

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

JULY 19, 2016

AGENDA ITEM: 5

This item has been recommended for consideration under the Consent Calendar

The following application has been reviewed by the Planning Department for compliance with Design Review regulations. The Planning Department is recommending that this project be found exempt from Design Review pursuant to Sec. 17.164.060 which states that whenever the city planner finds that a proposal raises no substantial design problems the planner shall place such an exemption recommendation on the Planning Commission's consent agenda.

FILE NUMBER: PL16-045

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 06/24/16

ACCEPTED AS COMPLETE: 06/24/16

LOCATION OF PROPERTY: 2000 Howell Mountain Road

APN: 025-070-038

GENERAL PLAN/ZONING: Woodlands & Watershed (WW)

APPLICANT: Jeffery Green

PHONE: (707) 244-5075

PROJECT DESCRIPTION

The applicant is requesting a design review exemption in order to construct a 192-sf pool house on their property located at 2000 Howell Mountain Road in the WW: Woodlands and Watershed district. The subject property is located in the hills east of the Silverado Trail off of Howell Mountain Road and is surrounded by heavily wooded areas with scattered private estate homes. The existing 4.36 acre (189,922-sf) parcel is currently developed with a 3,700-sf single-family residence with a 484-sf detached garage. The pool house would be located near the center of the property and would be finished with plaster siding and a tile roof to match the existing house. The structure would house a storage area, a changing room, as well as sinks and a small refrigerator and would be approximately 10'6" in height. As this is a steep, heavily wooded area with large parcel sizes, the pool house will not be visible to adjacent properties.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15303 which exempts the new construction of small structures including garages, carports, patios, swimming pools, etc.

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Woodlands and Watershed (WW). This district is intended to provide for land uses that serve to protect wildlife, vegetation, open space and other natural resources. Low density, estate-type residential development, including accessory structures and secondary dwelling units are allowed within the Woodlands and Watershed district. The intent is to allow limited housing opportunities on wooded slopes that are less suitable for agriculture rather than permitting residential development on prime vineyard lands.

There are no floor area ratio (F.A.R.) standards or maximums in the WW district. Maximum building and structural coverage is the lesser of ten percent (10%) of the lot area or twenty thousand (20,000) square feet. In this case, 18,992-sf of structural coverage is permitted on a 189,922-sf lot. With the addition of a 192-sf pool house, total structural square footage would be 4,376-sf, which is less than 1/4 what is permitted in the WW district.

UTILITIES

The home uses well water and a septic system, therefore there will be no impact on City utilities.

STAFF RECOMMENDATION

Staff finds that the proposed construction of a 192-sf pool house behind the home at 2000 Howell Mountain Road raises no substantial design problems and that this application should be exempt of design review.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. APN Map
3. Aerial View
4. Plan Set

**CITY OF ST. HELENA, STATE OF CALIFORNIA
DESIGN REVIEW EXEMPTION NO. PL16-045
GRANTED TO 2000 HOWELL MOUNTAIN ROAD**

PROPERTY OWNER: Jeffery Green

APN: 025-070-038

Recitals

1. The applicant is requesting a design review exemption in order to construct a 192-sf pool house on their property located at 2000 Howell Mountain Road in the WW: Woodlands and Watershed district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on July 19, 2016.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303 which exempts the new construction of small structures including garages, carports, patios, swimming 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 July 19, 2016, except as modified herein.
9. It is the applicant's responsibility to abide by any CC&Rs applied to the property. The City shall not be responsible for any liabilities incurred upon the property owner for failing to comply with applicable CC&Rs.
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. 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.

14. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
15. An encroachment permit shall be required for any work performed in the public right of way.
16. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.
17. Approval of this project shall be subject to the requirements of Woodlands and Watershed District, and all improvements shall be designed and constructed in accordance with Municipal Code Section 17.64.

