

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

OCTOBER 18, 2016

AGENDA ITEM: 7

FILE NUMBER: PL16-052

SUBJECT: The applicant requests Design Review approval in order to remodel and enlarge, including a new second story, the existing single-family home location at 1580 Hillview Place in the MR: Medium Density Residential district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 07/12/16

ACCEPTED AS COMPLETE: 09/23/16

LOCATION OF PROPERTY: 1580 Hillview Place

APN: 009-171-013

GENERAL PLAN/ZONING: MR: Medium Density Residential

APPLICANT: Perry and Christine Clark

PHONE: (707) 477-5029

PROJECT DESCRIPTION

The existing 7,800-sf parcel at 1580 Hillview Place is currently developed with a 1,315-sf, one-story, single-family residence with a 320-sf attached garage and 373-sf enclosed rear patio. The applicant is seeking design review approval to substantially remodel the existing home including the addition of a second story over the garage. Proposed changes would result in 1,551-sf of living space on the first floor including a 300-sf garage and 882-sf of living space on the new second story above the existing garage. This remodel would include moving the footprint of the home approximately 5' away from Stockton Street and removing several walls of an enclosed rear patio. The remodel and addition would result in the home going from 3 bedrooms and two bathrooms to 4 bedrooms and 3 bathrooms with a majority of the bedroom space moving from the first floor to the second floor. The home would be finished with board and batten / horizontal siding and a black standing seam metal roof. The overall height of the home would increase from approximately 16 ½ feet to 24'3".

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 Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and other compatible uses. The remodeling of a single-family home is a permitted use in the MR district.

As far as the Floor Area Ratio (F.A.R.) is concerned, a 7,800-sf parcel has a maximum F.A.R. of .332 which allows up to 2,590-sf of building floor area (excluding any applicable F.A.R. exemptions). For the purposes of F.A.R., the applicant is proposing 2,533-sf of floor area for a F.A.R. of .32, which is approximately 57-sf below the maximum square footage permitted (see below).

EXISTING FLOOR AREA:

RESIDENCE	1315 SF
GARAGE	320 SF
ENCLOSED PATIO	373 SF
COVERED PARKING EXEMPTION	-200 SF

TOTAL 1,808 SF

PROPOSED FLOOR AREA:

RESIDENCE – 1 st FLOOR	1551 SF
RESIDENCE – 2 nd FLOOR	882 SF
GARAGE	300 SF
COVERED PARKING EXEMPTION	-200 SF

TOTAL 2,533 SF

FLOOR AREA RATIO: 2,533 / 7,800 = .32

The home as proposed will be 60-feet wide along the front elevation which is in conformance with the maximum permitted width of a structure in the MR district. The existing home has an enclosed rear patio area that is considered non-conforming as it doesn't meet the required 20-foot setback. As part of this application, the applicant proposes to remove several of the walls that currently enclose the patio thereby decreasing the degree of non-conformity. The project as proposed meets all other development standards in the MR district including lot coverage, floor area, height, etc.

HISTORIC RESOURCES

The existing home was constructed in approximately 1961 and is not listed on the City's Historical Resources Master List.

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.

Corner parcels are particularly challenging because they have three (3) twenty-foot setbacks however, the applicant has a designed a home that meets the required development standards for a corner lot in the Medium Density Residential district. Also, homes in the project vicinity vary in size and design and there are numerous two-story homes in the area, including immediately next door to the subject property. 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 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 and therefore 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; 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 design review for the proposed remodel and addition to the residence located at 1580 Hillview Place.

ATTACHMENTS

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

COUNTY ASSESSOR'S PARCEL MAP

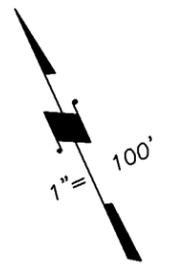
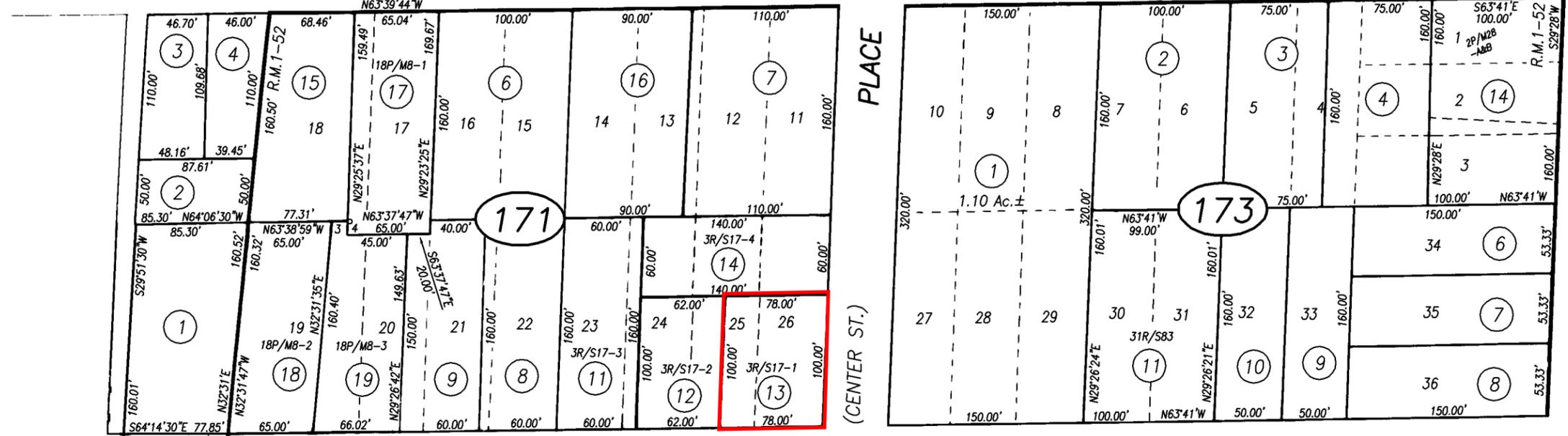
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R.M. BK. D OF PATENTS, PG. 127

