

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

**SEPTEMBER 6, 2016**

**AGENDA ITEM:** 5

**FILE NUMBER:** PL16-041

**SUBJECT:** The applicant requests Design Review approval to legitimize a previously converted (into living space) two car garage at 1434 Grayson Avenue in the LR: Low Density Residential district.

**PREPARED BY:** Aaron Hecock, Senior Planner

**REVIEWED BY:** Noah Housh, Planning Director

**APPLICATION FILED:** 06/15/16

**ACCEPTED AS COMPLETE:** 08/11/16

**LOCATION OF PROPERTY:** 1434 Grayson Avenue

**APN:** 009-340-002

**GENERAL PLAN/ZONING:** LR: Low Density Residential

**APPLICANT:** Boyd Stockham

**PHONE:** (707) 664-0945

**PROJECT DESCRIPTION**

The existing 16,428-sf parcel is currently developed with a 2,094-sf single-family residence (630-sf of which is converted garage space) and 612-sf studio. The applicant is seeking design review approval to legitimize a garage conversion that occurred without City approval or permits in approximately 1991. Essentially, the garage door was removed, framed in, windows were added and the rest was interior work. All exterior changes and additions were finished with materials that match or complement those on the existing home (see attached photos). No other changes are proposed to the existing home or studio. The height of the existing home will remain unchanged at approximately 15'6".

**ANALYSIS**

**CEQA**

The project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the minor alteration of existing private structures 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 Low Density Residential (LR). This district provides for single-family detached homes, secondary residential units, limited agricultural uses, and other similar and compatible uses. The remodeling of a single-family dwelling is a permitted use in the LR district.

As far as the Floor Area Ratio (F.A.R.) is concerned, a 16,428-sf has a maximum F.A.R. of .246 which results in a maximum gross floor area of 4,041-sf (excluding any applicable F.A.R. exemptions). The garage conversion added 630-sf of new conditioned living space resulting in 2,506-sf for the purposes of F.A.R. limitations (see below).

### **EXISTING FLOOR AREA:**

RESIDENCE	1464 SF
AREA OF CONVERSION	630 SF
STUDIO	612 SF
COVERED PARKING EXEMPTION	-200 SF

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**SUB-TOTAL: 2,506 SF**

**FLOOR AREA RATIO: 2,506 / 16,428 = .15**

Therefore, the project as proposed is well below the maximum gross floor area permitted and meets all the requirements of the LR district.

## **HISTORIC RESOURCES**

The existing home was constructed in approximately 1948 and is not listed on the City's Master Historic Resources List.

## **PARKING**

Municipal Code Section 17.124 "Parking and Loading Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. Section 17.116.030 "Accessory dwellings", requires one additional parking space, covered or uncovered, for the second unit. This means that 3 on-site parking spaces are required, one of which needs to be covered. In this case, the applicant is providing four covered spaces. In addition, there is ample space on the property for additional uncovered parking. Therefore, the project as proposed meets all parking requirements.

## **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 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 garage conversion raises no substantial design issues and that the work is in character with the neighborhood and the community in general. Furthermore, the home meets all City development standards and is located on over 1/3 of an acre.

For these reasons, 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 the minor alteration of existing private structures; 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 design review for the garage conversion at 1434 Grayson Avenue.

### **ATTACHMENTS**

1. Resolution / Conditions of Approval
2. APN Map
3. Aerial
4. Plans

**DESIGN REVIEW NO. PL16-041  
CITY OF ST. HELENA, STATE OF CALIFORNIA  
GRANTED TO 1434 GRAYSON AVENUE**

**PROPERTY OWNER:** Boyd Stockham

**APN:** 009-340-002

**Recitals**

1. The applicant requests Design Review approval to legitimize a previously converted (into living space) two car garage at 1434 Grayson Avenue in the LR: Low Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on September 6, 2016.

**Resolution**

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301, which exempts the minor alteration of existing private structures; and 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 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 September 6, 2016, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. 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**

11. 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.
12. 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.

13. 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.
14. The applicant shall incorporate water conservation practices into the proposed project per the Water Use Analysis Report. 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.
15. 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 needed cleanouts prior to Certificate of Occupancy.
16. 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.