Building Department Conditions of Approval

18. 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 has the 2013 Title 24 codes, parts: 1-Administrative, 2.5- Residential Building, 3-Electrical, 4-Mechanical, 5- Plumbing, 6-Energy, 9-Fire, 11-Green Building Standards, and Part 12, Referenced Standards codes adopted. (Codes update January 2017)
19. When submitting plans for a building permit, the plans shall include a. Title page. b. Site plan. c. Foundation plan and footings detail. d. Floor plan. e. Floor framing plan. f. Framing plan. g. Roof framing plan. h. Elevations of all sides. i. Cross sections. j. Window and door schedule. k. Electrical layout plan. l. Plumbing layout plan. m. Mechanical layout plan. n. Energy analysis report and calculations – if applicable o. Structural drawings including structural calculations, p. Geotechnical investigation report.
20. The applicant shall provide a construction waste management plan.
21. 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.
22. When submitting plans, the title page shall include: a. Parcel number, b. job site address, c. Architect/Engineer/Geotechnical/Design professional information such as name, address, phone number, email address etc., d. date, e. work description, f. design codes, g. square footage, h. construction type, i. use and occupancy, j. table of contents/page numbers, k. live loads, floor and roof, all required demand loads, l. fire hazard severity zone if applicable, m. wind design data regardless of whether seismic loads govern the design of the lateral-force-resisting system of the building. Include basic wind speed, wind importance factor, and occupancy category, wind exposure, applicable internal pressure coefficient and components and cladding, n. seismic design data, include seismic zone information regardless of whether seismic

loads govern the design of the lateral-force-resisting system of the building, o. flood design data such as when buildings in whole or in part are in flood hazard areas. Documentation pertaining to design shall be included, p. special loads that are applicable to the design of the building shall be indicated, along with the specified section of the code that addresses the condition, q. special inspections for those systems and components requiring special inspection, the requirements for seismic resistance must be included, r. 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, use deferred submittal request form. NOTE: deferral of fire sprinklers is not allowed.

- 23. Ask for and use the Building Department submittal checklist.
- 24. If the proposed structures require fire sprinklers Fire sprinklers are a concurrent submission and concurrent issuance with the building permit application.
- 25. Each structure requires a separate permit application, however; all structures can be on the same set of plans.

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 July 19, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

