



City of St. Helena Planning Commission

Meeting

Tuesday, October 4, 2016 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of three minutes.

Page

1. CALL TO ORDER AND ROLL CALL

Chairperson: Grace Kistner

Vice Chair: Mary Koberstein

Commissioners: Sarah Parker, Bobbi Monnette, Tracy Sweeney

City staff present at the meeting will be noted in the minutes.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM:

This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

CONSENT ITEMS

Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

1. Approval of Minutes: September 20, 2016

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[COMMISSION MINUTES 09-20-16](#)

4. PUBLIC HEARINGS

1. **PL15-067:** Demolition Permit & Design Review

11 - 68

LOCATION: 1695 Chardonnay Way

APPLICANT: Daniel Schoenfeld

APN: 009-541-001

DESCRIPTION: Request by Daniel Schoenfeld on behalf of Grand View Estates, LLC for Demolition Permit and Design Review approval to demolish an existing single-family residence and associated accessory structures in order to construct a new single-family home with a two-car garage on the property located at 1695 Chardonnay Way in the LR: Low Density Residential district.

CEQA Determination: Exempt pursuant to Section 15301 and 15303

Recommendation: *Staff recommends that the Planning Commission accept the required findings and approve the proposed demolition permit and design review to allow for a new single-family home at 1695 Chardonnay Way.*

ITEM 5. 1695 CHARDONNAY

5. SCHEDULED MATTERS

1. **DESCRIPTION:** Review for accuracy the updated summary of Planning Commission direction on the April 2016 General Plan as presented by the Chair and Vice Chair of the Planning Commission at the July 19, 2016, and amended by the Planning Commission at the August 2, 2016, Planning Commission meeting. 69 - 178

Recommendation: Review the attached "Draft Summary of Planning Commission Direction on the April 2016 General Plan, as updated August 2, 2016 (Attachment 1), and provide direction to staff concerning its accuracy and completeness.

ITEM 6. GP STUDY SESSION

6. DEPARTMENT REPORTS

1. This is an opportunity for staff to report on or update the Commission on any relevant matters. 179 - 182
 - *General update on Department activities.*

ITEM 8. AGENDA FORECAST

7. AGENDA FORCAST

1. Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

8. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for October 18, 2016 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on September 30, 2016.



Noah Housh, Planning Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The

Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofstheleena.org> and will be available for public review at the respective meeting.



**ACTION MINUTES
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
SEPTEMBER 20, 2016
6:00 P.M. REGULAR MEETING**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER AND ROLL CALL:**

Chairperson: Grace Kistner
Vice Chair: Mary Koberstein
Commissioners: Bobbi Monnette, Tracy Sweeney
Absent: Commissioner Sarah Parker
Staff Present: Noah Housh, Planning and Community Improvement Director, Aaron Hecock, Senior Planner, Tom Brown, City Attorney, Steve Palmer, Director of Public Works and Jim Kerrigan, Building Permit Technician.

- 3. PUBLIC FORUM:** This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

No Public Comment received.

Commissioner Monnette pulled the September 6, 2016 Minutes from Consent Calendar.

CONSENT ITEMS: Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless this is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

- 4. ~~APPROVAL OF MINUTES: September 6, 2016~~**

- 5. PL16-057:** Design Review Extension
LOCATION: 1057 Pratt Avenue
APPLICANT: Donna Hinds
APN: 009-142-003

*Planning Commission Agenda
September 20, 2016*

CEQA: Exempt pursuant to Section 15303

DESCRIPTION: *The applicant requests 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.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve a one-year design review approval extension for the proposed project located at 1057 Pratt Avenue.*

6. **PL16-061:** Design Review Exemption
LOCATION: 1660 Spring Street
APPLICANT: Richard Walloch
APN: 009-313-047
CEQA: Exempt pursuant to Section 15303

DESCRIPTION: *The applicant is requesting Design Review approval to construct an enclosed garage in place of one of the two previously approved carports at 1660 Spring Street in the MR: Medium Density Residential District.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the design review exemption for the proposed garage at 1660 Spring Street.*

MOTION: Vice Chair Koberstein moved to approve Items 5 and 6 on the Consent Calendar. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioners Koberstein, Sweeney, Monnette and Kistner

NOES: None

ABSENT: Commissioner Parker

RECUSED: None

4. APPROVAL OF MINUTES: *September 6, 2016*

MOTION: Commissioner Monnette moved to approve the Minutes from September 6, 2016 on the Consent Calendar as amended. The motion was seconded by Vice Chair Koberstein and roll call carried by the following vote:

AYES: Commissioners Monnette, Koberstein, Sweeney and Kistner

NOES: None

ABSENT: Commissioner Parker

RECUSED: None

SIGN PERMITS / ADMINISTRATIVE DETERMINATIONS:

7. **PL16-063:** Sign Permit
LOCATION: 1210 Grayson Avenue
APPLICANT: Hugh Davies
APN: 009-180-071

*Planning Commission Agenda
September 20, 2016*

CEQA: Exempt pursuant to Section 15311

DESCRIPTION: *The applicant requests sign permit approval in order to place five (5) new signs on the Davies Vineyards Winery property located at 1210 Grayson Avenue in the SC: Service Commercial district.*

RECOMMENDED ACTION: *Staff recommends that the Planning Commission accept the required findings and approve the request for a Sign Permit in order to place five (5) new signs on the property located at 1210 Grayson Avenue.*

Aaron Hecock reported on Item.

Chair Kistner opened Public Hearing.

Hugh Davies, applicant, addressed the Commission.

Susan Kenward and Geoff Ellsworth addressed the Commission.

Chair Kistner closed Public Hearing.

MOTION: Vice Chair Koberstein moved to approve the request for a Sign Permit in order to place five (5) new signs on the property located at 1210 Grayson Avenue as amended with revised Sign 5. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioners Sweeney, Koberstein and Kistner

NOES: Commissioner Monnette

ABSENT: Commissioner Parker

RECUSED: None

8. ADMIN DETERMINATION-1320 Main Street

DESCRIPTION: *Staff has determined that the existing Use Permit allowing restaurant uses at 1320 Main Street applies to a proposal to allow multiple restaurant tenants to operate from the location with no expansion in the number of seats or water use.*

RECOMMENDED ACTION: Receive and File as Appropriate

Noah Housh reported on Item.

Chair Kistner opened Public Hearing.

Greg Desmond, on behalf of applicant, addressed the Commission.

Chair Kistner closed Public Hearing.

PUBLIC HEARINGS:

- 9. PL16-049:** Sutter Home Winery Demolition and Design Review
LOCATION: 100 Main Street

*Planning Commission Agenda
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APPLICANT: Tye Taylor
APN: 009-313-270
CEQA: Exempt pursuant to Sections 15301, 15302, and 15303

DESCRIPTION: *Request from Sutter Home Winery for Demolition and Design Review approval to demolish two existing freestanding canopy structures (30' x 140' and 30' x 30'); demolish existing maintenance and office buildings (totaling approximately 10,000 square feet); demolish/de-commission four 202,000 gallon wine tanks (totaling 810,552 gallons); remodel the existing "tank farm" including the installation of tank pads, walkways, and equipment needed to relocate 47 existing wine storage tanks (ranging from 5,000 gallons-30,000 gallons) and allow the installation of 55 new wine storage tanks (ranging in volume from 7,300 gallons to 21,000 gallons); remodel an existing multi-purpose building to house the maintenance facilities and offices; and to construct two new free standing canopy structures (20'x 270 ' and 30' x 140'). The total volume of storage capacity will be reduced, leaving a credit balance of 91,852 gallons for the overall cooperage capacity of the Sutter Home facility, located at 100 Main Street in the Industrial Zoning District.*

RECOMMENDED ACTION: *Staff recommends that the Plannig Commission accept the required findings and approve the Demolition and Design Review entitlements for the proposed project at 100 Main Street.*

Noah Housh reported on Item.

Chair Kistner opened Public Hearing.

Bob Torres, on behalf of applicant, addressed the Commission.

Chair Kistner closed Public Hearing.

MOTION: Commissioner Monnette moved that the Plannig Commission accept the required findings and approve the Demolition and Design Review entitlements for the proposed project at 100 Main Street. The motion was seconded by Commissioner Sweeney and roll call carried by the following vote:

AYES: Commissioners Monnette, Sweeney, Kistner and Koberstein

NOES: None

ABSENT: Commissioner Parker

RECUSED: None

10. DEPARTMENT REPORT:

This is an opportunity for staff to report on or update the Commission on any relevant matters.

- *General update on Department activities.*
 - General Plan and EIR Updated Schedule
 - Hunter EIR
 - RFP Response and Review Update

*Planning Commission Agenda
September 20, 2016*

11. AGENDA FORCAST: Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

ADJOURNMENT: Chair Kistner adjourned the meeting at **6:51 p.m.**

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

*Planning Commission Agenda
September 20, 2016*

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

OCTOBER 4, 2016

AGENDA ITEM: 5

FILE NUMBER: PL15-067

SUBJECT: Request by Daniel Schoenfeld on behalf of Grand View Estates, LLC for Demolition Permit and Design Review approval to demolish an existing single-family residence and associated accessory structures in order to construct a new single-family home on the property located at 1695 Chardonay Way in the LR: Low Density Residential district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 11/23/15

ACCEPTED AS COMPLETE: 06/17/16

LOCATION OF PROPERTY: 1695 Chardonay Way

APN: 009-541-001

GENERAL PLAN/ZONING: LR: Low Density Residential

APPLICANT: Daniel Schoenfeld

PHONE: (510) 654-6286

BACKGROUND

This item was originally scheduled for the May 3, 2016 meeting of the Planning Commission, however, the applicant decided to continue the item to a date uncertain to provide them time to redesign the project in order to address concerns from neighbors that the project violated the subdivision's conditions, covenants and restrictions (CC&Rs) prohibiting homes larger than one-story or split level (CC&Rs are attached). The applicant subsequently redesigned the proposed project to eliminate the second story and the project came back to the Planning Commission on August 2, 2016. At this time, concerns persisted about the massing of the proposed home and the inclusion of a secondary dwelling unit. As a result, the Commission continued the item to a date certain (October 4, 2016) in order to allow the applicant time to meet with neighbors to find a design compromise. The applicant has redesigned the home once again, this time eliminating the second unit, removing the loft component of the design, and reducing the overall height of the home by 3 feet. Therefore, the project as proposed no longer has a second-story, a second unit, or a loft. The project as currently proposed is described below.

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Demolition Permit & Design Review
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PROJECT DESCRIPTION

The existing 10,884-sf parcel is currently developed with an approximately 1,879-sf, three bedroom, two bathroom, single-story, single-family residence with a 484-sf attached garage that was constructed in 1980. The existing home is approximately 16' in height. The applicant is seeking demolition permit and design review approval to demolish the existing home in order to construct a new 2,927-sf, single-story, single-family residence with a 277-sf attached garage. While the garage has the footprint of a one-car garage, the applicant is proposing a lift system so that they can garage two if cars if so desired. As stated on the plans, the new home would be finished with stucco over ICF block walls which is much more energy efficient than traditional wood framing. All roofing would be standing seam galvanized metal. Windows and doors would be constructed of recessed wood with metal cladding. The height of the proposed single-story home is approximately 18'6" to the top of the ridge which is approximately 2'6" taller than the existing one-story home.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts demolition of existing 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 construction 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 10,884-sf parcel has a maximum F.A.R. of .302 for a maximum gross floor area of 3,287-sf (excluding any applicable F.A.R. exemptions). The applicant is proposing a 2,927-sf home with a 277-sf attached garage (3,204-sf total). With the 200-sf F.A.R. exemption for covered parking, the project will consist of 3,004-sf, which is 283-sf less than the maximum square footage permitted for an F.A.R. of .276.

PROPOSED FLOOR AREA:

RESIDENCE – Main Floor	2927 SF
GARAGE	277 SF
COVERED PARKING EXEMPTION	-200 SF

TOTAL 3,004 SF

FLOOR AREA RATIO:

3,004-sf / 10,884-sf = **.276**

Staff requested that the applicant provide an exhibit showing the height (one story or two) and the F.A.R. of homes in close proximity (the immediate surrounding

neighborhood) to the project site. As a response, the applicant provided site plans showing the F.A.R. and height of six properties in the vicinity of the project site (although several of them are towards the end of Columbard Court). These site plans show homes with varying F.A.R.s and heights although they generally have F.A.R.s in the .2s and an average height of about 15 feet.

The project as proposed meets all the requirements of the LR zone including lot coverage, building size, height, setbacks, etc.

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. In this case, the applicant is providing two covered spaces in the garage and room for several more cars in the driveway area. Therefore, the project as proposed meets all parking requirements.

WATER

The existing residence and accompanying accessory structures would be replaced with new structures which would make them much more efficient than what currently exists. The applicant has provided a water neutrality analysis that demonstrates no net increase in water consumption from the project (included as an attachment).

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 around 1980 and is not listed on the City of St. Helena's historical resources inventory. While the existing home is in good condition, the building is not architecturally significant. Demolition of this residence and associated accessory structures 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;

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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.

The neighborhood immediately surrounding the proposed project site consists of homes that are conservative in size and only one-story in height. While only one-story, the proposed home would be somewhat larger in scale than most of the immediately surrounding homes, however, the design style is common within the City. It should also be noted that a cemetery is located on the opposite side of Spring Street; the rear of property abuts a church driveway and parking lot; and, the proposed home would be on a corner lot with only one immediately adjacent residential neighbor.

CORRESPONDENCE

Staff received numerous letters in opposition to this application, however, each of these comments were based on either the original two-story design or the design with the loft and second unit. No comments have been received since the project was redesigned without the second-story, second unit or loft. The prior comments essentially say that the project would be in violation of CC&Rs from the 1970s because they don't allow two-story homes or second units. The CC&Rs for Unit 5 also stipulate that no building

shall be erected other than a “*single-family dwelling not to exceed one story or split level in height*”. As it appears that a Homeowners Association (HOA) no longer exists, it would be left to individual property owners to enforce any remaining CC&Rs through legal action. That being said, the home no longer violates the provisions stipulated in the CC&Rs and no comments have been received since the project was redesigned. It should be noted that CC&Rs are not City regulations and not subject to City enforcement.

STAFF RECOMMENDATION

As discussed above, while the proposed project may be somewhat larger than other homes in the immediately surrounding neighborhood, this property is unique for several reasons: it is right on Spring Street; it is not located in an older historic neighborhood; a cemetery is located on the opposite side of Spring Street; the rear of property abuts a church driveway and parking lot; and, it is on a corner lot requiring two 20' setbacks with only one immediately adjacent residential neighbor. Furthermore, the applicant has redesigned the project several times in an attempt to satisfy the concerns of neighbors and staff believes that the current design has satisfied those concerns. Therefore, staff 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 existing structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; and
2. Accept the required findings and approve demolition permit and design review to allow for a new single-family home at 1695 Chardonnay Way.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. APN Map
3. Aerial Photo
4. Plans & Renderings
5. Applicant's Statement
6. Comment Letters
7. Unit 5 CC&Rs
8. Applicant F.A.R. Exhibits
9. Water Neutrality Analysis

**DEMOLITION PERMIT AND DESIGN REVIEW NO. PL15-067
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1695 CHARDONNAY WAY**

PROPERTY OWNER: Daniel Schoenfeld

APN: 009-541-001

Recitals

1. Request by Daniel Schoenfeld on behalf of Grand View Estates, LLC for Demolition Permit and Design Review approval to demolish an existing single-family residence and associated accessory structures in order to construct a new single-family home with a two-car garage on the property located at 1695 Chardonnay Way 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 May 3, 2016 where the item was continued at the applicant's request.
3. The Planning Commission of the City of St. Helena, State of California, held a duly noticed public hearing on August 2, 2016 where the item was continued to a date certain by the Planning Commission.
4. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on October 4, 2016.
5. The Planning Commission approves the Demolition Permit and Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15301, which exempts demolition of existing 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 finds 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 finds that the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:

1695 Chardonnay Way
Demolition Permit & Design Review Conditions
October 4, 2016

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

1. 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.
2. The demolition permit and 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.

3. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. 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.
6. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
7. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
8. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
9. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on October 4, 2016, except as modified herein.
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

1695 Chardonnay Way
Demolition Permit & Design Review Conditions
October 4, 2016

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.
15. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
16. Implement a Stormwater Control Plan as indicated in the Preliminary Grading and Drainage Plan and as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
17. 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.

1695 Chardonay Way
Demolition Permit & Design Review Conditions
October 4, 2016

18. 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.
19. The applicant shall incorporate water conservation practices into the proposed project per the Water Usage Analysis Report. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements included in the Water Usage Analysis Report shall be replicated in full on the architectural plans.
20. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
21. 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.
22. Construct the driveway approach per current City and ADA standards prior to Certificate of Occupancy.
23. 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.
24. 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.
25. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

26. 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.
27. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
28. The applicant shall provide a construction waste management plan with the building permit application.

29. 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.
30. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
31. 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 October 4, 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

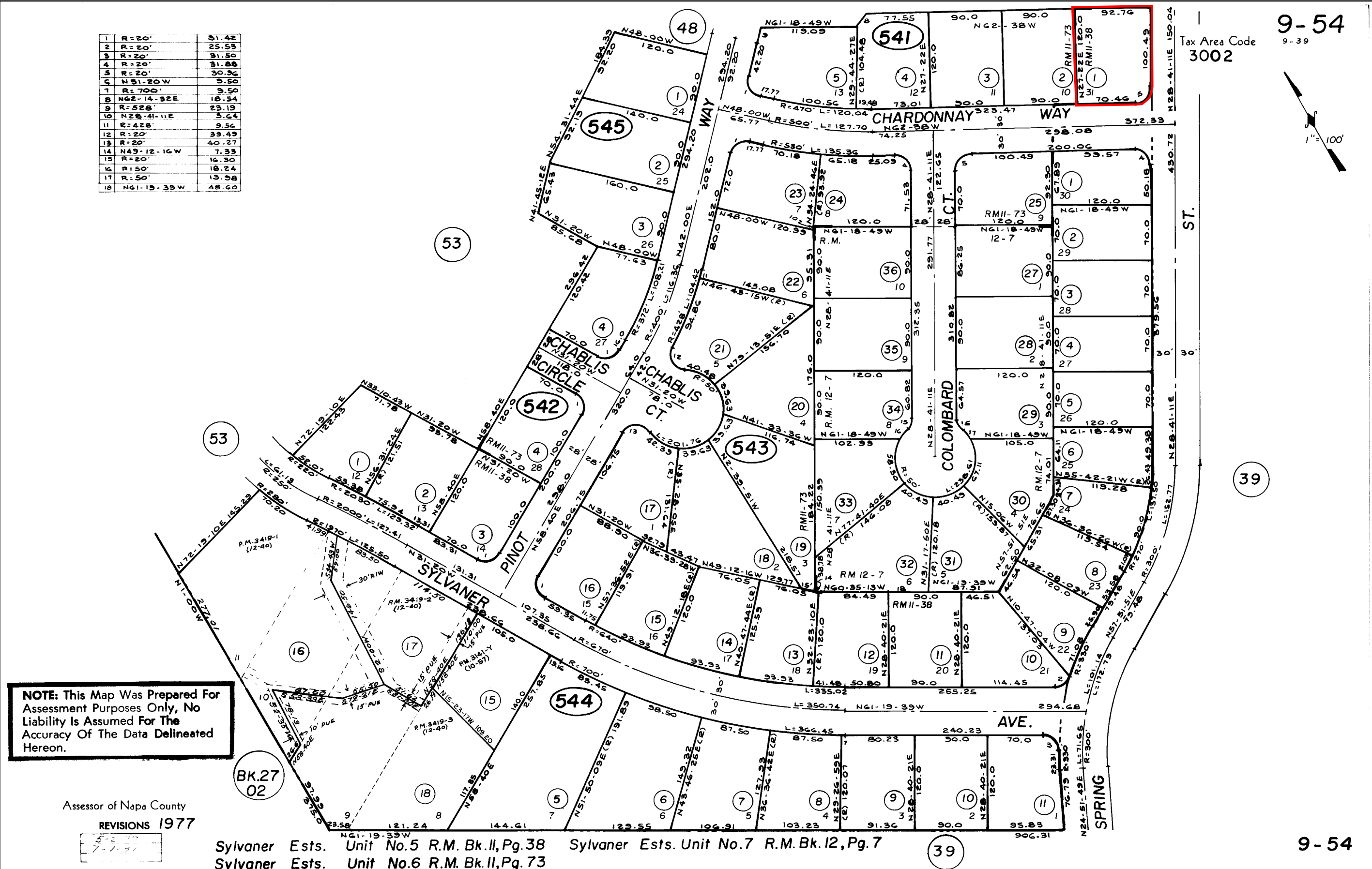
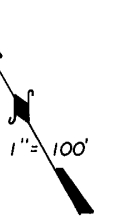
Noah Housh
Planning Director

1695 Chardonay Way
Demolition Permit & Design Review Conditions
October 4, 2016

1	R=20'	31.42
2	R=20'	25.53
3	R=20'	31.50
4	R=20'	31.88
5	R=20'	30.36
6	N 51-20 W	9.50
7	R=700'	9.50
8	N 62-14-32 E	18.54
9	R=528'	23.19
10	N 28-41-11 E	5.64
11	R=428'	9.56
12	R=20'	39.49
13	R=20'	40.27
14	N 49-12-16 W	7.33
15	R=20'	16.30
16	R=50'	18.24
17	R=50'	13.98
18	N 61-19-39 W	48.60

Tax Area Code
3002

9-54
9-39



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

Assessor of Napa County
REVISIONS 1977

5-2-77
7-1-77

Sylvaner Ests. Unit No.5 R.M. Bk.II, Pg.38
Sylvaner Ests. Unit No.6 R.M. Bk.II, Pg.73
Sylvaner Ests. Unit No.7 R.M. Bk. I2, Pg.7

9-54





Photo 1. View of existing home from Chardonnay Way.



Photo 2. View of Chardonnay Way from Spring Street.



Photo 3. View of property from Spring Street.



Photo 4. View of rear of property from Calvary driveway.



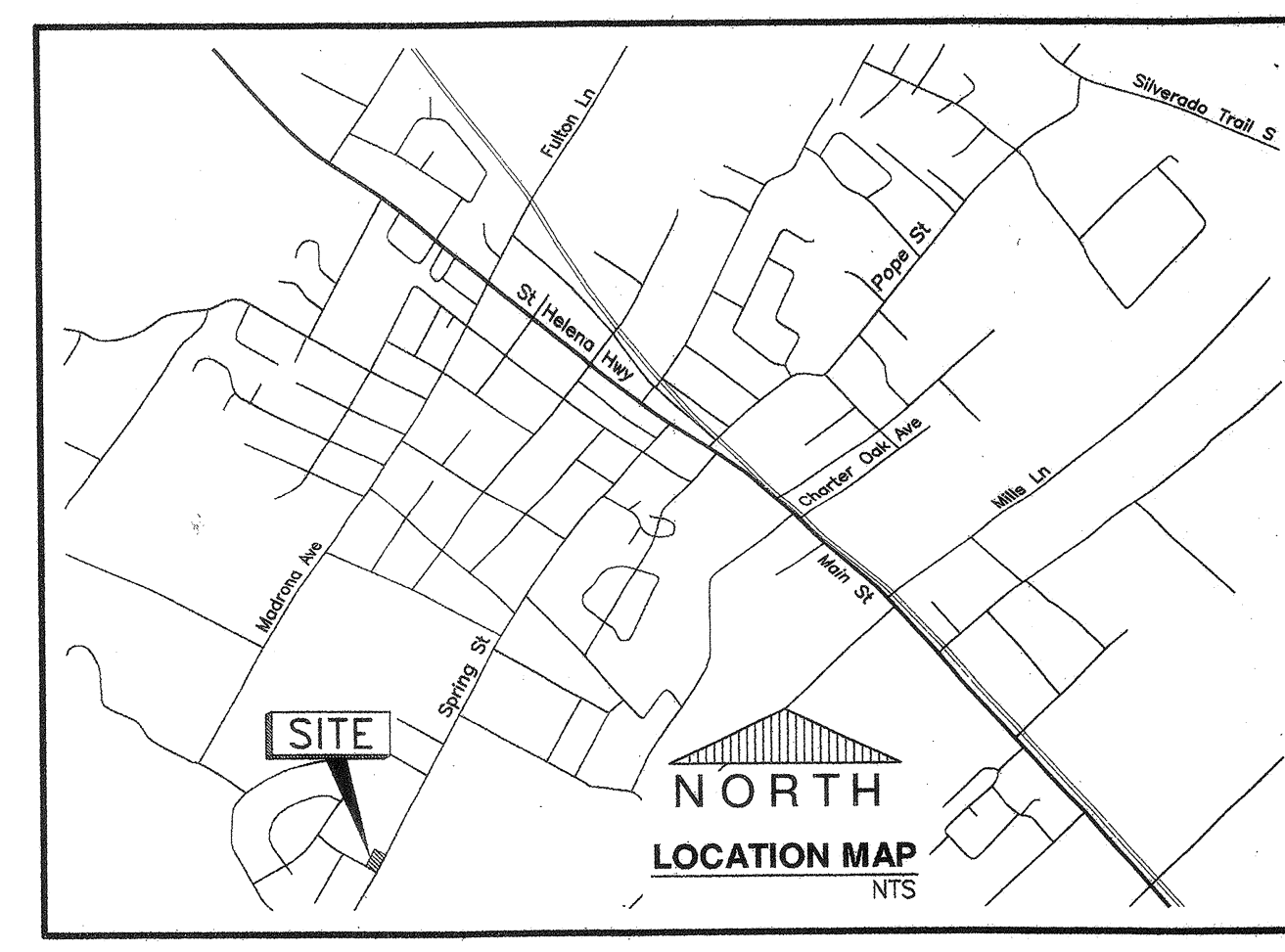
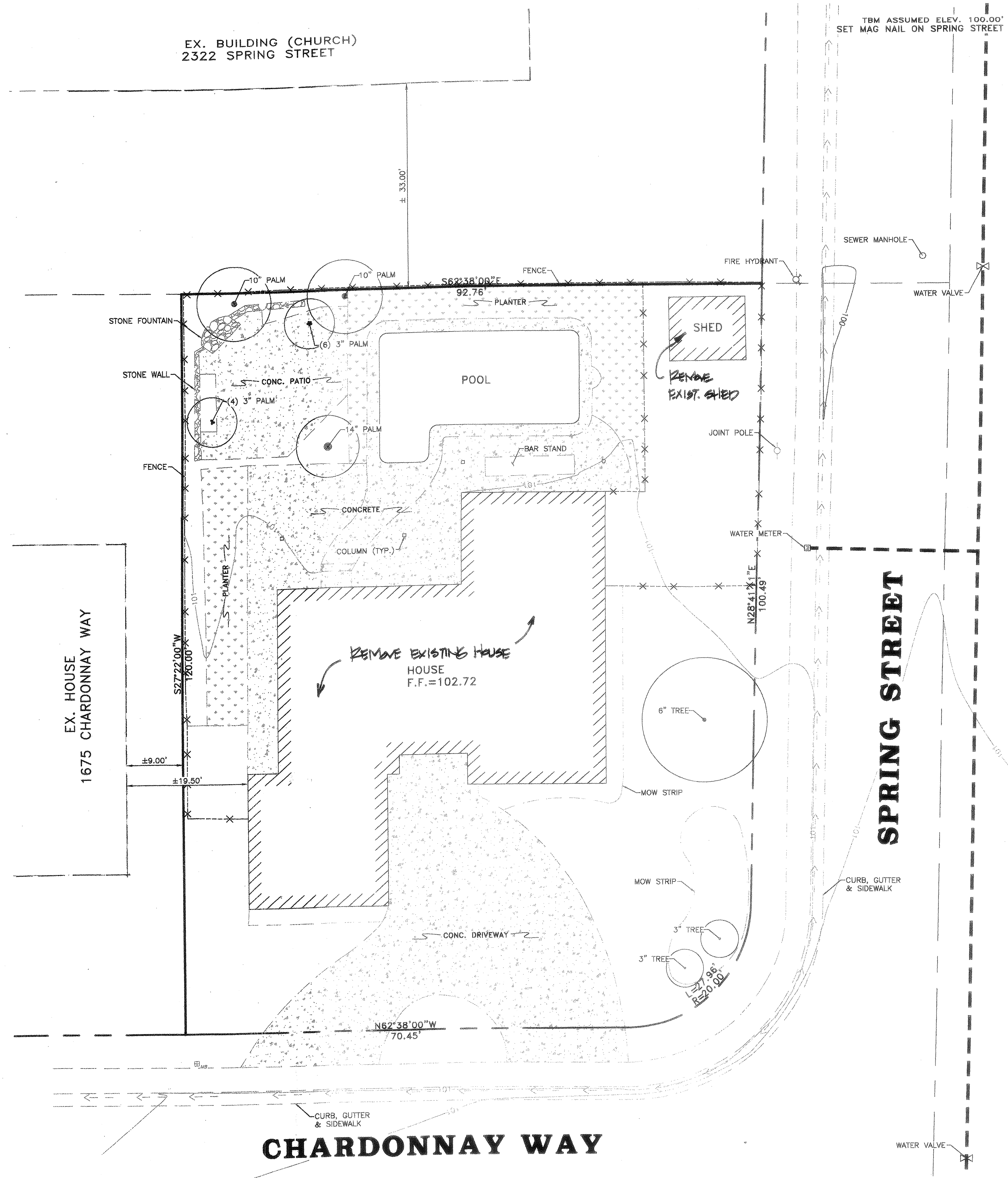
Photo 5. View of side/rear of property from Spring Street.