#### **Building Department Conditions of Approval**

17. 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.
18. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
19. The applicant shall provide a construction waste management plan with the building permit application.
20. 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.
21. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
22. 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 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 6, 2016 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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Grace Kistner  
Chair, Planning Commission

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Noah Housh  
Planning Director





1434 Grayson Ave

Grayson Ave

Charter Oak Ave

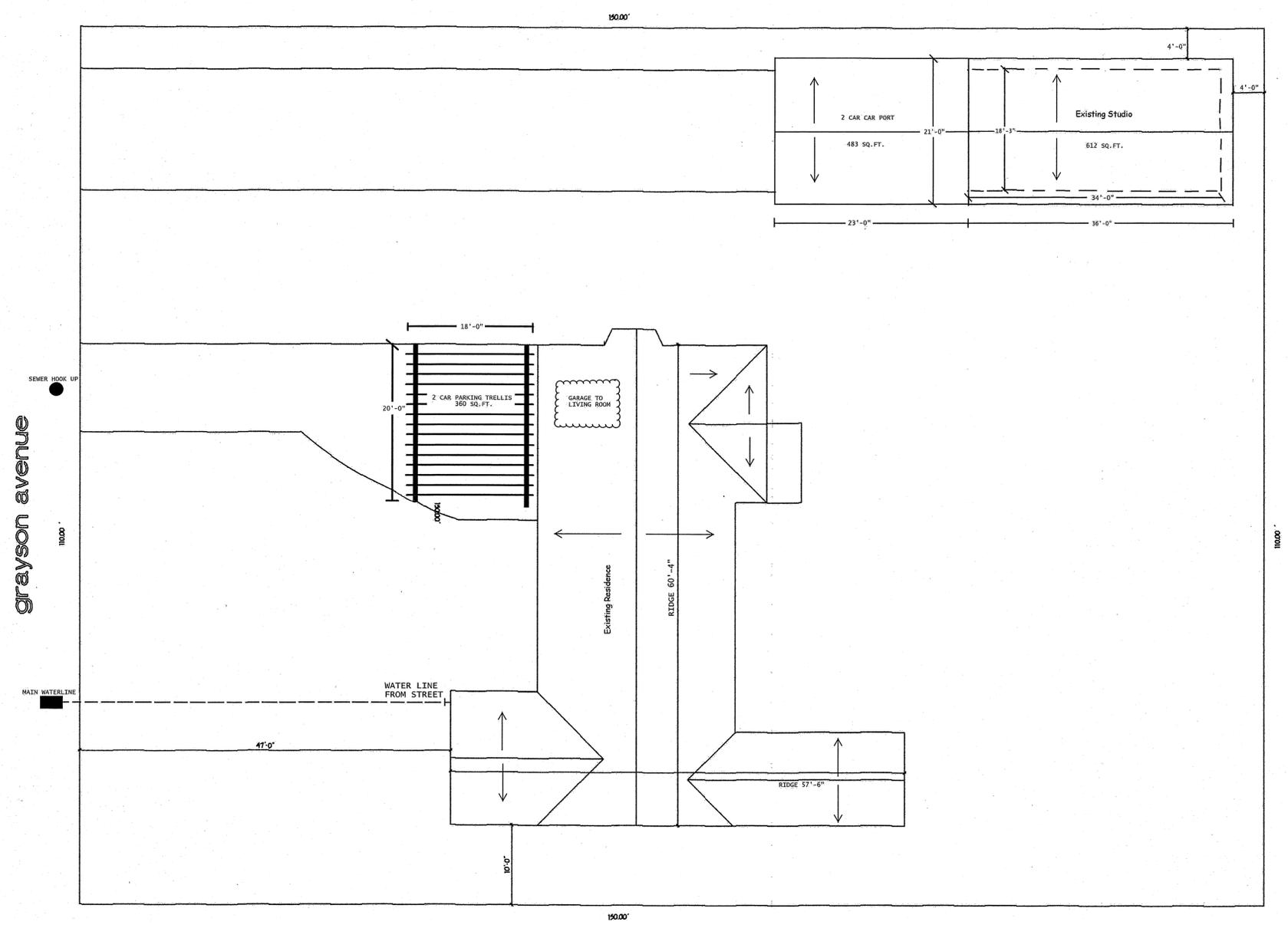
SAINTS

© 2016 Google

Google earth

38°29'49.13" N 122°27'51.18" W elev 261 ft eye alt 1848 ft

1993



1. LOT SIZE: 110' X 150' = 16,500
2. HOUSE IS +/- 1,464 SQ. FT.
3. GARAGE TO LIVING ROOM +/- 630 SQ. FT. FOR TOTAL 2,094 SQ. FT. LIVING SPACE
4. LOT COVERATE, HOUSE = 12.5%
5. LOT COVERAGE, STUDIO = 3.7%
6. TOTAL LOT COVERAGE = 16.2%
7. CAR PORT PARKING = 483 SQ. FT.
8. TRELIS PARKING = 360 SQ. FT.

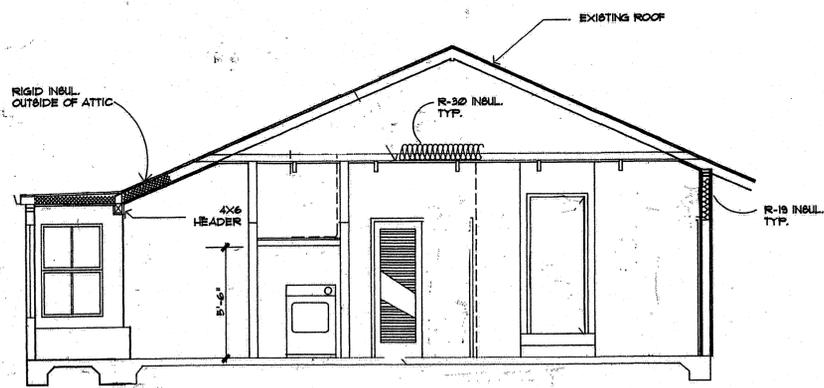
site plan  
scale 1/8"=1'-0"