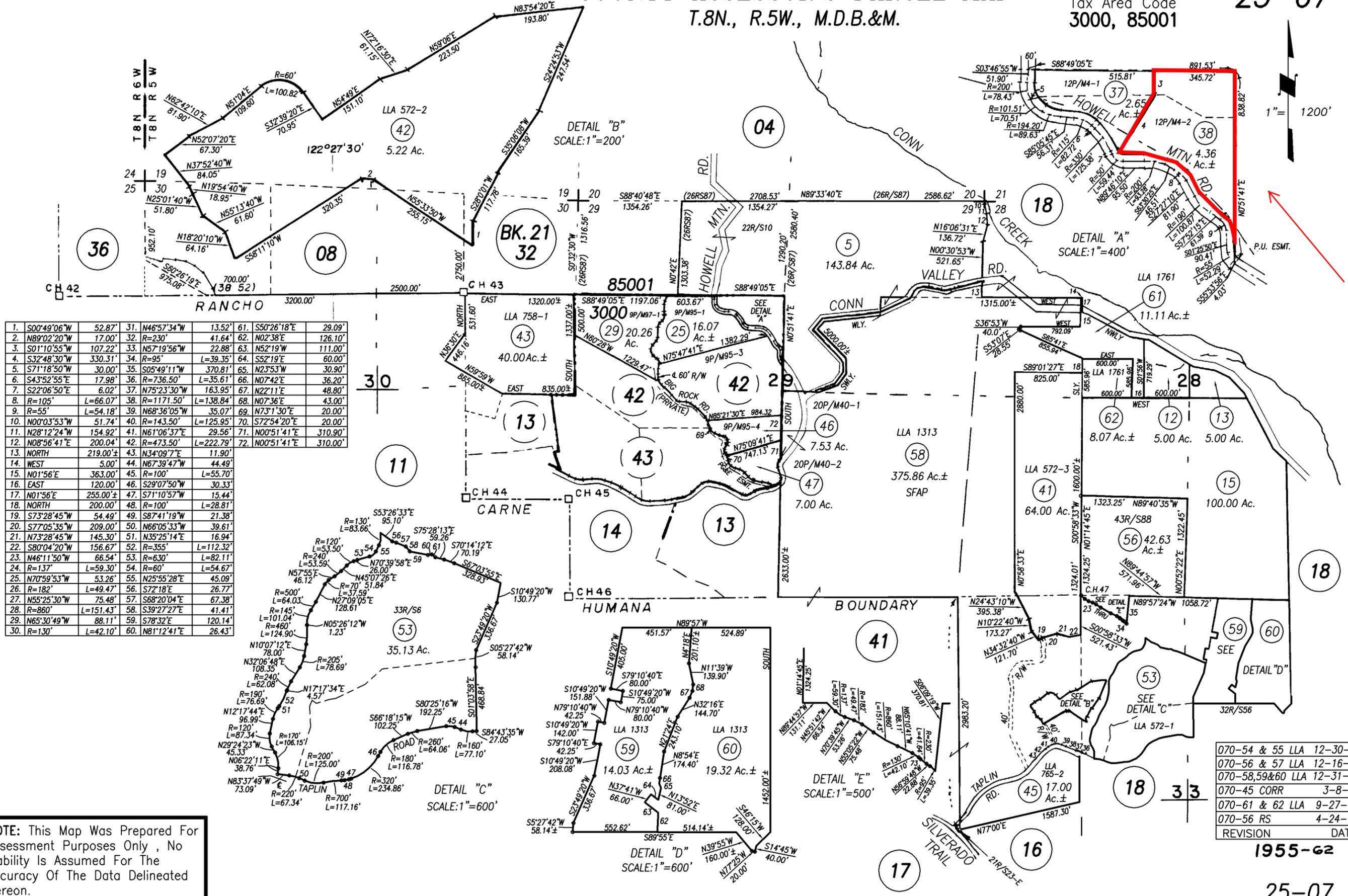
Noah Housh
Planning Director

COUNTY ASSESSOR'S PARCEL MAP

T.8N., R.5W., M.D.B.&M.

Tax Area Code
3000, 85001

25-07



1. S00°49'06"W	52.87'	31. N46°57'34"W	13.52'	61. S50°26'18"E	29.09'
2. N89°02'20"W	17.00'	32. R=230'	41.64'	62. N02°38'E	126.10'
3. S01°10'55"W	107.22'	33. N57°19'56"W	22.88'	63. N52°19'W	111.00'
4. S32°48'30"W	330.31'	34. R=95'	L=39.35'	64. S52°19'E	60.00'
5. S71°18'50"W	30.00'	35. S05°49'11"W	370.81'	65. N23°53'W	30.90'
6. S43°52'55"E	17.98'	36. R=736.50'	L=35.61'	66. N07°42'E	36.20'
7. S22°06'50"E	6.02'	37. N75°23'30"W	163.95'	67. N22°11'E	48.80'
8. R=105'	L=66.07'	38. R=1171.50'	L=138.84'	68. N07°36'E	43.00'
9. R=55'	L=54.18'	39. N68°36'05"W	35.07'	69. N73°1'30"E	20.00'
10. N00°03'53"W	51.74'	40. R=143.50'	L=125.95'	70. S72°54'20"E	20.00'
11. N28°12'24"W	154.92'	41. N61°06'37"E	29.56'	71. N00°51'41"E	310.90'
