

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

SEPTEMBER 20, 2016

AGENDA ITEM: 5

FILE NUMBER: PL16-057

SUBJECT: Request by Donna & Rusty Hinds for a one-year extension on the Design Review approval they received on August 18, 2015 for the construction of a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 07/28/16

ACCEPTED AS COMPLETE: 08/26/16

LOCATION OF PROPERTY: 1057 Pratt Avenue

APN: 009-142-003

GENERAL PLAN/ZONING: MR: Medium Density Residential

APPLICANT: Donna & Rusty Hinds

PHONE: (713) 463-2600

PROJECT DESCRIPTION

On August 18, 2015 the applicant received demolition permit and design review approval in order to demolish existing structures on-site in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf detached second unit, 624-sf detached garage, and 120-sf shed (please see the attached staff report for additional details). Per Municipal Code Section 17.08.120, a permit (i.e., use permit, variance, etc.) or other discretionary approval is valid for a period of one year from the date such approval becomes effective. As such, the applicant has applied for a one-year extension of their design review approval.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

GENERAL PLAN/ZONING

Municipal Code Section 17.08.130 relates to the extension of permits and approvals and states that:

"Provided that an application is filed at least thirty (30) days prior to its expiration date, a permit (i.e., use permit, variance, etc.) or other discretionary approval, excluding planned development permit, may be extended for not more than two one-year periods, or for as long as any subdivision concurrently approved is extended, whichever is longer. The procedure and findings for the approval of an extension shall be that required by this title for the original permit or approval. Such extensions may be granted subject to additional conditions or amendments; however, if the permit or other discretionary approval is no longer in conformance with this title, general plan, or other city regulations, no extension shall be granted. A permit or other discretionary approval shall remain valid during the time an application for an extension is processed and considered by the appropriate decision-making body."

As Design Review was approved by the Planning Commission at a public hearing, per the code section above, any extension must be approved by the same process. Therefore, this extension request is before the Planning Commission for consideration at a noticed public hearing. **Note: although design review was approved on August 18, 2015, a permit or other discretionary approval doesn't become effective until the day following the expiration of the appeal period (14 days later), so the term of the original permit began on September 2, 2015.*

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. 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 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 uses;
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.

Staff believes that the proposed project is consistent with the required design review criteria listed above.

CORRESPONDENCE

At the time of packet distribution staff had received no letters in support or opposition to this application.

STAFF RECOMMENDATION

Staff has no concerns over the proposed extension and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve a one-year design review approval extension for the proposed project located at 1057 Pratt Avenue.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. August 18, 2015 Staff Report

**DESIGN REVIEW EXTENSION NO. PL16-057
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1057 PRATT AVENUE**

PROPERTY OWNER: Donna & Rusty Hinds

APN: 009-142-003

Recitals

1. Request by Donna & Rusty Hinds for a one-year design review approval extension in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf second unit, 624-sf detached garage, and 120-sf shed on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.
2. This is the first of two possible extensions and this extension will expire on September 2, 2017.
3. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on September 20, 2016.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code 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 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.*

Planning Department Conditions of Approval

- C. The Planning Commission approves the design review extension 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 design review 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. 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.
 3. 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.
 4. 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.

5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. 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.
7. 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.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on September 20, 2016, except as modified herein.
9. The garage as shown on the submitted plans shall be reduced in height to 15 feet or less to comply with Municipal Code Section 17.40.060(A)(4).
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. 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 Department Conditions of Approval

12. 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.

13. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control 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, or alteration of any drainage pattern, a grading permit shall be required.
14. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
15. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
16. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
17. Site plan shall show location of any trees within the project area.
18. 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. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
19. Remodels or new construction which require fire sprinklers 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. Deferred submittals are not accepted.
20. Annex into the City of St Helena Municipal Sewer District No. 1, and pay all annexation, connection, and impact fees.

21. Construct a concrete driveway approach, including sidewalk, per current City and ADA standards prior to Certificate of Occupancy.
22. 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.
23. 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.
24. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
27. The applicant shall provide a construction waste management plan with the building permit application.
28. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
30. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing design review extension 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 September 20, 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

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

AUGUST 18, 2015

AGENDA ITEM: 6

PL15-032: Request by Donna & Rusty Hinds for a Demolition Permit and Design Review approval to demolish an existing single-family residence in order to construct a new single-family home, second unit, and accessory structures on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.

PREPARED BY: Aaron Hecock, Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 05/15/15

ACCEPTED AS COMPLETE: 08/04/15

LOCATION OF PROPERTY: 1057 Pratt Avenue

APN: 009-142-003

GENERAL PLAN/ZONING: MR: Medium Density Residential

APPLICANT: Donna & Rusty Hinds

PHONE: (713) 463-2600

PROJECT DESCRIPTION

The existing 15,815-sf flag lot parcel is currently developed with a 1,647-sf, three bedroom, two bathroom, single-story, single-family residence with a 400-sf detached garage and two carports. The parcel is accessed by a 20' wide permanent easement over the parcel adjacent to Pratt Avenue. The applicant is seeking a demolition permit and design review approval to demolish the existing structures in order to construct a new two-story, 3,021-sf single-family residence (2,240-sf first floor / 781-sf second floor) with an 849-sf detached second unit, 624-sf detached garage, and 120-sf shed. The new structures would be finished with primarily white board and batten siding with occasional elements of horizontal lap siding. All roofing would be corrugated metal finished with a vintage galvanized patina. Divided lite metal clad wood windows would be used for character and scale. The height of the proposed two-story home is approximately 25'.

The flag lot is somewhat unique in that it is largely secluded from view by existing vegetation and landscaping. As it currently exists, little is visible from the lot itself (see attached photos). The two homes along the access easement leading to the home are both large, two-story homes. The backyard of an adjacent parcel is located to the front of the flag lot (southwest property line). The back of a one-story home with no windows is adjacent the flag looking towards Pratt Avenue (westerly property line), while an undeveloped lot is adjacent the flag lot's backyard (northern property line). The backyard of two homes appear to be located adjacent to the eastern property line although they cannot currently be seen from the property.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts the demolition of a single-family residence and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and compatible uses.