ELMHURST AVENUE

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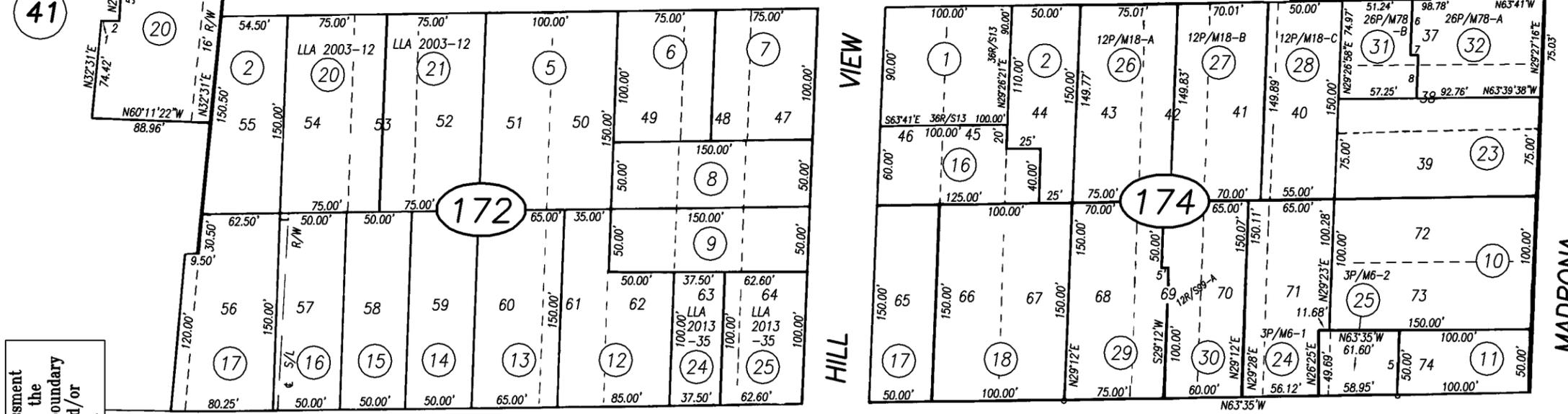
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SPRING MOUNTAIN (WARD AVE.) ROAD



STOCKTON STREET

41



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

1.	S62°01'08"E	1.96'
2.	N60°11'22"W	12.00'
3.	N63°38'59"W	12.24'
4.	N28°37'43"E	10.14'
5.	N29°28'E	49.76'
6.	S29°26'58"W	42.79'
7.	S60°27'01"E	6.00'
8.	S29°26'58"W	31.86'

29

R.M. 1-52

R.M. 1-52

PTN 174-01 RS	4-2-04
172-22 & 23 COC	12-9-08
174-31 & 32 PM	2-6-12
171-01 CORR	7-17-14
172-24 & 25 LLA	8-20-14
171-20 REMAP	12-31-15
REVISION	DATE

1954-60-61



320 ft Google

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Google earth



PROJECT INFORMATION:

Residential Remodel for:
 Perry and Christine Clark
 1580 Hillview Place
 Saint Helena, CA 94574
 707.477.5029

Assessor Parcel Number: 009-171-013-000

Existing Use: Single Family Residence
 Proposed Use: Single Family Residence
 Zoning: MDR
 Occupancy Group: R-3
 Construction Type: V
 Number of Stories: 2

SCOPE OF WORK:

Remodel and addition to existing single family residence. Convert existing single story 3 bedroom, 2 bathroom home to two story 4 bedroom, 3 bathroom home.

AREA CALCULATIONS:

First Floor	1,851 SqFt
Second Floor	881.5 SqFt
	2,732.5 SqFt
Covered Parking Exemption	- 200 SqFt
	2,532.5 SqFt

Lot Area 8,034 SqFt

F.A.R. 2,532.5 / 8,034 31.5%

Allowable Area 2,640 SqFt 33%

Additional Area Exempt From F.A.R.
 Covered Patio (Existing Reduced) 345 SqFt
 Covered Porch (Existing Expanded) 422.5 SqFt

Proposed Lot Coverage 2,579 / 8,034 32%

Allowable Lot Coverage 45%

SHEET INDEX:

- A-1 - Project Information / Plot Plan
- A-2 - Site Plan / Grading/Drainage Plan
- A-3 - Existing Floor Plan / Demolition Plan
- A-4 - Proposed Floor Plans
- A-5 - Existing Vegetation / Landscape Plan / Roof Plan
- A-6 - Elevations
- A-7 - Elevations

Note:
 Neighborhood F.A.R. calculations approximated from Napa County tax assessor information.