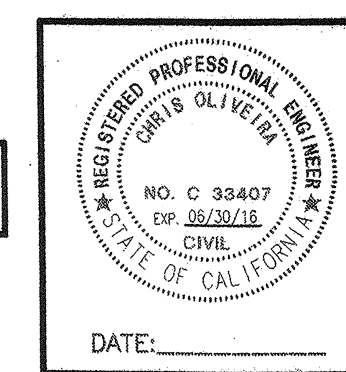
Photo 6. Alternate view of property from Chardonnay Way.

TOPOGRAPHIC SURVEY FOR:
1695 CHARDONNAY WAY
CITY OF SAINT HELENA STATE OF CALIFORNIA
APN: 009-541-001

- ABBREVIATION
- AC..... ASPHALT
 - CONC..... CONCRETE
 - EL..... ELEVATION
 - FF..... FINISH FLOOR
 - FG..... FINISH GRADE
 - FH..... FIRE HYDRANT
 - TC..... TOP OF CURB
 - TBW..... TOP BACK OF WALK
 - TW..... TOP OF WALK
 - RWT..... RETAINING WALL - TOP
 - RWB..... RETAINING WALL - BOTTOM
 - SD..... STORM DRAIN
 - SDDI..... STORM DRAIN DROP INLET
 - SDMH..... STORM DRAIN MANHOLE
 - SS..... SANITARY SEWER
 - SSCO..... SANITARY SEWER CLEANOUT
 - SSMH..... SANITARY SEWER MANHOLE
 - TBC..... TOP BACK OF CURB
 - TBW..... TOP BACK OF WALK



TEMPORARY BENCHMARK ELEV.: 100.00'
ASSUMED ELEVATION OF 100.00' SET MAG NAIL ON SPRING STREET.

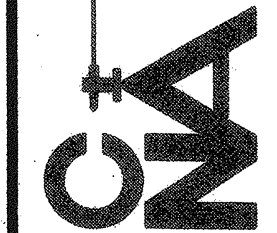


PROJECT SITE
SCALE: 1"= 10'

	EXISTING	PROPOSED
DROP INLET		
MAINTENANCE HOLE		
SANITARY SEWER		
STORM DRAIN		
WATER MAIN		
WATER METER		
FIRE HYDRANT		
WATER VALVE		
RETAINING WALL		
CURB, GUTTER & SDWK		
CENTER LINE		
RIGHT-OF-WAY		
FENCE		
DITCH FLOW DIRECTION		
FLOW DIRECTION		
TREE		
BUSH		
STREET LIGHT		
POWER POLE		
PULL BOX		
ELEVATION		
MAIL BOX		
UTILITY BOX		

9/9/16
8/2/16
5/2/16
10/20/15

CNA ENGINEERING INC.
CIVIL ENGINEERS LAND SURVEYING
PLANNING STRUCTURAL DESIGN
PHONE: (916) 465-3746
FAX: (916) 465-3746
SAINT HELENA, CA 95821
info@cnaeng.com



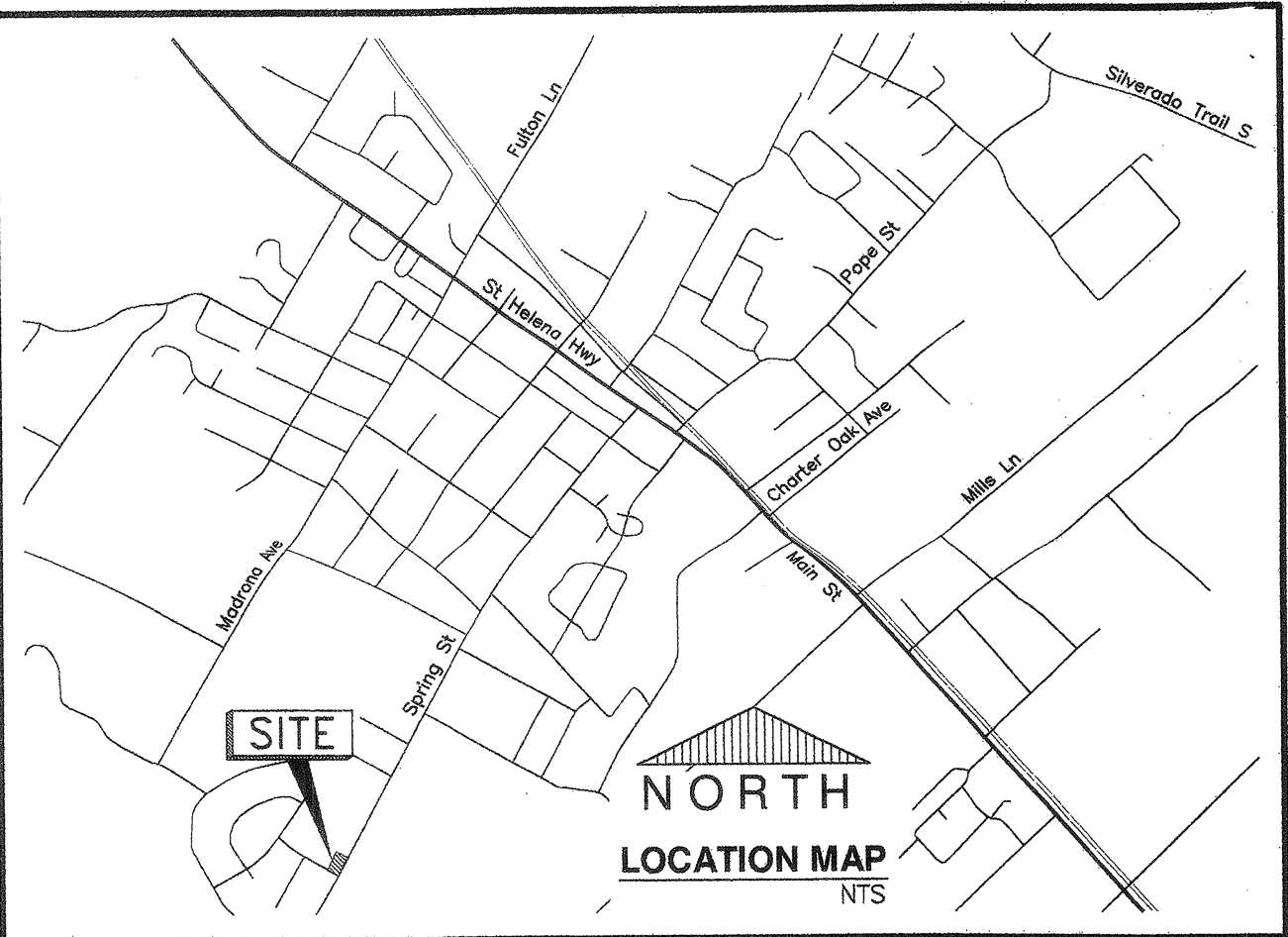
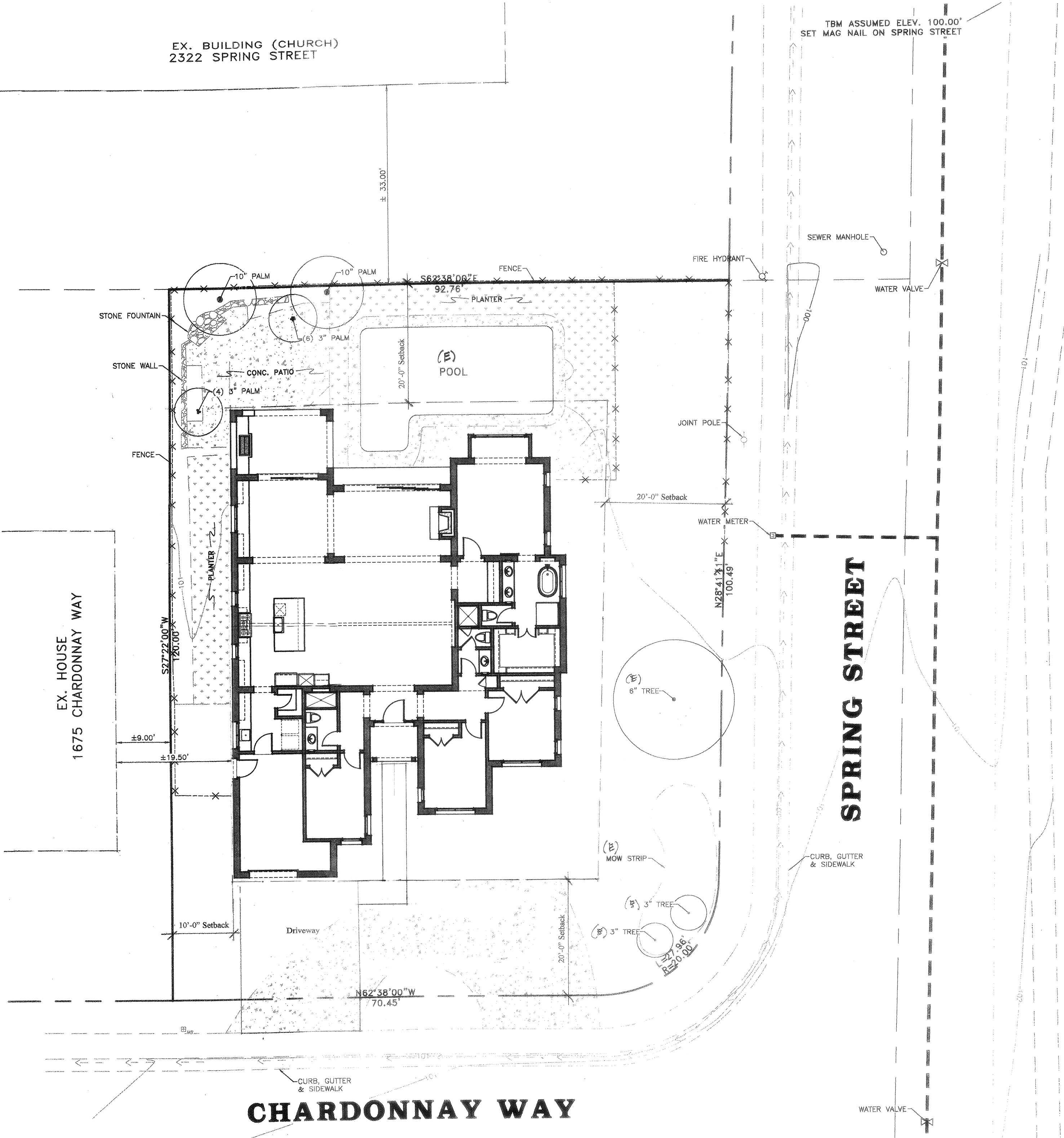
PREPARED BY: VAL T.
DRAFTED BY: VAL T.
DESIGNED BY: STEVE N.
CHECKED BY: CHRIS O.
ASSessor's PARCEL NO.: 009-541-001

TOPOGRAPHIC SURVEY FOR:
1695 CHARDONNAY WAY
CITY OF SAINT HELENA STATE OF CALIFORNIA

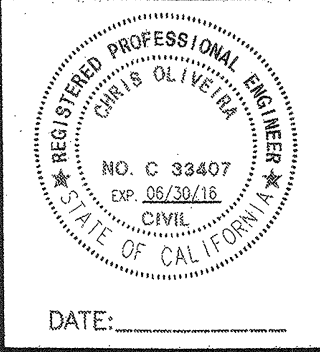
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SHEET
1 OF 2
SHEETS

TOPOGRAPHIC SURVEY FOR:
1695 CHARDONNAY WAY
CITY OF SAINT HELENA STATE OF CALIFORNIA
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- ABBREVIATION**
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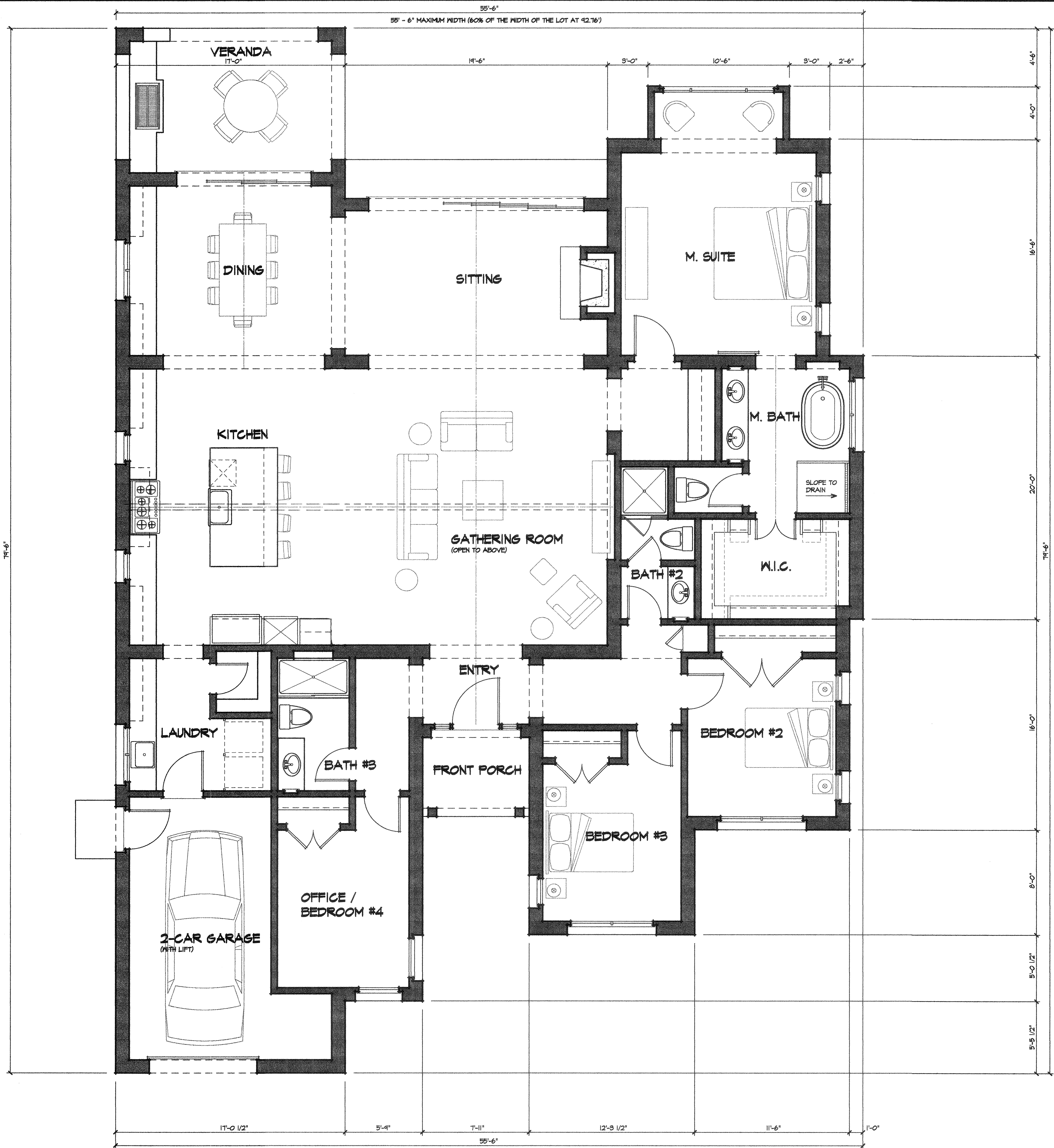


PROJECT SITE
SCALE: 1"= 10'

	EXISTING	PROPOSED
DROP INLET		
MAINTENANCE HOLE		
SANITARY SEWER		
STORM DRAIN		
WATER MAIN		
WATER METER		
FIRE HYDRANT		
WATER VALVE		
RETAINING WALL		
CURB, GUTTER & SDWK		
CENTER LINE		
RIGHT-OF-WAY		
FENCE		
DITCH FLOW DIRECTION		
FLOW DIRECTION		
TREE		
BUSH		
STREET LIGHT		
POWER POLE		
PULL BOX		
ELEVATION		
MAIL BOX		
UTILITY BOX		

9/9/16
8/2/16
5/2/16
10/28/15

APPROVED BY	DATE
DESCRIPTION	
NO.	REVISIONS
CNA ENGINEERING INC. CIVIL ENGINEERING: LAND SURVEYING PLANNING: STRUCTURAL DESIGN PHONE: (916) 485-3746 2375 VALLEY ROAD SACRAMENTO, CA 95821 Yr.cnaeng@cnaengineering.com	
SCALE	PREPARED BY
HORIZ.: 1"= 10'	DRAFTED BY: VAL T.
VERT.: N/A	DESIGNED BY: STEVE N.
FLD BK: N/A	CHECKED BY: CHRIS O.
ASSESSOR'S PARCEL NO.: 009-541-001	
TOPOGRAPHIC SURVEY FOR: 1695 CHARDONNAY WAY CITY OF SAINT HELENA STATE OF CALIFORNIA	
DATE: 11/16/2015	FN: 15127.DWG
SHEET	
2 OF 2	SHEETS



FLOOR PLAN

PROPOSED GROSS FLOOR AREA:	
FIRST FLOOR:	2421 SF
TOTAL CONDITIONED:	2421 SF
2-CAR GARAGE (WITH LIFT):	271 SF
TOTAL:	5204 SF
COVERED AREAS:	
FRONT PORCH:	48 SF
VERANDA:	181 SF
TABULATIONS:	
NET LOT AREA:	10,884.25 SF
COVERAGE ALLOWED (35%):	3,804 SF
PROPOSED COVERAGE:	3,804 SF
GROSS FLOOR AREA RATIO (F.A.R.):	3.201 SF (302)
3,204 SF - 200 SF EXEMPTION =	3,004 SF

REVISIONS	BY
△ PLANNING CHG'S 11-17-15	AB
△ PLANNING CHG'S 01-14-16	AB
△ PLANNING CHG'S 05-02-16	AB
△ PLANNING CHG'S 06-02-16	AB
△ NEIGHBOR CHG'S 04-04-16	AB

ALL ERRORS, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR. NOTIFICATION IS NOT MADE AND WORK IS CONTINUED, RESPONSIBILITY FOR ANY FUTURE PROBLEMS CREATED WILL BE BORNE BY THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

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Residential Design and Neighborhood Planning
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540 East Santa Clara St. (916) 204-2014
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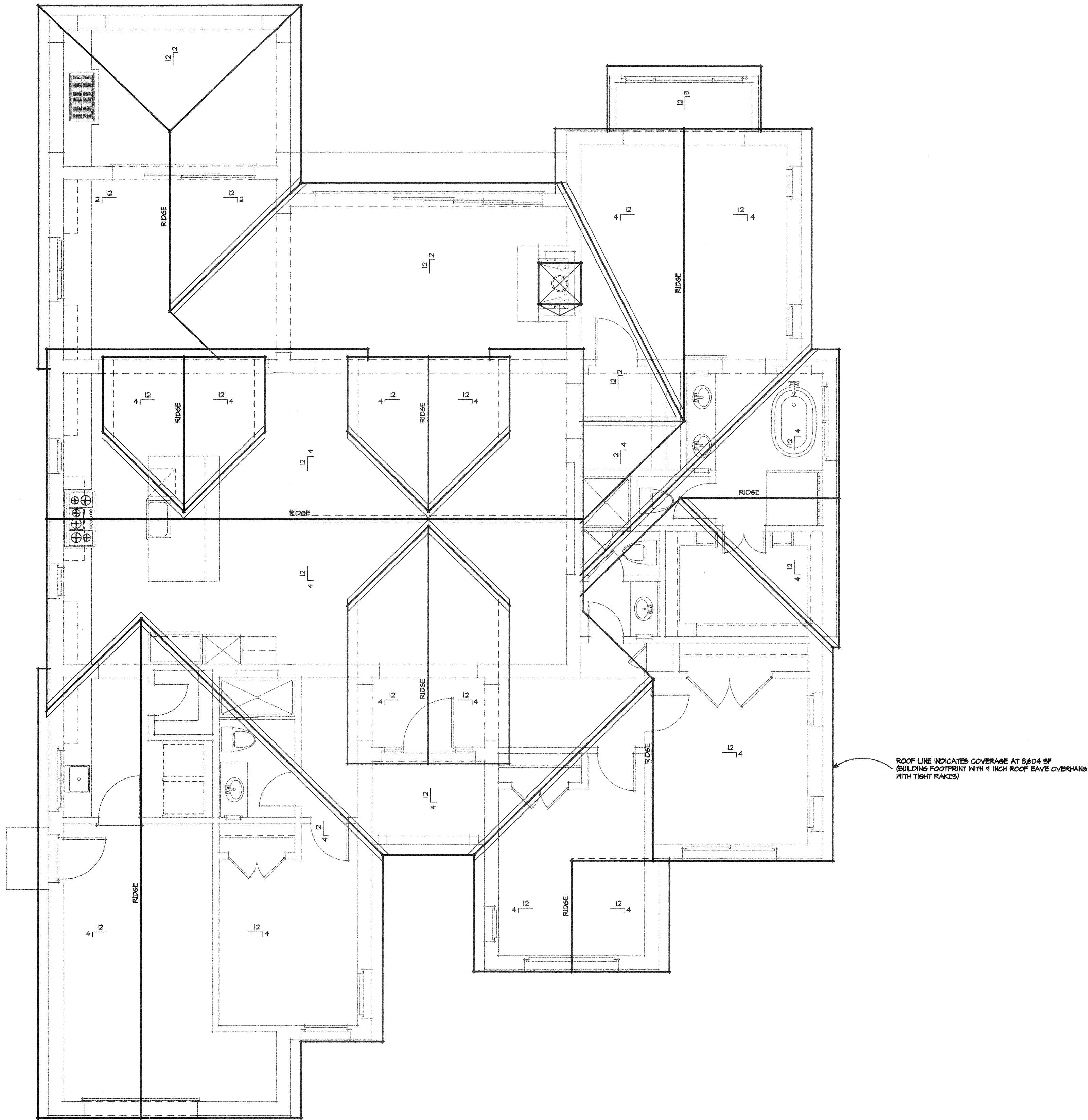
RESIDENCE
1695 CHARDONNAY WAY
SAINT HELENA, CALIFORNIA

FLOOR PLAN

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Scale	1/4"=1'-0"
Drawn	AB
Job	
Sheet	A.1

Of Sheets

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ARCHITECTURAL ROOF PLAN

Of Sheets

A.2

Sheet

Job

Drawn AB

Scale 1/4"=1'-0"

Date 10/28/15

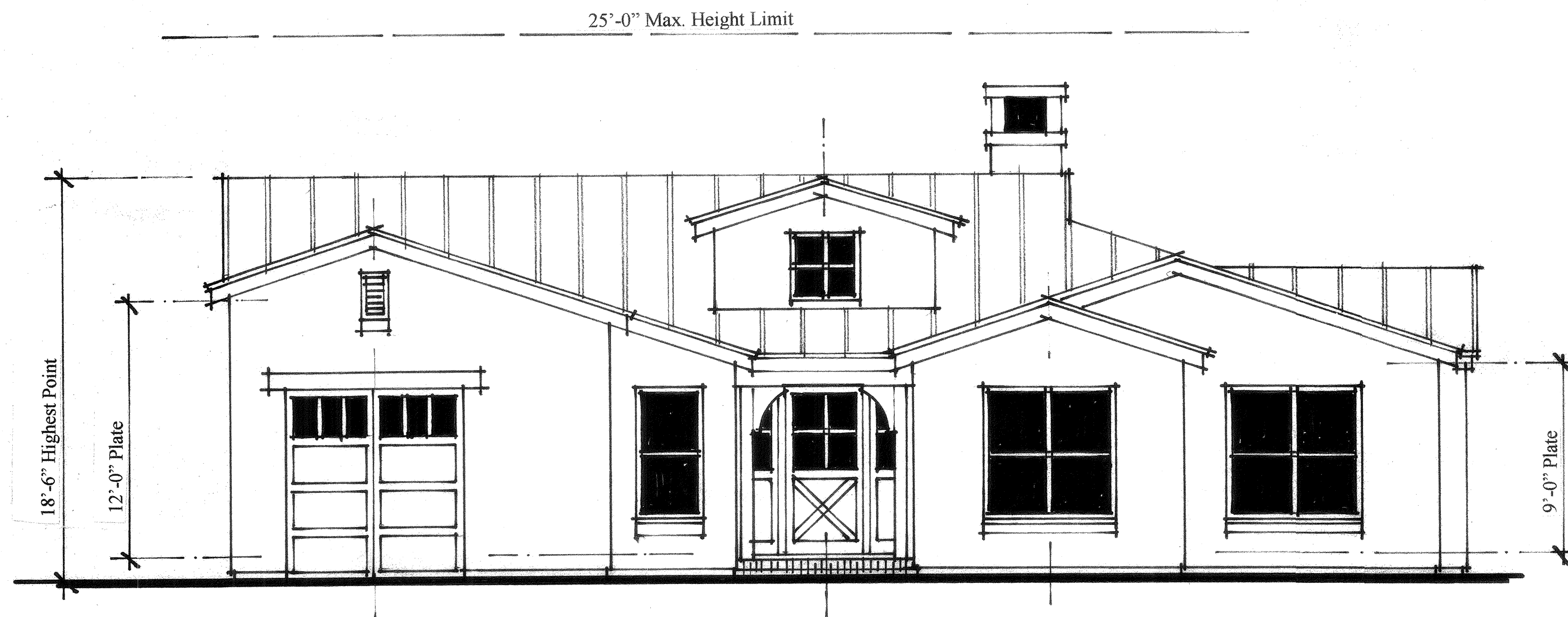
ARCHITECTURAL ROOF PLAN

RESIDENCE
1695 CHARDONNAY WAY
SAINT HELENA, CALIFORNIA

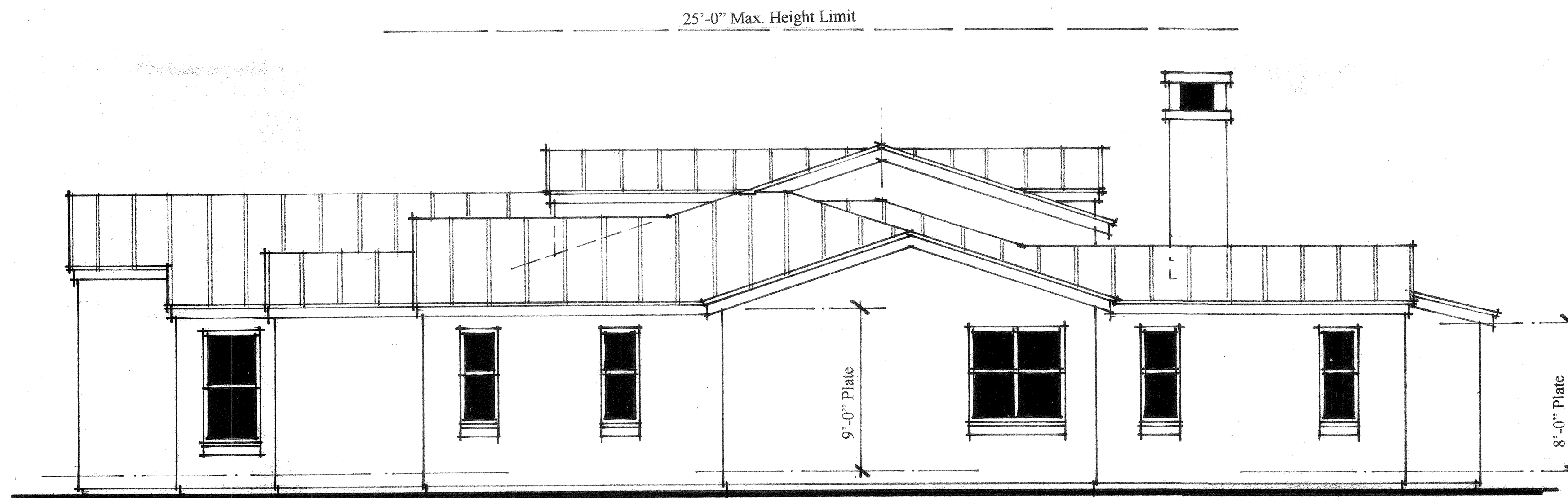
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(916) 204-2014
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REVISIONS	BY
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△ PLANNING CHG'S 01-14-16	AB
△ PLANNING CHG'S 05-02-16	AB
△ PLANNING CHG'S 08-02-16	AB
△ NEIGHBOR CHG'S 04-04-16	AB



Front Elevation



Right Side Elevation

EXTERIOR MATERIALS

ROOFING :	Standing Seam GSM Roofing
ROOF EAVES :	4 X 8 Exposed Rafter Tails
WALLS :	Smooth Trowel Exterior Stucco over ICF Block Walls
GARAGE DOORS :	Recessed Wood Roll-Up Doors
DOORS / WINDOWS :	Recessed Wood Window Doors with Metal Cladding

REVISIONS	BY
1. PLANNING CHS 11-11-15	AB
2. PLANNING CHS 01-14-16	AB
3. PLANNING CHS 09-22-16	AB
4. PLANNING CHS 08-22-16	AB
5. NEIGHBOR CHS 04-04-16	AB