As far as the Floor Area Ratio (F.A.R.) is concerned, a 15,815-sf parcel has a maximum F.A.R. of .252. This would allow up to approximately 3,985-sf of building space (excluding F.A.R. exempt 400-sf of second unit space, 200-sf of garage space, and 120-sf of non-habitable accessory building or 4,705-sf total). The applicant is proposing a 3,021-sf home with an 849-sf second unit, a 624-sf detached garage, and a 120-sf accessory building (4,614-sf total). With the F.A.R. exemptions noted above, the project will consist of 3,894-sf, which is 91-sf less than the maximum square footage permitted for an F.A.R. of .246. While there is a lot of square footage associated with the project, the massing is broken up between the home, second unit and garage as they are each separate structures. Additionally, Pratt Avenue is characterized by large, somewhat rural estate homes, including many large homes on flag lots. At 4,614-sf of building space (including the shed), the project is at 29% lot coverage (the maximum permitted is 45%). The project as proposed meets all the requirements of the MR zone including lot size, building size, setbacks, etc.

It should be noted, that per Municipal Code Section 17.112.100(B)(6), the flag lot development standards state that *"New development on the flag lot shall be subject to design review by the planning commission who shall look at the relationship of the construction to surrounding lots, buildings and structures. Building height and window locations may be modified to compensate for loss of privacy to adjoining properties."*

UTILITIES

The existing residence and accompanying accessory structures are being replaced and updated which will make them more efficient than what currently exists. The applicant has provided a water neutrality analysis that demonstrates no net increase in water consumption (included on first page of plan set).

The existing home is on a septic system, however, it is anticipated that the sewer system will be extended down Pratt Avenue in the near future. At this time, the applicants will be required to connect to the City's sewer system.

DEMOLITION PERMIT

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

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

The existing home was constructed in 1948 and is not listed on the City of St. Helena's historical resources inventory. Furthermore, the building is not architecturally significant and cannot be seen from the street. Demolition of this residence would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

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. 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 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 uses;
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.

This property is one of several rather large flag lots on Pratt Avenue, however, this parcel is unique in that it is accessed by an easement rather than a "panhandle" that is a part of the parcel itself. This means that all of the square footage is useable whereas the "panhandle" portion of the other flag lots counts towards those properties square footage but is unusable for development. Due to this parcels size, location, and uniqueness, as well as how the proposed project was designed to minimize impacts on adjacent parcels, staff believes that the proposed project is consistent with the required design review findings listed above.

CORRESPONDENCE

At the time of packet distribution staff had received no letters in support or opposition to this application.

STAFF RECOMMENDATION

Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. The project would improve the aesthetic of the site and would not adversely impact adjacent properties. Because of this staff concludes that design review findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts demolition of accessory structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve a demolition permit and design review for the proposed project located at 1057 Pratt Avenue.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. Site Location
3. Site Photos
4. Applicant Statement
5. Plans

**DEMOLITION PERMIT AND DESIGN REVIEW NO. PL15-032
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1057 PRATT AVENUE**

PROPERTY OWNER: Donna & Rusty Hinds

APN: 009-142-003

Recitals

1. Request by Donna & Rusty Hinds for a demolition permit and design review approval to demolish existing structures in order to construct a new two-story, 3,021-sf single-family residence with an 849-sf second unit, 624-sf detached garage, and 120-sf shed on the property located at 1057 Pratt Avenue in the MR: Medium Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on August 18, 2015.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301, which exempts demolition of accessory structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. For the Demolition Permit, the Planning Commission determines that the project is in compliance with Municipal Code Section 17.164.050(E) in:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.*
 2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.*
- C. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code 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 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.*

Planning Department Conditions of Approval

- D. The Planning Commission approves design review 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 design review 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. 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.
 3. 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.

4. 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.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. 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.
7. 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.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 18, 2015, except as modified herein. The Planning Director may also authorize minor modifications to the plans.
9. The garage as shown on the submitted plans shall be reduced in height to 15 feet or less to comply with Municipal Code Section 17.40.060(A)(4).
10. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
11. 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 Department Conditions of Approval

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 showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control 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, or alteration of any drainage pattern, a grading permit shall be required.
3. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. All stormwater and erosion control plans shall conform to the latest State and City codes at a minimum.
4. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
5. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by James McCalligan of JMA Architecture, dated June 15, 2015, including installing 1.28 gal toilets, 1.5 gpm faucets, and 2.0 gpm low flow showerheads. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
6. Site plan shall show location of any trees within the project area.
7. 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. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

8. Remodels or new construction which require fire sprinklers 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. Deferred submittals are not accepted.
9. Annex into the City of St Helena Municipal Sewer District No. 1, and pay all annexation, connection, and impact fees.
10. Construct a concrete driveway approach, including sidewalk, per current City and ADA standards prior to Certificate of Occupancy.
11. 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.
12. 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.
13. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

1. Prior to commencing with any construction activities the applicant shall procure all required Building, Plumbing, Electrical and Mechanical permits.
2. The applicant will be required to comply with the codes adopted at the time a building permit application is submitted. Currently the City of St. Helena has adopted the 2013 editions of California Title 24, part 1 Administrative, part 2 Building, part 3 Electrical, part 4, Mechanical, part 5 Plumbing, part 6 Energy, part 11 Green Building and part 12 Referenced Standards Codes, Part 2.5 California Residential Code.
3. The demolition work is significant and will require a "J-number" from the Bay Area Air Quality Management District (*BAAQMD).
4. The rebuild is significantly larger than the original residence and garage, more than 50% new. The structure shall be considered a new residence and shall comply with all the applicable codes for a new home.
5. This project will require approval from the Napa County Department of Environmental Management Department if the septic is to be used.
 - a. If the septic system is to be abandoned the Napa County Department of Environmental Management approval will be required.