12. N08°56'41"E	200.04'	42. R=473.50'	L=222.79'	72. N00°51'41"E	310.00'
13. NORTH	219.00'±	43. N34°09'7"E	11.90'		
14. WEST	5.00'	44. N67°39'47"W	44.49'		
15. N01°56'E	363.00'	45. R=100'	L=55.70'		
16. EAST	120.00'	46. S29°07'50"W	30.33'		
17. N01°56'E	255.00'±	47. S71°10'57"W	15.44'		
18. NORTH	200.00'	48. R=100'	L=28.81'		
19. S73°28'45"W	54.49'	49. S87°41'19"W	21.38'		
20. S77°05'35"W	209.00'	50. N66°05'33"W	39.61'		
21. N73°28'45"W	145.30'	51. N35°25'14"E	16.94'		
22. S80°04'20"W	156.67'	52. R=355'	L=112.32'		
23. N46°11'50"W	66.54'	53. R=630'	L=82.11'		
24. R=137'	L=59.30'	54. R=60'	L=54.67'		
25. N70°59'53"W	53.26'	55. N25°55'28"E	45.09'		
26. R=182'	L=49.47'	56. S72°18'E	26.77'		
27. N55°25'30"W	75.48'	57. S68°20'04"E	67.38'		
28. R=860'	L=151.43'	58. S39°27'27"E	41.41'		
29. N65°30'49"W	88.11'	59. S78°32'E	120.14'		
30. R=130'	L=42.10'	60. N81°12'41"E	26.43'		