ALL ERRORS, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CLARIFICATION OF ANY AMBIGUITY OR CONFLICT. NOTIFICATION IS NOT MADE AND WORK IS CONTINUED. RESPONSIBILITY FOR ANY FUTURE PROBLEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

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RESIDENCE
1645 CHARDONNAY WAY
SAINT HELENA, CALIFORNIA

EXTERIOR ELEVATIONS

Date 10/28/15

Scale 1/4"=1'-0"

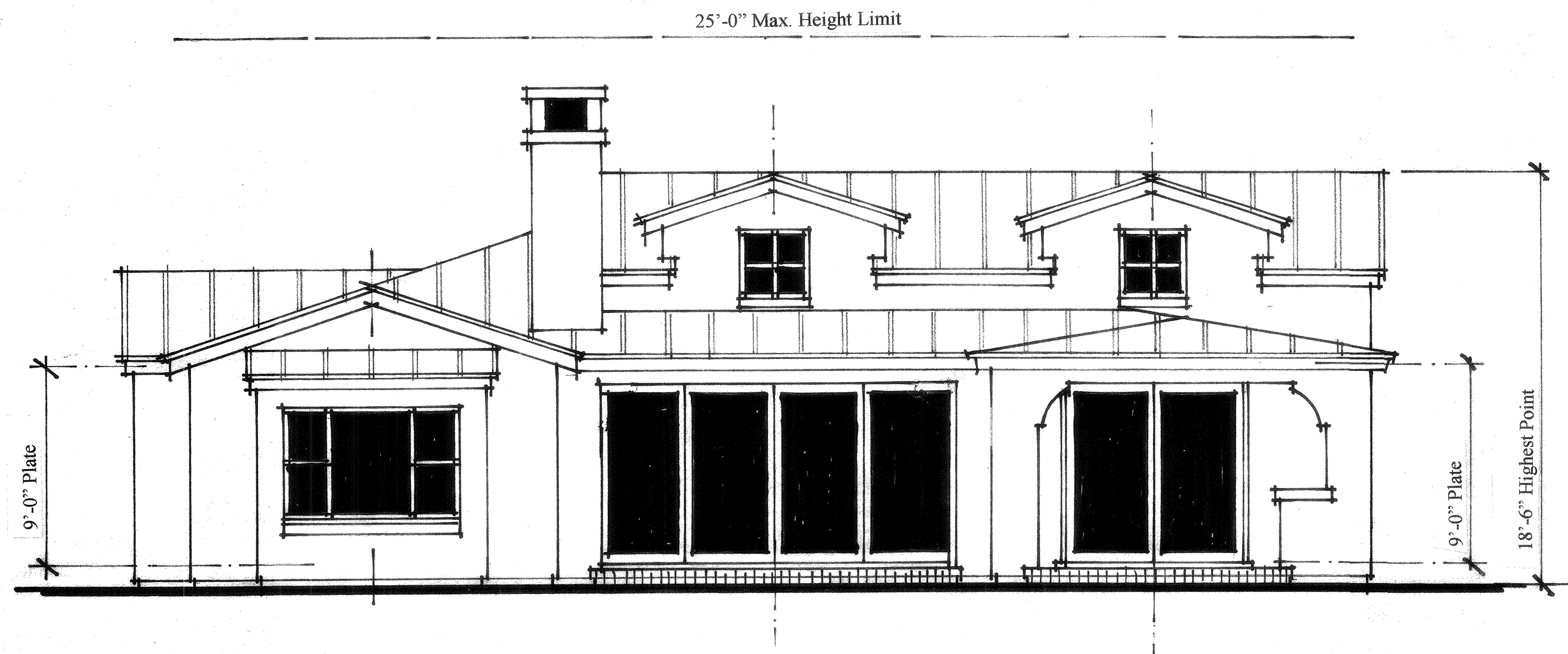
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Job

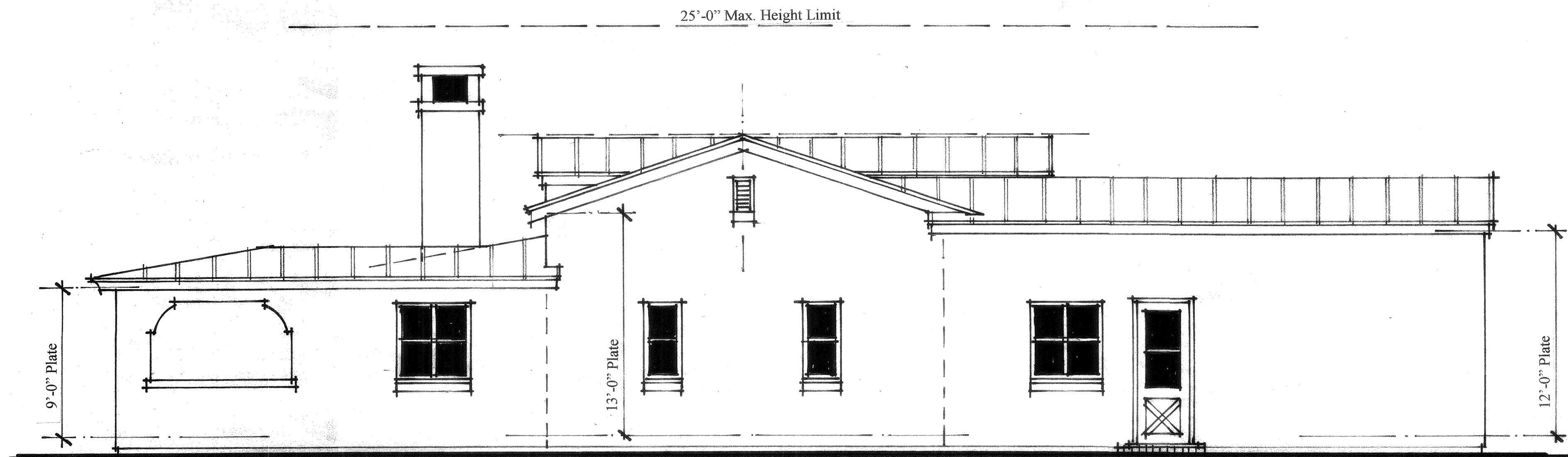
Sheet

A.3

Of Sheets



Rear Elevation



Left Side Elevation

EXTERIOR MATERIALS

- ROOFING :** Standing Seam GSM Roofing
- ROOF EAVES :** 4 X 8 Exposed Rafter Tails
- WALLS :** Smooth Trowel Exterior Stucco over ICF Block Walls
- GARAGE DOORS :** Recessed Wood Roll-Up Doors
- DOORS / WINDOWS :** Recessed Wood Window/Doors with Metal Cladding

REVISIONS	BY
△ PLANNING CHG'S 11-11-15	AB
△ PLANNING CHG'S 01-14-16	AB
△ PLANNING CHG'S 02-02-16	AB
△ PLANNING CHG'S 02-02-16	AB
△ NEIGHBOR CHG'S 01-01-16	AB

ALL ERRORS, OMISSIONS, OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR. NO FOR CLARIFICATION OR CORRECTION. IF NOTIFICATION IS NOT MADE AND WORK IS CONTINUED, RESPONSIBILITY FOR ANY FUTURE PROBLEMS CREATED WILL BE BORNE BY THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

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RESIDENCE
1645 CHARDONNAY WAY
SAINT HELENA, CALIFORNIA

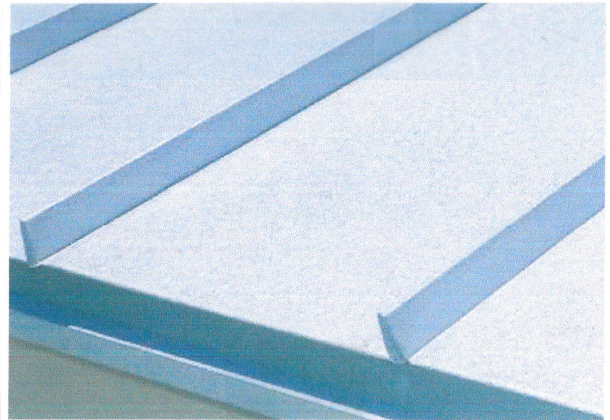
EXTERIOR ELEVATIONS

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Job	
Sheet	A.4
Of	Sheets

Color & Materials Board for New Residence
1695 Chardonnay Way
Saint Helena, California
APN: 009-541-001

ROOFING: _____

Standing Seam Metal Roof
Color: Pewter Grey

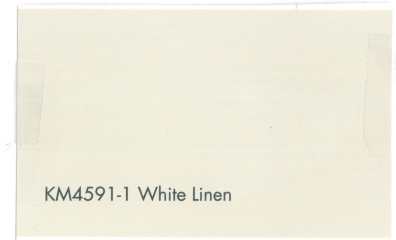


STUCCO:

Smooth Trowel Stucco
Color: KM4591-1, White Linen

POSTS / BEAMS / RAFTER TAILS:

STK Cedar
Color: KMW46-1, Picket Fence

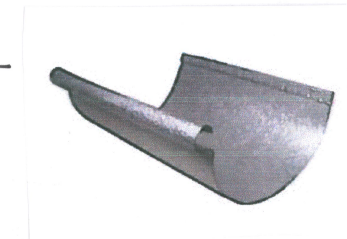


TRIM / FASCIA:

STK Cedar
Color: KMW46-1, Picket Fence

GUTTERS / DOWNSPOUTS: _____

5" Dia. Half Round Gutters, 2" Dia. Downspouts
Color: Galvanized Iron

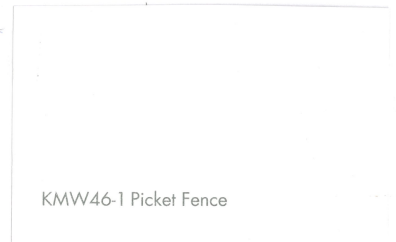


WINDOWS / DOORS:

Metal Clad Wood Windows
Color: To Match Trim (Picket Fence)

GARAGE DOORS:

Recessed Wood Roll-up Doors
Color: KMW46-1, Picket Fence



September 16, 2016

Aaron Hecock, AICP
Senior Planner
City of St. Helena
1480 Main Street
St. Helena, CA. 94574



Kevin Patrick O'Brien
Architect, Inc.
Residential Design and Neighborhood Planning
www.kpoarchinc.com

Reference: Design Review Application: 1695 Chardonnay Way, Daniel Schoenfeld

Aaron,

This letter is to accompany the revised and updated Design Review Application and Architectural Exhibits dated: Addenda #5 (9/9/16). After meetings with neighbors in the Sylvaner Estates, the Application has been revised to satisfy their concerns. Regarding the "updates" to the Architectural Plans, the revisions are following:

- 1). Lower Height of Proposed Home – The main roof was lowered 3'-0" from the previous submittal, and the highest point (roof ridge) is now 18'-6" off grade. It should be noted, the Maximum Height allowed for the St. Helena Low Density (LR) District is 25'-0". This Proposed Submittal is 6'-6" lower than the Maximum Height.
- 2). Remove Proposed Loft Space – The Loft Space over the Kitchen was removed. Converted the outdoor Loggia off the Gathering Room to "enclosed" Sitting Room. Revised the FAR Tabulations to reflect the Floor Plan revisions.
- 3). Remove Guest Cottage – The Proposed Guest Cottage was removed. Revised the FAR and Coverage Tabulations to reflect the Floor Plan revisions.

End of Application Revisions.

Please contact me if you have any questions regarding the revised Design Review Application.

Kevin O'Brien, Architect

125 Olympic, Granite Bay, CA. 95746 (916) 204-2014 kobrienarchitect@gmail.com

Aaron Hecock

From: Daniel Schoenfeld <sez2day@gmail.com>
Sent: Wednesday, September 21, 2016 3:50 PM
To: Aaron Hecock; Kevin O'Brien
Subject: Fwd: Re: 1695 Chardonnay

----- Forwarded message -----

From: "Donna Oldford" <dboldford@aol.com>
Date: Sep 21, 2016 1:03 PM
Subject: Re: 1695 Chardonnay
To: <sez2day@gmail.com>
Cc:

Hi, Dan,

I have spoken with several of the neighbors who were involved with the initial hearing and our subsequent meeting, although not all of them. The thought seems to be that your efforts that involved elimination of the loft space and the second unit have resulted in compliance with the CC&Rs. I have told those I spoke with that this is my opinion. If I hear otherwise, I will let you know. I also spoke with the City planners, as I had a short hearing on the Davies Vineyards Winery last night, and confirmed that my belief is that we have reached an agreement with you.

Please let us know when you have a confirmed hearing. I would be happy to attend and speak favorably about your efforts to work with us on this.

Cheers,
Donna

Donna B. Oldford
Plans4Wine
[\(707\)963-5832](tel:(707)963-5832)
DBOldford@aol.com

-----Original Message-----

From: Daniel Schoenfeld <sez2day@gmail.com>
To: Donna Oldford <dboldford@aol.com>
Sent: Wed, Sep 21, 2016 12:59 pm
Subject: 1695 Chardonnay

Hi Donna,

Just wanted to see if you've gotten any feedback from anyone at this point re: the Archtiecturals I sent. you.

Look forward to hearing from you as time permits.

thanks,

best,

Dan

Aaron Hecock

From: Donna Oldford <dboldford@aol.com>
Sent: Monday, April 25, 2016 2:00 PM
To: sarah@cityofsthelena.org; Grace Kistner; Tracy Sweeney; Mary Koberstein; bobbimonnette@cityofsthelena.org; Aaron Hecock
Subject: Fwd: Spring Street & Chardonnay Way
Attachments: Sylvaner CCRs.pdf

Dear Planning Commission members and staff,

Please see below a letter I drafted for Chairperson Sarah Parker, relative to the matter before you on May 3 whereby a new property owner (Grandview Estates LLC) has requested approval to demolish and existing residence and rebuild to two stories and also build a separate guest unit on the parcel. I am attaching a copy of the Sylvaner CC&Rs for your consideration, as they remain in effect whether recorded with the City or the homeowners association is still in effect. Please consider the points expressed below and specifically note the following issues extrapolated from the attached CC&Rs.

- (1) On page 1, Section (A) Land Use and Building Type: Specifically precludes the building of any second story or split-level style appendage.
- (2) On page 6, Section (C) Enforcement: Specifically sets forth the right of any individual owner within the Sylvaner subdivision to serve as Attorney General to enforce the CC&Rs (unless otherwise having been formally modified) and their ability to recover legal fees for their action as Attorney General.

This matter has some precedent from some 15 years ago, when the late St. Helena Police Officer David Gardner successfully contested a Columbard Court homeowner's proposal to build a second story on a one-story home.

The Sylvaner neighborhood is one of the few that offer viable family housing for St. Helena residents. We wish to see our CC&Rs adhered to in order to protect the family character of these homes, to protect the privacy that we enjoy in our backyards and gardens, and to avoid setting the kind of overly-intensive lot development that is occurring throughout Old Town St. Helena. This owner is obviously a spec developer whose objective is to maximize the intensity of development on a small, highly visible corner lot that serves as the entry to our Sylvaner area. It will compromise sight distance for motorists turning at a key intersection, block an important view shed to the western hills, and set an unfavorable precedent for a change in character for the far west side of St. Helena.

Thank you for your consideration of this matter for the Sylvaner neighborhood and the City of St. Helena.

Sincerely,
Donna Oldford
2620 Pinot Way
St. Helena, CA 94574

Donna B. Oldford
Plans4Wine
(707)963-5832

DBOldford@aol.com

-----Original Message-----

From: Donna Oldford <dboldford@aol.com>
To: sarahparker.esq <sarahparker.esq@gmail.com>
Sent: Mon, Apr 25, 2016 11:23 am
Subject: Spring Street & Chardonnay Way

Hi, Sarah,

I was recently made aware of a proposal by a spec building to modify a house his company (Grandview Estates LLC) purchased in the Sylvaner subdivision. The proposal is to build a second story on the house and also to build a guest house. Not sure how they fit a guest house on that lot, as it is a very shallow one that backs up to the Church next door.

The historic CC&Rs for Sylvaner have not allowed second stories on the houses, except for those adjacent to the hillside on the west. The purpose of this was to protect the character of the neighborhood, but also to protect the privacy of backyards. The CC&Rs were not recorded with the City and the homeowners association is not in effect at this time. Nevertheless, in instances where CC&Rs were developed, whether recorded or the association remaining intact, they have been in full force. If someone attempts to circumvent the CC&Rs, anyone taking issue with that action will prevail in the courts and it is also one of the few instances where the courts award attorneys fees to the appellant (because they had to act as Attorney General in the matter). This came up over on Columbar Court some 15 years ago, when a homeowner wanted to build a second story on a home there. The late David Gardner took issue, citing the application of the CC&Rs, and the neighbors prevailed.

Although this house is not visible from mine, I am opposed to the present that this action represents. Sylvaner has typically not been a spec home or vacation home, or even a weekenders home venue in the past. These are family homes for St. Helena residents and their design is reflective of that. If anyone can come in and fill a 10,000-sq. ft. lot with two stories of house and also add a second unit, we will be fighting the same battles that currently plague Old Town, where the character of the neighborhood is being lost to speculation and vacation dwellings. Where will St. Helena families live? How can we place a price on the loss of privacy in our backyards and gardens?

At least three houses on that block of Chardonnay Way have changed ownership very recently. If these homes are altered by the new owners, the Sylvaner neighborhood will have as its primary entry a wall of structures which are not in character with the historic St. Helena Cemetery and which block one of the most important view sheds to the northwestern hillside that we have on the west side. You can easily see this by simply driving onto Chardonnay Way from Spring Street. And this is not to mention to blocking of site distance at that intersection.

I will attend the meeting on May 3, but wanted to give you a "heads up" about this matter. I'm sure you'll hear from more people. Due to the large number of recent new owners on Chardonnay Way, I'm not sure whether other new owners would be supportive of this intensification of use in Sylvaner or not. I do know that it would set a most unfortunate precedent in an area of town that has historically been protected by the CC&Rs that were part of its origins. Thank you for your consideration of my feeling on this matter.

Best,
Donna

Donna B. Oldford
Plans4Wine
(707)963-5832
DBOldford@aol.comDBOldford@aol.com



August 1, 2016

St. Helena Planning Commission
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Chairman Kistner and Members of the Commission:

I am writing to you as a 27-year resident of the Sylvaner Subdivision on the west side of St. Helena, and to request that you deny the present application proposed for 1695 Chardonnay Way, based on the inconsistency of the proposal with our neighborhood CC&Rs. The CC&Rs expressly prohibit second stories on these single-family homes and also prohibit second home units on the lots. The reasons for this were to protect the integrity of these homes as single-family residences and to protect backyard privacy for residences. Vacation rentals were not even in anyone's sights at the time.

The developer who purchased this house wishes to redevelop the lot into something that is unprecedented in the Sylvaner Subdivision, with a second story, a second unit, and a hydraulic stacked garage that will accommodate a number of cars. I have seen no development proposal in the City of St. Helena that more resembles a vacation rental home, one clearly designed for several groups of people to occupy at the same time.

Residents of Sylvaner have lived with our CC&Rs for over 30 years. We have managed to be represent a unique situation in the City in terms of protecting the character of our neighborhood. Many of us have lived here for two decades or longer. There was precedent for this action when an owner wished to add a second story. The late Officer David Curtin took issue based on our CC&Rs and the application was denied.

CC&Rs represent a legally enforceable set of rules that are in effect even if the homeowners association is no longer functioning and even if the CC&Rs were not recorded with the City at the time the development was constructed. The Courts have proven this on many occasions, usually awarding the plaintiffs attorneys fees, as well, since they had to act as attorney general for purposes of enforcement.

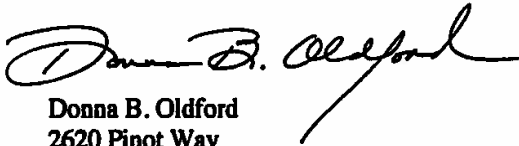
The developer needs to come back with an application that does not violate our CC&Rs. It would also be helpful if he met with representatives of this neighborhood so that we can acquaint him with what the neighborhood was envisioned as when first developed and what it is all about to this day. The first question I always get from a Planning Commission prior to a hearing is, *"So, how are you with the neighbors?"*

DONNA B. OLDFORD 2620 Pinot Way • St. Helena • California 94574 Tel. (707) 963.5832 Email. dboldford@aol.com

I am not opposed to this property owner remodeling or even replacing the home, even maximizing the intensity of use there, so long as he does so under current City Code and by respecting the CC&Rs for Sylvaner. But this home is situated at one of the two primary entries to Sylvaner and its configuration really will convey a "sense of place" for the neighborhood. It is also located at an intersection where sight distance is critical for those of us who drive in and out of here every day. Spring Street is one of the two primary east/west traffic carriers in the City (Madrona being the other) and in spite of policing, people sometimes drive over the speed limit because of the straightway. A second unit that occupies what would otherwise be a front yard is not compatible with protecting the sight distance at this important location, quite simply because it will block it.

Thank you for your consideration of these points and the opinions that you will hear expressed at the hearing tonight. We are counting on you to help us continue preserving the Sylvaner Subdivision as a place where residents of St. Helena can live and raise families. Our development has several generations of St. Helena families, with new owners investing in the quality of life they knew when they were growing up here. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna B. Oldford".

Donna B. Oldford
2620 Pinot Way
St. Helena, CA 94574

Aaron Hecock

From: Noah Housh
Sent: Tuesday, August 02, 2016 9:01 AM
To: Aaron Hecock
Cc: Xinia Gamero
Subject: FW: Property Chardonnay and spring

Noah Housh
Planning and Community Improvement Director City of Saint Helena
(707) 968-2659

-----Original Message-----

From: Heather Peña [mailto:heather@hpenamd.com]
Sent: Monday, August 01, 2016 8:14 PM
To: Noah Housh
Subject: Property Chardonnay and spring

Live on Chablis circle and am voicing my concern over development of the property on the corner of spring and Chardonnay. I will not be able to attend the meeting tomorrow night because I am out of town. However, I support my neighbors in maintaining the guidelines in the CC and R's. We are opposed to the current proposal for that property.
Thank you, Heather Pena

Sent from my iPhone

From: Dick & Judie Rogers [<mailto:nvredwine@comcast.net>]

Sent: Monday, August 01, 2016 8:08 PM

To: Noah Housh

Cc: Grace Kistner; Bobbi Monnette; Sarah Parker; Tracy Sweeney; Mary Koberstein

Subject: Planning Comm. Agenda Item 5, Aug 2

Earlier today, we sent an email to you and the members of the Planning Commission objecting to the approval of the plan for 1695 Chardonnay. So that there is no question about the applicability of the CC&Rs when discussing the referenced project, we attach a copy of the CC&Rs for Sylvaner Estates, Unit 5. In the report for tomorrow's Planning Commission meeting, Mr. Hecock's statement "...the home no longer violates the provisions stipulated in the CC&Rs..." is incorrect. The plans submitted with the current application clearly show a separate guest house on the front corner of the property and is shown to be equipped with a bathroom and kitchen. The relevant section of the CC&Rs, Section A (which we cited in our earlier email) allows only ONE (our emphasis) single family dwelling on the parcel. We also raised a question about the plan's proposed solution to the "two-story" problem, but do not address that matter here.

While the correspondence section of the report states that only "...one (1) letter in opposition to this application...." had been received, we wish to point out that we previously sent an email on May 9 to the Planning Commission with a copy to Mayor Galbraith that pointed out that the plan violated the CC&Rs with respect to both the guest house and the two-story building. We are aware that the Planning Department received that message as Mayor Galbraith forwarded your reply to us. We're not sure what determines when a letter such as ours is no longer applicable to a project, but our understanding was that the project was withdrawn in order to address the issues raised. Clearly, the issues we raised continue to pertain to the current application.

Dick & Judie Rogers
1570 Chablis Circle
St Helena

Aaron Hecock

From: Noah Housh
Sent: Tuesday, August 02, 2016 9:01 AM
To: Aaron Hecock
Cc: Xinia Gamero
Subject: FW: 8-1-16

FYI

Noah Housh
Planning and Community Improvement Director City of Saint Helena
(707) 968-2659

-----Original Message-----

From: Don [mailto:tangerinehouse@sbcglobal.net]
Sent: Monday, August 01, 2016 8:32 PM
To: Noah Housh
Subject: 8-1-16

8-1-16

Planning Commission:

Proposal for 1695 Chardonnay, St. Helena.

This is to inform you that I am opposed to the proposed house demolition and re-build of a much larger two story house with a rental unit on the city lot. This proposal is not consistent with the neighborhood and is in violation of the CCRs. As a resident on Pinot Way, I strongly urge you prohibit this proposal from ever being implemented.

Sincerely;
Don Richardson

Sent from my iPad

Aaron Hecock

From: Noah Housh
Sent: Tuesday, August 02, 2016 9:01 AM
To: Aaron Hecock
Cc: Xinia Gamero
Subject: FW: Concern about proposed housing project at 1695 Chardonnay (and Spring Street)

FYI

Noah Housh
Planning and Community Improvement Director
City of Saint Helena
(707) 968-2659

From: Susan French [mailto:french-arnold@att.net]
Sent: Monday, August 01, 2016 9:13 PM
To: Noah Housh
Subject: Concern about proposed housing project at 1695 Chardonnay (and Spring Street)

Hi Noah

I am writing to express my concern about a proposed housing project at 1695 Chardonnay. I am a Sylvaner area homeowner and my residence is at 1505 Chablis Circle. My wife and I moved into the house in 1997 and I believe this is the first project in our area that is taking a demolish and rebuild approach.

My concerns are as follows:

- 1) The current house at 1695 Chardonnay looks to be in decent shape if not better. I have watched in the last few years as it was re-modeled so I don't believe this house qualifies as a "tear down" or is un-inhabitable. Sounds like a waste of materials.
- 2) Will the re-built home and guest house be for a homeowner or is it going to be a weekend home or rental money-maker? That later two are not good directions for the future of Saint Helena. We already have far too many weekend only homes, etc.
- 3) The house across the street from mine (1506 Chablis Circle) was re-modeled by a group out of Windsor and successfully sold for a profit a year or two ago. They did not tear down the house. Could the house at 1695 Chardonnay be re-modeled instead?

Should this project go forward as planned, will it open the flood gates for developers to do more in the Sylvaner area? I think we all should think long and hard on this one.

Thanks

Rich Arnold
1505 Chablis Circle
Saint Helena, CA 94574

Susan French
Wine Industry Writing Consultant

french-arnold@att.net
1505 Chablis Circle, St. Helena, CA 94574
Office: 707-967-8606 Cell: 707-291-2559

Aaron Hecock

From: Noah Housh
Sent: Tuesday, August 02, 2016 9:00 AM
To: Aaron Hecock
Cc: Xinia Gamero
Subject: FW: house on Chardonnay and Spring

FYI

Noah Housh
Planning and Community Improvement Director
City of Saint Helena
(707) 968-2659

From: Hoyersmith@aol.com [mailto:Hoyersmith@aol.com]
Sent: Tuesday, August 02, 2016 8:02 AM
To: Bobbi Monnette; Grace Kistner; Sarah Parker; Tracy Sweeney; mkobertaein@cityofstheleena.org; Noah Housh
Subject: house on Chardonnay and Spring

Dear Members of the Planning Commission,

I've lived in St. Helena since 1965, and my four children attended the St. Helena schools. St. Helena is home. I have lived through all the changes and challenges that have faced St. Helena since that time. Suffice to say, I've witnessed the growth of a beautiful little upvalley agricultural town nestled in prune orchards and cattle to an unique destination due to the growth of the wine industry. I do realize there are many challenges the community has to face because of this growth, and lament some of things that have been lost for various reasons, even as we gain recognition and development.

One of the challenges is the sale and purchase of some of our smaller homes, often for speculation, with new owners gutting them and transforming them into a double size homes or more, barely fitting on the lot in some cases. What is probably intended to become a thing of beauty, in some cases, has turned into a "monstrosity" just because of the sheer size in relation to the rest of the neighborhood. I have often wondered what was on the minds of the planning commission members to allow this, and thought it must have something to do with a need for money. Not long ago I was glad to hear of a plan to stop this kind of "renovation" of small homes into outsized houses.

Even so, it came to my attention yesterday that the home on Chardonnay and Spring has been sold and the plan is to demolish it and build a house twice as big on the property. I live on Spring Street just up from the house in question, so now the challenge is in my own neighborhood.

Over the years there have been many homeowners who have purchased homes in the Sylvaner Circle neighborhood then remodeled them to fit their needs, but it is very different when a person demolishes an entire home then rebuilds something twice as large on that property. While the size of the house alone is enough to say no, it's kind of scary to think that the money spent on this kind of project not only values the house way out of line with the rest of the neighborhood, but opens the door for other speculators as well. I'm with my other neighbors who say no to this project, and encourage you to say no as well.

Sincerely,
Marjorie Hoyer Smith
Spring Street resident

From: Dick & Judie Rogers [mailto:nvredwine@comcast.net]

Sent: Monday, August 01, 2016 10:08 AM

To: Grace Kistner; Bobbi Monnette; Sarah Parker; Tracy Sweeney; Mary Koberstein; Noah Housh

Subject: Planning Commission Agenda for August 2, Item 5

We are writing to object to the requested plan for demolition and design review scheduled for the Planning Commission meeting on August 2 (Agenda Item 5).