I HEREBY CERTIFY that the foregoing design review 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 August 18, 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Sarah Parker
Chair, Planning Commission

Noah Housh
Planning Director



**architecture
planning/design**

*James A. McCalligan a
rchitect AIA
115 4th Street Suite A
Historic Railroad Square
Santa Rosa, CA 95401
Phone 707-578-4525
Fax 707-578-3742
www.mccalligan.com*

August 4, 2015

To: Planning Department
City of St. Helena
St. Helena, CA

Re: Written Statement
Design Review application for the proposed
Donna and Rusty Hinds replacement residence
Located at:
1057 Pratt Avenue
St. Helena, California
A/P #009-142-003

Attention Planner, and Planning Commission members,

On behalf of Donna and Rusty Hinds, we hereby submit our Design Review Application for construction of a new residence and second unit at 1057 Pratt Avenue and the demolition of the existing single-family dwelling currently located on the site.

SITE AND CONTEXT:

The site is located on a flag lot that is accessed through a 20' wide permanent easement from Pratt Avenue. This entire block consists of large flag lots to the south of Pratt Avenue. This parcel consists of 15,815 square feet and is the one of the largest flag in the area. Additionally, the other flag lots include the driveway in the square footage, whereas, the square footage for the easement to this parcel is not included since it is not part of the lot. The lot is a rectangle of approximately 132' by 120'.

GENERAL PROJECT DESCRIPTION:

Donna and Rusty Hinds are proposing the demolition and construction of a single family home that will be utilized as their permanent full time residence. They have been part time residents of St. Helena since 2008 and moved here full time in August of 2014. They have a daughter at Saint Helena High School and have become active members of the community. Donna currently represents the City of St. Helena on the Napa County Active Transportation Committee. She also recently completed the UC Master Gardeners Program of Napa County and has made a large commitment of volunteer time with this organization that assists with farming, vineyard and home gardening education. The Hinds are looking forward to many happy years in their proposed home.

DEMOLITION:

The existing home located at 1057 Pratt Ave was built in 1948 and does not appear to have been maintained or updated during its 67 year life. The building is not architecturally or historically significant and cannot be seen from the street. The existing home consists of: 3 bedrooms and 2 baths on a single level, and is approximately 1,647 square feet of conditioned space with a 400 square feet garage and two carports. The existing home is not in character with the other homes currently located on Pratt Ave. It still has low efficiency mechanical systems, wood burning fireplace, limited insulation and non-water conserving plumbing. The substandard foundation and framing systems would require extensive reinforcement and retrofitting to meet current code standards. The compartmentalized floor plan including odd flow and use of space makes the house difficult to remodel. In short, the cost to improve the house to meet the needs of the program and code upgrades would be cost prohibitive. The clients are working with Jose Martin and the St. Helena Fire Department to utilize the existing building as a practice and training structure, thereby yielding a public benefit from the destruction of the house.

PROPOSED PROJECT:

Based on the current zoning code for Medium Density housing, the allowable Floor Area Ratio (FAR) for this lot is 25.2% or 3,985 square feet of living space with a bonus of 400 feet for second units and an exemption of 200 feet for garages for a total of 4,585 square feet. The proposed project includes a main residence of 3,021 square feet, a garage with an unconditioned space of 624 square feet, a second unit of 849 square feet for a total of 4,494 square feet. The proposed project is within the current FAR and due to the large size and nature of the flag lot, the buildings have been sited to allow for a pool and various areas of large open space surrounding the buildings. The proposed project is consistent with other homes on Pratt Avenue built on similar sized parcels. There are 5 properties in this block of Pratt Avenue with structures exceeding 3,000 square feet. There are also several homes on Pratt Avenue with second units. The proposed project fits in the neighborhood and is consistent with the other projects that have previously been constructed on Pratt Avenue.

We believe this project is a good example of how this additional square footage and garage exemption work to incentivize a second unit without overbuilding the lot. The proposed 3,021 square foot main residence is very consistent with the other residences on Pratt Avenue. The clients first priority was to build a 3,000 square foot home. By taking advantage of the 400 square foot bonus, the clients had the opportunity and incentive to propose a second unit. (The City has recognized the importance of this incentive in the Draft Housing Element Needs Assessment/ City of St Helena General Plan Update, February 24, 2015, Page 7 & 8, and approved by City Council) In the future, the clients are considering the possibility of utilizing the second unit as a long term rental.

Due to the large size of the lot, there is plenty of open space remaining around the proposed buildings and the buildings do not impose on the privacy of surrounding neighbors. The second story portion of the project is centrally located on the lot. There is only one second story window that could possibly look out onto one parcel to the east of the Hinds property. This parcel is a vacant lot owned by Mark and Todd Andrade. The Hinds have discussed their project with Mark Andrade and the Andrade's have no objections to the project as proposed. There are seven properties that border the Hinds property (three on Crinella). The Hinds have contacted all seven neighbors to let them know what has been proposed and there have been no objections to the project. There is only one owner who has not responded after multiple attempts.

ARCHITECTURE:

The proposed project is essentially a collection of small scaled buildings with the barn/farmhouse vernacular arranged to define private, outdoor spaces that contain sound and backyard activities. Due to its location on a flag lot with houses on all sides a central courtyard plan was established with a large open space at the center of the property. This siting serves as privacy buffer with outdoor living area in the center of the property. We have been careful to orient the windows of upper floor bedrooms away from the closest neighboring buildings. The other second story windows provide daylight and ventilation to spaces below. We feel this design offers the best natural lighting for the residents while maintaining the privacy of the neighboring lots.

Visibility of the site from the street is almost nonexistent due to the long driveway flanked to the north with live oaks. The main house and garage should be largely invisible from anywhere outside the property and the smaller scaled second dwelling unit should be visible only down the length of the driveway. Due to the lack of street frontage additional parking spaces were added to the site to allow for second unit and guest parking. The sizing of the driveway between the garage and second unit allows for either tandem or parallel parking at the owners discretion.