1707 Spring Mountain Road
 009-171-007-000
 Floor Area Ratio
 5,691 / 18,422 = 30.9%

1520 Hillview Place
 009-171-014-000
 Floor Area Ratio
 2,816 / 8,435 = 33.4%

1724 Stockton Street
 009-171-012-000
 Floor Area Ratio
 1,819 / 6,588 = 27.6%

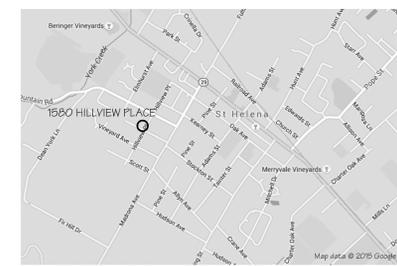
PROJECT SITE
 1580 Hillview Place
 009-171-013-000
 Floor Area Ratio
 2,532.5 / 8,034 = 31.5%

1715 Stockton Street
 009-172-006-000
 Floor Area Ratio
 1,400 / 7,228 = 19.3%

1606 Hillview Place
 009-172-007-000
 Floor Area Ratio
 1,333 / 7,931 = 16.8%

1665 Spring Mountain Road
 009-173-001-000
 Floor Area Ratio
 3,903 / 47,916 = 08.1%

1657 Stockton Street
 009-174-001-000
 Floor Area Ratio
 2,719 / 8,471 = 32.1%



PROJECT LOCATION

PLOT PLAN
 SCALE: 1/32" = 1'-0"

SITE PLAN

**PROJECT INFORMATION
 PLOT PLAN**

Single Family Residential Addition

for:
 Perry and Christine Clark
 1580 Hillview Place
 St. Helena, CA 94574

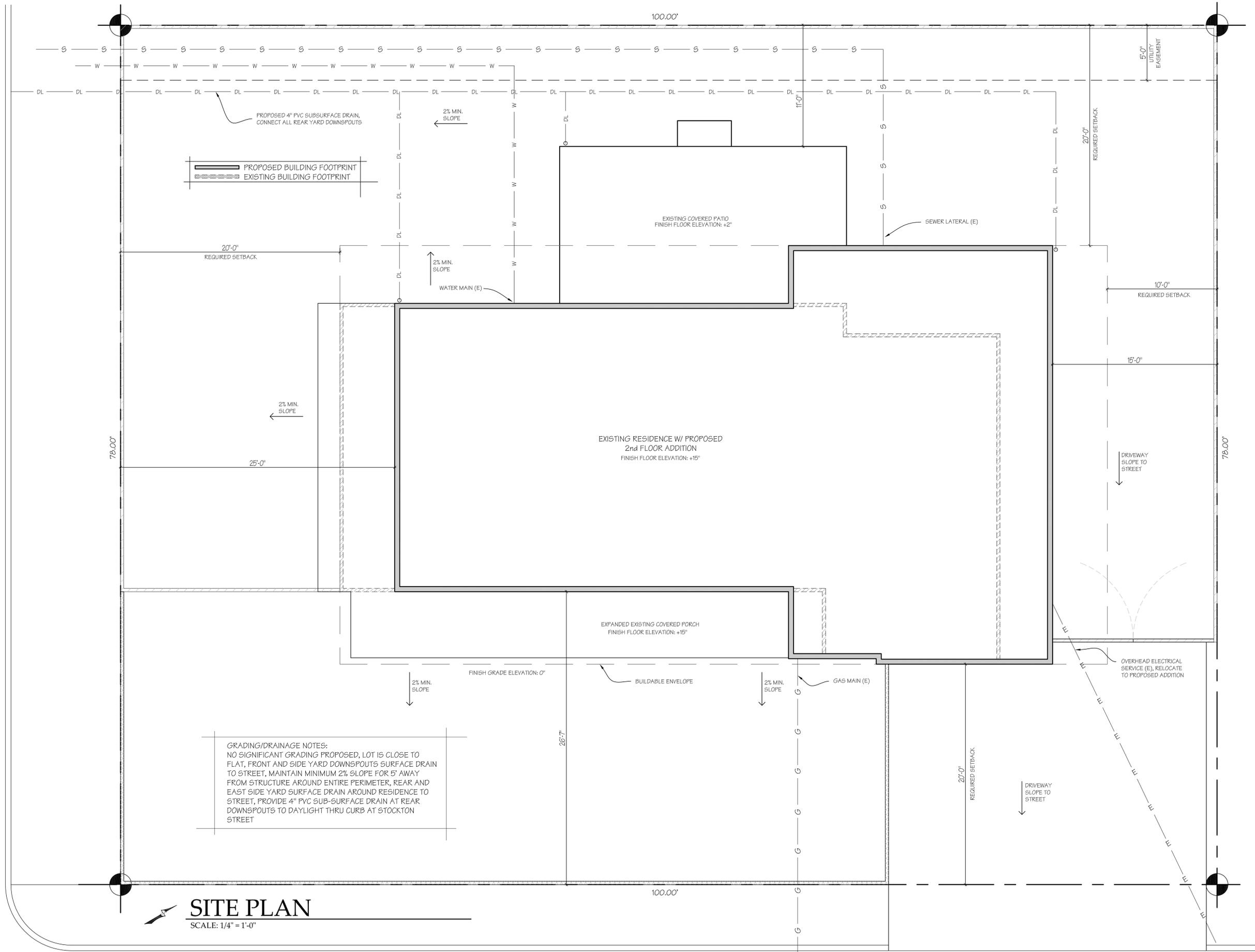
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P-1
 OF:
7



STOCKTON STREET



PROPOSED BUILDING FOOTPRINT
EXISTING BUILDING FOOTPRINT

PROPOSED 4" PVC SUBSURFACE DRAIN,
CONNECT ALL REAR YARD DOWNSPOUTS

20'-0"
REQUIRED SETBACK

2% MIN.
SLOPE

2% MIN.
SLOPE

2% MIN.
SLOPE

2% MIN.
SLOPE

EXISTING RESIDENCE W/ PROPOSED
2nd FLOOR ADDITION
FINISH FLOOR ELEVATION: +15"

EXISTING COVERED PATIO
FINISH FLOOR ELEVATION: +2"

EXPANDED EXISTING COVERED PORCH
FINISH FLOOR ELEVATION: +15"

FINISH GRADE ELEVATION: 0"

BUILDABLE ENVELOPE

GAS MAIN (E)