This property is located in Unit 5 of Sylvaner Estates for which a Declaration of Restrictions was filed and recorded in the records of Napa County on February 3, 1977 (Volume 1024, Page 375). Section A of the restrictions read as follows: "LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single family dwelling not to exceed one story or split level in height and a private garage for not more than two cars."

It is clear from a review of the plans that the applicant has no intention of conforming to these restrictions. As residents of the Sylvaner Estates subdivision, we strongly object to the proposed construction for the following reasons:

- It is clear that the "guest house" is a self-contained, separate residence, on a single lot.
- The design of the primary residence takes a stretch of one's imagination to accept this as a split-level home. It is apparent to us that the ladder to the loft will remain an actual consideration only until the building plans have been approved.

Because of the potential negative impact to our neighborhood – both from increased traffic and the precedent-setting change to the restrictions under which we and others in our neighborhood purchased our homes – we urge you to deny this application.

Dick & Judie Rogers
1570 Chablis Circle

Aaron Hecock

From: Noah Housh
Sent: Monday, August 01, 2016 3:39 PM
To: Aaron Hecock
Subject: FW: 1695 Chardonnay

FYI

Noah Housh
Planning and Community Improvement Director
City of Saint Helena
(707) 968-2659

From: Mary Stephenson [mailto:stepcomm@aol.com]
Sent: Monday, August 01, 2016 3:08 PM
To: Bobbi Monnette; Grace Kistner; Sarah Parker; Tracy Sweeney; mkobertaein@cityofsthelena.org; Noah Housh
Subject: 1695 Chardonnay

I am writing concerning the demolition and new build plan for 1695 Chardonnay, which is on your Agenda tomorrow night. I am concerned about the scale of this project and the precedent it could set for the Sylvaner neighborhood. It would be the first house in our neighborhood to be scrapped for a much larger house that will most likely be targeted to a second home purchaser by the developer. This is happening in other parts of St. Helena and it is changing the character of our town. Here are some of my specific concerns:

- The square footage would increase by more than 50% from 1879 sq. ft to 2840 sq. ft., which is not in scale for the neighborhood
- A guest house complete with kitchen would sit on the front corner of the lot even though the subdivision CC&Rs do not allow guest houses
- The proposed house features a loft accessible by a ladder to get around the 2nd story issue
- Code required three parking places for this plan so they have a one car garage with a "lift" so two cars can be parked one on top of the other in the garage plus a guest parking space right in front on the corner - really??

The developer originally proposed a two-story house plus guest house for this lot but neighbors provided city staff with the CC&Rs which state that two stories and guest units were not allowed and the developer withdrew the plans. This is a second attempt to go around the CC&Rs. I share my neighbors concerned about allowing a speculative developer change the character of the Sylvaner subdivision by building another McMansion.

I urge you to not approve this plan.

Mary Stephenson
707 963 1548o
707 849 2583

From: Tiny & Ron Boak

Sent: August 1, 2016

To: St. Helena Planning Department and Commission

Subject: Proposed new houses at [1695 Chardonnay Way](#) St. Helena

Dear Planning Commission Members and Staff,

My husband and I have lived at [1690 Chardonnay Way](#) for almost forty years. We are both opposed to the proposed demolition and building of two houses directly across the street from us at [1695 Chardonnay Way](#).

The CC+Rs prohibit a guest house being built. The additional main house and garage will be approximately six (6) feet higher and will block any view of the hills across the valley. This project does not appear to be for family housing that fits the design of the Sylvaner neighborhood.

Sincerely,

Tiny and Ron Boak

[1699 Chardonnay Way](#)

[St Helena 94574](#)

[707 963 2467](#)

City of St. Helena
Planning Department
1480 Main St
St. Helena, CA 94574

Dear Planning Commission Members,

I'd like to submit for your consideration my concerns and objections to the proposed requests regarding 1695 Chardonnay Way.

Please do not disregard the CCR's for Sylvaner Estates. Per Part III, paragraph (A) TERM – this appears to be legally binding contract as it has not been terminated or changed by a majority of owners. This is a cohesive neighborhood with a distinct identity and the proposed changes would be inconsistent.

First and foremost, paragraph A of the Declaration of Restrictions for Sylvaner Estates stipulates “one detached, single family dwelling not to exceed one story or split level in height.” The stated purpose of this stipulation is to maintain a harmonious neighborhood. The proposed plans for 1695 Chardonnay do not fit within this parameter.

Also of concern is respect for and maintenance of the 20” front lot line and the 10” side lot line. The ten foot side lot line is critical to the quality of life for the adjacent neighbor. The twenty foot front lot line is important to maintaining a clear line of sight at that corner which is also a prominent entry to the neighborhood.

A second dwelling would likely impact parking at the corner of Chardonnay and Spring. With the bend in the road, a left turn off Chardonnay onto Spring St is challenging. A car parked on Spring near the corner makes it exceptionally hazardous. Bicyclists, walkers, and cars deserve a clear, unobstructed view to insure their safety.

Cramming this corner lot is not conducive to a harmonious, safe, healthy environment. I implore you to reject this request.

Thank you very much.

Sincerely,



Susan Curtin
2623 Colombard Ct
St. Helena, CA 94574

From: Cynthia Kee & Kelly Crane
Subject: 1695 Chardonnay Way
Date: July 31, 2016
To: St Helena Planning Commission

Dear Tiny,

I appreciate your representing Kelly and I by way of this email regarding the proposal in front of the planning commission on the above address this [coming Tuesday August 2nd, 2016](#).

We are opposed to any design that will change the character of our single story, rancher style neighborhood. This particular design appears to be seeking a variance which would allow essentially two stories, reduced set backs, and lot coverage allowances. This design would defiantly enrich upon the immediate neighbors space and present a visual deviation from our neighborhood continuity. This deviation would be viewed by most residents and visitors to our Sylvaner neighborhood, because the lot in question is at one of the main entrances.

We also have concern that the project is being constructed for a permanent rental with multiple units that is not conducive to our single family, owner occupied neighborhood.

Regards,

Cynthia Kee
Jelly Crane
[1655 Chardonnay Way](#)
[St Helena 94574](#)
[707.812.2102](#)

8/2/2016

Re: 1695 Chardonnay Way

Dear Planning Commissioners,

We are homeowners in the Sylvaner neighborhood and reside at 1655 Chardonnay way.

We are out of town and unable to attend tonights meeting but wish to share with you our feelings regarding the construction project for the above address that you will be reviewing this evening.

We are opposed to any design that will change the character of our single story, rancher style neighborhood. This particular design appears to be seeking a variance which would allow essentially two stories, reduced set backs, and lot coverage allowances. This design would definitely encroach upon the immediate neighbors space and present a visual deviation from our neighborhood's continuity. This deviation would be readily viewed by most residents and visitors to our Sylvaner neighborhood, because the lot in question is at one of the main entrances.

We also have concern that the project is being constructed for a permanent rental with multiple units that is not conducive to our single family, owner occupied neighborhood.

We purchased our home in Sylvaner just one short year ago for its simplicity, beauty and the feel and design of the neighborhood here. This simply is NOT the neighborhood for the "mega" home being proposed.

Thank you for your consideration,

Cynthia Kee

Kelly Crane

707.812.2102

May 1, 2016.

To: Saint Helena Planning Commission

From: Ron and Tiny Boak

1690 Chardonnay Way

St. Helena, CA 94574

RE: Proposed Two-Story Home at 1695 Chardonnay Way, St. Helena

My wife and I are opposed to the proposed construction of a two-story home to be built across the street at 1695 Chardonnay Way. It appears that under the CCR's regarding building type, no two-story dwellings are allowed.

A two-story home would take away the views of the hill on the east side of the valley. We have four rooms plus our front porch from which we can enjoy the views as well as our side yard. We purposely built a low 3 1/2 foot fence so we could enjoy the views of all hills.

Thank you for your time and consideration.

Ron and Tiny Boak

Aaron Hecock

From: Daniel Schoenfeld <sez2day@gmail.com>
Sent: Tuesday, April 26, 2016 1:57 PM
To: Aaron Hecock; Aaron Hecock; Kevin O'Brien
Subject: continuation of 1695 Chardonnay till time uncertain

Hi Aaron,

I would like to request a continuation of the 1695 Chardonnay Planning Hearing set for May 3rd to determine what changes we will make on the existing submitted plan.

Please advise staff of this decision, and thanks very much for your help on this.

most appreciated,

Dan Schoenfeld

**The following notice is pursuant to
Subdivision (b) of Section 12956.1 of the
California Government Code**

Notice

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Amended January 1, 2012

NAPA COUNTY

CB9336

VOL 1024 PAGE 375

RECORDED AT REQUEST OF
Western Title Ins. Co.
NAPA COUNTY RECORDS
AT 2:21 O'CLOCK P. M.
FEB 2 1977

DECLARATION OF RESTRICTIONS

Sylvaner Estates Unit #5

ELEANOR E. KIMBROUGH
COUNTY RECORDER
FEE \$ 7.00

WHEREAS, the undersigned is the owner of all that certain real property situated in the City of St. Helena, County of Napa, State of California, described as follows, to-wit:

Lots 1 thru 31 inclusive as shown on the map entitled, "Final Map of Sylvaner Estates Unit 5, filed 2-2-77 in book 11 of Maps at pages 376-38 in the office of the County Recorder of said Napa County.

WHEREAS, it is desirable to restrict the use of said real property as hereinafter provided and such restrictions are for the best interest of the tract and the owners and occupiers thereof;

AND WHEREAS, the said restrictions are for the benefit of each lot and parcel in said tract;

Said conditions, covenants, restrictions and charges are part of a common general plan or scheme of restrictions and covenants with regard to said above described property and all of the lots therein contained, and are designed for the mutual benefit of each parcel and lot therein and in favor of each parcel as against the other parcels in said tract and also the owner of said parcels shall be subject to the conditions, covenants, restrictions and charges hereinafter set forth for the benefit of any lot or lots of said tract of land sold.

NOW THEREFORE, in consideration of the premises and of the covenants, herein contained it is mutually agreed and declared by the declarants hereto as follows:

(A) LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No Building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single family dwelling not to exceed one story or split level in height and a private garage for not more than two cars.

(B) ARCHITECTURAL CONTROL. No building or structures of any kind shall be erected, placed, altered, or maintained on any portion of the real property above described, nor shall any change in the exterior color or color scheme thereof be made, until the building plans, specifications, plot plans showing the location of buildings of structures on lots and proposed exterior color and color scheme, have been approved by the architectural control committee hereinafter mentioned as to the foregoing and as to quality of workmanship and materials to be used, exterior design and its harmony with proposed and existing buildings and structures upon the above mentioned property, and after such approval all works of improvements upon the

property shall conform to the plans, specifications, color schemes and other matters mentioned above.

(C) APPURTENANT BUILDINGS. No separate garage nor any necessary or usual outbuildings shall be erected on any lot until the erection of the residence thereon has commenced and the work of construction of all buildings erected thereon shall be prosecuted diligently and continuously from the commencement thereof until the same are completed in conformity with the conditions and restrictions herein contained, such construction to be completed in a maximum of twelve consecutive months from the date of commencement of construction.

(D) MINIMUM GROUND FLOOR AREA. The ground floor area of the main structure on any lot, exclusive of one story open porches and garages, shall be not less than 1200 square feet until specifically authorized in writing by the architectural control committee.

(E) PUBLIC LAWS AND REGULATIONS. All improvements shall be in conformance with all laws, rules, regulations and ordinances of any political subdivision where applicable.

(F) EASEMENTS AND SET BACK LINES. All lots are subject to setback lines, utility and drainage easements as shown on recorded maps, and in no event shall any structure be erected, placed, altered or maintained on any lot within twenty feet of the front lot line or within ten feet of the side lot line.

(G) NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done or permitted to be done thereon which may or may become an annoyance or nuisance to the neighborhood. No motor vehicles or vehicles shall be parked in yards or streets for long periods of time unless in use. Commercial vehicles or house trailers shall not be parked in streets or kept in the subdivision unless completely enclosed within a building. No mercantile, commercial or manufacturing activity shall be maintained or operated on any lot, and without limitation as to any of the covenants and restrictions contained herein, no activity shall be carried on or permitted to be carried on in violation of the laws, ordinances and rules and regulations of any political subdivision where applicable.

(H) TEMPORARY STRUCTURE. No trailer, basement, tent, shack, garage or other outbuildings erected or maintained in the tract shall at any time be used as a dwelling, nor shall any structure of temporary character be used for dwelling purposes.

(I) DRILLING EXCAVATING. There shall be no drilling, boring, or excavating for, or the production or extraction of, water, oil, gas, or other hydro-carbon substances or any mineral substance.

(J) RUBBISH AND DEBRIS. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept clean and in sanitary condition. Noxious grass, weeds or other vegetation which is unsightly or likely to constitute fire, safety or health hazard shall be promptly removed from lots by the owners thereof. In the event of the breach of the provisions of this paragraph on the part of the owner and the continuation of such breach for a period of thirty days after written notice thereof describing the breach given to the owner by the architectural control committee, such committee may take any action necessary to bring the appearance of the lot up to a level of neatness and safety consistent with the general character of the property and the lot owner shall be obligated to reimburse the committee for the reasonable cost of such work and such cost shall become a lien and assessment upon the lot which the work was done, and such remedy shall be cumulative and in addition to all other remedies available to the committee or other lot owners provided for in these covenants and restrictions. Such notice may be given by personal service upon the lot owner or any one of a joint owners thereof by certified mail, postage paid, addressed to the lot owner at his last known address, and if there is no such address known, to the committee, then such notice may be posted on a conspicuous portion of the lot and the thirty day period above mentioned shall commence upon the date of such posting.

(K) Fences, walls and hedges shall not be over six (6) feet in height, nor located in front of the front or side street set-back line unless approved in writing by the architectural control committee.

(L) No residence shall have an exposed television or radio antenna.

(M) ANIMALS AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, and other household pets in reasonable numbers may be kept provided that they are not kept, bred or maintained for any commercial purpose.

(N) PRESERVATION OF COVER. The cover along the creek on the northern boundary of the subdivision shall not be removed unless sanction is given by the architectural control committee or the Director of Public Works of the City of St. Helena.

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PART II - ARCHITECTURAL CONTROL COMMITTEE

(A) MEMBERSHIP. The architectural control committee shall be composed of a minimum of three members. The first members are:

WILLIAM R. FORDE
HASKELL C. BILLINGS
EDWARD A FORDE

A majority of the committee may designate a representative to act for it. In the event of the death or the resignation of any member of the committee, the remaining members shall have full authority to act and to designate a successor. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services rendered pursuant to these covenants and restrictions. At the end of five years from the date of recordation of these covenants and restrictions, the record owners of a majority of the land area of the real property subject hereto shall have the power through a duly recorded instrument to change the membership of the committee, or to withdraw from the committee or restore to it any of its powers and duties.

(B) PROCEDURE. The Committee's approval or disapproval as required in these covenants and restrictions shall be in writing. In the event the committee, or its designated representatives, fails to approve or disapprove within fifteen days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the work of improvement or construction has been commenced prior to the completion thereof, approval will not be required and the related covenants and restrictions shall be deemed to have been fully complied with. Committee's approval or disapproval shall be deemed delivered to an applicant for approval by depositing the same in the United States Mail, postage prepaid, addressed to applicant's address as given to committee by applicant.

PART III - GENERAL PROVISIONS

(A) TERM. All of the covenants, restrictions, and reservations set forth herein are to run with the land and shall inure to the benefit of all owners of lots into which it is subdivided or other parcel holders within the tract subject to the same, and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants and restrictions are recorded, after which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless an instrument in writing signed by the then owners of a majority of the land area then subject hereto has been recorded agreeing to change the within covenants and restrictions in whole or in part.

(B) MODIFICATIONS. At the end of ten years from the date of recordation of these covenants and restrictions, any of the covenants, restrictions and reservations, set forth herein, may be modified,

NAPA COUNTY

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altered, changed, extended or cancelled as to any lot, parcel or parcels or combination of the same, or as to any portion of the real property then subject hereto, by an instrument signed by the then owners of a majority of the land area then subject hereto and recorded.

(C) **ENFORCEMENT.** Enforcement of any of the provisions herein set forth in this declaration shall be at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain violation hereof or to recover damages for any such violations. Any such action or actions to enforce the terms hereof may be brought by any such person or persons owning any interest in or parcel of the real property subject hereto, and by the declarations or any of them irrespective of such ownership. Should any such person bringing such action prevail therein, the owner or other person against whom such action or suit shall be commenced shall be liable for reasonable attorney's fees to be fixed by the court.

(D) **SEVERABILITY.** Invalidation of any of these covenants or restrictions by judgment or court shall in nowise affect any of the other provisions, which shall remain in full force and effect. Breach of any of said covenants and restrictions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said lots or property or any part thereof, but such provision, restrictions, or covenants shall be binding and effective against any owner of said property whose title thereto is acquired by foreclosure, trustees sale or otherwise.

Executed 1-31-77
VALLEY DEVELOPMENT COMPANY, a partnership

By: W R Forde
W.R. FORDE, Partner

By: _____
HASKELL C. BILLINGS, a partner

By: Edward A. Forde
EDWARD A. FORDE, a partner

STATE OF CALIFORNIA

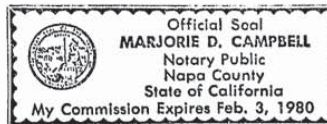
County of Napa } ss.

On January 31, 1977, before me, the undersigned
a Notary Public, in and for said State, personally appeared W. R. Forde

and Edward A. Forde
known to me to be two the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

My commission expires _____

Margorie D. Campbell
Notary Public



END OF DOCUMENT



RECEIVED
PLANNING DEPARTMENT

JUN 17 2016

City of St. Helena

May 31, 2016

Page 1 of 2

Kevin Patrick O'Brien
Architect, Inc.

Residential Design and Neighborhood Planning
www.kpoarchinc.com

Aaron Hecock, AICP,
Senior Planner
City of St. Helena
1480 Main Street
St. Helena, CA. 94574

Reference: Design Review Application: 1695 Chardonnay Way, Daniel Schoenfeld

Aaron,

This letter is to accompany the revised and updated Design Review Application and Architectural Exhibits dated: Addenda #3 (5/2/16). This letter also makes an effort to address the concerns of Donna Oldford, a resident of the Sylvaner Estates Neighborhood. Donna's email correspondence to the Planning Commission is attached. It should be noted, this Application has been designed in accordance with the Planning Documents for the St. Helena Low Density (LR) District (Chapter 17.32) and the Declaration of Restrictions (CC&R's) for Sylvaner Estates, Unit #5, filed 2/2/77.

Regarding the "updates" to this Application, you will find we revised the submittal to a Single Story Residence. This required a creative solution to the Garage configuration to meet the FAR and 35% Lot Coverage Requirements. With this revised layout, we are proposing a Mezzanine, Loft over the Kitchen which is entirely "open" to the Gathering Room space.

As far as our response to the letter forwarded to the St. Helena Planning Commission and Staff, dated: 4/25/16 (Donna Oldford) her points are addressed as follows:

- 1). Sylvaner Neighborhood CC&R's: The Application has been revised to a Single Story Home as stipulated in the Sylvaner Estates Governing Document dated: (2/2/77);
- 2). Character of the Sylvaner Neighborhood: The Applicant commissioned an analysis of the existing homes in the Sylvaner Neighborhood taking note of the general "massing" of the buildings, lot coverage and overall heights of the homes for "Context and Character" reference. Daniel Schoenfeld's findings are available for review upon request;
- 3). Privacy in Backyards: Proposed Residence as designed does not include any windows directed to neighboring backyards. Refer to revised Single Story Submittal;

125 Olympic, Granite Bay, CA. 95746 (916) 204-2014 kobrienarchitect@gmail.com

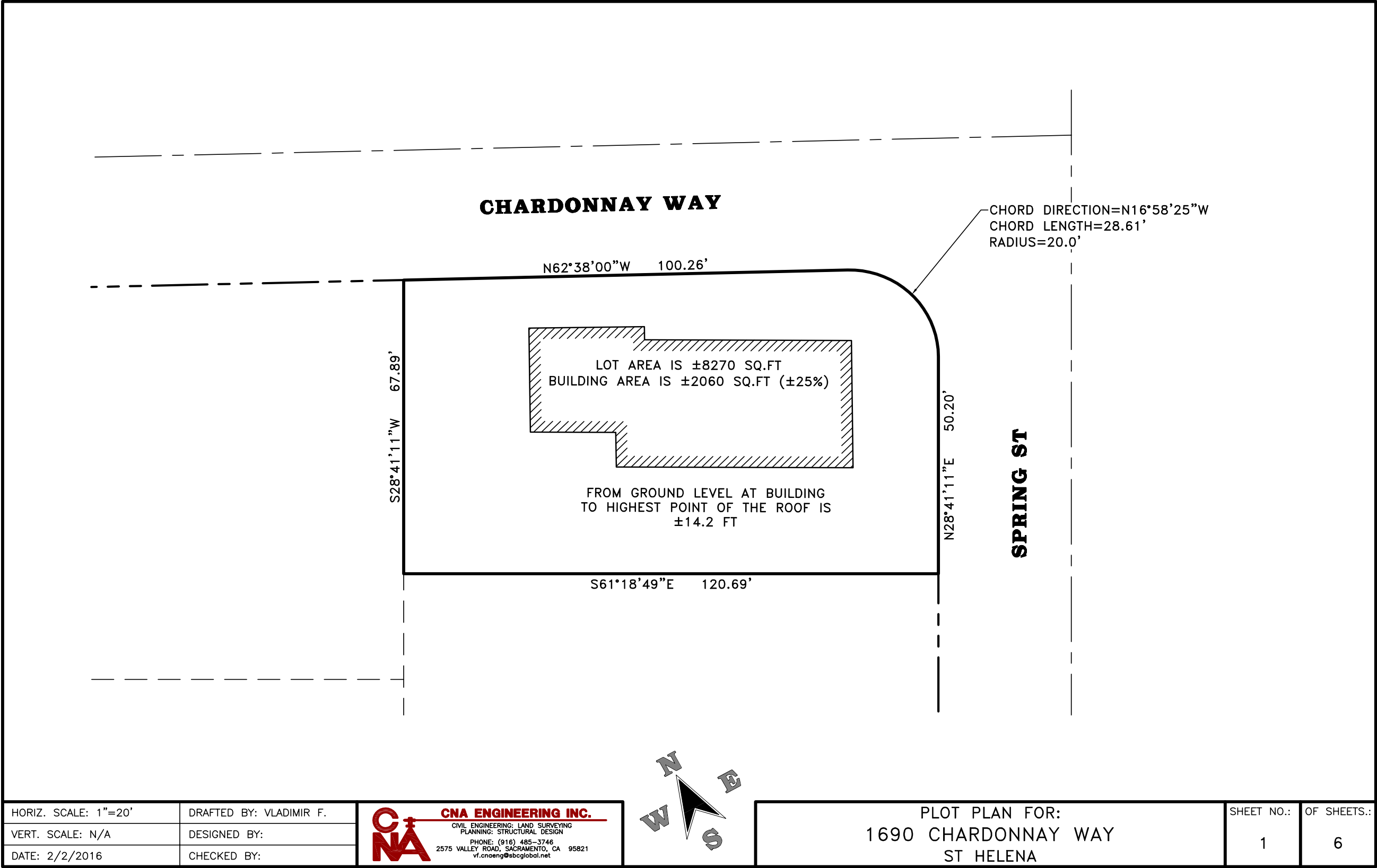
May 31, 2016

Page 2 of 2

- 4). Overly-Intensive Lot Development: This Design Review Application complies with the City of St. Helena Low Density Residential (LR) District specifically crafted to “curb and control” overly-intensive property development. The FAR (Floor Area Ratio) and 35% Lot Coverage Requirements have also been addressed;
- 5). Highly Visible Corner Lot: The proposed home as designed is sensitive to a corner-lot condition. The Main Residence “massing” is stepped back from the corner and is actually narrower than the existing home on the property. (Existing: 58’ wide, Proposed: 55’-6” wide). The proposed detached Guest Cottage is under the allowed height limit for Accessory Buildings and is designed for “age in place” per ADA Standards for Accessible Design;
- 6). Compromise Sight Distance: The proposed Site Plan illustrates the Building Setback and Lot Coverage Compliance for Corner Lots. The building “footprint” is actually less than some homes existing in the Sylvaner Estates Neighborhood. It should be noted, the proposed demolition will remove the Existing Shed located within the Building Setbacks at the rear property line facing Spring Street. Removal of this structure will “open-up” sight lines looking East down Spring Street. Refer to Site Plan and the Sylvaner Context Study;
- 7). View Shed to the Western Hills: The proposed Single Story Application is designed in accordance with Height Limit, FAR and Building Setback Requirements per the City of St. Helena Planning Documents. The home will not impact any existing homes and their individual view shed toward the Western Hills.

End of Response.

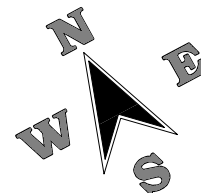
Cc: Daniel Schoenfeld, Owner/Applicant



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VERT. SCALE: N/A	DESIGNED BY:
DATE: 2/2/2016	CHECKED BY:

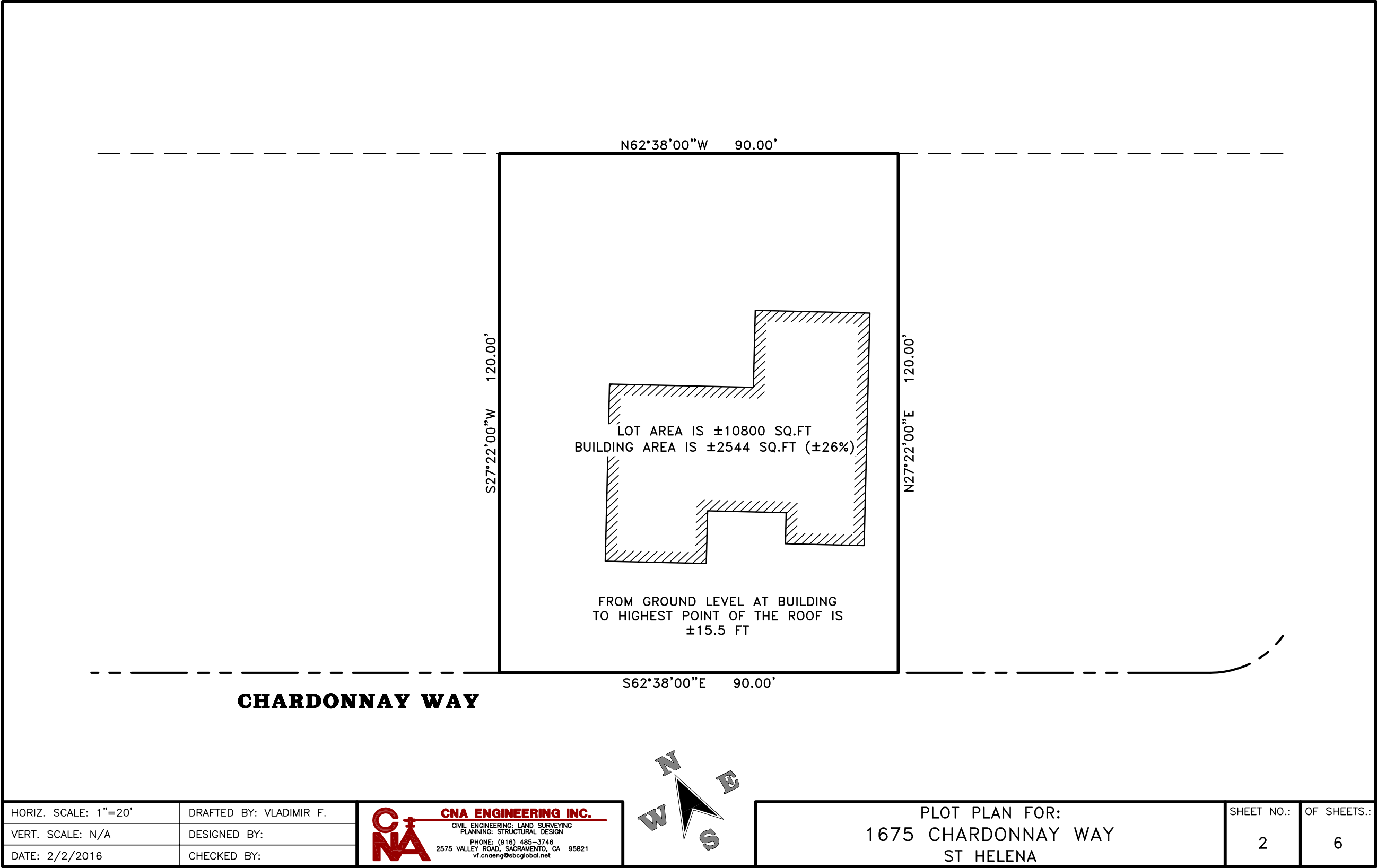
CNA

CNA ENGINEERING INC.
CIVIL ENGINEERING: LAND SURVEYING
PLANNING: STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821
vf.cnoeng@sbcglobal.net