The white painted cedar siding will be primarily board and batten with occasional elements of horizontal lap siding for visual relief. All roofing will be corrugated metal finished with a vintage galvanized patina. Divided lite metal clad wood windows will be used for character and scale.

LANDSCAPING:

The prior owner's landscaping contained extensive vegetable gardens, fruit trees and roses maintained by inefficient hand held or broadcast irrigation. The Hinds are proposing low to moderate water use plants composed of primarily Mediterranean and native plant types, and numerous raised bed planters, with a numerous vegetated areas for stormwater drainage. These plants will be irrigated exclusively with drip or sub-surface irrigation methods. The result should be a substantial decrease in landscape water usage from the previous owner.

TREE REMOVAL:

The project calls for the removal of 10 trees on the property varying in size from 5"-24". The trees species include walnut, sycamore, fig, eucalyptus and various fruit trees none of which are considered a protected species. The majority of the trees marked for removal are either in close proximity with the proposed buildings or nearing the end of their life and in poor condition. The Hinds are proposing to replace these with 15 trees including olive, citrus and other fruit trees.

WATER ANALYSIS:

The water use analysis calculation allows for 150 gallons per bedroom per day for the existing three bedroom house, resulting in an existing usage of 450 gallons per day. It is estimated that with the proposed water conserving measures and low flow plumbing fixtures this will be reduced to 377 gallons per day for the new residence and second unit. This equates to a savings of 73 gallons per day.

STORMWATER MANAGEMENT:

The project makes use of several vegetated drainage swales scattered around the property to retain stormwater from the roof and landings of the proposed construction. Drainage will be balanced through the use of drain pipes to ensure that the tributary area does not exceed twice the retention area. In addition the driveway, terrace and paths will be constructed of pervious material to increase the area of rainwater filtration.

PUBLIC WORKS CONDITIONS:

The current site has a septic system for treatment of solid waste. Many of the properties surrounding the subject property are connected to the city sewer system. During the due diligence phase of purchasing this property, the clients worked with Mike Muelrath of Applied Civil Engineering and confirmed the feasibility of abandoning the current septic system and connecting to the city sewer. Additionally, the clients confirmed with Steve Palmer that the city will allow connection to the city sewer upon the mandated upgrade of the Crinella lift station by the developers of the Los Alcobas (formerly Grandview) Hotel project. The superintendent of the Los Alcobas project has indicated a projected completion date of the sewer upgrade of December, 2015. The clients have secured a utility easement along the right of way easement to the property. Additionally, the clients have reached an oral agreement with the 1832 Crinella neighbor to grant a sewer easement in the event this access is more feasible. This easement will be documented by a written agreement. We are requesting approval of this project, subject to the condition that the Hinds will not be granted a certificate of occupancy until the Crinella lift station has been upgraded and the Hinds property has been connected to the city sewer.

In closing we believe that this project meets all applicable zoning requirements, is in character with the surrounding homes, and would be a beautiful addition to the city of St. Helena. We respectfully request this project be placed on the consent docket for planning commission approval.

Respectfully submitted,

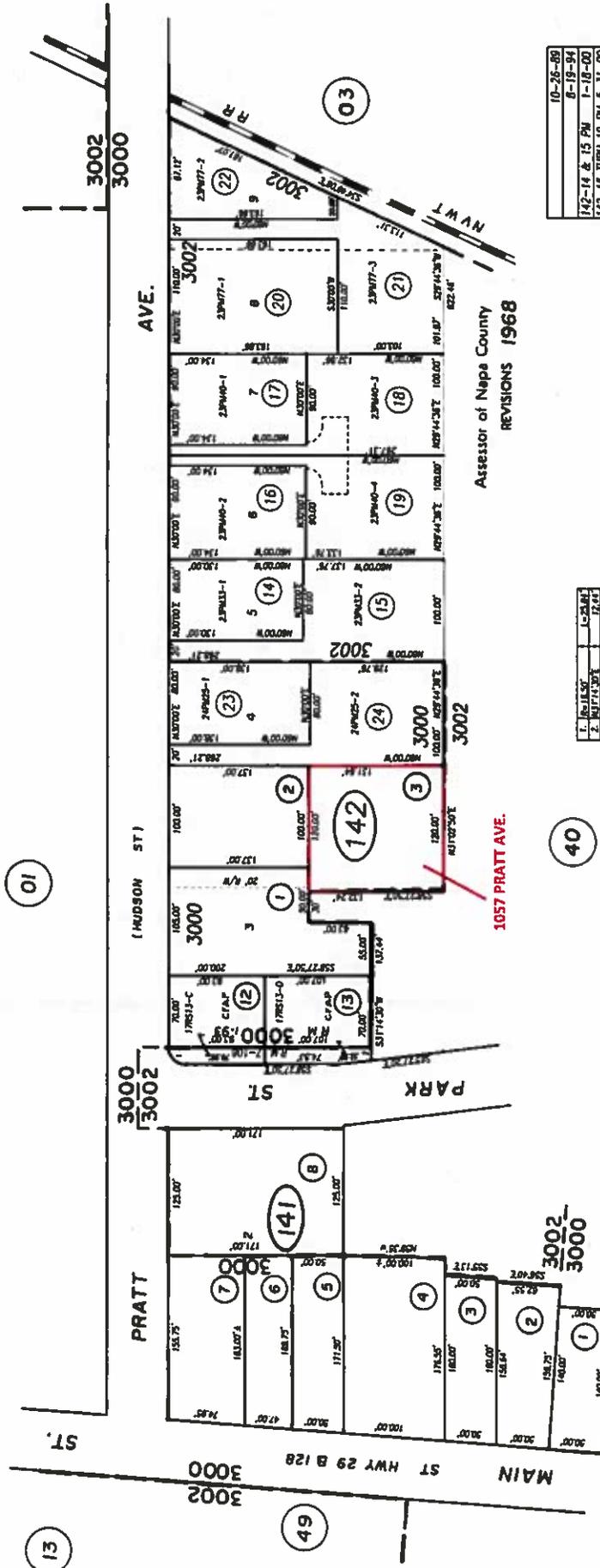
A handwritten signature in black ink, appearing to read "James A. McCalligan". The signature is fluid and cursive, with a large loop at the end.