2% MIN.
SLOPE

2% MIN.
SLOPE

OVERHEAD ELECTRICAL
SERVICE (E), RELOCATE
TO PROPOSED ADDITION

DRIVEWAY
SLOPE TO
STREET

GRADING/DRAINAGE NOTES:
NO SIGNIFICANT GRADING PROPOSED, LOT IS CLOSE TO
FLAT, FRONT AND SIDE YARD DOWNSPOUTS SURFACE DRAIN
TO STREET, MAINTAIN MINIMUM 2% SLOPE FOR 5' AWAY
FROM STRUCTURE AROUND ENTIRE PERIMETER, REAR AND
EAST SIDE YARD SURFACE DRAIN AROUND RESIDENCE TO
STREET, PROVIDE 4" PVC SUB-SURFACE DRAIN AT REAR
DOWNSPOUTS TO DAYLIGHT THRU CURB AT STOCKTON
STREET

SITE PLAN
SCALE: 1/4" = 1'-0"

HILLVIEW PLACE

SITE PLAN

SITE PLAN
GRADING / DRAINAGE PLAN

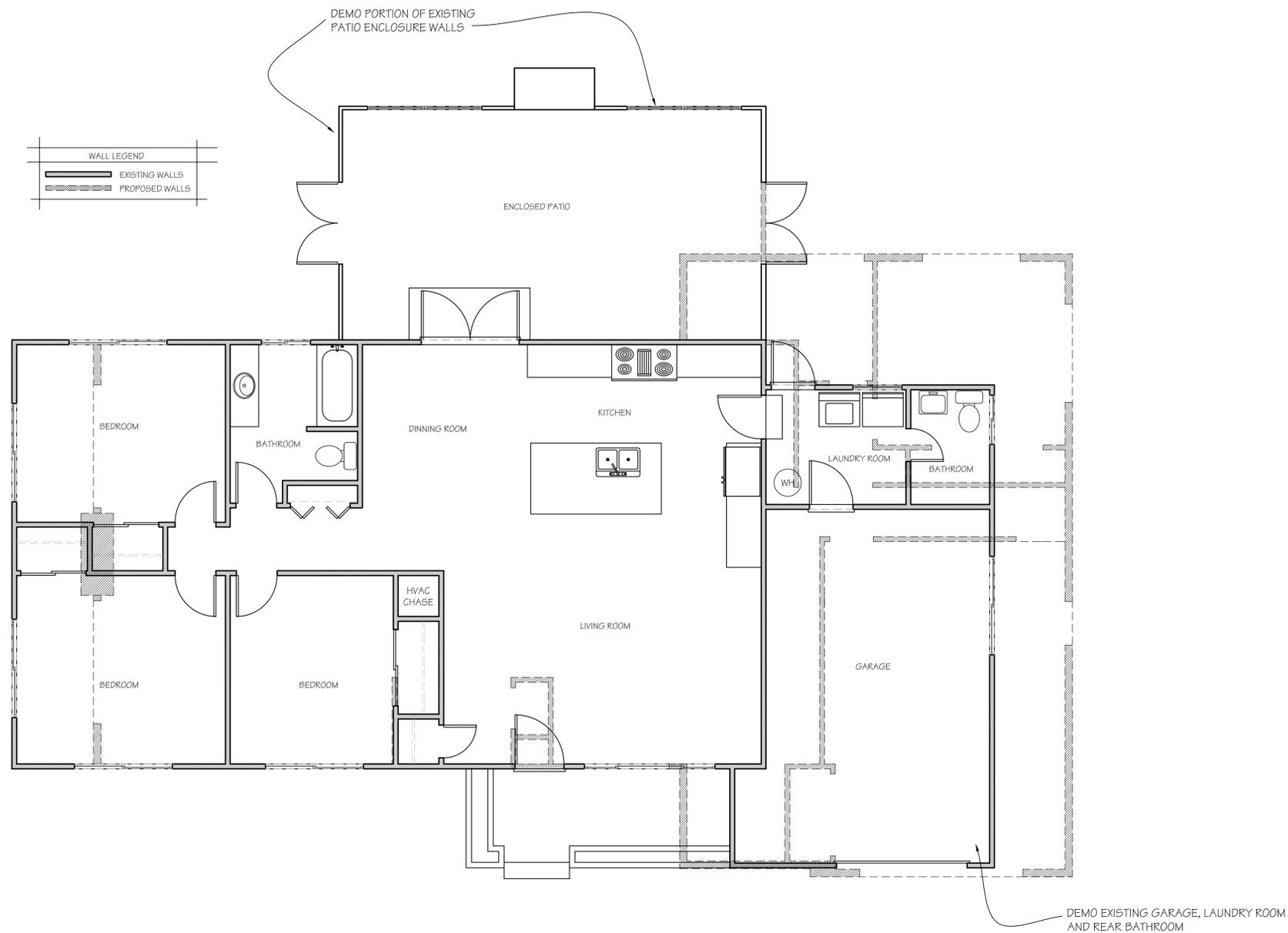
Single Family Residential Addition

for:
Perry and Christine Clark
1580 Hillview Place
St. Helena, CA 94574

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SHEET:
P-2
OF:
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EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