PLOT PLAN FOR:
1690 CHARDONNAY WAY
ST HELENA

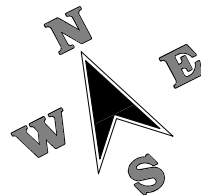
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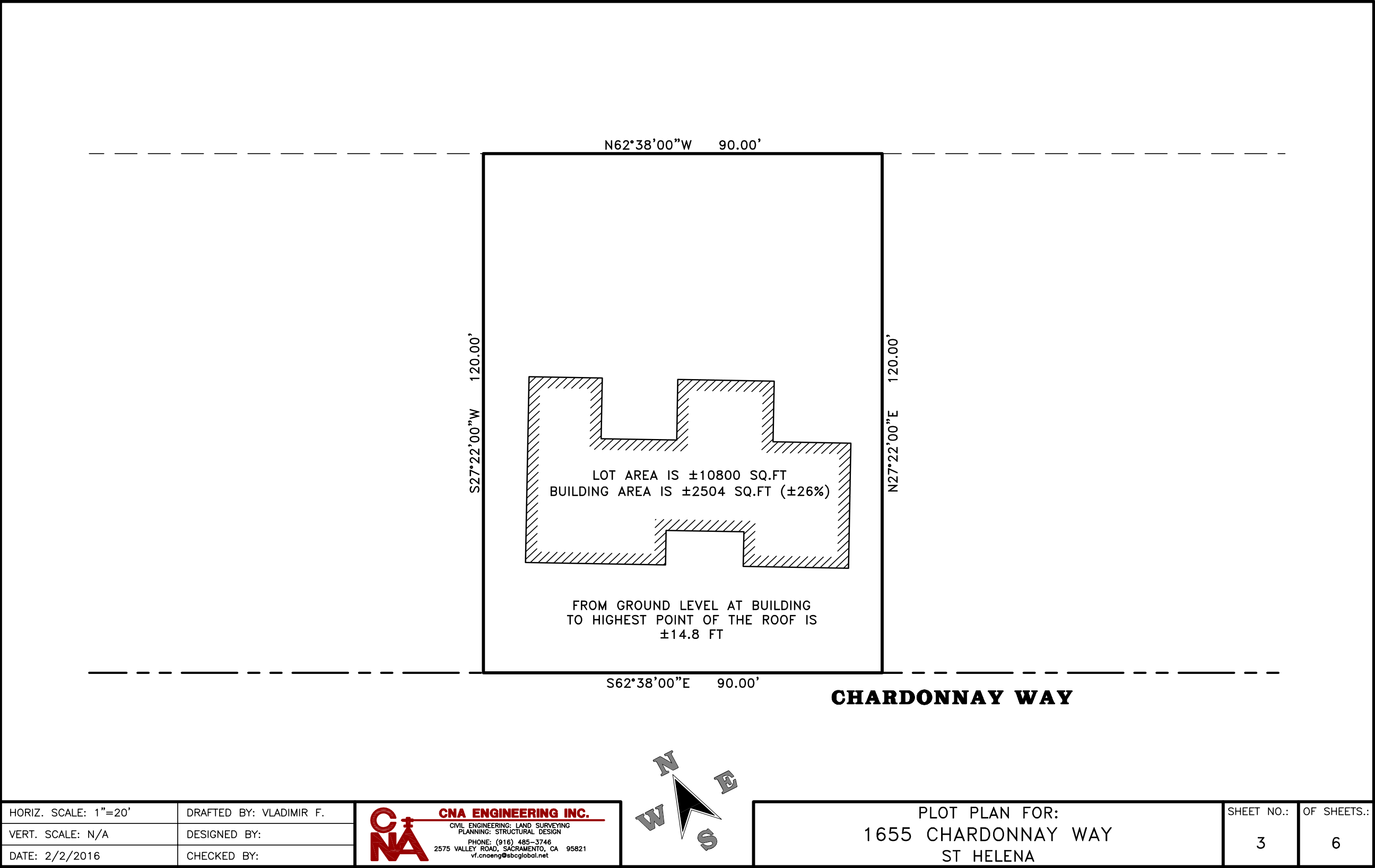
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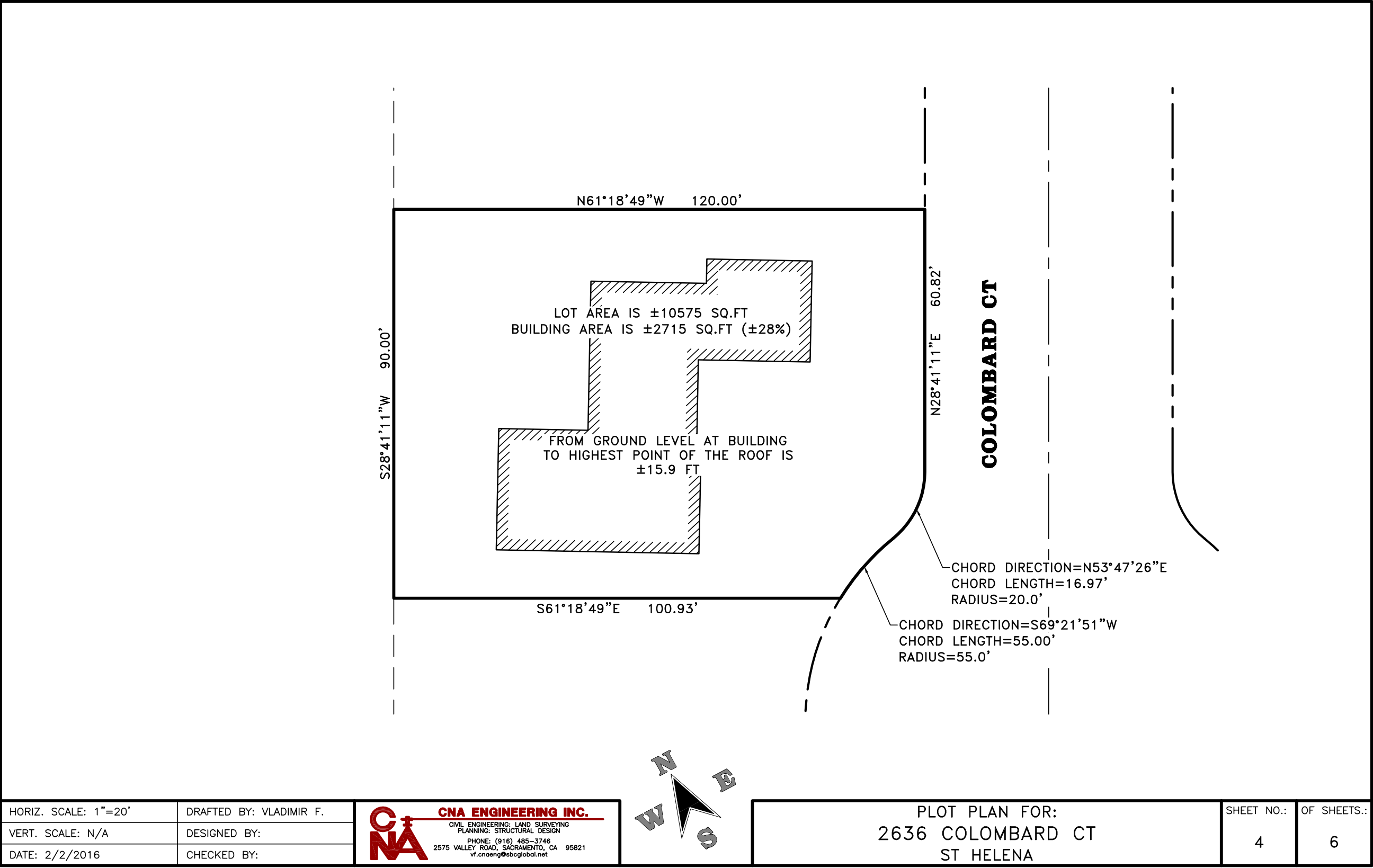
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PLOT PLAN FOR:
1675 CHARDONNAY WAY
ST HELENA

SHEET NO.:	OF SHEETS.:
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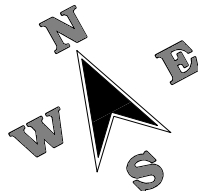




HORIZ. SCALE: 1"=20'	DRAFTED BY: VLADIMIR F.
VERT. SCALE: N/A	DESIGNED BY:
DATE: 2/2/2016	CHECKED BY:

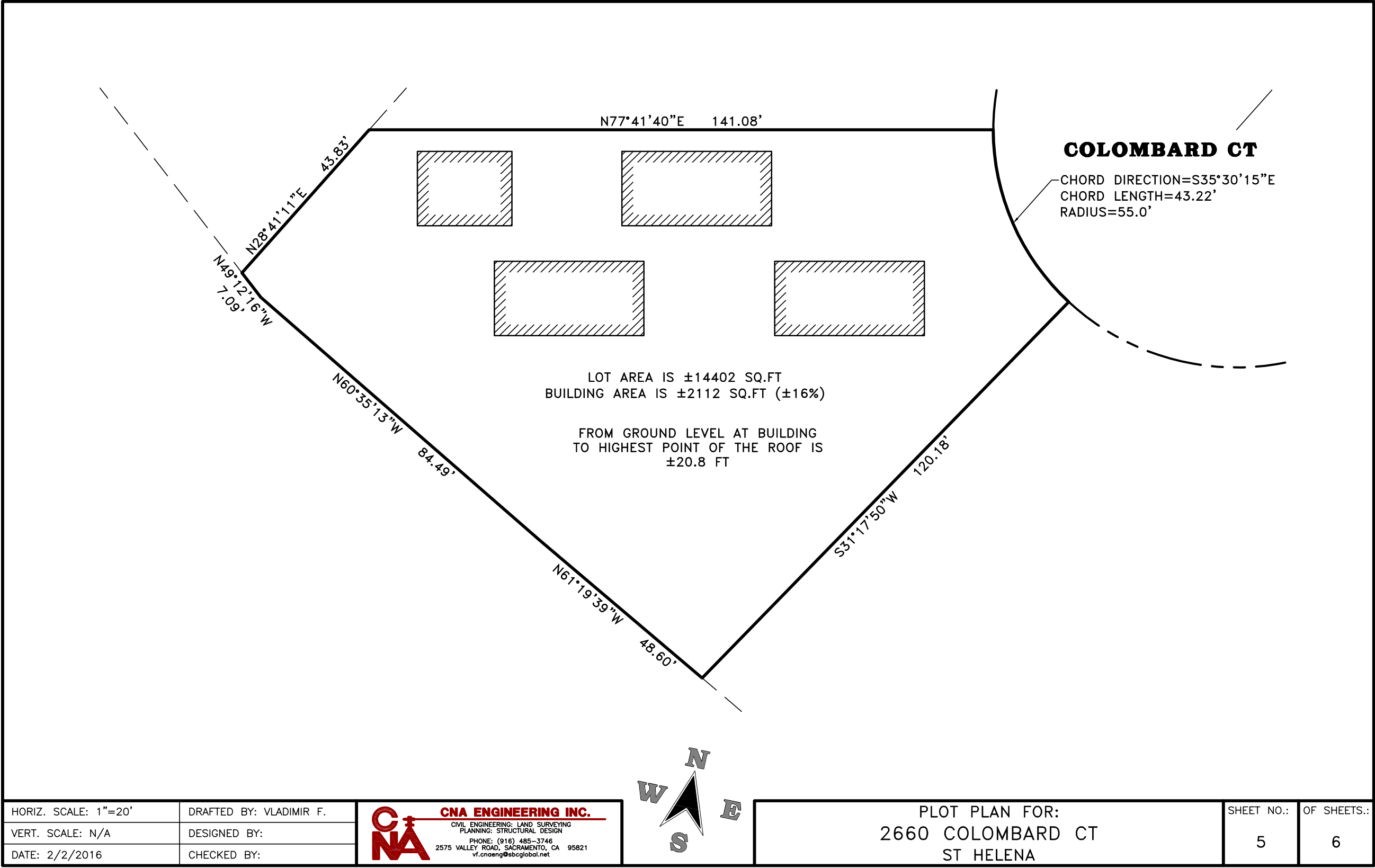
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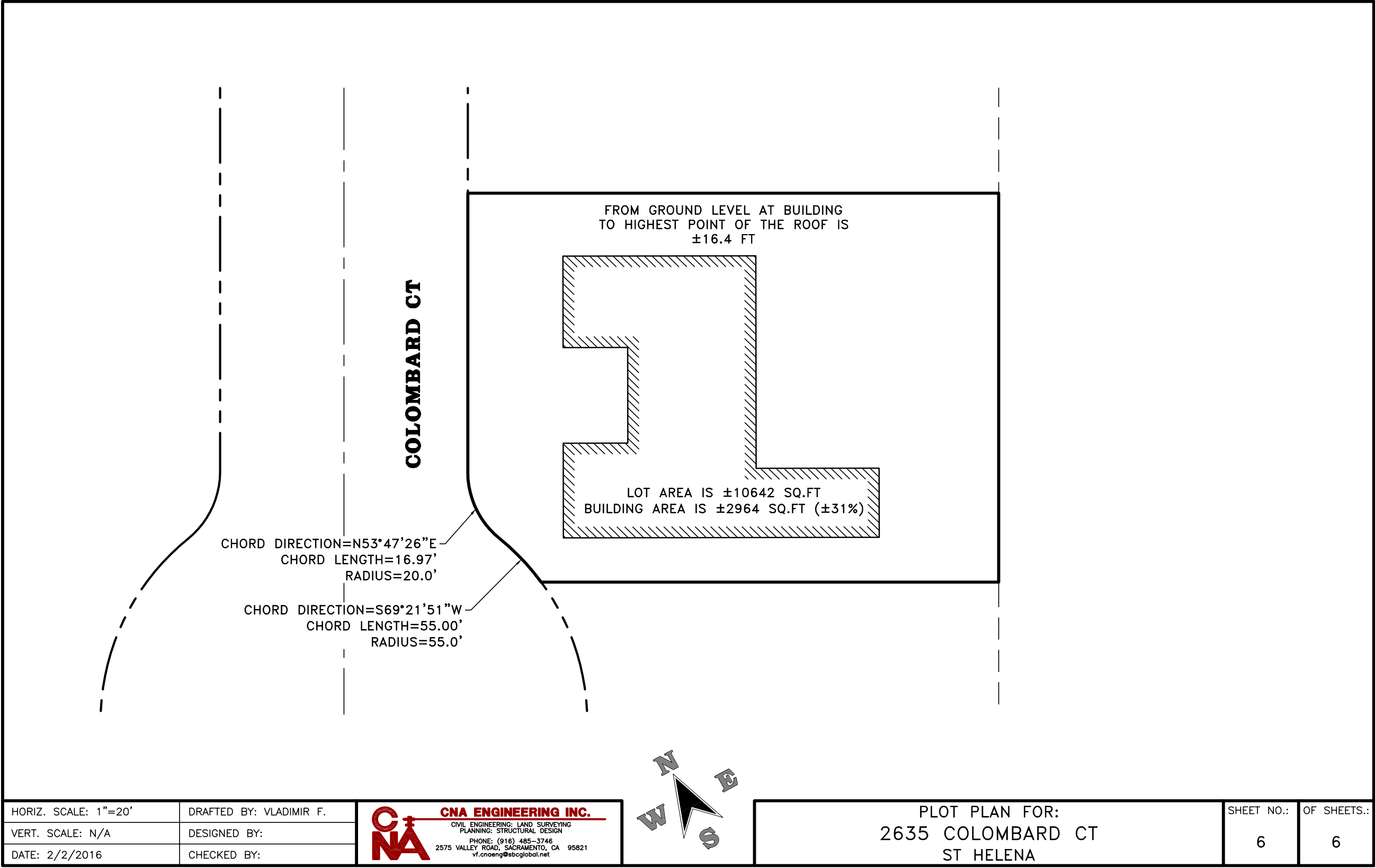
CNA ENGINEERING INC.
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PLANNING: STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821
vf.cnoeng@sbcglobal.net



PLOT PLAN FOR:
 2636 COLOMBARD CT
 ST HELENA

SHEET NO.:	OF SHEETS.:
4	6





1695 Chardonnay water usage analysis report					
Proposed	flow rate gal/min or gal/flush	flow duration (min., flush, loads, etc.)	daily uses	number of occupants	gallons per day
Showerheads	2	8	1	18	288
Sink Faucets	1.5	0.25	3	18	20.25
Kitchen Faucet	1.5	4	1	18	108
Toilet	1.3	1	3	18	70.2
Clothes Washer	19.7	1	0.37	18	131.202
Dish Washer	6.3	1	0.1	18	11.34
				Total =	628.992

Existing					
	Rooms	Gallon Per Day (gdp)			
	5	150			750

*+

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

October 4, 2016

AGENDA ITEM: 6

SUBJECT: Review for accuracy the updated summary of Planning Commission direction on the April 2016 General Plan as presented by the Chair and Vice Chair of the Planning Commission at the July 19, 2016, and amended by the Planning Commission at the August 2, 2016, Planning Commission meeting.

PREPARED BY: Noah Housh, Planning Director

REVIEWED BY: Noah Housh, Planning Director

LOCATION OF PROPERTY: City-Wide

APPLICANT: City of St Helena

PHONE: 707-967-2792

BACKGROUND:

This is the seventh Planning Commission Study Session on the April 2016 General Plan, with the previous such meetings being held on April 19, 2016, May 17, 2016, June 7, 2016, June 21, 2016, July 19, 2016, and August 2, 2016.

At the July 19, 2016 Planning Commission meeting, Chairperson Grace Kistner, and Vice Chairperson Mary Koberstein presented a compilation of the comments and direction concerning the General Plan taken from the preceding four Commission Study Sessions. This summary augmented and clarified the summary contained in the staff report prepared for the July 19, 2016 meeting (attached).

The Commission spent the majority of the July 19, 2016 Study Session reviewing and discussing the summary as prepared by the Commission Chair and Vice Chair. After a thorough discussion of the document, the Commission directed staff to incorporate into the summary the various changes/edits as agreed to by the Commission. The Planning Commission further directed that staff present this revised summary to the Commission at the August 2, 2016 Commission meeting.

In their review of the draft summary on August 2, 2016, the Commission requested several minor modifications be made to the document, with these revisions being brought back before the Commission for a final review.

ANALYSIS:

Attached to this staff report (see Attachment A) is a copy of the summary of the Planning Commission direction concerning the General Plan as prepared by the Commission Chair and Vice Chair, with edits made by staff incorporating the Planning Commission's comments and direction as provided by the Commission at the July 19, 2016 meeting, and subsequently at the August 2, 2016, meeting. The changes to the summary prepared the Chair and Vice Chair have been prepared utilizing "red text" to identify all requested and/or proposed modifications, and facilitate review by the Commission

Generally, these edits are minor text modifications, however language regarding ES1. B. and ES2.A. was directed to be removed from the summary by the Commission, due to a lack of consensus on the language. Additionally, staff made a minor revision to Implementing Action ES1.F to provide clarity and allow greater flexibility in the provision of "affordable and workforce" housing.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review the attached "Draft Summary of Planning Commission Direction on the April 2016 General Plan, as updated August 2, 2016 (Attachment 1), and provide direction to staff concerning its accuracy and completeness.

ATTACHMENTS:

- A. Draft Summary of Planning Commission Direction on General Plan, August 2, 2016
- B. July 19, 2016 Staff Report-GP Recommendation Summary and Attachments

ATTACHMENT 1

DRAFT SUMMARY OF COMMISSION COMMENTS/DIRECTION ON THE APRIL 2016
DRAFT GENERAL PLAN, AS AMENDED AT THE AUGUST 2, 2016 PLANNING
COMMISSION MEETING.

The Planning Commission recommends as follows:

1. Chapter 1 INTRODUCTION

A. Periodic Updating (item 5 on staff list). The following new Section 1.9 should be added to the Introduction, to underscore the importance of regular updates to the General Plan:

"1.9 Periodic Review and Updates to the General Plan by the City:

For the General Plan to be truly effective over the full 20 year period to its Horizon Year of 2035, the St Helena General Plan needs to be reviewed and updated by the City on a regular basis. State Planning Law specifies that by April 1 of each year an annual report should be prepared on the General Plan by the City and presented to the legislative body (which for St Helena is the City Council). At a minimum, the following issues need to be addressed as part of this review:

- Address the current status of the General Plan, and evaluate the progress made in implementing the various provisions of the Plan.
- Focus on the City's progress in meeting its regional housing needs, including actions taken by the City and others to facilitate the construction of housing.
- The degree to which the General Plan complies with the most current State General Plan Guidelines.

While the preceding three items comprise the minimum scope of an annual review of the General Plan, the City has the discretion to add any other items to the review process as the City sees fit. In order to determine the administrative requirements and scope of this annual General Plan review process, City staff, within six months of the adoption of the General Plan, subject to the prior review and recommendation of the Planning Commission, shall bring to the City Council an agenda item presenting a process to implement an annual review of the General Plan. This agenda item would include a recommended list of topics to address in the annual

GK/MK Proposal 7-19-2016, edited for 10-04-16 PC Meeting

review process. Each year as part of the annual General Plan review process, City Council will provide direction to staff on the topics to be addressed as part of the review for the upcoming year."

Comment: The Planning Commission initiated this concept at its first study session on the General Plan. Regular updating is a mandated and important mechanism to maintaining the relevance of the General Plan. Review of specific General Plan issues may warrant more than an annual review of the General Plan.

2. Chapter 2 LAND USE AND GROWTH MANAGEMENT ELEMENT

A. Deletion of Low/Medium Density Land Use Designation. (Item 1 on staff list) The General Plan should be adopted without the proposed Low/Medium Density Land Use Designation. This new designation is a recently introduced, significant shift from the fully vetted 2010 draft General Plan. This new designation has not been fully analyzed or examined by the community. Deleting it from the General Plan will assist in achieving proposed adoption of the General Plan within the scheduled timeline.

Comment: Essentially, through this recommendation, the Planning Commission urges the City Council to adopt project Alternative 2 in the Draft REIR: No Low-Medium Land Use Designation Alternative.

The Commission received lengthy written comment from Our Town St. Helena and George David in opposition to inclusion of the Low/Medium Density Land Use District, both of which are attached to this recommendation. In the case of OTSH, stated opposition is based on inconsistency with the Housing Element, negative impact on the ability to provide local workforce housing in the coming years and inadequate community input and staff analysis. See June 21, 2016 OTSH letter to Noah Housh and Victor Carniglia.. See also written statement of George David, submitted for July 19, 2016 Planning Commission meeting stating that the proposed Low/Medium Density Land Use Designation does not anticipate long term impacts of this change on the City, and urging instead that the City initiate comprehensive reform of all land within the City.

B. Comprehensive Zoning Review. (item 2 on staff list) A new section should be added to this Element to require a comprehensive review and analysis of the City's zoning district regulations. This new section might take the form of a Policy and Implementing Action:

"Within three months of the adoption of the General Plan, initiate a comprehensive review of all zoning districts in the General Plan and Zoning Ordinance. Particular emphasis should be placed on analysis of the compatibility of existing regulations with the built environment and the utility of new or modified regulations to better achieve General Plan

GK/MK Proposal 7-19-2016, edited for 10-04-16 PC Meeting

objectives. Recommendations regarding revised or newly proposed district language in the General Plan and implementing regulations in the Zoning Ordinance would be the result of this process.”

Comment: The Planning Commission recommends inclusion of this concept whether or not the Low/Medium Density Land Use Designation is included in the adopted General Plan. The Commission received comments during the review process directed toward regulations in residential districts other than the existing Medium Density District, and comments on the proposed Mixed Use District, suggesting that more comprehensive approach to zoning throughout the City and in particular along the Route 29 corridor is warranted. The General Plan includes a Mixed Use District that has great potential but needs further study and development. This concept is not duplicative of the annual updating recommended in Chapter 1 above. See in particular, George David comments, Planning Commission July 19, 2016.

C. Managing Tourism. (item 6 on staff list) The following underlined language is recommended to be added to the Goals in Section 2.4:

“Manage Growth and Maintain Community Character. St Helena is committed to preserving its existing community character, maintaining agricultural lands, managing growth and tourism and ensuring that adequate infrastructure and facilities are provided.”

Comment: This recommendation is based on recognition that the City must manage the growth and change brought by tourism. As such, while it is acknowledged tourism brings to the City many potential benefits, managing tourism rises to the level of importance of managing growth in the maintenance of community character. The Chamber of Commerce and others did not oppose inclusion of this language in the General Plan. The Planning Commission received numerous comments on tourism, and Commission recommendations on those specific concerns are set forth below in Chapter 3, Economic Sustainability Element.

Comment [VC1]: There was some disagreement about the exact wording supported by the Commission. What is shown is a proposal by staff to strike a balance based on the Commission discussion of this issue.

D. Wineries. (item 3 on staff list, revised). The following language should be added to Policy LU5.6:

“Permit wineries and other agricultural related industries to locate in the city if their location does not adversely impact surrounding uses or city services (water , traffic, etc.) or the quality and character of the community. As part of the comprehensive Zoning Ordinance update following adoption of the General Plan, distinct winery functions of production and accessory uses (vineyards, events, production facilities, tasting rooms for example) should be recognized and categorized as appropriate or not to each land district in which wineries are allowed as a permitted or conditional (use permit) use.

Comment: The Commission discussed Citizen’s Voice comments concerning winery operation locations at a study session on June 7, 2016. The consensus was that

GK/MK Proposal 7-19-2016, edited for 10-04-16 PC Meeting

concerns about the future location of winery operations within the City should be resolved by tailored permitted and conditional use winery definitions that are appropriate for each zoning district.

E. [Placeholder: OTSH Land use comments 6-24-2016]

Comment: Policy LU2.6 concerns allowing higher density housing in specific residential districts subject to specified criteria. If the Low-Medium Density Land Use Designation is adopted in the Plan, to avoid concentration of such housing in limited areas of the City, this Policy should be removed or modified to include the Low-Medium Density district.

3. Chapter 3 ECONOMIC SUSTAINABILITY ELEMENT

A. Citizen's Voice Comments on Tourism. (item 4 on staff list)

Citizen's Voice submitted comments to the Planning Commission recommending changes in the Economic Sustainability Element, directed primarily at assessing impacts related to tourism. See attached comments.

It is the consensus of the Planning Commission that the comments in the Citizen's Voice letter dated April 15, 2016 as redlined in materials presented May 17, 2016 warrant consideration, and that the City Council should evaluate them with respect to specific wording changes in the Plan.

Comment: The Planning Commission formulated this recommendation after it considered the Citizen's Voice April 15, 2016 Letter (copy attached) at a study session on April 19, 2016. Subsequently, the staff brought the issue back to the Planning Commission for further discussion on May 17, 2016. At that time, the Planning Commission reviewed specific redlined recommendations attached hereto and reached consensus on some of the items. When further item by item discussion of the tourism issue was initiated in June, Citizen's Voice requested the Planning Commission to forward the April 15, 2016 letter and redlined changes in their entirety directly to the City Council for consideration and action.

B. Consensus Items Regarding Citizen's Voice Comments. (item 7 and additional items not included in initial staff recommendation). During discussion of the Citizen's Voice comments, the Planning Commission did reach consensus on the following three concepts and recommends consideration and/or inclusion of them as the Council considers the Citizen's Voice recommendations:

1. ES3.E The Planning Commission supports the concept of requiring a cost benefit analysis for development projects in order to assist the City in measuring **cumulative** impacts on the community, with the cost of the analysis funded by the developer with the City determining the scope of the analysis and retaining the consultant performing the analysis.

GK/MK Proposal 7-19-2016, edited for 10-04-16 PC Meeting

Comment: This concept is an important planning tool. In any specific case, the City would establish the scope of review and retain the consultant to prepare the study. The project developer should fund the cost of this work.

- ES1.B, ES2.A These Implementing Actions are concerned, in part, with the concepts of “local serving uses” and “chain” retail stores.

3. The Planning Commission supports inclusion of policy language in the General Plan that recognizes the importance of business retention and the need to support on-going providers in the community.

Comment: We all value our local businesses. ~~Defining them as owned or staffed by community residents, or consisting of “non-chain” stores may not provide a broad enough, workable solution. The concept of businesses with a vested interest in the community can encompass local ownership, local management, established history, and still~~ and support allowing for businesses that are not “chains” but may have multiple outlets in the Valley. To the extent feasible, City regulations should support, not thwart, local business retention.

C. Various Sustainable Tourism Goals (in part, staff item 8)

Add language to the General Plan that sets forth criteria for review and evaluation of proposed lodging uses, specifically hotels and other such uses, but excluding short term rentals.

Comment: Citizen’s Voice and George David submitted comments on Policies ES 2.3 and ES2.2. The Commission supports Policy ES2.2 and Implementing Action ES2.B that address the removal of caps on hotel rooms and, in the case of ES2.2, restaurant seats. Hotel use is a hot topic with respect to revenue generation and community character. Policy ES2.2 already requires visitor serving uses to be oriented toward an upscale market and discourages development directed at mass tourism. Some have urged, and the City may wish to include more specific language in the General Plan to elaborate on the desired nature of lodging uses. The Commission recommends that ES2.2 and ES2.3 be left in its present form.

D. Various Sustainable Tourism Implementing Actions.

Modify the language in Implementing Action ES1.F as follows:

“Provide development incentives for new visitor-serving businesses to develop affordable and workforce housing either through construction of housing or payment of an appropriate in lieu fee to develop housing ~~elsewhere in the City. Such incentives shall include visitor-serving uses in Medium Density Residential or Higher Density Residential districts, where a project provides affordable housing or an appropriate payment of an in lieu fee.~~

GK/MK Proposal 7-19-2016, edited for 10-04-16 PC Meeting

Comment: As drafted this Implementing Action appears to support development of visitor serving uses in the referenced Districts.