James A. McCalligan

Tax Area Code
3000,3002



COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA
R.M. BK D. OF PATENTS, PG 127
PTN. CRINELLA TERRACE UNIT 2
R.M. BK 7, PG 106
ELIZABETH L. HACKNEY TRACT
R.M. BK 1, PG. 97



REVISION	DATE
10-26-09	
8-19-94	
142-14 & 15 PM	1-18-00
142-16 THRU 19 PM	5-31-00
142-07 & 14 THRU 18	
FRA CHANGE	12-31-00
142-20, 21, 22, PM	8-16-02
142-23 & 24 PM	12-29-02

1. PARCEL NO.	2. MAP NO.

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability is Assumed For The Accuracy Of The Data Delineated Hereon.

Assessor of Nepe County
 REVISIONS 1968



Figure 1. View of easement entering property.

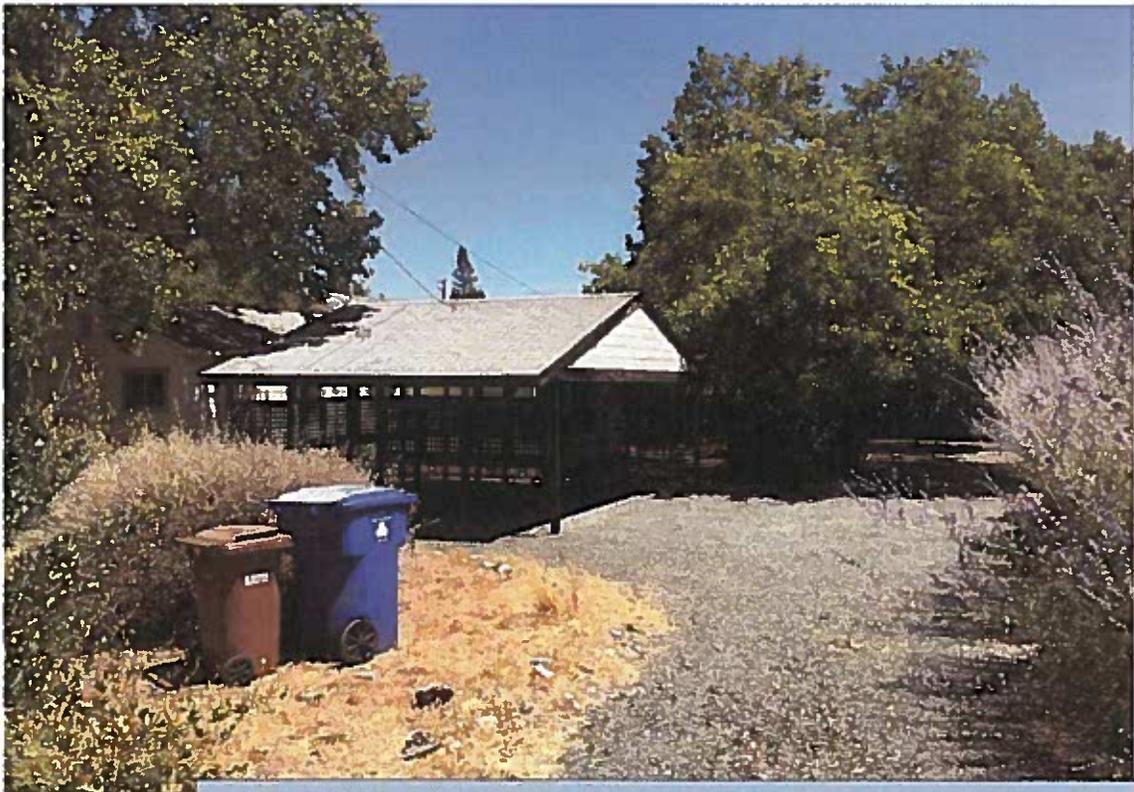


Figure 2. View of existing home from the property line at end of easement.



Figure 3. View of property line and home along the westerly property line.