1434 grayson avenue  
 st. helena, california 94574

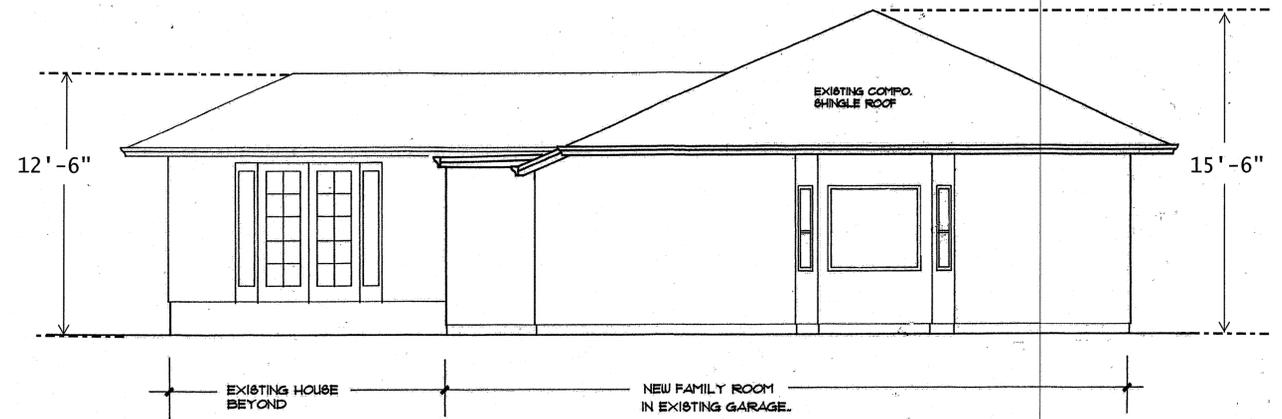


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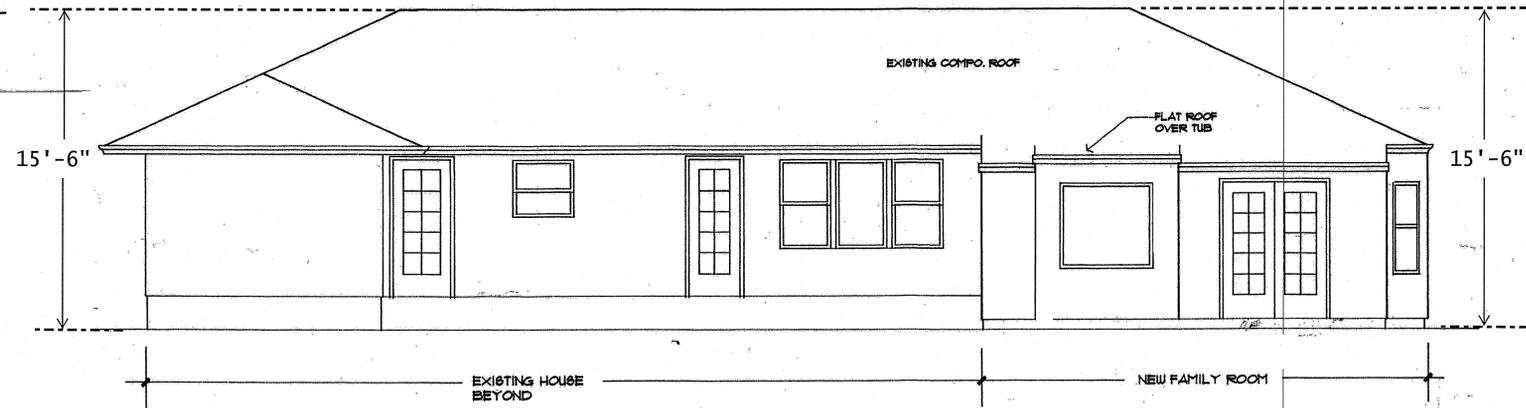
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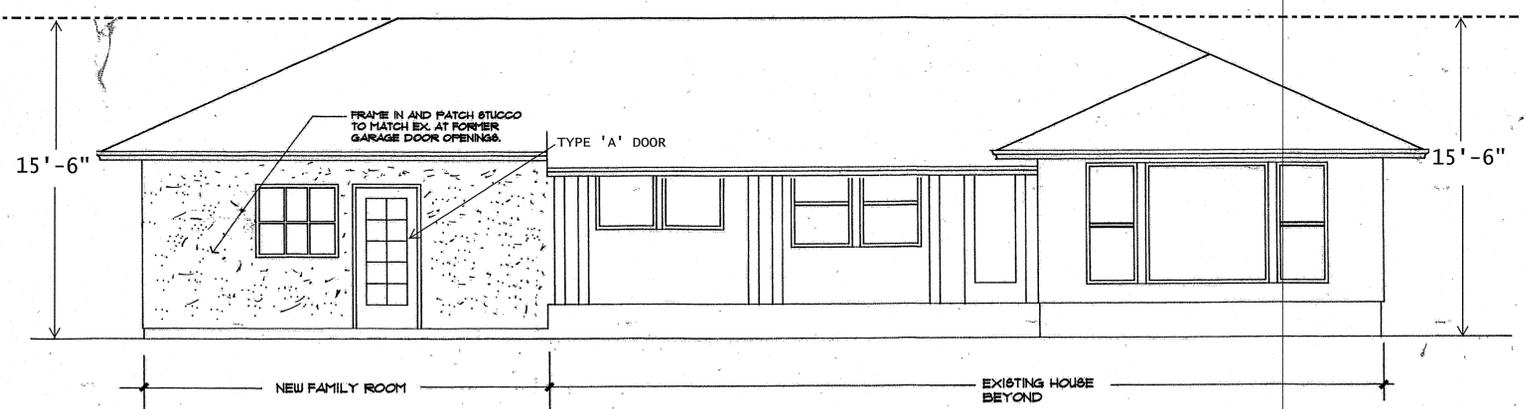
SECTION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PROJECT  
**RESIDENCE REMODEL**

SHEET DESCRIPTION  
**ELEVATIONS AND SECTIONS**

DRWN:	DATE 6-15-16
CHKD:	DATE
APPROVED:	DATE
FILE:	
SHEET	

**A3**

SCALE: AS NOTED  
PROJECT NO.







A dark wood side table with a metal frame and a white lamp with a brass base.

A white sofa with yellow and white patterned pillows, positioned in front of a large window.

A dark wood coffee table with a stack of books and a small vase on top.

A dark leather armchair with brass studs, positioned in the foreground.

A dark leather armchair with brass studs, positioned on the right side of the room.







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