**EXISTING FLOOR PLAN
 DEMOLITION PLAN**

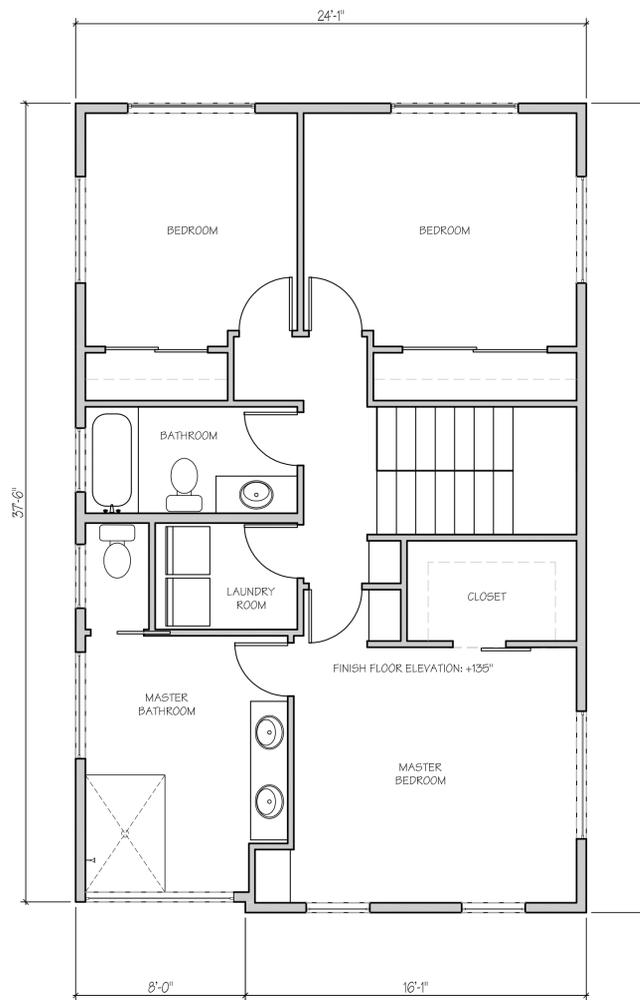
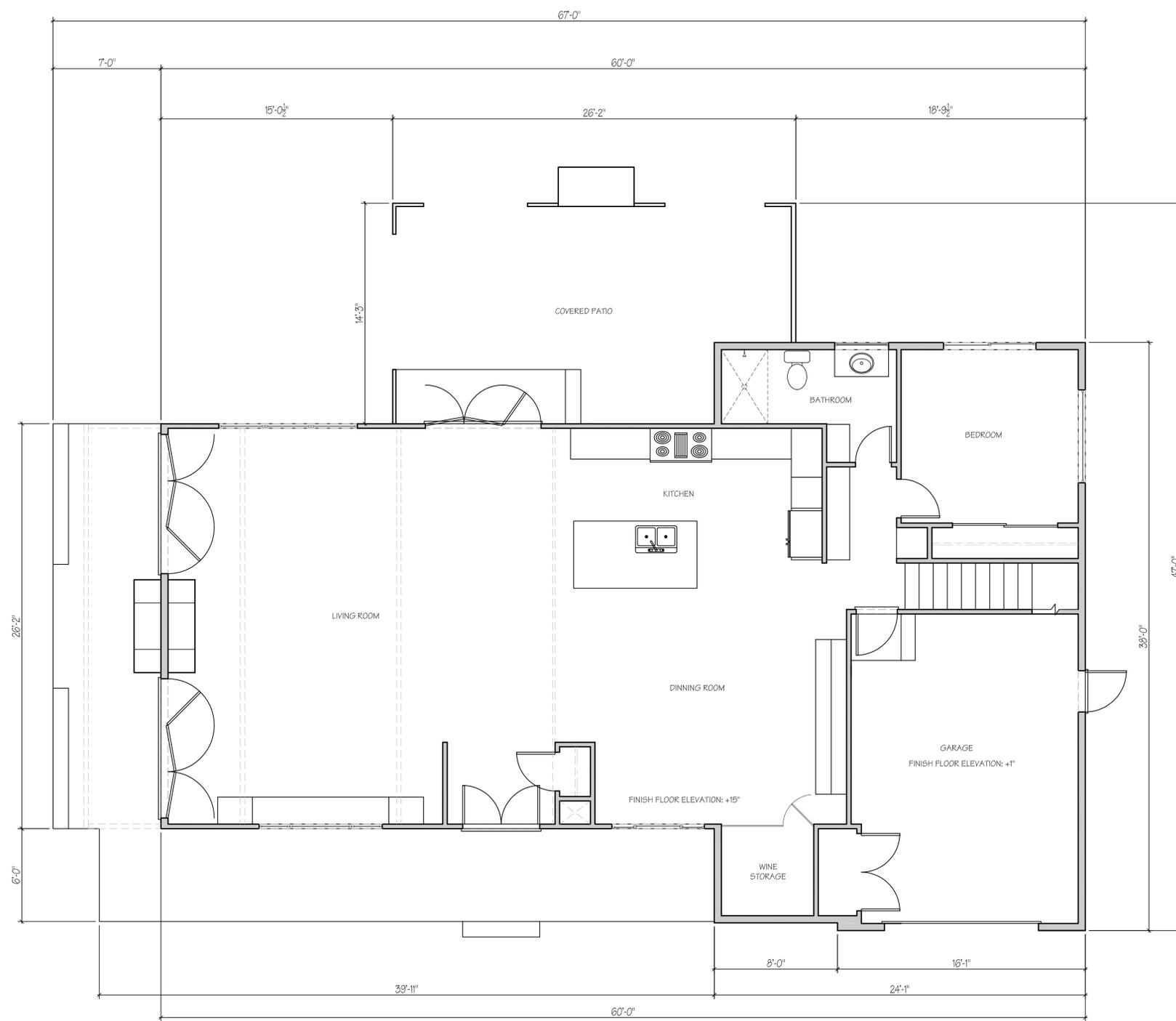
Single Family Residential Addition

for:
Perry and Christine Clark
 1580 Hillview Place
 St. Helena, CA 94574

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REVISIONS	BY	DATE

SHEET:
P-4
 OF:
7



PROPOSED FLOOR PLANS
 PROPOSED FIRST FLOOR PLAN
 PROPOSED SECOND FLOOR PLAN

Single Family Residential Addition
 for:
Perry and Christine Clark
 1580 Hillview Place
 St. Helena, CA 94574