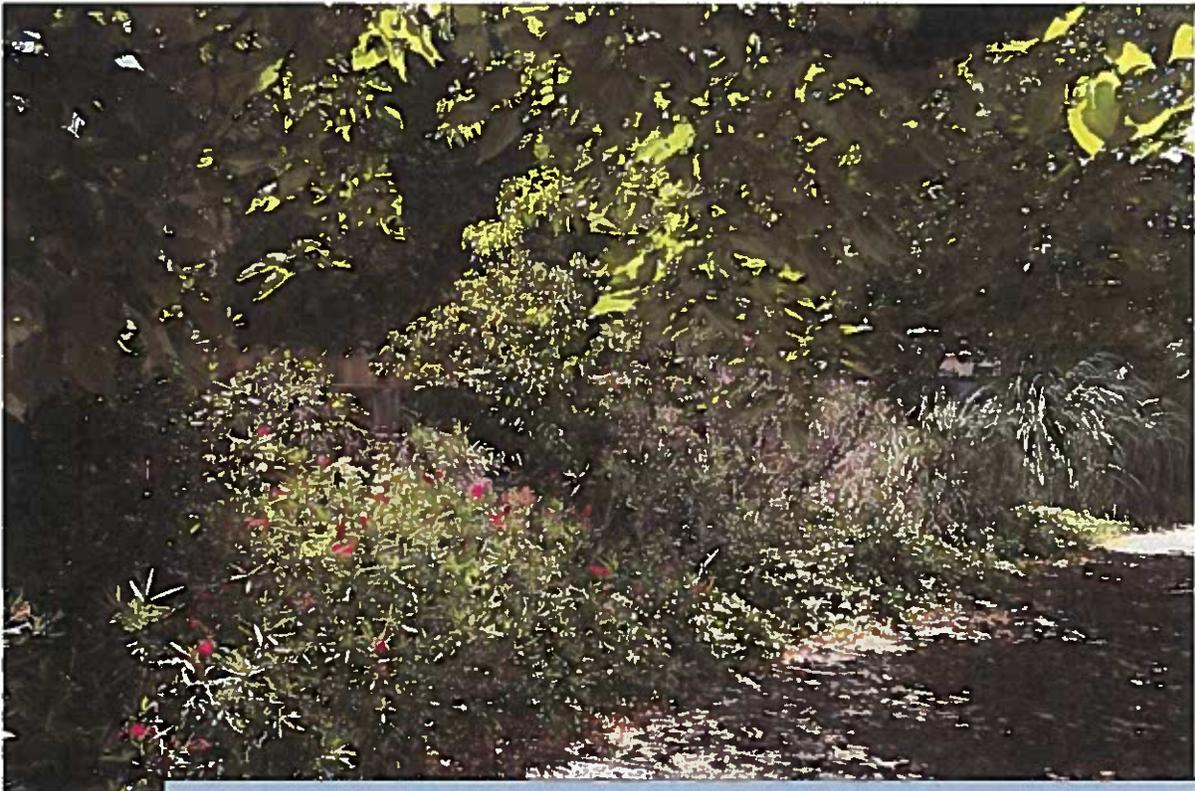


Figure 4. View of property line along the southern property line.



Figure 5. View of easterly property line.

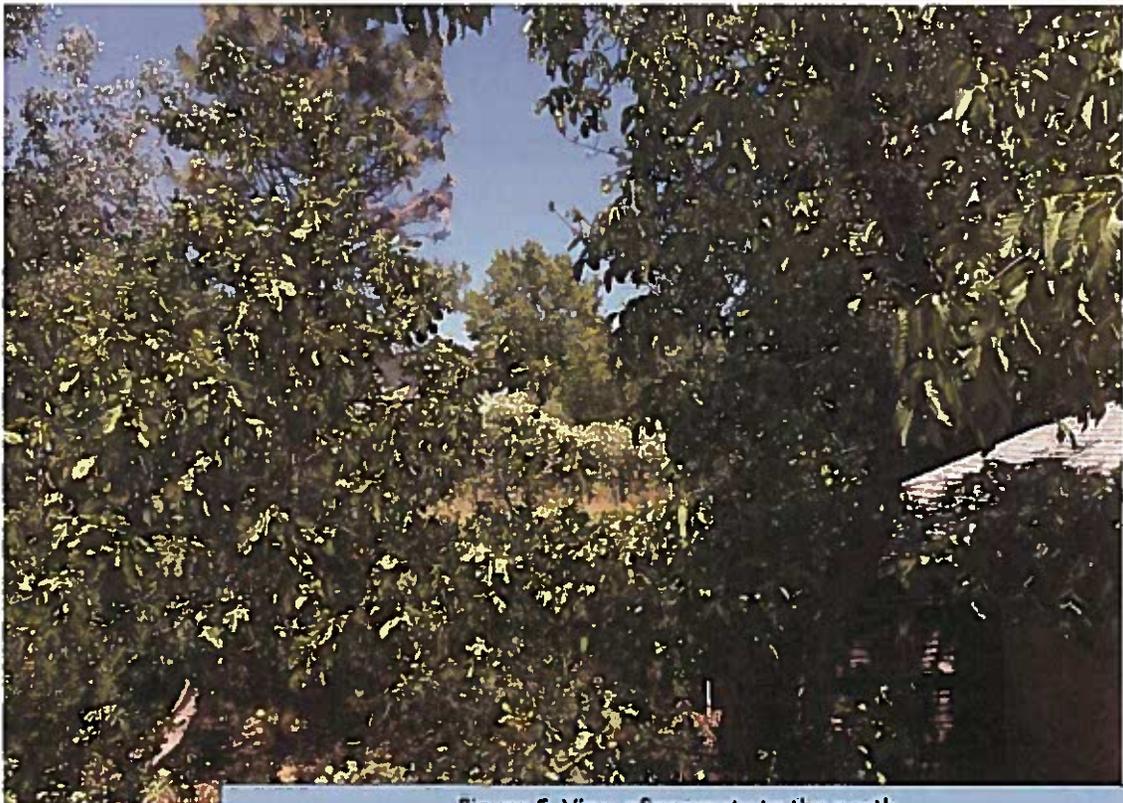


Figure 6. View of property to the north.



300' RADIUS FROM PROPERTY BOUNDARIES

Neighborhood / Block / Subblock
 Project location and block/subblock information including map reference and zoning.

Site Address:
 1057 PRATT AVENUE
 ST. HELENA, CA 94753

Site Characteristics:
 Lot Area: 10,000 SF
 Floor Area Ratio: 0.25
 Zoning: R-1
 Easements: None

Project Area Characteristics:
 Total Living Area: 2,500 SF
 Total Floor Area: 2,500 SF
 Total Building Footprint: 2,500 SF
 Total Site Area: 10,000 SF

Water Use Available Report:
 Project location and water availability information.

Water Use Available Report
 Project location and water availability information.

