvements outside the existing building envelope, a grading and drainage plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, installation of a pool or alteration of any drainage pattern, a grading permit shall be required.

3. No added drainage from new hardscape, roof or pool improvements shall be allowed to leave the site; improvement plans shall show how increased drainage from the 2-year and 10-year events will be designed to evapotranspire/infiltrate/harvest and biotreat stormwater onsite and at the property lines. Pre-developed 2-year events shall be treated prior to release and those flows, along with 100-year event overflows, shall be directed to an existing storm drain or gutter through City standard undersidewalk drains or piped directly to the storm drain, where applicable.
4. Where a City water service exists, the applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box or a new lateral shall be installed out of the driveway. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
5. Where fire sprinklers are required, applicant shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing.
6. Where applicable, the applicant shall incorporate water conservation practices into the proposed project per the revised Water Neutrality Analysis, including installing 1.28 gal toilets, 1.5 gpm faucets, low flow showers, 6.3 gal per cycle dishwasher and 20 gallon per load clothes washer. Landscape irrigation, where applicable, shall be confined to the amount noted in the Water Neutrality Analysis. Offsite retrofits shall be performed, as applicable and stated in the Water Neutrality Analysis, prior to certificate of occupancy. The water analysis shall be replicated on the building plans prior to building permit approval. All nonconforming plumbing fixtures shall be removed.
7. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any required cleanouts.
8. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
9. All frontages shall be required to install curb, gutter and sidewalk where there is none. Any missing or broken curb, gutter and/or sidewalk along the project frontage shall be installed and/or replaced per City specifications prior to Certificate of Occupancy, extent to be determined by the Public Works Department.

10. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
11. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway approach for the access drive to the property shall be replaced in order to conform to current ADA standards.
12. Any existing driveway approach not directly connected to a driveway shall be replaced with sidewalk/curb/gutter, as applicable and as directed by the Public Works Department, prior to Certificate of Occupancy.
13. An encroachment permit shall be required for any work performed in the public right of way.

I HEREBY CERTIFY that the foregoing design review and use permit were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on December 17, 2013 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Greg Desmond, Interim Planning Director

Ann Mulroy, Owner