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SHEET:
P-4
 OF:
7



LANDSCAPE PLAN / ROOF PLAN

LANDSCAPE PLAN
 EXISTING VEGETATION
 ROOF PLAN

Single Family Residential Addition

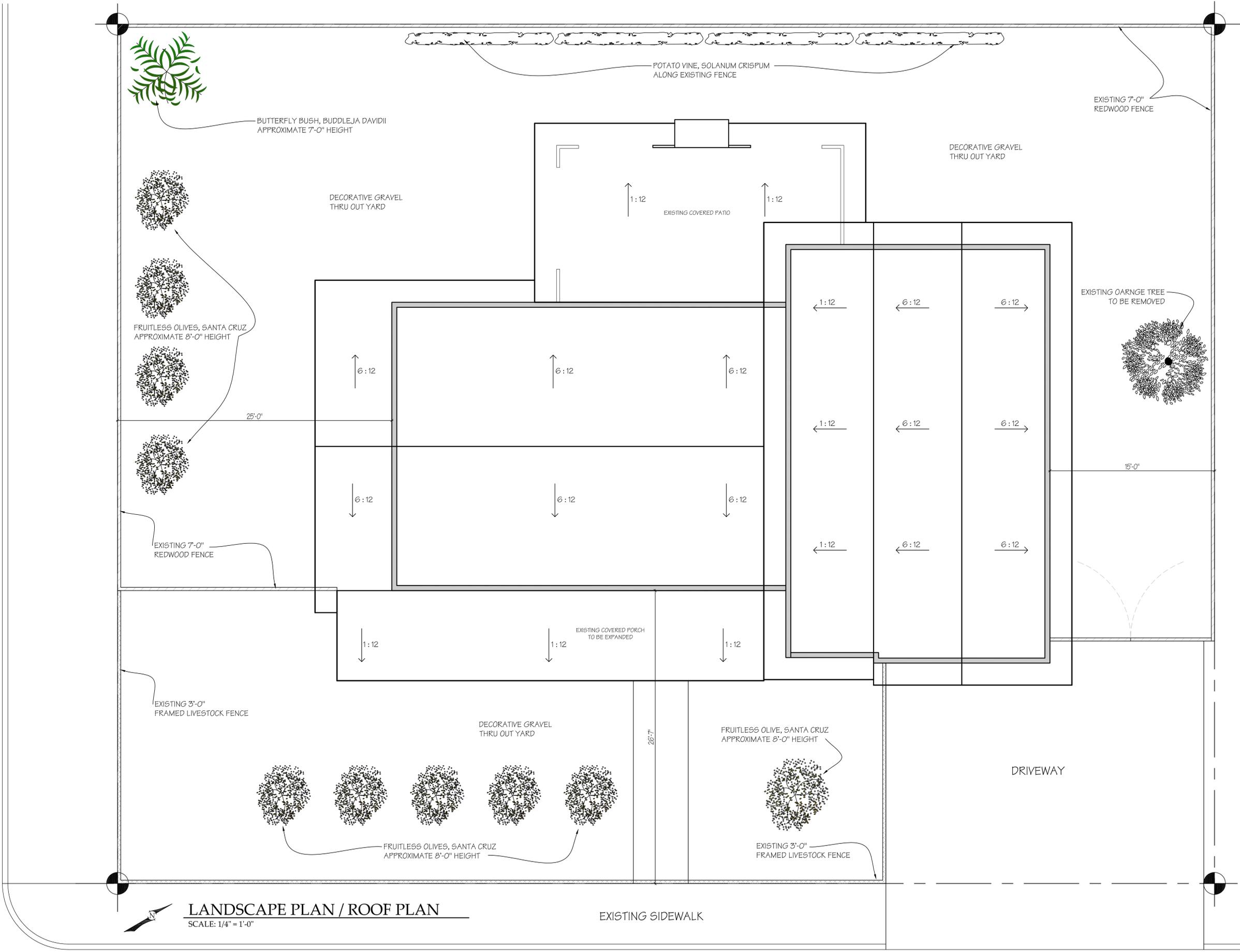
for:
Perry and Christine Clark
 1580 Hillview Place
 St. Helena, CA 94574

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SHEET:
P-5
 OF:
7

STOCKTON STREET



LANDSCAPE PLAN / ROOF PLAN
 SCALE: 1/4" = 1'-0"

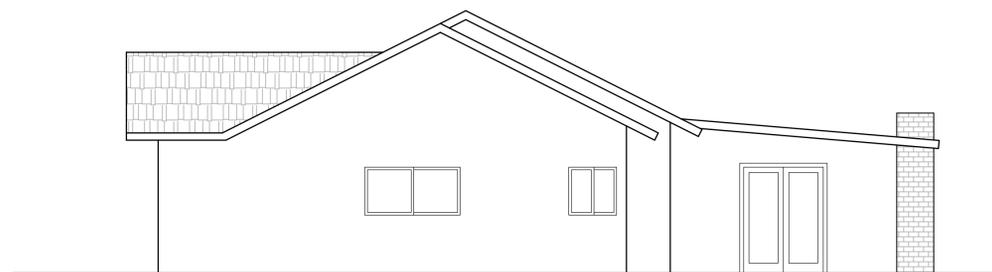
EXISTING SIDEWALK

HILLVIEW PLACE



EXISTING SE ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING NE ELEVATION

SCALE: 3/16" = 1'-0"