Add wording to Implementing Action ES2.B to prohibit visitor serving uses, including lodging uses (with the exception of short term rentals) from locating in residential land use designations.

Add language to LU5.1 that would exclude Housing Opportunity Sites, as identified in the current Housing Element, from Policy LU5.1 that currently states: *"LU5.1 Discourage conversion of existing farmland to non agricultural uses"*

Clarify Policy LU5.3 so that it does not prohibit property from being developed simply because the property in question is being used for agricultural purposes, by deleting the words "or used", so the policy reads as follows; *"LU5.3 Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land."*

Attachments:

- A. OTSH Comments June 21, 2016
- B. Comments Submitted by George David, June 21 as revised July 19, 2016
- C. Citizen's Voice Comments Letter April 15, 2016, Highlighted revisions reviewed by Planning Commission May 17, 2016.
- D. Citizen's Voice Winery Comments.

GK/MK Proposal 7-19-2016, edited for 10-04-16 PC Meeting

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

July 19, 2016

AGENDA ITEM: 9

SUBJECT: Staff provided summary of Planning Commission direction on the April 2016 General Plan draft received to-date

PREPARED BY: Victor Carniglia, Planning Consultant

REVIEWED BY: Noah Housh, Planning Director

LOCATION OF PROPERTY: City-Wide

APPLICANT: City of St Helena

PHONE: 707-967-2792

BACKGROUND:

On June 21, 2016 the Planning Commission held a Study Session on the updated General Plan, which was the fourth such Commission Study Session since the release of the April 2016 General Plan, with previous Study Sessions held on April 19, 2016, May 17, 2016, and June 7, 2016. The primary purpose of this follow up fifth Study Session is for the Commission to review and comment on the "Summary of Planning Commission Direction on the April 2016 General Plan" that was originally presented to the Commission at the June 21, 2016 General Plan Study Session.

At the June 21, 2016 meeting the Commission made a number of edits to this "Summary of Planning Commission Direction". In the following "Analysis" section of this staff report, an updated "Summary of Planning Commission Direction" is presented for the Commission's review that incorporates the Commission's edits/direction made at the June 21, 2016 Commission meeting.

ANALYSIS:

Staff has revised the summary of Planning Commission's direction on the General Plan contained in the June 21, 2016 staff report, and based on the Commission's comments and direction concerning this summary made at the June 21, 2016 meeting.

Updated Summary of Commission comments/direction on the April 2016 draft General Plan:

1. That the proposed Low/Medium Density Land Use Designation as proposed in the April 2016 General Plan not be included in the General Plan as there has not been sufficient discussion of the proposed new land use designation.
2. That language be added to the General Plan stating; “A comprehensive update to the City’s Zoning Ordinance be implemented by the City, with the goal of initiating the comprehensive update no later than three months after the adoption of the General Plan. This comprehensive update shall address all zoning designations within in the City, with particular focus on the City’s residential zoning designations.
3. That as part of the comprehensive update of the City Zoning Ordinance, the updated Zoning Code will contain a separate definition of a “winery”, as appropriate, that will be applicable to each zoning district in which a winery is allowed.
4. That the proposed wording changes submitted by Citizen’s Voice be forwarded to the City Council without comment by the Planning Commission for consideration by City Council.
5. That the wording prepared by staff contained in the June 21, 2016 Planning Commission staff report concerning the periodic review of the General Plan by the City be incorporated into the text of the 2016 General Plan as an “Implementing Action”.
6. That language be added to Chapter 2 of the General Plan, Section 2.4 “Goals” adding the word “tourism, so that Goal 2.4 includes the phrase *“growth and tourism need to be carefully managed”*.
7. That language be added to the General Plan calling for the preparation of a cost/benefit analysis for significant development projects, with the cost of the analysis funded by the developer with the City determining the scope of the analysis and retaining the consultant performing the cost/benefit study.
8. That criteria be established either at the General Plan or Zoning level providing direction on the type, character, and quality of hotel/hospitality uses the City would prefer.

Based on the Commission’s direction at the June 21, 2016 meeting, the reference to “work force housing” has been deleted from this list as this issue is addressed in the City’s Housing Element. Also deleted is the reference to the wine train.

The direction summarized in this report will be used to finalize the General Plan draft brought before the Commission for final review and recommendation on to the City Council for review and adoption.

CORRESPONDENCE

On June 13, 2016, City staff met with Mr. George David to review and discuss concerns Mr. David has regarding the current General Plan. Mr. David previously submitted written comments voicing his concerns. Attached are comments/wording changes to the April 2016 General Plan proposed by Mr. George David, which follow up on the previous comments submitted (by Mr. David) at the June 21, 2016 Commission meeting.

Further, on July 13, 2016, Mary Stephenson sent in additional comments regarding requested changes to the General Plan. These comments have also been attached to this report for the review of the Commission.

Finally, the other comments received to date have also been included as context for the comprehensive review of the Commission review and direction on the entire General Plan document.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review and consider the recent comments received concerning the April 2016 General Plan providing direction as the Commission deems appropriate; and
- Review and provide direction to staff concerning the updated “Summary of Planning Commission Comment/Direction on the April 2016 Draft General Plan”, as presented in this staff report.

ATTACHMENTS:

- A. Comments from Mr. David concerning April 2016 General Plan
- B. Comments from Mary Stephenson
- C. Comments previously received on the General Plan

Members of the Planning Commission

Over the past nine months I have been in contact with Victor Carniglia, consultant to our City related to the pending General Plan. Since resolution of the City's efforts to potentially locate Hotels in residential neighborhoods, we have focused our efforts on six specific provisions of the Plan. At the June 21 Planning Commission meeting I advised the Commission that our requests for change to these six provisions should be considered separately from the requests made by Citizens Voice and the Chair advised Staff to work with us to finalize our comments for submission back to you.

I am attaching a request for change that was prepared in early May identifying these six provisions and our argument for change. Our intent was to submit this document to you, the City Council and City Staff, however we sent the request to Vincent in advance and he encouraged me to work these issues through with him as opposed to submitting them to the City.

Vincent and I have come to agreement on each of these provisions but he requires your approval to amend the plan prior to submission to the City Council. I am attaching a summary sent to Victor on May 13 with my understanding of our verbal discussions and his response on May 16. I would like to confirm the actions to be taken based on my best interpretation of Victor's responses.

LU2.6 – to be removed if the proposed Low Medium Density is adopted and left as is if Low Medium Density is not adopted.

ES1.F – wording should be modified to clarify that the intent of this provision is not to include visitor serving uses in Medium and High Density zones.

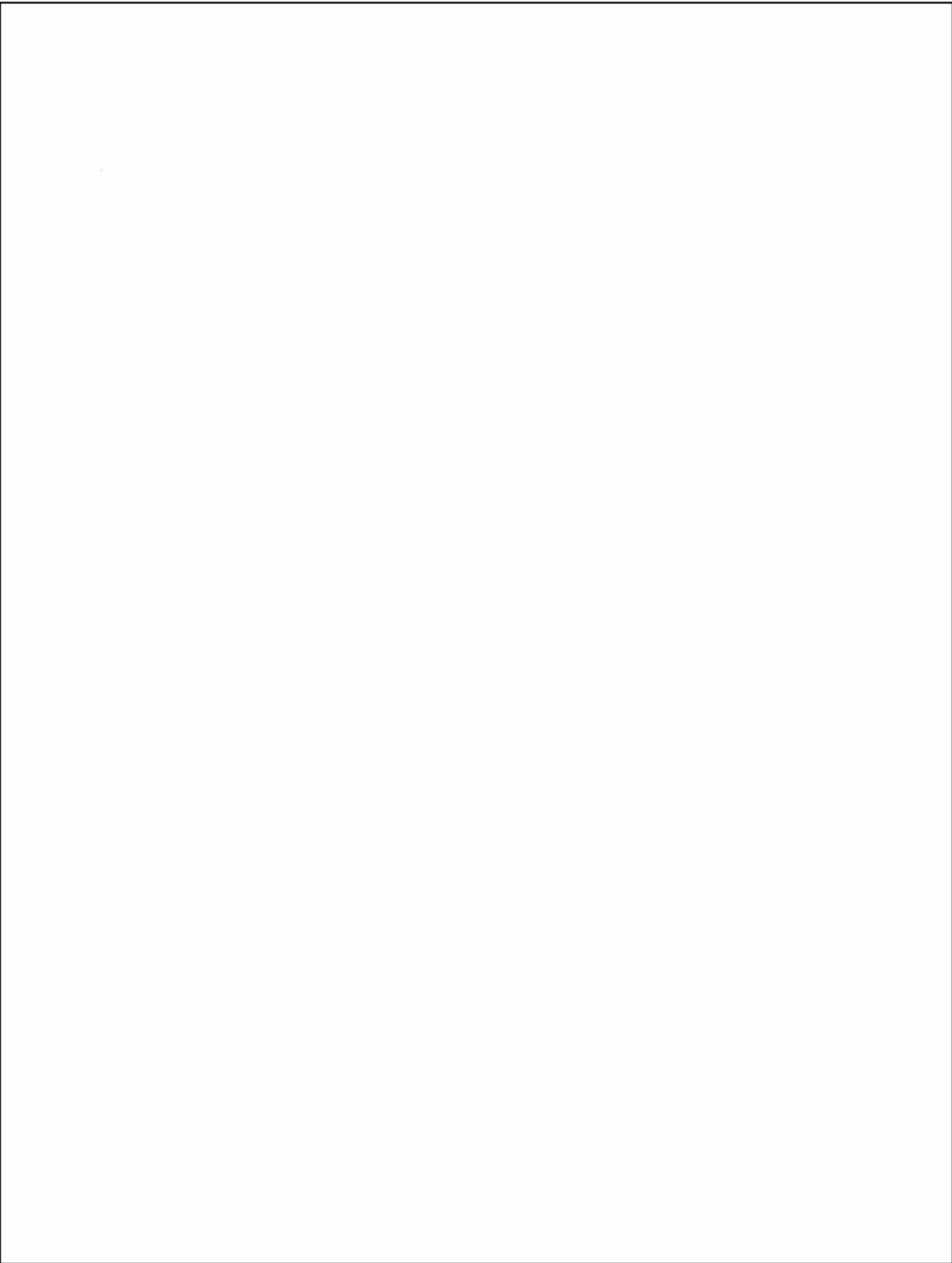
ES2.2 – to remain as is but amend Chapter 1, the Introduction, to stress the importance of and need for periodic review of the General Plan, state how often the review should occur, and identifies the issues that should be focused on as part of the regular review which would include "measuring" tourism and the impacts of tourism.

ES2.3 – In lieu of caps on hotels and motels, definitive criteria will be created for all lodging uses which will be used by City decision makers to judge the merits and acceptability of approving an addition to or creation of a new lodging facility. Lodging facilities would include all facilities which offer overnight lodging as a routine part of its business except Short Term Rentals. Implicit in this is a requirement that the bar is set high and relies primarily on the level of benefits to our community.

ES2.A – Requires better definition of discount chains and prohibition of chain stores including recitation of the kinds of retail the City is trying to avoid.

ES2.B – Needs to reiterate that lodging is not permitted in any land use that permits residential development or creates neighborhoods. ES2.A and ES2.B need to be in sync as to removal of caps and not duplicative.

Time is now of the essence so we respectfully request your approval on July 19 2016. George David



Members of the City Counsel, Planning Commission and City Staff

RE: Proposed General Plan as Reflected in the April 2016 Version

On behalf of our coalition of neighbors and neighborhoods, we appreciate the significant efforts being expended to complete the General Plan. As stated in its introduction, "the St. Helena General Plan is a powerful policy and implementation tool designed to reflect the change that has occurred since the adoption of the 1993 General Plan, responds to the community's visions and desires for its future and addresses changes anticipated to take place in the years to come through 2035". As such it is the most important single document to be approved by City Government in a generation and should carefully consider comments for change as expressed by its citizens.

We recognize that perfection is unachievable and that further delay in adoption of the Plan is undesirable but no Plan of this importance should receive final adoption until it represents the best collective efforts of its citizens and Government. To that end we ask that you consider the following specific changes to the General Plan and ask that City Staff use its best efforts to implement them.

LU2.6 St. Helena Medium (16) and High Density (28) zoned parcels currently allow densities in excess of all other communities in Napa County by a substantial margin and are very high compared to other small rural California City's yet this provision encourages consideration of exceeding the permitted densities in residential neighborhoods. The potential density bonuses for Affordable Housing, 20%, more than adequately accommodate any proposed Affordable Housing developments so it seems illogical to include this provision in the GP, especially since the anticipated new Low Medium density will significantly reduce the number of Medium Density sites in the City. This fly's in the face of the objective of the Low Medium density which is to conform existing neighborhoods to their actual use and would exacerbate the pressure to increase density in some neighborhoods with large undeveloped sites creating imbalances in certain specific neighborhoods in the City as opposed to equitable distribution throughout the City. This provision should be removed.

ES1.F We ask that you insert the words "other than hotels or other forms of overnight lodging" after uses in sentence two, or other specific language that makes it clear that hotels and any form of overnight lodging is not permitted in residential neighborhoods. In light of past attempts to permit hotels in residential neighborhoods except as permitted by the Short Term Rental Ordinance and the definitive retraction thereof by the City Council due to public outcry, we believe it is essential to eliminate any language in the GP that would encourage or permit such uses.

ES2.2 We ask that you add the following words to the end of the sentence ending in market "or that compromises the quality of life for St. Helena residents by significantly increasing number of tourists as benchmarked by professional measurement every five (three?) years". I could write a book about the necessity of maintaining our quality of life and the potential effects of increased tourism on that

quintessential goal but the more often we repeat that goal and protect it, the better. Without consistent periodic measurement of tourists and adjustment, we cannot assess their impact and defend our goal or our citizens.

ES2.3 We ask that you rewrite this provision to read as follows: "Ensure a diverse mix of uses that avoids an over representation of any particular use. Establish reasonable caps on the number of hotels, motels and every other form of overnight lodging providing rooms or accommodations and continue to limit vacation rentals. Establish a process for periodic review and updating of the caps". We know that that additional hotels and lodging are the fastest way for the City to generate revenue that is sorely needed and support reasonable expansion but caution must prevail if we want to maintain our small town character and quality of life. By eliminating the cap, just as Circes invited all to come so that they could be destroyed by the rocks, we need to make it clear that we are not wide open to multiple or unlimited hotels and lodging but are selectively interested and no single statement can make that more clear than establishing a reviewable cap. The GP runs through 2035 and should express our long term goal not near term solutions that can cause great damage that can never be undone.

ES2.A We ask that the words "chain retail stores" be inserted after "discount stores" and that the following words be inserted at the end of the second sentence "but do not conflict with the character of the City or negatively impact neighbors or neighborhoods." Nothing distinguishes St. Helena from the vast majority of the world more than disallowing chains in any form and if chains are ever allowed will change our community forever and make us like every other City. Uniqueness is a very large part of our appeal and drives our quality of life and desirability to create values both in the place in which we live but also in the financial security of maintaining the values of our homes and the integrity of our community. This uniqueness is our "brand" and St. Helenians are willing to pay for and fight for that brand. While it is tempting to change to increase financial prosperity for some, destruction of our brand in the process is completely wrong. As discussed, neighbors and neighborhoods are the glue of our community and must be protected and preserved.

ES2.B We ask that you insert the words ", neighborhoods or neighbors" after community. The last sentence should be eliminated. This is consistent with our efforts to protect neighborhoods and neighbors and to maintain caps on hotels and other forms of lodging.

GENERAL PLAN PROVISIONS UNDER REVIEW

LU2.6 Consider allowing higher density housing in single family neighborhoods within Medium and High Density Residential Land Use Designations as long as the development character of the single family area is maintained, including lot widths, orientation to street, building heights, onsite parking, traffic, noise, among other considerations

ES1.F Provide development incentives for new visitor-serving businesses to develop affordable workforce housing either through construction of housing or payment of an appropriate in lieu fee to develop housing elsewhere in the City. Such incentives shall include consideration of visitor-serving uses in Medium Density Residential or Higher Density Residential where a project provides affordable housing or an appropriate payment of an in lieu fee.

ES2.2 Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.

ES2.3 Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the cap on the number of hotel and motel rooms, and restaurant seats but continue to limit vacation rentals.

ES2.A Continue to prohibit formula restaurants, chain discount stores, and time-share lodging projects (excluding Fractional Ownership Lodging). Consider destination membership clubs and other potential lodging options that contribute to the Transient Occupancy Tax (TOT) revenue stream.

ES2.B Study and recommend guidelines for permitting lodging uses in a range of land use designations, and ensure that the requested uses will not result in significant adverse impacts to the community while recognizing that the hotel taxes provide a valuable source of revenue for the City. Remove the cap on the number of hotel and motel rooms.

Prepared by George David

Noah Housh

From: Victor Carniglia <VCarniglia@cityofsthelena.org>
Sent: Monday, May 16, 2016 5:30 PM
To: George David
Cc: Noah Housh
Subject: Comments about GP language

George,

Thanks again for being open minded and flexible, and for your commitment to trying to find the right balance on this policy stuff! The following are my thoughts in red italics under each policy you raise/discuss:

LU2.6 Higher than permitted density in medium and high density zones – You indicated that you see no need for change in this unless the proposed low-medium density is adopted, in which event you would agree that it is not necessary to include this provision in the GP. Can we adopt an approach that if and when the proposed low-medium density is approved, this provision will be dropped?

I agree. The wording is not really needed if the City adopts the proposed Low/Medium Density designation, or something equivalent. Also, the requirement to prepare Design Guidelines should address the need for any proposed higher density housing to be compatible with neighboring single family.

ES1.F Encourage incentives for tourist serving businesses located in medium and high density zones if affordable housing or in lieu fees are paid – I think I missed the boat on this one as my notes just don't make sense. The goal is to keep lodging out of residential neighborhoods while this provision encourages their creation through City incentives so long as affordable housing is created or in lieu fees are paid. Need your help but this is a major issue to us. There are no tourist serving businesses that belong in neighborhoods unless the neighborhood is mixed and has an existing level of business participation, i.e., in the center core.

I concur the wording as proposed needs to be modified. I presume the second sentence intended to refer to locating proposed work force housing for visitor serving uses in the Medium and High Density zones, and not locating the visitor serving uses in the Medium and High Density zones! In any case this policy needs some work.

ES2.2 Believe we agreed that all tourism, even upscale tourism, needs to be measured periodically, that tourism needs to be managed, and that tourism management is a major element to be considered in reviewing and amending the GP. Believe we agreed to leave this provision alone but to include a requirement in the GP periodic review and amendment section to measure and manage tourism as a part of the required review of the GP. We discussed quarterly review but not sure that is appropriate

As you say let's leave Policy ES2.2 as currently worded, and add a section, probably in Chapter 1 Introduction, that stresses the importance of and need for a regular periodic review of the General Plan, states how often such a review should occur, and identifies the issues that should be focused on as part of the regular review, which could include "measuring" tourism and the impacts of tourism.

ES2.3 Create diversity of use and remove the cap on hotels and motels – Know that you favor no cap and I will do my best to sell this to our group, subject to what we discussed and that is the establishment of definitive criteria for all forms of overnight lodging, not just hotels and motels, to protect the City. The criteria would be tight legal criteria and possibly include benchmarks. One of the criteria would be no lodging in residential

neighborhoods as approved by the City Council. Do you want us to take a shot at creating the criteria, would you like to do it jointly, or do you want to create it?

I would picture staff taking the first shot at preparing criteria for decision makers to consider in making a decision on hotel/lodging uses seeking to locate within the City of St Helena.

ES2.A Continues to prohibits creation of discount chains and time share and encourages destination clubs and other forms of lodging – Believe we agreed that discount chains needs to be carefully defined and that chain stores be prohibited and carefully defined. We did not discuss the destination clubs and other lodging which we would object to if they are located in residential neighborhoods. We need to find a way to limit the locations out of neighborhoods and a solution would be creation of the Enterprise Zone(s) that are discussed below, but we don't want to count on that.

I agree completely that we should try to better define discount chains and the kind of retail the City is trying to avoid, and make it as clear as we can. Not sure how the enterprise zone concept would work. Let's discuss.

ES2B. Study and create guidelines to allow creation of lodging in a number of land uses and remove the caps on hotels – The creation of lodging criteria including no lodging in residential neighborhoods is a help in potentially limiting the application of this but it now occurs to me that the lodging criteria should cause modification of this provision to other land uses so I am not sure ES2B has a purpose. Also don't see why removal of the Hotel and motel cap needs to be repeated.

There is definite duplication/overlap between ES2.3 and ES2.B. The duplication is in part due to the fact that ES2.3 is a "Policy" while ES2.B is an "Implementing Action". Implementing Actions are supposed to be more detailed/specific. As you say ES2.3 and ES2.B need to be in "sync" and work together without duplicating each other.

Goal 5a., Opportunity sites and the proposed Low Medium Density – I would like to take a shot at marrying these elements with particular emphasis on creating an Opportunity Zone or zones, relocating and creating more Opportunity Sites to locations within the zones, limiting TOT producing lodging uses to the zones, including all of the new Mixed Use sites in the Zones, creating City incentives for redevelopment in these zones, removing "spot" zoning from neighborhoods Citywide, including all remaining single family housing in the City in the Low-Medium density designation, and amending the Housing Element with state Approval. Once your input is received, I would ask you to include a Policy in the GP and whatever implementing language that would be required to cause the City to vet and adopt the Enterprise Zones and all related zoning or use changes within a certain timeframe. I know we will discuss this one!

I appreciate where you want to go with this wording, but a key stumbling block that needs to be avoided is propping wording in a General Plan Policy or Implementing Action that conflicts with the Housing Element. Perhaps this issue could be addressed as part of the future periodic review process focusing on optimizing the "Opportunity Sites", as long as it is clear that such a future action would likely trigger a General Plan Amendment to the Housing Element, and that such a GPA would involve State HCD review.

Thanks again for your thoughts/ideas!!

Victor



June 24, 2016

TO: Victor Carniglio, Noah Housh
City of St. Helena Planning
FROM: Mary Stephenson, John Sales, Howard Siegel and Steve Goldfarb
Representing Our Town St. Helena

Our Town St Helena request that the City Council consider adding wording to the Land Use and Growth Management section of the draft General Plan under the Topic Area Five: Agricultural Uses. This new wording would clarify how this section applies to Affordable Housing Opportunity Sites as well as the ability to expand housing of all types in St. Helena in the future.

We have made our comments in **red** below in the areas that appear to address this challenge. There may be other segments of the General Plan that would need modification based on these proposed changes. The placement and proper wording of such changes is up to you. The goal is to make sure the opportunity to build housing – both affordable and workforce - within the Urban Lot Line is not impinged upon by the desire to maintain vineyard in town.

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2. Land Use and Growth Management

The Urban Limit Line strictly limits development in order to protect agricultural uses.

Policies

LU5.1 Discourage conversion of existing farmland to non-agricultural uses **[Exclude opportunity sites from this statement.]**

LU5.3 Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated ~~or used~~ as agricultural land. **[Should not include sites not zoned agricultural even if they are in vine.]**

Implementing Actions

LU5.A Update the zoning ordinance and map to be compatible with the General Plan land use map and designations. **[Note: We do not think that land the is not currently zoned for Agricultural Use should be rezoned to Agricultural use even**

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if the land is currently farmland. This would preclude such parcels as being affordable and workforce housing sites in the future.]

LU5.C Explore the feasibility and desirability of implementing permanent agricultural protection for lands within the Urban Limit Line in the form of agricultural preserves. [The County Agricultural Preserve mandates that all housing should be located in the urban areas. Allowing additional agricultural preserves within the Urban Limit Line would seem unnecessary and contrary to the spirit of the County Ag Preserve.]

LU5.F Evaluate rezonings, or General Plan amendments to determine their potential for impacts on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance mapped by the State Farmland Mapping and Monitoring Program and avoid converting these farmlands. [What parcels within the Urban Limit Line would be considered? We do not see this in the current maps.]

LU5.I Evaluate discretionary land use applications, rezonings, and/or General Plan amendments outside the Urban Limit Line to determine their potential for impacts on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance mapped by the State Farmland Mapping and Monitoring Program and avoid converting these farmlands where feasible. Where conversion of farmlands mapped by the state cannot be avoided, require long-term preservation of at least one acre of existing farmland of equal or higher quality for each acre of state-designated farmland that would be rezoned or redesignated to non-agricultural uses.

This protection may consist of establishment of farmland easements or other similar mechanism, and the farmland to be preserved shall be located within the City and preserved prior to approval of the proposed discretionary land use application rezoning, or General Plan amendment. [Not sure the motive or impact of this action but assume it will be addressed in the evaluation process.]

LU5.H Prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer areas. [Same comment as LU5.1]



June 21, 2016

TO: Noah Housh, Victor Carniglio
City of St. Helena Planning
FROM: Mary Stephenson, John Sales, Howard Siegel and Steve Goldfarb
Representing Our Town St. Helena

Our Town St Helena joins the St. Helena Planning Commission in requesting that the City Council consider removing the LMD zoning change that was added to the draft General Plan at the council's request in 2015. This zoning change will have a significant affect on housing in St. Helena and warrants more analysis and reflection. It is our opinion that the General Plan is not proper place to initiate this zoning change and that it would be better to analyze the City's residential zoning after the General Plan is approved.

This would allow the Council, Planning Commission, staff and community to give this change due consideration as part of an overall housing strategy. It would also allow the much-delayed General Plan to move forward to completion.

Our opinion on why a LMD Zoning change should not be included in the General Plan is based on the following factors:

1. The proposed LMD Zoning contradicts the 2015 Housing Element
2. It will have a negative impact on the ability to provide local workforce housing in the coming years
3. The change in strategy received inadequate community input and staff analysis

1. CONTRADICTS THE 2015 HOUSING ELEMENT

It is OTSH's opinion that the LMD proposal is not aligned with the stated goals, policies and implementing actions of the city's Housing Element dated May 25, 2016, as excerpted here:

Goal 2: Efficient Land Use and High Quality Neighborhoods

Policies

1. HE2.1 Encourage higher density development where appropriate.

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2. HE2.2 Ensure that higher density housing opportunity sites are not lost to lower density uses.
3. HE2.3 Promote mixed-use developments.
4. HE2.4 Promote second unit production.
5. HE2.5 Allow conversion of single-family homes to multi-unit dwellings.
6. HE2.6 Promote a balance of types of housing throughout the whole community.

Selected, Applicable Implementing Actions [emphasis added]

HE2.A : Provide incentives for higher density housing. Explore possible incentives for building attached market rate housing units for rent and for sale. Incentives to adopt as appropriate include, but are not restricted to, fast tracking development applications, deferred development fees, reduced parking and/or other city standards, and density bonuses.

HE2.B: Study potential modifications to the Zoning Ordinance to facilitate higher density housing and discourage construction of oversize homes. Modify the Zoning Ordinance to encourage higher density developments and restrict construction of large single-family units, including current floor area ratios and yard and setback requirements.

HE2.C

Amend regulations to discourage exemptions from the minimum density requirements. The City shall discourage exemptions for minimum density requirements and establish mitigation measures for exemptions in the Zoning Ordinance.

HE2.-P: Develop a program to encourage affordable housing in clusters of 4-6 units on Infill parcels on west side of town. The City will post an inventory of potential sites on the City's web site. In addition the City will explore and adopt as appropriate incentives to encourage affordable housing clusters, including, but not limited to priority permit processing, reduced or waived development fees, reduced parking and/or other city standards, and an additional density bonus.

2. NEGATIVE IMPACT ON ABILITY TO PRESERVE AND BUILD LOCAL HOUSING

The primary reason stated for the down zoning of the majority of our current residential parcels is to "preserve neighborhood". The Planning Commission staff report dated 4/19/16 states that "the proposed creation of the new Low/Medium Density designation would avoid the potential for as many as 1500 added multiple family units being "squeezed into the City's existing single family neighborhoods." While this may be a factual statement, it is unrealistic and not a valid reason for such a significant change in zoning. Most importantly it does not address the main factors that are compromising our neighborhoods.

By far, the two biggest impacts on local neighborhoods in the last ten years are as follows:

1. Transition through renovation or replacement of moderate-priced homes into large houses, most of which take advantage of the guesthouse density bonus to fill small lots to the maximum.
2. Significant reduction of existing local housing units, many of which were workforce housing, as more single family houses are converted to second homes

The first impact is allowed, even encouraged, by current city policy. This is a policy that should be getting staff attention at the direction of the Council. Although the City cannot stop the influx of second homes, it can make every effort to balance this impact by preserving some percentage of moderate housing in all of our neighborhoods. Rather than address the need to increase housing density, as stated in the Housing Element Goal 2 – Efficient Land Use and High Quality Neighborhoods, the LMD proposal actually makes it more likely that more parcels will be either overbuilt as SFD and/or become second homes since the down zoning virtually eliminates any development other than SFD and guest houses. Given the median home price of over \$1,000,000, few working families will be able to buy or build in St Helena's established neighborhoods.