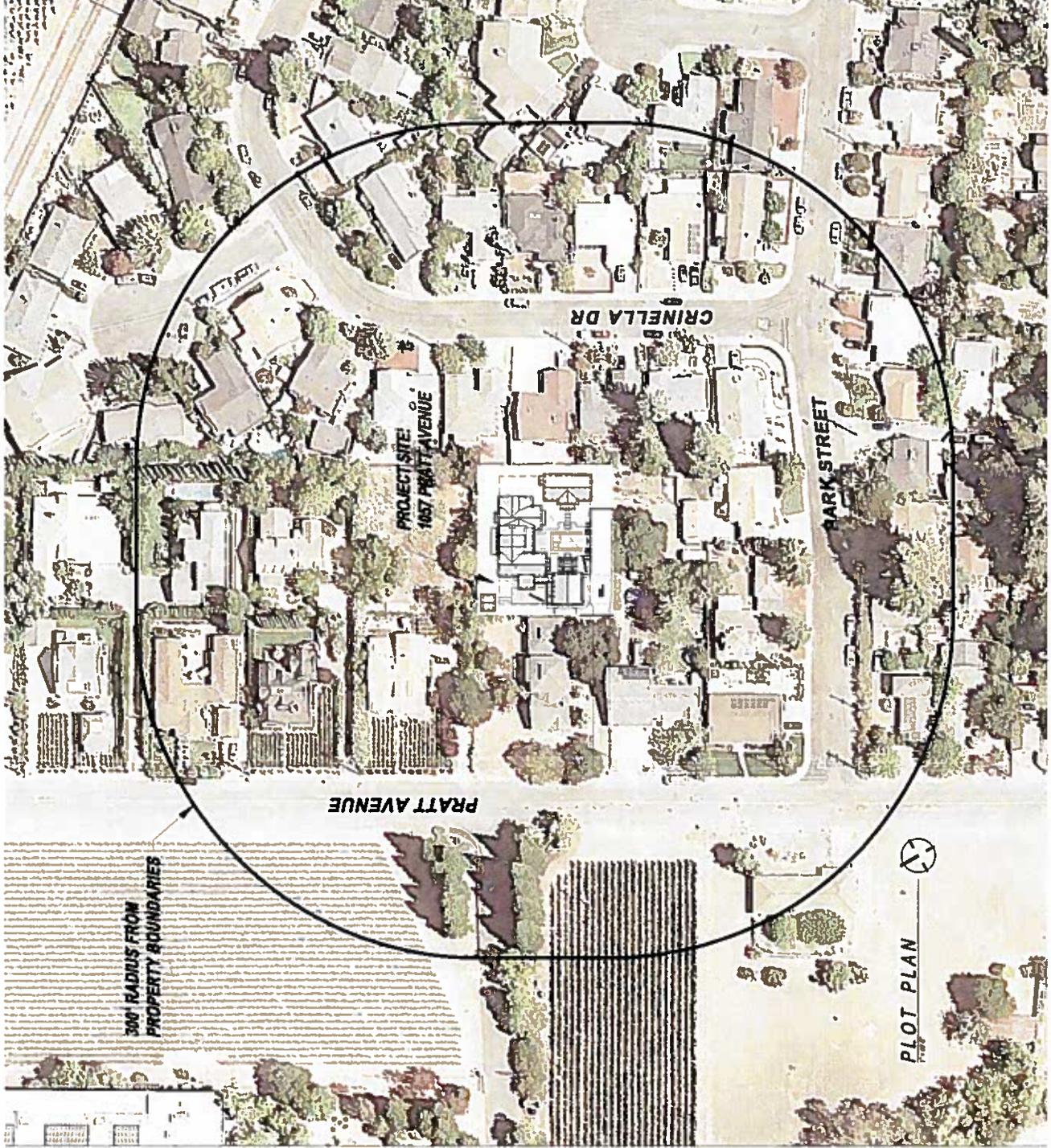
Category	Value
Water Use Available	10,000 SF
Water Use Required	2,500 SF
Water Use Available - Water Use Required	7,500 SF

Water Use Available Report
 Project location and water availability information.

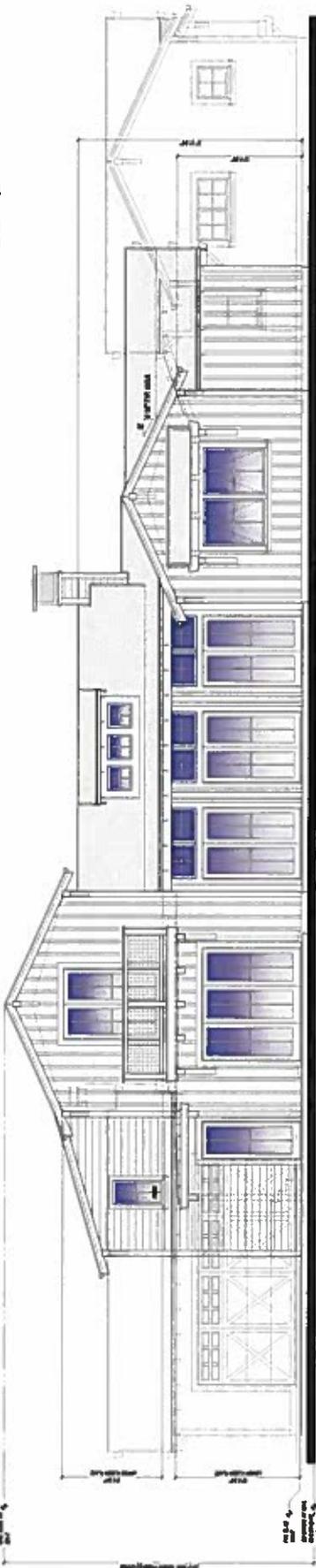
Category	Value
Water Use Available	10,000 SF
Water Use Required	2,500 SF
Water Use Available - Water Use Required	7,500 SF