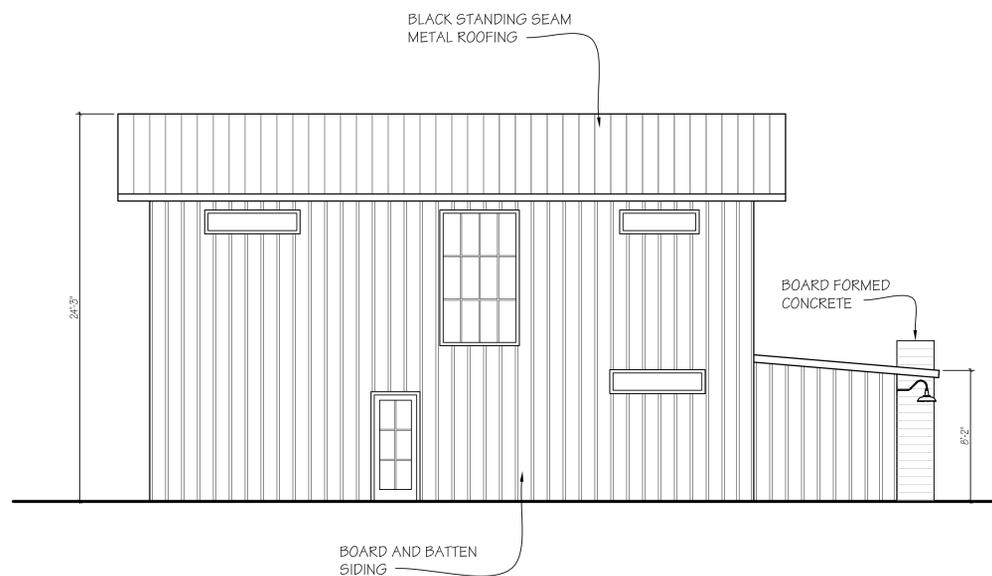
ELEVATIONS

EXISTING ELEVATIONS
PROPOSED ELEVATIONS



PROPOSED SE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED NE ELEVATION

SCALE: 3/16" = 1'-0"

Single Family Residential Addition

for:
Perry and Christine Clark
 1580 Hillview Place
 St. Helena, CA 94574

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SHEET:
P-6
 OF:
7

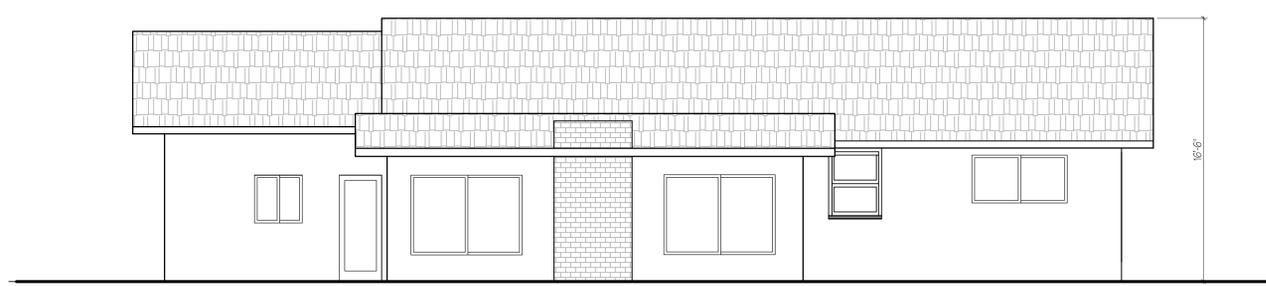
ELEVATIONS
 EXISTING ELEVATIONS
 PROPOSED ELEVATIONS

Single Family Residential Addition
 for:
Perry and Christine Clark
 1580 Hillview Place
 St. Helena, CA 94574

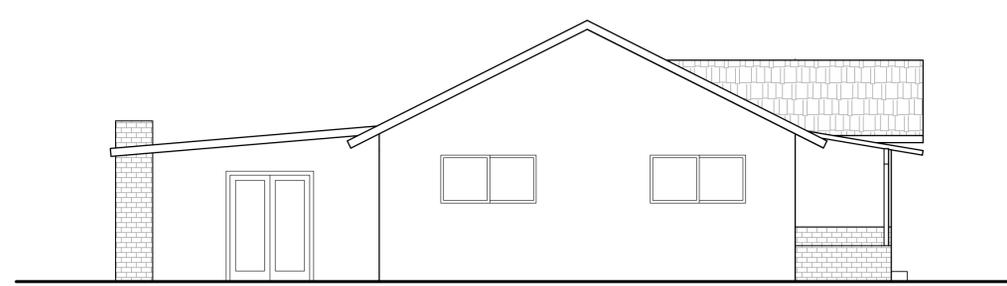
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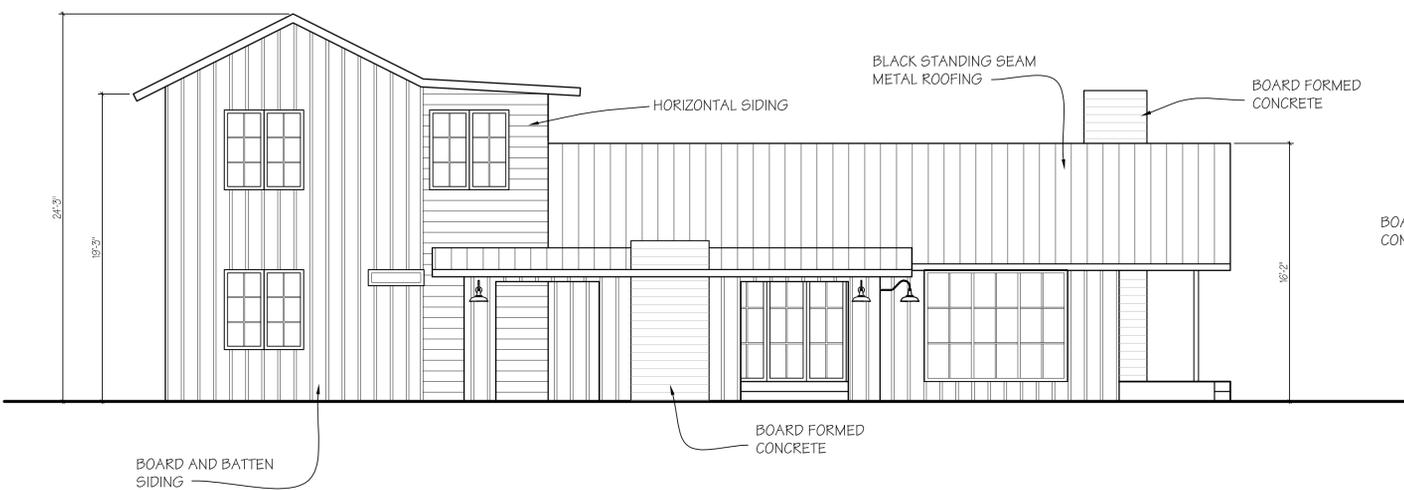
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P-7
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7