The proposed down zoning would prohibit building small projects of affordable or workforce housing as neighborhood infill. In effect, it establishes a city policy that appears to continue a disingenuous approach to housing since the Council and the community has not supported any of the larger affordable housing plans presented in the last 10 years. With a shrinking housing pool, no in-fill and strong resistance to larger projects, what will happen to our neighborhoods? We are not preserving neighborhoods by this change, but assuring that only affluent residents and weekenders will be living in our town.

If the City of St. Helena had a housing strategy it would most likely identify the scope and range of housing needed over the next decade. There are a variety of needs and each require a different type of housing:

- Additional Low and Very Low Income Rentals are needed and financial realities require that this type of housing be built in developments of at least 28 units. These are the types of projects that can and should be built on opportunity sites.
- Smaller complexes are financial feasible for market rate rental and there are some projects in the works in St. Helena now. The designated opportunity sites as well as smaller MD parcels around town are viable for this type of housing.

- Low-Income Homeownership is financially possible only through Self-Help Programs; these usually consist of 6 to 12 attached units, which require a minimum of .5 acres.

What's missing is Moderate Income & Market Rate rentals and homeownership. There are very few, if any, homes on the market in St. Helena that are affordable to working families making from \$50K to \$150K. This will be our town's biggest challenge in the next few decades if we are to maintain our economic vitality and our small town character. It is the middle class who volunteers at the schools, shop at Steve's Hardware and Brown's Auto Parts, who belong to the local health clubs, take their dogs to the local vets. Our local serving businesses and services depend upon their patronage and these businesses are experiencing decreased revenue as the number of second homes increase. On the flip side, local employers find it increasingly difficult to hire skilled workers – particularly at mid and high management level - because of the housing shortage. Homes that have been available to this group in the past are disappearing from our neighborhoods. We can point out a dozen previously moderately priced homes that have been sold in the last 24 months, all with plans to become multi-million dollar second homes.

This is the biggest housing challenge St. Helena is facing and it will not be solved on the large parcel opportunity sites, particularly with our current codes allowing for estate home developers to count guest houses as a second unit for density thus making it even harder to get anything built except for multi-million dollar houses.

There is growing interest with our neighboring communities of Calistoga and Napa to find ways to balance the massive increase of high-end homes with a strategy to maintain some homes as local housing. Using duplexes, triplexes and fourplexes to provide moderate and market rate homes scattered throughout our neighborhoods as housing for working families is a worthwhile objective. It is not easy and it is expensive but it is also not as susceptible to nibbyism and can be done with creative planning and political will. There is interest in using industry funds and transfer tax revenues to develop a "Community Preserve" which would support the Ag Preserve by providing housing in town, as well as balance the influx of second home with the type of housing needed to actually preserve our neighborhoods. It is OTSH's opinion that we do not need to guard against "1500" units being "squeezed" into our neighborhoods. We would certainly like to see 20 or 30 such units scattered throughout town over the next decade. Particularly knowing that St. Helena has lost an estimated 200+ houses to second homeowners in the last decade.

It is in the proposed LMD areas of St. Helena that this type of development can occur. Examples are the fourplex on Tainter, which provides housing for the volunteer firemen, and the duplexes on Oak and on Allyn Avenues. These small, multi-unit buildings have existed within our neighborhoods for years with no problems. Our community would be well served by having more of these small, multi-unit buildings to balance the "fill-the-lot" estate homes that are springing up

all over town. The proposed LMD zoning would eliminate the vast majority of parcels that are suitable for this type of housing.

Wouldn't it make more sense to analyze the existing challenges of MD zoning in the context of our larger housing needs and do so separately from the General Plan? Unless we review this proposal in context, it could have far-reaching negative effects including allowing significant changes in our neighborhoods as they continue to be filled with affluent, but absent homeowners.

3. INSUFFICIENT COMMUNITY INPUT AND CITY ANALYSIS

The Council probably discussed this issue during the many meetings it conducted as it pursued a line-by-line edits to the General Plan. However, the LMD zoning change did not make it into the Housing Element that was approved in 2015 nor into the General Plan draft that was in place at the time the Housing Element was approved.

On April 15, 2015 the Council asked city staff to address a residential zoning issue as part of the General Plan. There was consensus on the Council to do this but no specific direction was given at the meeting other than to address the "MD issue". From that meeting on April 15 until the September 8 General Planning work session, the residential zoning issue did not appear on any Council agenda.

On September 8, 2015 the Council held a work session to discuss the General Plan. To our knowledge, this was the first public airing of the proposed LMD change. This discussion happened at the same meeting in which another new GP element was introduced – building hotels on MD residential parcels – which received considerable negative resident reaction from the neighbors who did not want to see a hotel built on the old Romero property.

OTSH did not see the agenda that came out on Friday, September 4, before the meeting so we did not know of this major zoning change was included in the GP. From the tape of the meeting, it appears the council only concern about the LMD change was if the rezoning would affect the opportunity sites, which it did not. There was no reference made to how this zoning change coordinated with the 2015 Housing Element or how this change was reconciled with at least some council member's long-standing publicly spoken objective to see "small, in-fill developments because that is what the community wants."

To our knowledge, these are the only two public discussions about this significant zoning change until the GP vetting session with the Planning Commission on April 19, 2016. None of the staff reports and neither of the City Council meetings, as viewed on video, address how removing 57% of MD housing parcel would affect our town's ability to house it's workforce beyond building low income rental units of opportunity sites.

OTSH request that this proposed zoning change be considered in context of a larger housing strategy for St. Helena and be fully vetted – not as a General Plan element - but as a zoning issue.

6/25/16

6

Public Comments Before the St. Helena Planning Commission

Victoria Bradshaw
May 3, 2016

Thank you for the opportunity to speak this evening. My name is Vickie Bradshaw and I am a resident of St Helena.

The issue I would like to address is related to the Draft General Plan section on Land Use, specifically as it relates to the development project frequently referred to as the Hunter Subdivision Project. I recognize this has become a controversial subject, which is part of the reason my husband, David, and I have spent so much time and effort trying to figure out exactly what has happened. As a result, we have read the Draft General Plan and the draft EIR on this project. We have read all of the minutes from City Council and Planning Commission meetings since as far back as the minutes go on this subject. We have read the 2008-2009 Grand Jury report, recent scientific research on the subject of levees, relevant court cases, staff reports, newspaper articles and other pertinent documents. We recognize, of course, that most of the people currently on the Planning Commission and the City Council were not involved in the events that started before 2008.

After doing all of this research, it became apparent to us there is one issue that has not been discussed in public and in any comprehensive manner by either the Planning Commission or the City Council. That issue is a complete analysis of the potential economic liabilities to the City associated with building homes on the land-side of the St Helena levee, as well as the fact these liabilities could be eliminated or significantly reduced simply by rezoning this 16.9 acre Hunter parcel to agriculture land.

The original land swap deal and alleged commitments made by the City Council to the developer were not part of a transparent process, were found to be in violation of the open meeting Brown Act by the Napa County District Attorney, were not subject to any input from the Planning Commission and did not allow for any meaningful public comment or public scrutiny. There may have been a good reason for this during the two-year period of time the negotiations with the developer took place, but the result is that everything coming from those closed-door non-public actions should be now subject to heightened public scrutiny. This would include any form of communication between the developer, his attorneys or his staff that helped focus the design and placement of the levee, behind which he now proposes to build 87 residential units. The issue of the construction of the levee and the

building of homes on the land-side of the levee are basically intertwined subjects, as are the associated economic liabilities.

The **first** potential economic liability to the City involves whether or not the levee was in anyway designed and subsequently constructed to allow the building of homes on the land-side of the levee. If so, an argument could be made that public monies were spent to benefit a developer by increasing the value of the developer's property, rather than to benefit the general public. The argument would continue that the protection of existing structures and homes may have been compromised to allow growth through new housing construction on the land-side of the levee. The lawsuit by the Fulton Lane residents to stop the building of the levee is just one indication that not all existing structures may have benefited from this specific levee design or may even have been sacrificed to benefit the interests of a private developer. The lack of transparency in the original land deal could make this particular issue even more problematic for the City.

The **second**, and potentially the most significant economic liability to the City, is if the levee was designed with the idea of allowing growth on the land-side of the levee -- then the City may be in violation of Measure A, which states the following under Section 2:

"None of the projects in the Plan are intended or designed to encourage population growth in Napa County. All of the projects are for flood protection, preserving ground water integrity, reducing sediment in the Napa River system, and for maintaining the reliability of the water supply for the existing Napa County populations on the effective date of this Ordinance."

Under Section 8, Measure A requires:

"The component of the Plan that involves the rest of the County must include the following projects which are designed to protect against flooding, improve water quality, preserve the integrity of ground water resources and/or stabilize water supply reliability for the existing Napa County population as of the effective date of this Ordinance. None of these projects are intended or designed to expand water capacity for growth or new development."

In addition, under Section 9, Measure A requires:

"Informing the public if there is an expenditure of the Flood Protection Sales Taxes that will be generated as a result of the approval of this Ordinance by the Authority and the electorate, which is inconsistent with the purpose and intent of this Ordinance."

In a letter requesting a Measure A reimbursement for \$2.5M for the period of 2009-2010, the Finance Director for St Helena certified that "this project is not intended or designed to expand water capacity for growth or new

development." This request included reimbursement for services that were integral to the building of the levee.

The timing of the land swap deal, the timing of the levee design and construction, the timing of the letting of the RFP for the levee, the levee design itself, the current subdivision projects' timeline milestones, statements by the developer or his representative that alleged commitments were made to him about building behind the levee by City Council Members at the time of the land swap deal, and the City Council and Planning Commission discussions on these subjects could easily lead a neutral party to the conclusion that the levee was designed, in whole or in part, to provide for growth and not simply for the protection of existing homes and structures. The language of Measure A is clear that the residential growth concept currently being considered by the City on the 16.9 acre land-side parcel is entirely inconsistent with Measure A.

If the current development proposal is approved, the City will be exposing itself to litigation regarding its expenditure of Measure A funds on the design and construction of a levee project to facilitate development of property behind the levee. It would be very unfortunate if St Helena found itself having to repay all or part of the Measure A monies, which we believe are now close to \$18M. This would be in addition to all the other financial damage this levee project has already inflicted on the City's finances.

The **third** potential economic liability to the City involves the levee project itself. There is no one who could describe it as a model public works project. It has put the City finances completely upside down for years now and potentially until the year 2028. The City has had to hire a forensic accountant just to figure out where the public funds were spent. And if those funds can't even be accounted for properly, it shouldn't give anyone any confidence that anything else on this project was done correctly.

I happen to know a little about public works projects, since I was the Secretary of Labor and Workforce Development for the State of California, which oversees public works enforcement and makes the determination of whether or not a project is, in fact, a public works. Among other things I have also been the Deputy Chief of Staff and Cabinet Secretary to two California Governors. So I have been involved in most of these public policy issues for a very long time.

If it can be shown that public monies were spent for the purpose of increasing the value of a private development, there is a distinct possibility this subdivision proposal could be determined to be a public works project. If

this is even remotely a possibility, it would behoove the City to find out ahead of time, in order to avoid these additional problems and potential liabilities.

The **fourth** potential economic liability to the City deals with life and property safety issues and the City's financial responsibility in the event of a 100-year flood or in the event of a levee breach or failure. We've heard that some people rely on the fact that "lots of cities build homes behind levees" as a justification for why St Helena should do the same. But that hasn't worked well for a lot of those cities and not just because the levees were old. Building behind levees is not without its risks and even FEMA believes this is the case, otherwise they wouldn't be strongly recommending flood risk disclosures and flood insurance for all homes built behind this levee. The financial liability of such an event could literally bankrupt St Helena.

There also has been a significant amount of scientific research done on this very subject, and one important study by a UC Davis expert on levees was just published this past February. The upshot of that research is that levees should only be built to protect lives, to protect property and to protect EXISTING structures. Levees should not be built to promote growth.

The bottom line is there is more than enough potential economic liability for the City to stop and take a renewed look at the serious risks of a breach or failure of the levee, as well as the occurrence of a major storm. We know that there have been 27 major floods in our area in the last 150 years. So, the ultimate question for every member of the Planning Commission and the City Council is, do you feel so confident that this levee will never fail or breach so that you would be willing to gamble the entire financial future of the City of St Helena on it, just so we can have a housing development on this particular parcel of land? I don't know anyone who would take that bet.

In conclusion, this parcel needs to be rezoned as agricultural land in the General Plan and it needs to be done now. We don't need this proposed subdivision and, far more importantly, we can't afford it. The economic downside of this project may put the City in financial jeopardy for decades to come, which is not what any of us wants. This discussion can no longer be held only in closed door sessions with the result that the public has no ability, whatsoever, to express an opinion or to know what is going on. That is exactly how we got in this mess in the first place.

Thank you for your patience and consideration.

RECEIVED
PLANNING DEPARTMENT

MAR 17 2016

March 14, 2016 City of St. Helena

Planning Commission

City of St. Helena

St. Helena, CA

Subject: Planning Commission Public Hearing, General Plan

Dear Commissioners,

The updated General Plan is scheduled for delivery to the Planning Commission on March 28, 2016 with delivery of the GP EIR to follow on April 4 2016. According to the February 22 GP update attached to the City Council Agenda as item 7 on its February 23 2016 meeting agenda, a public hearing is tentatively scheduled by the Planning Commission at its meeting on April 19, which is 15 days after the forty five day comment period on the GP and its EIR begins. We ask that you schedule the public hearing for May 3 2016 to allow additional review time and preparation for reasons stated below.

We have reviewed the GP posted to the City Website on September 8 2015 which includes extensive changes from the previous posted GP, but an undetermined number of changes made after September 8 2015 have not been disclosed. While the City Council update stated that all of the changes since the September posting had been made, based on an email we received from the City's GP consultant Victor Carniglia, no changes have been made since September 8 2015 because updates are still in process due to changes required by the EIR which is not yet complete. Mr. Carniglia advises in his email that no changes will be posted online until March 28 or the day that the revised GP is delivered to the PC.

Considering that the EIR exceeds 600 pages in length and no update has been provided since August 2010, and the fact that changes to the GP made since September 8 2016 will not be disclosed until March 28, it is unreasonable to hold a public hearing with only 15 days of review time by interested and concerned citizens, or their representatives.

We respectfully ask that assuming the updated GP is released on March 28 and the EIR on April 4, you schedule a public hearing on these subjects not earlier than May 3 2016 or not earlier than 30 days after release of the updated GP and its EIR.

Respectfully,

Citizens' Voice Saint Helena


Susan Kenward, Geoff Elsworth, Douglas Barr, Michael Caldarola, Faith Echtermeyer


Faith Echtermeyer

City of St. Helena

MAR 17 2016

RECEIVED
PLANNING DEPARTMENT

Noah Housh

From: Doug Barr <trpbarr@comcast.net>
Sent: Saturday, April 16, 2016 10:53 AM
To: Victor Carniglia; Noah Housh
Subject: well done

Victor, Noah: Your UGP Study Session Guide, is extraordinarily clear, concise and informative. It should go a long way in smoothing the discussion of a ridiculously complicated comparison of multiple drafts, voices, agendas, generated over way too much time. Your heads must've been ready to explode at times but you managed to pull it off. Well done!

Doug

Douglas Barr

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Noah Housh

From: Libby Shafer <libshafer@gmail.com>
Sent: Monday, May 30, 2016 2:48 PM
To: Noah Housh; Aaron Hecock
Subject: Adding an Agenda Item to June 14, 2016 City Council Meeting

Dear Noah and Aaron,

We would like to ask you to add an agenda item to the June 14, 2016 City Council Meeting.

That item is: Discussion of the addition of the Low Medium Density Zone to the General Plan Update

We believe it is prudent and wise to wait until AFTER the General Plan Update and the General Plan EIR are approved, and certified, BEFORE changing any zoning districts and would like to have an opportunity to express this at the meeting.

Thank you for your consideration.

Respectfully,

Libby Shafer

Noah Housh

From: Mary Stephenson <stepcomm@aol.com>
Sent: Monday, May 23, 2016 8:21 AM
To: Victor Carniglia; Noah Housh
Cc: John Sales
Subject: Monte Vista Zoning

Victor - congratulations on finishing the General Plan document. I think you did an excellent job of organizing and updating a very complex document. I particularly appreciate the summary explaining the substantive changes made.

However, I was surprised to see that the Monte Vista neighborhood is still zoned as Low-Medium Density. As I have pointed out on multiple occasions to several city officials over the last few years during the General Plan development process, including several emails to you, this one-block long street consist of 12 buildings with over 50 units of rental units. According to Carol Poole, a previous Planning Director, this street was inadvertently zoned incorrectly in the 1993 General Plan. If the zoning is not corrected, the City could lose some of these rental units as these 40 year old buildings are sold, renovated or demolished and rebuilt. St. Helena can not afford to lose any existing rental stock.

According to the General Plan, Low-Medium Density Residential is "Density typical of St. Helena's existing single family detached neighborhoods 4.1 to 7.0 dwelling units per acre" while Higher density Residential (HDR) is "Multi-family housing, including apartments, townhouses and group homes 16.1 to 28.0 dwelling units per acre". All 12 buildings on Monte Vista, including the 1347 and 1357 Monte Vista, which my husband and I owned are multi-unit buildings. I am fairly certain this street meets the density requirements for HDR.

Can you please let me know why this area is not recommended for rezoning in the proposed General Plan?

Mary Stephenson

Noah Housh

From: Mary Stephenson <stepcomm@aol.com>
Sent: Tuesday, May 31, 2016 9:13 AM
To: Victor Carniglia; Noah Housh
Cc: John Sales; Steve Goldfarb; Sara Chrisman Bjerkan; John Brenkle; Yesenia Guitron; Rick Swig; Rebecca Flores; Ericka Holzhauser
Subject: Proposed LMD in General Plan

Noah and Victor - This weekend between Warriors games (incredible!) I spent some time learning about the new proposal included in the amended General Plan which would downzone 57% of the Medium Density property in the city from to Low Medium Density . I have some questions for you:

1. What was the impetus to initiate this change in zoning? Has there been direction from the Mayor and City Council to do this?
2. Why is this change being incorporated into the General Plan at this late date with no vetting by the public, limited discussion by the Planning Commission and no study session by the Council?

I found the details of this proposed change in the Planning Commission staff reports of April 19 and May 17. The stated rationale for the change are: "1. the economics of development and 2. the progressive State preemption of local authority in relation to housing developments". It is further stated that if we do not include this new element in the General Plan that "The City would very likely find itself facing proposals to build multiple family projects of up to 16 units/acre in many of the City's existing single family neighborhoods". Is this not directly conflicting with several of the sitting council members long term stated preference that St Helens should only build "small, in-fill housing projects"?

OTSH has repeatedly asked the current administration to discuss our town's housing challenges for the last two years. To my knowledge, there has been no public discussion on the proposed housing strategy for our city yet this proposed zoning is, in essence, establishing a housing strategy for the next 20 years. And, it appears to me that the proposed strategy is not consistent with the approved Housing Element in that it eliminates opportunities to build multi-unit housing in a large portion of our community. "By right" housing on the opportunity sites - many of which have questionable feasibility - does not seem like a fair trade off.

OTSH has a board meeting on June 20 and we would like to be well-informed before then so we can discuss this subject and form an opinion during the public hearing timeline. Can you please help me and the board of Our Town St. Helena understand why we should not be concerned that this strategy will significantly limit the ability to build a diverse array of workforce and affordable housing in our town in the next 20 years?

Thanks,
Mary

Noah Housh

From: Pat Dell <pat@patdell1.com>
Sent: Wednesday, April 20, 2016 2:01 PM
To: Mary Koberstein
Cc: Noah Housh
Subject: Density discussion at the Planning Commission meeting April 19, 2014

Dear Mary, I really appreciated your stance on the issue of reducing the density on medium density residential lots being changed to medium low. I always appreciate the great deal of research you do before presenting your opinion. It is obvious that you have done this research. I also appreciate that you tenaciously albeit it diplomatically defend your position when you have done that research. You evidenced a lot more understanding of the long standing housing issues in St. Helena that did the consultant who developed this policy. Everything I read shows City Councils making the opposite type of decisions because there is an epidemic of housing shortages in Northern California communities. The concept that we can just build 6-8 units of housing here and there cited by Commissioner Monnette just simply won't work. Even with the City having donated the property on McCorkle where 8 units are being built it was necessary for Our Town to partner with an organization that has Federal support which comes with Federal regulations. Financing for these small developments is literally impossible. So, if the General Plan creates an absolute dearth of building sites that might be appropriate for Work Force Housing they have effectively shut down the building of this type of housing. Thank you again. Regards, Pat Dell

Sept 8, 2015

Dear Mayor Beltracchi and members of
City Council,

I am concerned that a developer wants
to build a 100 km. stretch of Highway.
It is true - the city needs to increase
its revenue. But I am concerned
about the negative impact that
this and other developments -
the Hunter project in Hastings, several
event centers would have on
residential neighborhoods both
on the East and West sides of
St. Helena. I am sure we can
agree that increased traffic
and out-of-town tourists do
not enhance or preserve the
safety and character of our
neighborhoods and our downtown.

Please carefully weigh all the
consequences of these developments
and provide plenty of time for
public input.

Let's work together on this!

Thank you,

Elizabeth Styrud
St. Helena Residents

My computer crashed so this handwritten letter

St. Helena thrives on tourism.



[St. Helena Chamber of Commerce St. Helena, CA](#)



[St. Helena Chamber of Commerce](#)

[St. Helena, CA](#)

212

Supporters

We, the undersigned, support managed tourism as the economic engine that drives St. Helena. Our jobs, businesses and livelihoods depend on agriculture, hospitality, wine and restaurants. We know that when business thrives, St. Helena can have the infrastructure, services and strong community that we all want.

Incorporating outdated language back into the updated General Plan is futile and new answers to traffic, housing and infrastructure need to be pursued. We cannot limit ourselves by saying no to tourism. With the City's current financial situation, we cannot re-adopt policies that limit our economic options and potential. We believe that there can be a balance between tourism and our quality of life and we endorse strategic, forward thinking economic development programs instead of repeating failed policies.

We have the data: Our quality of life is affected negatively by failed restrictions placed on tourism. St. Helena has severe financial issues due to lack of funding. St. Helena could flourish if we embrace tourism effectively. The facts are:

- Tourists only pay the TOT (Transient Occupancy Tax). This is a hotel tax paid by those who stay in hotels. Residents do not pay TOT. In St. Helena's General Fund, TOT is the least revenue generating source of income for St. Helena bringing in only approximately 10% of the General Fund. Property Tax approximately is 35% and Sales Tax is approximately 25% (remaining is impact and other fees). With TOT revenues remaining 100% in the City coffers (no share with the County or State), St. Helena is not fully taking advantage of this opportunity.
- The City has in place restrictions on tourism with limits on wine sales and production, limited hotel development, caps on restaurant seats and restrictive local serving retail guidelines. This has led to harmful business practices resulting in less sales tax and less TOT than other jurisdictions in Napa County.
- The City is currently in poor financial shape and our infrastructure is weak. St. Helena's Pavement Condition Index (PCI) was 46 out of a possible 100, the worst in Napa County and the fourth worst score out of the 109 Bay Area jurisdictions rated by the Metropolitan Transportation Commission. We have cut our library budget and City services to the bone because of lack of funding.
- Other jurisdictions who have embraced tourism with managed growth are flourishing.
- St. Helena's budget shows a shortfall in revenue unless the Las Alcobas hotel opens and immediately generates revenue.
- St. Helena generates the least amount of TOT of any jurisdiction in the County except American Canyon. We generate \$3 million less than Calistoga and \$5 million less than Yountville. American Canyon generates only \$500,000 less than St. Helena.
- TOT is 100% captured by the City and stays in the City. The direct benefit of hotel rooms are seen in the City's bottom line.
- With only 215 rooms, St. Helena can and should pursue high end hotels; those with less rooms but

higher rates, this is an example of sustainable tourism. Compared to 444 rooms in Yountville and 738 rooms in Calistoga, St. Helena has room to grow.

- Hotel guests spend more in the jurisdiction where they stay. Restaurants fill their second seatings and retail stays open later in jurisdictions where there are more hotel rooms. The indirect benefit of TOT tax is demonstrated in sales tax.
- St. Helena sales tax rises and falls throughout the year in concert with TOT indicating tourists pay a good portion of sales tax.
- The economic impact of tourism shows that each St. Helena resident would pay an additional \$11,741 per person in taxes to maintain our economy if the tourists were not here.
- Tourist spend on average \$389 per day in direct (TOT) and indirect revenue (sales tax) in the City every day.
- 80% of our downtown merchants claim their customers are approximately 50% local and 50% tourism. This demonstrates that the current diversity of retail stores are in line with local serving and tourist serving businesses.
- Bike lanes, the Vine Trail, Wine Train, employer shuttles and other options should be encouraged and supported as car free alternatives to traffic.
- Car free and sustainable tourism alternatives and practices should be adopted rather than restricting tourism.

Yet there are still attempts to legislate against an industry that could put St Helena back on a decent financial track. We feel it is vital and ultimately fiscally responsible to accept and manage tourism to improve our quality of life.

We respectfully request you reject restrictive tourism language proposed for the General Plan. We ask instead that you allow St. Helena to thrive.

Signed,

- Residents of St. Helena,
- residents of Inglenwood, Angwin, Deer Park, north and south St. Helena, and bordering County areas who pay sales tax and help generate sales tax to St. Helena,
- employees of taxpaying St. Helena businesses, and
- business owners who have invested in and pay taxes to St. Helena.

This petition will be delivered to:

- St. Helena Planning Commission and City Council

Read the letter



Letter to

St. Helena Planning Commission and City Council

St. Helena thrives on tourism.



St. Helena Chamber of Commerce started this petition with a single signature, and now has 212 supporters. Start a petition today to change something you care about.

Start a petition

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St. Helena Planning Commission and City Council : St. Helena thrives on tourism.

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212 supporters
288 needed to reach 500

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Recipient: St. Helena Planning Commission and City Council

Letter: Greetings,

St. Helena thrives on tourism.