Notes:
 1. All measurements are based on the latest available aerial photography.
 2. All measurements are based on the latest available aerial photography.
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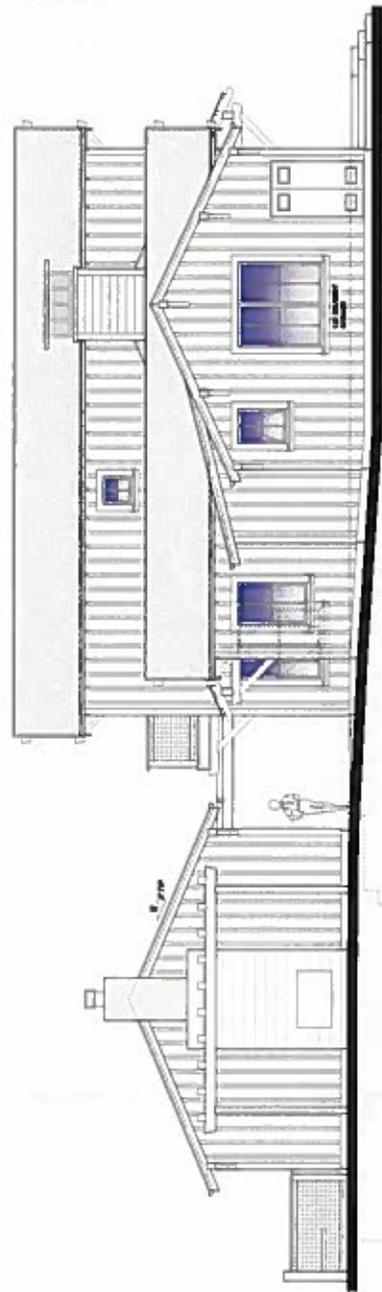
Owner/Project: 1000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90025
Contract: 1000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90025
Architect: JMA Architects, Inc., 11500 Wilshire Blvd., Suite 1000, Los Angeles, CA 90025
Scale: 1/8" = 1'-0"



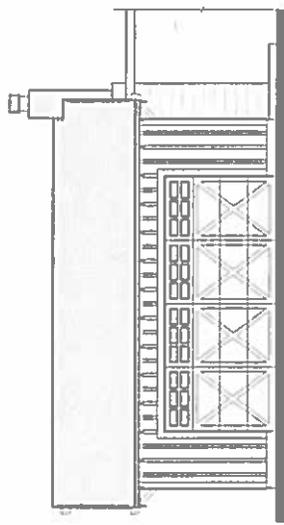
SOUTHWEST ELEVATION

Property:	JMS
Address:	1000 Wilshire Blvd.
City:	Los Angeles
State:	CA
Project No.:	1000
Sheet No.:	1000

RUSTY & DONNA HINDS
 NEW RESIDENCE FOR
 1000 PEASE AVENUE
 ST. HELENA, CALIFORNIA
 415 008-142-005-000



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

GARAGE SOUTHEAST ELEVATION



4 EXISTING CARPORT



6 NEW FACING SOUTHEAST



12 NEW FACING SOUTHWEST



3 FRONT OF EXISTING RESIDENCE



7 VIEW OF CARPORT FACING SOUTHEAST



11 VIEW FACING NORTH



2 VIEW DOWN SOUTHWEST PROPERTY LINE TOWARD PRUIT AVE



6 VIEW OF PROPERTY FROM PRUIT AVENUE



10 NEW FACING NORTHEAST



13 VIEW OF EXISTING RESIDENCE FACING SOUTHEAST



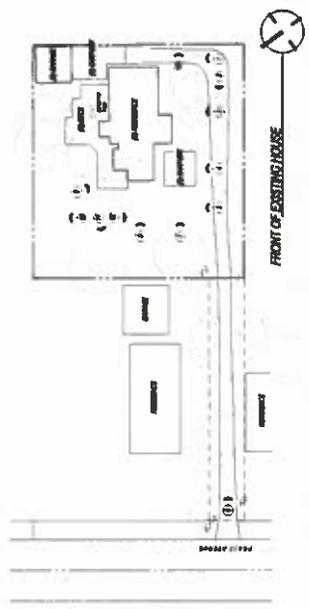
1 VIEW OF GARAGE FROM SOUTH CORNER



5 NEW FACING NORTHEAST



8 VIEW OF EXISTING RESIDENCE FACING NORTHEAST



Item	Area	Area	Area
1	200	200	200
2	200	200	200
3	200	200	200
4	200	200	200
5	200	200	200
6	200	200	200
7	200	200	200
8	200	200	200
9	200	200	200
10	200	200	200
11	200	200	200
12	200	200	200
13	200	200	200



**architecture
planning/design**

James McCalligan Architect
115 Fourth Street, Suite A
Santa Rosa, CA 95401
Phone: 707-578-4525

Color Board for New Residence and Second Unit for:

Rusty and Donna Hinds

1057 Pratt Avenue

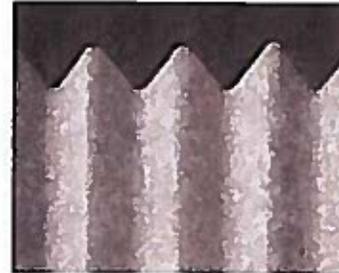
St. Helena, CA

APN: 009-142-003

ROOFING:

2 1/2" x 1/2" Corrugated metal panels

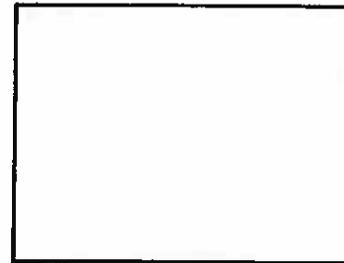
COLOR: Vintage



SIDING:

Cedar Board and Batten Siding Color: BM White Cloud

Cedar Horizontal Lap Siding Color: BM White Cloud



TRIM:

2x6 STK Cedar Trim Color: BM White Cloud

POSTS, BEAMS AND CORBELS:

STK Cedar Color: BM White Cloud

GUTTERS:

5" Diameter half round gutters with 2" diameter downspouts

Color: Galvanized



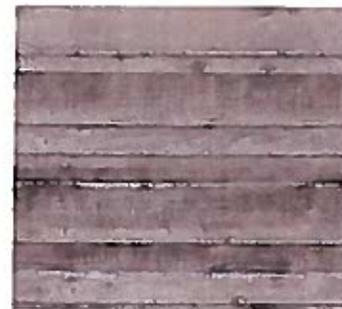
WINDOWS:

Metal clad wood windows. Color: To match siding

OUTDOOR FIREPLACE:

Board formed concrete fireplace.

Color: Natural



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