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

070-54 & 55 LLA	12-30-02
070-56 & 57 LLA	12-16-02
070-58,59&60 LLA	12-31-02
070-45 CORR	3-8-08
070-61 & 62 LLA	9-27-13
070-56 RS	4-24-14
REVISION	DATE

1955-62

25-07



2000 Howell Mountain Rd

Howell Mountain Rd

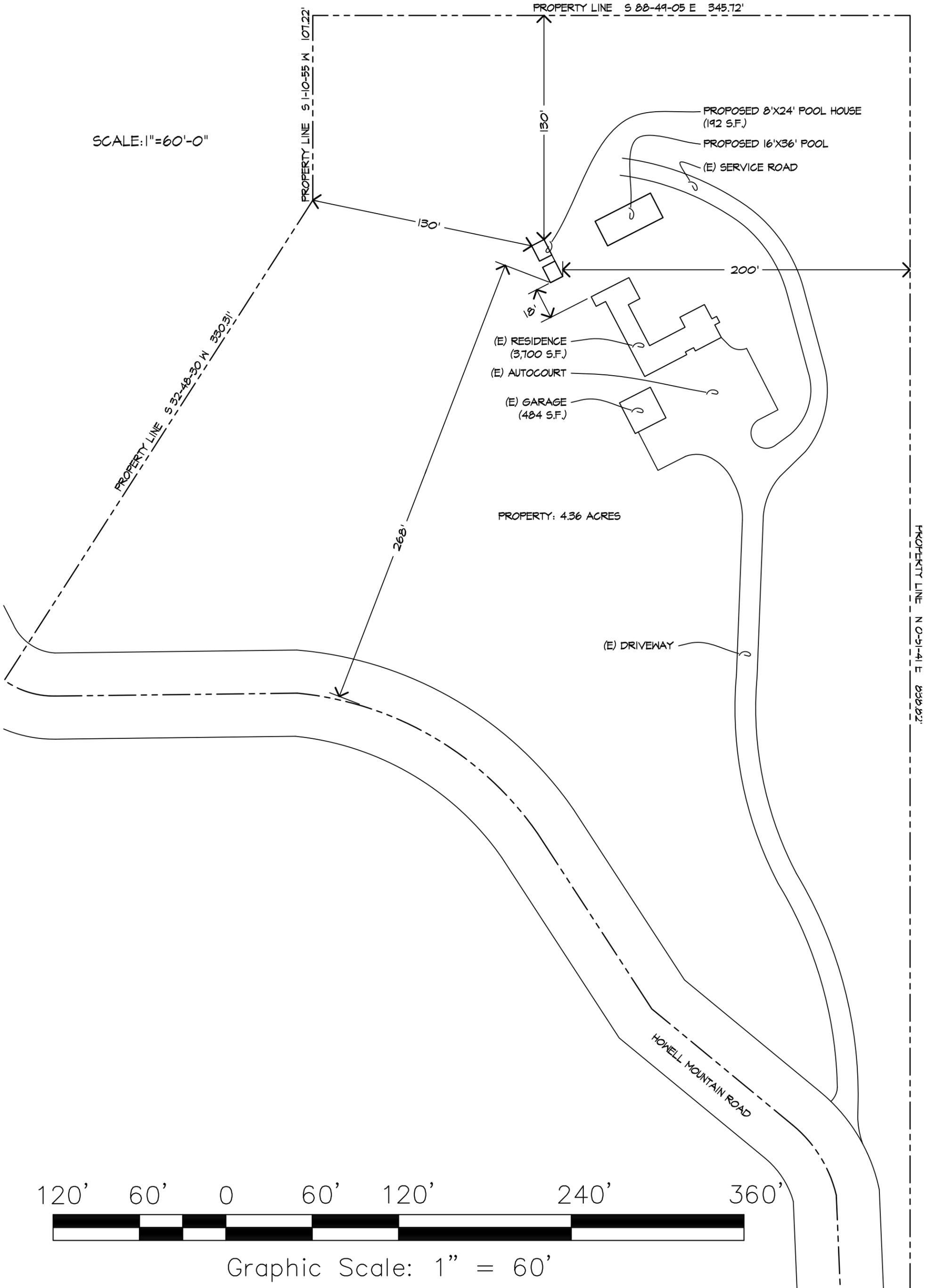
© 2016 Google

Google earth

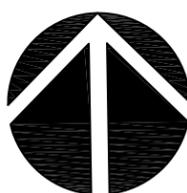
1993

38°31'07.48" N 122°26'22.99" W elev 488 ft eye alt 1667 ft

SCALE: 1" = 60'-0"