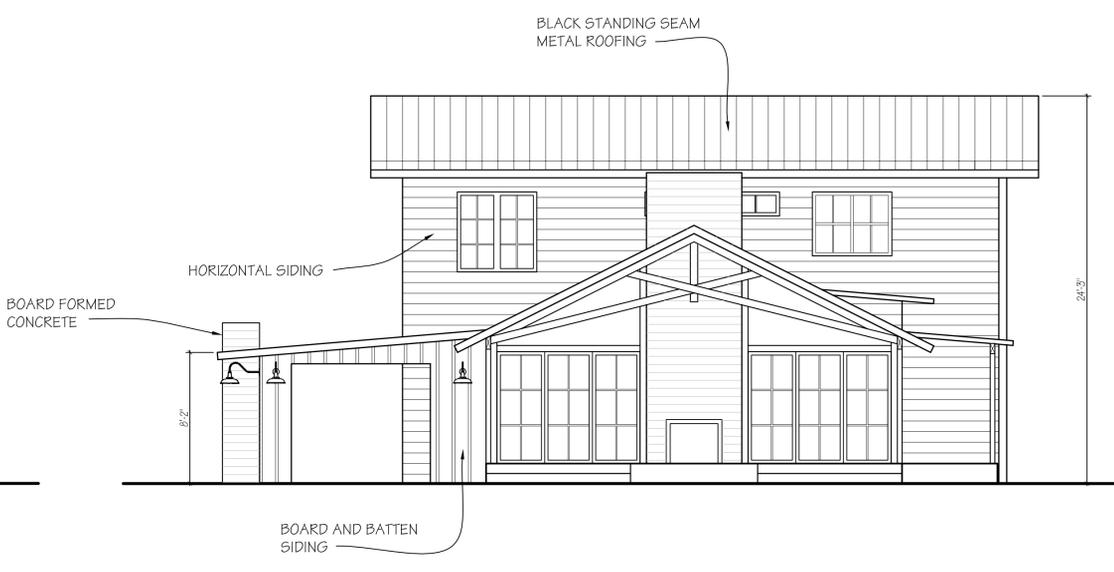
EXISTING NW ELEVATION
 SCALE: 3/16" = 1'-0"



EXISTING SW ELEVATION
 SCALE: 3/16" = 1'-0"



PROPOSED NW ELEVATION
 SCALE: 3/16" = 1'-0"



PROPOSED SW ELEVATION
 SCALE: 3/16" = 1'-0"

Written Statement for requesting Design Review

Project address: 1580 Hillview Place, St. Helena Ca, 94574

Christine and Perry Clark are requesting a home remodel and an addition to help fulfill their needs for their growing family. The proposed project consists of the remodel to the current home along with a two story addition over the current garage space. The concept and design as put together by the Clarks was done in a way to match the surrounding neighborhood while also minimizing the size and scope of the aesthetics of the project. The home currently has an exterior consisting of T-111 (mimicking board and batten,) stucco, and brick veneer. The renovated home has board and batten and stucco siding elements which has been chosen to match the existing look of the home as well as historical elements from other homes and barns around the valley that have used this siding for many years. The stucco elements are put on the home in areas where the sun exposure is the greatest in the heat of the summer. The thickness of the stucco adds more insulation to the exterior making it more energy efficient.

The Existing residence is a three bedroom, two bathroom single story home, 1635 Sqft. in area with a 98 Sq. Ft. front covered porch and a 373 Sq.Ft. rear enclosed patio. The proposed project will be a 4 bedroom, 3 bathroom 2 story home. The home will have a first story consisting of 1,851 sqft with a 300 sqft garage. The second story will be 881.50 sqft with three bedrooms and two bathrooms. In total the main home will be 2,432.50 sqft with 300 sqft of garage coming to a total area of 2,732.50sqft. The existing front covered porch will be expanded to 240 Sq. Ft. The existing rear patio will remain 373 Sqft. The maximum building height will be 24'-3."

The total main elements of this plan are designed around the concept of maintaining historical elements to the home that will blend in with the current neighborhood while also allowing the home to expand in a reasonable and thoughtful way. The second story addition is a smaller portion of the home with a shed pop out that allows the mass of the home to be smaller while also providing enough livable space for two full bedrooms and one smaller bedroom that can be used as a nursery. The shed pop out is something that has been used in many historical buildings around Saint Helena. The most prominent one would be the Napa Valley Olive Oil Company on Charter Oak.

The final home is one that utilizes a time tested look with new energy efficient ideas. This is a home we hope will blend in the with the neighborhood and add to the overall aesthetic.