THE GREEN RESIDENCE
 2000 HOWELL MOUNTAIN RD.
 ST. HELENA, CA.
 APN: 025-070-038
 21 JUNE 2016
 SCALE: ON PLAN



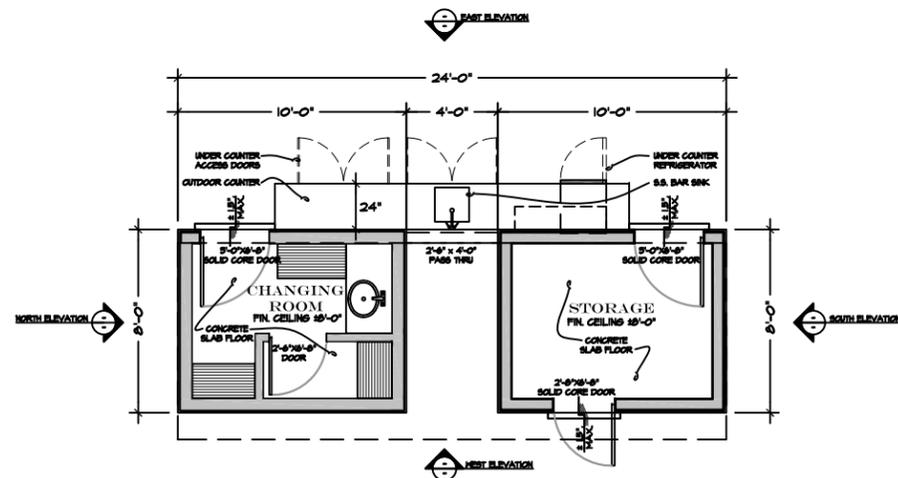
NORTH

CHRIS D. MOORE

landscape architect, inc.
a california corporation

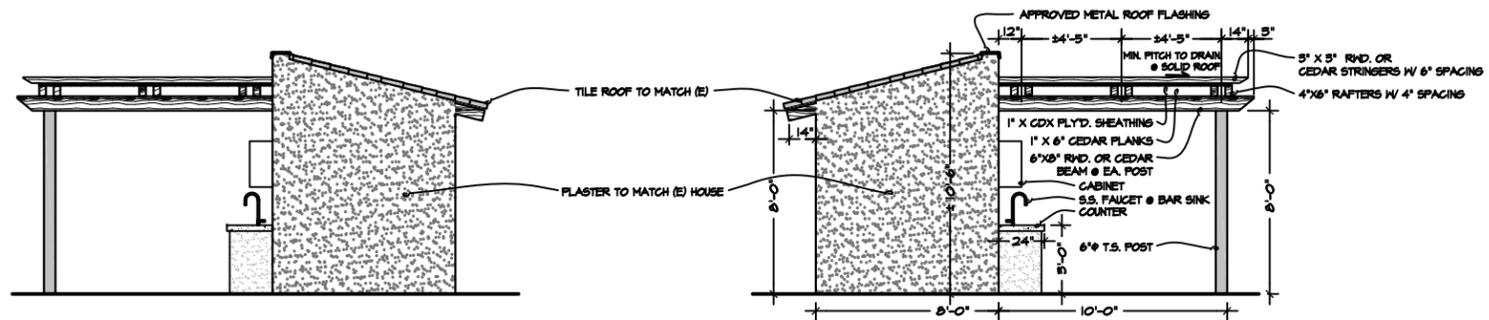
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 r.l.a. #2352



FLOOR PLAN

SCALE: 1/8" = 1'-0" PROPOSED SPACE

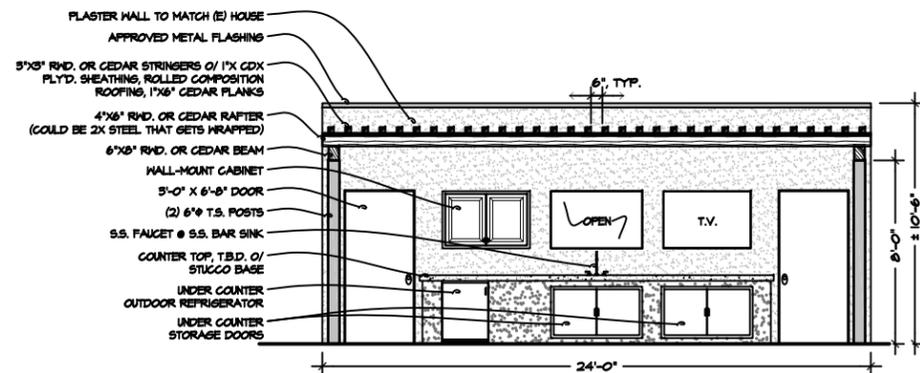


NORTH ELEVATION

SCALE: 1/8" = 1'-0" PROPOSED SPACE

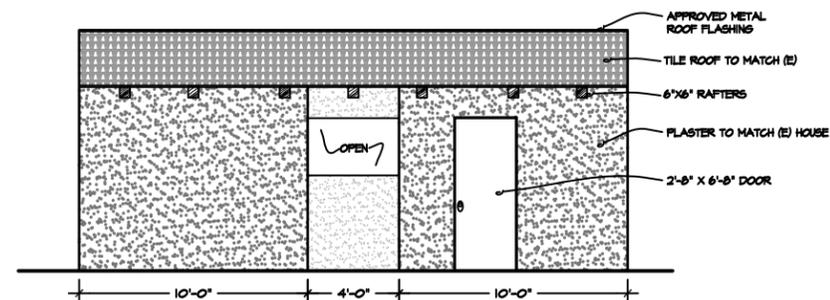
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" PROPOSED SPACE



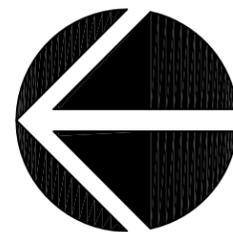
EAST ELEVATION

SCALE: 1/8" = 1'-0" PROPOSED SPACE



WEST ELEVATION

SCALE: 1/8" = 1'-0" PROPOSED SPACE



NORTH

PROPOSED POOL HOUSE FOR
THE GREEN RESIDENCE
2000 HOWELL MOUNTAIN RD.
ST. HELENA, CA.
APN: 025-070-038
21 JUNE 2016
SCALE: ON PLAN

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