Signatures

Name	Location	Date
Pam Simpson	Napa, CA, United States	2016-06-05
Donna Hinds	Saint Helena, CA, United States	2016-06-06
Jay Smith	Saint Helena, CA, United States	2016-06-06
Kaleigh Smeckxerr	Napa, CA, United States	2016-06-06
Beth Pryor	Saint Helena, CA, United States	2016-06-06
Sarah Elliman	Saint Helena, CA, United States	2016-06-06
Maria Stel	Saint Helena, CA, United States	2016-06-06
David Brotemarkle	Saint Helena, CA, United States	2016-06-06
Kim Boston	Saint Helena, CA, United States	2016-06-06
Norman Mitroff	Saint Helena, CA, United States	2016-06-06
Kevin Dimond	Saint Helena, CA, United States	2016-06-06
Eileen Gordon	Saint Helena, CA, United States	2016-06-06
Jon Brandt	Saint Helena, CA, United States	2016-06-06
Chris Birdwell	Saint Helena, CA, United States	2016-06-06
Lilia OConnor	Saint Helena, CA, United States	2016-06-06
Skyler Spitz	St Helena, CA, United States	2016-06-06
katie leonardini	saint helena, CA, United States	2016-06-06
Tony Leonardini	Saint Helena, CA, United States	2016-06-06
Farley Green	Saint Helena, CA, United States	2016-06-06
Kris Coryell	Saint Helena, CA, United States	2016-06-06
Joe Ogdie	Saint Helena, CA, United States	2016-06-06
Brent Miller	Saint Helena, CA, United States	2016-06-06
Cameron Crebs	Saint Helena, CA, United States	2016-06-06
Mary Smith	Saint Helena, CA, United States	2016-06-06
Mark Smith	Napa, CA, United States	2016-06-06
John Collins	Saint Helena, CA, United States	2016-06-06
Antonio Castellucci	Saint Helena, CA, United States	2016-06-06
Matthew Heil	Malvern, PA, United States	2016-06-06
Claudia Beck	Saint Helena, CA, United States	2016-06-06
Kimberly L Phinney	Saint Helena, CA, United States	2016-06-06

Name	Location	Date
Marcus Marquez	Saint Helena, CA, United States	2016-06-06
Kerry Groth	Saint Helena, CA, United States	2016-06-06
Sean Knight	Saint Helena, CA, United States	2016-06-06
Catherine Dann	Saint Helena, CA, United States	2016-06-06
perry butler	Saint Helena, CA, United States	2016-06-06
Nile Zacherle	Rutherford, CA, United States	2016-06-06
Shannon Salvestrin	Saint Helena, CA, United States	2016-06-06
Erin Przybylinski	Saint Helena, CA, United States	2016-06-06
carolyn herrandez	st. helena, CA, United States	2016-06-06
Kristine Waldenburg	Vallejo, CA, United States	2016-06-06
Matt Hileman	Saint Helena, CA, United States	2016-06-06
Jared Clevenger	Saint Helena, CA, United States	2016-06-06
Guneet Bajwa	Sacramento, CA, United States	2016-06-06
Krisi Raymond	Saint Helena, CA, United States	2016-06-06
D Duncan	Saint Helena, CA, United States	2016-06-06
Sue Furddek	Saint Helena, CA, United States	2016-06-06
Dan Reidy	Saint Helena, CA, United States	2016-06-06
Christopher Dann	Saint Helena, CA, United States	2016-06-06
Debbie Greene	Saint Helena, CA, United States	2016-06-06
Monique Davies	Saint Helena, CA, United States	2016-06-06
William Wright	Saint Helena, CA, United States	2016-06-06
Doreen Fank	Saint Helena, CA, United States	2016-06-06
William Ryan	Saint Helena, CA, United States	2016-06-06
Kristin Martin	Saint Helena, CA, United States	2016-06-06
Patrice Ferguson	Saint Helena, CA, United States	2016-06-06
Perry Clark	Saint Helena, CA, United States	2016-06-06
Sarah Gott	Saint Helena, CA, United States	2016-06-06
Robert Lawson	Saint Helena, CA, United States	2016-06-06
Celeste Neeley	Birmingham, AL, United States	2016-06-06
Beth Wagner	Napa, CA, United States	2016-06-06
Thomas Allen	Saint Helena, CA, United States	2016-06-06
Shannon Kuleto	Saint Helena, CA, United States	2016-06-06

Name	Location	Date
James Decker	Saint Helena, CA, United States	2016-06-06
Matthew Levy	Napa, CA, United States	2016-06-06
Jason Elkin	Saint Helena, CA, United States	2016-06-06
Mila Holt	Saint Helena, CA, United States	2016-06-06
Matthew Rion	Saint Helena, CA, United States	2016-06-06
Peter Przybylinski	Saint Helena, CA, United States	2016-06-06
James Dolen	Saint Helena, CA, United States	2016-06-06
Kirk Wrede	Saint Helena, CA, United States	2016-06-06
Suzanne Gay	Saint Helena, CA, United States	2016-06-06
Sara Chappellet	St Helena, CA, United States	2016-06-06
Liz Lease-McCaffrey	Deer Park, CA, United States	2016-06-06
Sara Cakebread	Saint Helena, CA, United States	2016-06-06
Matthew Rogers	Saint Helena, CA, United States	2016-06-06
Seana Stephens	Saint Helena, CA, United States	2016-06-06
R Fisher	Saint Helena, CA, United States	2016-06-06
Kevin Melancon	Saint Helena, CA, United States	2016-06-06
Angus Cieland	Saint Helena, CA, United States	2016-06-06
Melissa Leonardini	Saint Helena, CA, United States	2016-06-06
Shannon Meyer	Angwin, CA, United States	2016-06-06
Stephanie Robotham	Saint Helena, CA, United States	2016-06-06
Tawnia Knox	Saint Helena, CA, United States	2016-06-06
Ryann Calder	Saint Helena, CA, United States	2016-06-06
Jason Strots	Saint Helena, CA, United States	2016-06-06
Marcus Robbins	Saint Helena, CA, United States	2016-06-06
Wayne Armstrong	Saint Helena, CA, United States	2016-06-06
Liz Lopez	Saint Helena, CA, United States	2016-06-06
Chuck Meibeyer	Saint Helena, CA, United States	2016-06-06
Timothy Nieman	Saint Helena, CA, United States	2016-06-06
Barbara Morrisette	Saint Helena, CA, United States	2016-06-06
Mary White	Saint Helena, CA, United States	2016-06-06
Linda Beckstrom	Saint Helena, CA, United States	2016-06-06
Dave Pinney	Saint Helena, CA, United States	2016-06-06

Name	Location	Date
Corey Beck	Saint Helena, CA, United States	2016-06-06
Elizabeth Naylor	Saint Helena, CA, United States	2016-06-06
Duncan Lange	Saint Helena, CA, United States	2016-06-06
Nicole Perry	Saint Helena, CA, United States	2016-06-06
Emily Menegon	Saint Helena, CA, United States	2016-06-06
Reese Chappellet	Saint Helena, CA, United States	2016-06-06
Katie Somple	Saint Helena, CA, United States	2016-06-06
Mark Netoskie	Saint Helena, CA, United States	2016-06-06
Claire McConnell	Angwin, CA, United States	2016-06-06
Jocelyn Hoar	Saint Helena, CA, United States	2016-06-06
Amanda McWane	Napa, CA, United States	2016-06-06
Gretchen Brakesman	Angwin, CA, United States	2016-06-06
Jeff Zappelli	Novato, CA, United States	2016-06-06
Tapan Ganguli	Saint Helena, CA, United States	2016-06-07
Georg Salzner	Saint Helena, CA, United States	2016-06-07
Linda Crawford	Saint Helena, CA, United States	2016-06-07
Ron SCULATTI	Saint Helena, CA, United States	2016-06-07
Robert Creager	Saint Helena, CA, United States	2016-06-07
Ashley McMullen	Saint Helena, CA, United States	2016-06-07
Kathy McCarthy	Saint Helena, CA, United States	2016-06-07
Chris Hall	Saint Helena, CA, United States	2016-06-07
Ronald Burns	Saint Helena, CA, United States	2016-06-07
MARGARET FRIEDRICH	Saint Helena, CA, United States	2016-06-07
Lissy Hudock	Napa, CA, United States	2016-06-07
Dani Brown	St Helena, CA, United States	2016-06-07
Thomas Paul Smith	Lafayette, CA, United States	2016-06-07
Steven Leveque	Saint Helena, CA, United States	2016-06-07
Geni Whitehouse	Saint Helena, CA, United States	2016-06-07
Denise Johnson	Saint Helena, CA, United States	2016-06-07
Marcus Johnson	Saint Helena, CA, United States	2016-06-07
Corey Sprott	Napa, CA, United States	2016-06-07
Andrew Walters	Saint Helena, CA, United States	2016-06-07

Name	Location	Date
Christine Hale	Saint Helena, CA, United States	2016-06-07
Laurence Schlatter	St Helena, CA, United States	2016-06-07
andrea Guzman	Santa Rosa, CA, United States	2016-06-07
Kaethy Kennedy	Calistoga, CA, United States	2016-06-07
James Turrell	Rutherford, CA, United States	2016-06-07
Joshua Cowan	Saint Helena, CA, United States	2016-06-07
Don Finley	Saint Helena, CA, United States	2016-06-07
Victoria Kinet	Saint Helena, CA, United States	2016-06-07
Alfonso Trejo	Moraga, CA, United States	2016-06-07
Shannon Kelly	Saint Helena, CA, United States	2016-06-07
Thomas Macleod	Saint Helena, CA, United States	2016-06-07
Julia Eyer	Rutherford, CA, United States	2016-06-07
Rene Schlatter	Saint Helena, CA, United States	2016-06-07
Nathan Bergeron	Saint Helena, CA, United States	2016-06-07
Anna Schram	Saint Helena, CA, United States	2016-06-07
Brittany Eyer	Saint Helena, CA, United States	2016-06-07
Elizabeth Wright	San Francisco, CA, United States	2016-06-07
Laura Rombauer	Saint Helena, CA, United States	2016-06-07
Karen Caldwell	Saint Helena, CA, United States	2016-06-07
Edwin Williams	Saint Helena, CA, United States	2016-06-07
Stacia Williams	Saint Helena, CA, United States	2016-06-07
laura Heferran	Saint Helena, CA, United States	2016-06-07
Kathryn Reynolds	Napa, CA, United States	2016-06-07
Henry Gomez	Rutherford, CA, United States	2016-06-07
Christina Kennedy	Saint Helena, CA, United States	2016-06-07
Janet Peischel	St. Helena, CA, United States	2016-06-07
Michael Laseke	Saint Helena, CA, United States	2016-06-07
Gail Lane	Saint Helena, CA, United States	2016-06-07
Jeanie Kerr	Saint Helena, CA, United States	2016-06-07
Thomas Bensel	Saint Helena, CA, United States	2016-06-07
Kimberlina Carpenter	Calistoga, CA, United States	2016-06-07
Barbara Galante	Saint Helena, CA, United States	2016-06-07

Name	Location	Date
Susan Duryea	Saint Helena, CA, United States	2016-06-07
Leslie Ellis	St Helena, CA, United States	2016-06-07
Toni Hunt	Saint Helena, CA, United States	2016-06-07
Karen Cassel	Saint Helena, CA, United States	2016-06-07
Lisa Pelosi	Saint Helena, CA, United States	2016-06-07
Ferenc Brunner	Saint Helena, CA, United States	2016-06-07
Bryan Dante Sandoi	Saint Helena, CA, United States	2016-06-07
Hal Barnett	Saint Helena, CA, United States	2016-06-07
Erin Lail	Angwin, CA, United States	2016-06-07
Anna Marie Longo	Saint Helena, CA, United States	2016-06-07
Karin Gilpin	Saint Helena, CA, United States	2016-06-07
Michael Garrow	Saint Helena, CA, United States	2016-06-07
Grant Ellis	Saint Helena, CA, United States	2016-06-07
Dianne Maher	Saint Helena, CA, United States	2016-06-07
Paul Asikainen	Saint Helena, CA, United States	2016-06-07

General Plan Tourism Management Petition

We, the undersigned, petition to change the following text(s) in the 2035 General Plan update by the City Council.

(2-2) The increasing pressures of growth and increasing tourism caused serious concern in the community back in the 1970's, and resulted in a Growth Management System in the late 1970's, and a Tourism Management Element in the 1993 General Plan. At that time, public workshops and a phone survey conducted for the 1993 General Plan Update indicated that the principal land use concerns were the rate of growth of the city and that additional tourism development and its negative consequences would detract from their quality of life. Therefore, the City should follow the long-standing philosophy that growth and tourism in St. Helena should be carefully managed, and that each of these decades-long public concerns are adequately addressed in future land use determinations.

(2.4) St. Helena is committed to preserving its existing community character, maintaining agricultural lands, managing growth and tourism, and ensuring that adequate infrastructure and facilities are provided.

(LU3.D) Encourage diversity and give preference to local-serving retail services which do not require a consumer base larger than the population of St. Helena and its vicinity

(ES1.B) Update the Municipal Code to encourage diversity and give preference to local-serving businesses that are complementary to St. Helena's small-town character and that provide goods at a range of prices. Local serving should be defined not only as offering goods and services appropriate to the citizens of the St. Helena vicinity, but also as businesses with owners and/or staff actively participating in the community. Update the Municipal Code to define and prohibit chain retail services and stores. Chain stores should be defined as any business having multiple commercial properties with the same ownership and name which is required by contractual or other arrangement to provide any of the following: standardized merchandise, similar architectural design, interior decor, signage, display or marketing materials and techniques.

(ES2.1) Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development, but prohibit any visitor-serving activity, which would compromise the quality of life for St. Helena residents. Although a proposed visitor-serving use may be economically beneficial to the City, it should not be approved if it significantly impacts residents by increasing traffic, introducing visitors into residential areas, increasing noise levels, etc.

(ES2.2) Discourage the introduction of uses that are dependent upon a mass tourist market or that compromise the quality of life for St. Helena residents by significantly increasing the total number of tourists.

(ES2.3) Establish a reasonable cap on the number of hotel and motel rooms, and continue to limit vacation rentals. Establish a process for periodic review and updating of the cap.

(ES2.A) Continue to prohibit formula restaurants, outlet and chain discount stores, chain retail stores and time-share lodging projects Consider destination membership clubs and other potential lodging options that contribute to the Transient Occupancy Tax (TOT) revenue stream and do not conflict with the character of the City or negatively impact neighbors or neighborhoods. Establish a cap on the total number of such destination membership clubs and other lodging options designed to contribute to the TOT revenue stream.

(ES3.E) Although tourism offers economic benefits, it does not come without a toll on St. Helena's infrastructure, i.e. water, sewer, roads, sidewalks, parking, additional police, fire, park maintenance, traffic and, most significantly, small town rural character and quality of life. To provide data with which to make responsible decisions regarding soliciting additional tourism, visitor-serving retail, and hotel development, the City will commission an independent third party consultant to produce a detailed cost-benefit analysis of tourism development in St. Helena and vicinity.

Total signatures: 74	
Name	State Comment
1. Leslie Rudd	CA
2. Susan Kenward	CA
3. Roman Coppola	CA
4. Mark Smithers	CA
5. Connie Wilson	CA
6. Brian Nash	CA
7. Thomas Smith	CA
8. Adrian Hayne	CA
9. Connie Wilson	CA
10. Chuck Dake	CA
11. David Garden	CA

2 of 3

Name	State Comment	Default
12. Shannon Lail	CA	
13. John York	CA	
14. Jon Berlin	CA	
15. Jennifer Coppola	CA	
16. Andrea York	CA	
17. Jane Bowyer	CA	
18. Angela Franceschi	CA	
19. Ken Woytisek	LA	
20. Clare Kirkconnell	CA	
21. Kathryn Lazar	MA	
22. Rebecca Bell	CA	
23. Linda Rose	CA	
24. John Palmer	CA	
25. Polly Alberigi	CA	
26. Kristen Mickelwait	CA	
27. Mollie Baker	CA	
28. Terry McWilliams	CA	
29. Amy Caldarola	CA	
30. Joice Beaty	CA	
31. Mary Wilson	KS	
32. Anthony Holzhauser	CA	
33. Lisa Togni	CA	
34. Susan Davis	CA	
35. Michele Hyde	CA	
36. Pam Smithers	CA	
37. Jerry Hyde	CA	
38. Bruce Edwards	CA	
39. Nick Coy	OH	
40. Michael Caldarola	CA	
41. Marilyn Ryan	TX	
42. Carolyn Duryea	CA	
43. Geoff Ellsworth	CA	
44. Paul Bertoli	CA	
45. Faith Echtermeyer	CA	
46. Herman Froeb	CA	
47. George David	CA	
48. Charles Vondra	CA	
49. Sandra Lowry	CA	
50. Douglas Barr	CA	
51. Lana Ivanoff	CA	
52. Larry Merla	CA	
53. Grant Peniston	CA	
54. David Valentine	CA	
55. Robert Leighton	CA	
56. Sharon Dellamonica	TX	
57. Siena Oconnell	CA	
58. Thomas Belt	CA	
59. Antonia Allegra	CA	
60. Donn Black	CA	
61. MaryMargaret Simonson	CA	
62. Kathy Coldiron	CA	
63. Eleanor Kapner	CA	
64. Glenn Smith	CA	
65. Anne Carr	CA	
66. Giovanna Scruby	CA	
67. Martin Bennett	CA	
68. Connie Kay	IL	
69. Barry Ives	CA	

3 of 3

Name

State Comment

Default

70. Jane bowyer
71. Phil Murphy
72. Bennett Rita
73. Nancy Garden
74. Pat Friday

CA
CA
CA
CA
CA

nationbuilder_id	name	state	country	comment	created_at
378	Leslie Rudd	CA	US		2016-04-16 03:00:54.689245
22	Susan kenward	CA	US		2016-04-27 19:24:21.598875
12	Roman Coppola	CA	US		2016-04-27 23:12:12.219489
78	Mark Smithers	CA	US		2016-04-27 23:14:09.651906
119	Connie Wilson	CA	US		2016-04-27 23:17:44.78528
72	Brian Nash	CA	US		2016-04-27 23:18:05.437694
260	Thomas Smith	CA	US		2016-04-27 23:18:06.033151
200	Adrian Hayne	CA	US		2016-04-27 23:18:39.577626
379	Connie Wilson	CA	US		2016-04-27 23:20:31.069923
265	Chuck Dake	CA	US		2016-04-27 23:26:58.392107
77	David Gaiden	CA	US		2016-04-27 23:30:55.406643
130	Shannon Lail	CA	US		2016-04-27 23:40:42.369574
286	john york	CA	US		2016-04-27 23:44:22.732573
118	Jon Berlin	CA	US		2016-04-28 00:05:35.22426
380	Jennifer Coppola	CA	US		2016-04-28 00:09:09.345683
381	Andrea York	CA	US		2016-04-28 00:17:21.364761
382	Jane Bowyer	CA	US		2016-04-28 00:18:09.095662
196	Angela Franceschi	CA	US		2016-04-28 01:09:47.220465
383	Ken Woytisek	LA	US		2016-04-28 02:20:30.100799
137	Clare Kirkconnell	CA	US		2016-04-28 02:25:31.551594
384	Kathryn Lazar	MA	US		2016-04-28 02:28:29.208319
288	Rebecca Bell	CA	US		2016-04-28 02:32:24.031318
356	Linda Rose	CA	US		2016-04-28 02:51:40.296177
385	John Palmer	CA	US		2016-04-28 03:01:46.258521
386	Polly Alberigi	CA	US		2016-04-28 03:20:10.212597
387	Kirsten Mickelwait	CA	US		2016-04-28 03:24:35.369125
360	Mollie Baker	CA	US		2016-04-28 05:05:22.518394
103	Terry McWilliams	CA	US		2016-04-28 14:10:46.483697
220	Amy Calderola	CA	US		2016-04-28 14:25:02.926143
291	Joice Beatty	CA	US		2016-04-28 14:27:16.638438
389	Mary Wilson	KS	US		2016-04-28 15:35:03.885703
263	Anthony Holzhauser	CA	US		2016-04-28 16:39:18.786598
390	Lisa Togni	CA	US		2016-04-28 17:32:10.989234
134	Susan Davis	CA	US		2016-04-28 17:58:34.209235
391	Michele Hyde	CA	US		2016-04-28 20:01:25.669551
294	Pam Smithers	CA	US		2016-04-28 20:04:16.846562
349	Jerry Hyde	CA	US		2016-04-28 22:24:17.346726
393	Bruce Edwards	CA	US		2016-04-29 02:20:27.99948
394	Nick Coy	OH	US		2016-04-29 04:58:22.196833
111	Michael Calderola	CA	US		2016-04-29 15:09:15.228265
395	Marilyn Ryan	TX	US		2016-04-29 15:11:18.676777
128	Carolyn Duryea	CA	US		2016-04-30 03:30:57.004114
173	Geoff Ellsworth	CA	US		2016-04-30 14:28:44.648861
397	Paul Bertoli	CA	US		2016-05-01 16:40:24.500106
25	Faith Echtermeyer	CA	US		2016-05-02 16:20:50.045673
398	Herman Froeb	CA	US		2016-05-02 17:40:56.29535
400	George David	CA	US		2016-05-02 22:18:40.54886
138	Charles Vondra	CA	US		2016-05-02 22:46:54.57811
402	Sandra Lowry	CA	US		2016-05-02 23:22:34.658677
68	douglas barr	CA	US		2016-05-03 15:49:59.399591

Sheet1				
177 Lana Ivanoff	CA	US	2016-05-03 22:05:19	033095
404 Larry Merla	CA	US	2016-05-03 22:09:30	372421
41 grant peniston	CA	US	2016-05-03 23:05:09	219148
37 David Valentine	CA	US	2016-05-04 14:00:58	021799
405 Robert Leighton	CA	US	2016-05-04 17:02:31	045417
15 Sharon Dellamonica	TX	US	2016-05-04 21:08:33	901184
406 siena oconnell	CA	US	2016-05-04 23:34:02	595483
407 Thomas Belt	CA	US	2016-05-05 02:50:57	4515
330 Antonia Allegra	CA	US	2016-05-05 05:17:45	497401
408 Donn Black	CA	US	2016-05-05 23:35:27	723777
409 MaryMargaret Simonson	CA	US	2016-05-07 02:53:21	178148
81 Kathy Coldiron	CA	US	2016-05-07 04:14:22	11753
410 eleanor kapner	CA	US	2016-05-07 22:29:00	981777
341 Glenn Smith	CA	US	2016-05-08 21:32:55	888413
165 Anne Carr	CA	US	2016-05-12 13:20:02	216726
109 Giovanna Scruby	CA	US	2016-05-12 14:17:57	390007
61 Martin Bennett	CA	US	2016-05-12 17:07:20	374225
272 Connie Kay	IL	US	2016-05-12 18:11:37	349248
79 Barry Ives	CA	US	2016-05-12 21:30:04	336869
411 jane bowyer	CA	US	2016-05-13 16:40:37	998672
107 Phil Murphy	CA	US	2016-05-13 18:45:21	123171
105 Bennett Rila	CA	US	2016-05-13 23:59:53	412838
82 Nancy Garden	CA	US	2016-05-14 16:07:47	572022
73 Pat Friday	CA	US	2016-05-14 16:39:29	110938

Susan Kenward 246-6389

CITIZENS VOICE SH@gmail.com

CITIZENS VOICE SH.ORG

Citizens' Voice proposes a compromise between the 1993 and 2035 Update. We would like to see new language incorporated into the 2035 Updated General Plan before it is approved by the Planning Commission and City Council.

We, the undersigned, petition to change the following text(s) in the 2035 General Plan update by the City Council.

(2-2) The increasing pressures of growth and increasing tourism caused serious concern in the community back in the 1970's, and resulted in a Growth Management System in the late 1970's, and a Tourism Management Element in the 1993 General Plan. At that time, public workshops and a phone survey conducted for the 1993 General Plan Update indicated that the principal land use concerns were the rate of growth of the city and that additional tourism development and its negative consequences would detract from their quality of life. Therefore, the City should follow the long-standing philosophy that growth and tourism in St. Helena should be carefully managed, and that each of these decades-long public concerns are adequately addressed in future land use determinations.

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Name/date Franklin Albert Van Konyak
Address 1168 Meadowbrook Circle, St. Helena, CA
Email/phone (707) 963-2565

Name/date Michael Stachurski
Address 1168 Meadowbrook Circle, St. Helena, CA
Email/phone msachurski@comcast.net ph: 963-2565

Name/date Wendy Lowe 5-10-16
Address 1180 meadowbrook circle, St. Helena, Ca. 94501
Email/phone 707-968-0909

Name/date Janice I. O'Leary 5-10-2016
Address 1176 Meadowbrook Circle, St. Helena, Ca
Email/phone jioleary@comcast.net 94514

Name/date Paul E. Placer 5-12-2016
Address 1177 Meadowbrook Circle St Helena CA
Email/phone 767-963-3351

Name/date Roberta Palmer 5-10-16
Address 1177 Meadowbrook Circle St Helena CA 94501
Email/phone beckyruw@comcast.net 707 963-3351

Name/date MARY SIKOST 5-13-16
Address 1421 THAYER ST ST. HELENA
Email/phone mysikost@aol.com

Name/date ROBY SPRICK
Address 1421 THAYER ST ST. HELENA
Email/phone rspricket@sbcl.net

Name/date Linger Lindley
Address 706 Hunt Ave St Helena
Email/phone ingerlindley@hotmail.com 707-968-9594

Name/date ALONSO VILLA
Address 750 HUNT AVE.
Email/phone (707) 963-7087

Name/date MICHAEL BUCHANAN 5/14/16
Address 709 HUNT AVE
Email/phone (707) 967-0453

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We, the undersigned, petition to change the following text(s) in the 2035 General Plan update by the City Council.

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(L.U3.D) Encourage diversity and give preference to local-serving retail services which do not require a consumer base larger than the population of St. Helena and its vicinity

(ES1.B) Update the Municipal Code to encourage diversity and give preference to local-serving businesses that are complementary to St. Helena's small-town character and that provide goods at a range of prices. Local serving should be defined not only as offering goods and services appropriate to the citizens of the St. Helena vicinity, but also as businesses with owners and/or staff actively participating in the community. Update the Municipal Code to define and prohibit chain retail services and stores. Chain stores should be defined as any business having multiple commercial properties with the same ownership and name which is required by contractual or other arrangement to provide any of the following: standardized merchandise, similar architectural design, interior décor, signage, display or marketing materials and techniques.

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Name/date Carol L. Geller 5/5/16
Address 1717 S. John St. St. Helena, CA 94574
Email/phone 707-963-8408

Name/date Super Center
Address 1150 Popocatepec Ave
Email/phone _____

Name/date Marlene G. Geller
Address 3742 S. John St. St. Helena, CA 94574
Email/phone 707-963-8408

Name/date Robert W. Geller
Address 1150 Popocatepec Ave
Email/phone _____

Name/date Claire Pott
Address 1849 Pine Street, St. Helena 94574
Email/phone claire.pott@sthele.com

Name/date Jellie Ferrell
Address 780 Chiles St. St. Helena, CA 94574
Email/phone _____

Name/date Bruce Ing
Address 2090 First Way St. Helena, CA 94574
Email/phone _____

Name/date Ann Mitchell
Address 1120 Edwards St. St. Helena, CA 94574
Email/phone amitchellryan@yahoo.com

Name/date Wendy Shadon
Address 2081 Olive Ave St. Helena, CA 94574
Email/phone wendyshadon@gmail.com

Name/date _____
Address _____
Email/phone _____

Name/date _____
Address _____
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TOURISM / LOCAL SERVICES

Name/date Connie Wilson 5/15/16
Address 1058 Scott St.
Email/phone awilson@comcast.net 707.337.2210

Name/date William Saladin 5/15/16
Address 1058 Scott Street
Email/phone _____

Name/date Martin Popick 5/16/16
Address 1069 Alexander Ct. 707.225.2394
Email/phone _____

Name/date Ruby Solano 5/16/16
Address 1171 Steele Lane St Helena 707.280.8337
Email/phone _____

Name/date Dianne Wilson 5/16/16
Address 1515 Stockton Street 707.563.9586
Email/phone _____

Name/date Chris Saladin 5/16/16
Address 1058 Scott St
Email/phone _____

Name/date Philip Popick 5/16/16
Address 1069 Alexander Ct.
Email/phone _____

Name/date Harvard Popick 5/16/16
Address 1069 Alexander Ct.
Email/phone _____

Name/date _____
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TOURISM / LOCAL SERVICES

Name/date Christine
Address 533 McCarrie Ave
Email/phone 707-967-6278

Name/date Mike Greenhill
Address 2 Redondo Ct.
Email/phone 707 967 9491

Name/date _____
Address _____
Email/phone _____

Name/date _____
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TOURISM / LOCAL SERVING

Name/date SANDRA DELCARRA May 9, 2016
Address 201 ROSEBUD AVE #2
Email/phone SDELCA@COMCAST.NET

Name/date MARY O'LEARY May 9, 2016
Address 1501 ALLEN BLVD. St Helena
Email/phone mmaryoleary@me.com

Name/date PAUL & LUCY May 9, 2016
Address 61541 Elmhurst Ave St. Helena CA 94574
Email/phone paulandlucy@comcast.net

Name/date MUEL SERVIN
Address 1641 ELMOIST
Email/phone 707 332-0917

Name/date MUEL SERVIN 5-19-2016
Address 1641 ELMOIST
Email/phone 707 332-0917

Name/date Tereza Olguin
Address 1130 Belle Ave St Helena
Email/phone Tgr Olguin@aol.com

Name/date PATTI CURTISA 5-9-16
Address 2080 BIRCH ST. S-14.
Email/phone pcurtis@aol.com

Name/date DEBRA M ROBERTS 5-9-16
Address 2155 VIOLET BLVD. S4
Email/phone 707 963 9532

Name/date ANTONIA CURWIN 5-9-16
Address 941 HUNT AVENUE, St Helena, CA 94574
Email/phone 707-343-0846

Name/date ALLEN K LEON 5-9-16
Address 2105 SPRING ST St Helena
Email/phone susanleone@att.net

Name/date SHARON DELAMONICA
Address 250A ROSEBUD LA, ST HELENA, CA 94574
Email/phone 707-963-9442

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Name/date JOAN WANN 5/17/12
Address 5542 QUAN @ ST HELENA CA 94574
Email/phone TEA2435 @ ATTOL @

Name/date _____
Address _____
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PETITION TO THE PLANNING COMMISSION AND CITY COUNCIL OF ST. HELENA

We the undersigned ask that the City Council include the following (in red) passages in the 2035 UPDATED GENERAL PLAN:

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DATE 5/15/16 NAME Lynn Lieber SIGNATURE [Signature]

Bob Lieber [Signature]

ADDRESS: 1181 Starr Avenue

St. Helena EMAIL: [Signature]

lynn@lieberlawyers.com
Bob@lieberlawyers.com

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DATE	NAME	SIGNATURE
5/16/14	Glenn Goltz	
ADDRESS: 645 McCorkle Ave		
		EMAIL:

PETITION TO THE PLANNING COMMISSION AND CITY COUNCIL OF ST. HELENA

We the undersigned ask that the City Council include the following (in red) passages in the 2035 UPDATED GENERAL PLAN:

(2-2) The increasing pressures of growth and increasing tourism caused serious concern in the community back in the 1970's, and resulted in a Growth Management System in the late 1970's, and a Tourism Management Element in the 1993 General Plan. At that time, public workshops and a phone survey conducted for the 1993 General Plan Update indicated that the principal land use concerns were the rate of growth of the city and that additional tourism development and its negative consequences would detract from their quality of life. Therefore, the City should follow the long-standing philosophy that growth and tourism in St. Helena should be carefully managed, and that each of these decades-long public concerns are adequately addressed in future land use determinations.

(2.4) St. Helena is committed to preserving its existing community character, maintaining agricultural lands, managing growth and tourism, and ensuring that adequate infrastructure and facilities are provided.

(LU3.D) Encourage diversity and give preference to local-serving retail services which do not require a consumer base larger than the population of St. Helena and its vicinity

(ES1.B) Update the Municipal Code to encourage diversity and give preference to local-serving businesses that are complementary to St. Helena's small-town character and that provide goods at a range of prices. Local serving should be defined not only as offering goods and services appropriate to the citizens of the St. Helena vicinity, but also as businesses with owners and/or staff actively participating in the community. Update the Municipal Code to define and prohibit chain retail services and stores. Chain stores should be defined as any business having multiple commercial properties with the same ownership and name which is required by contractual or other arrangement to provide any of the following: standardized merchandise, similar architectural design, interior décor, signage, display or marketing materials and techniques.

(ES2.1) Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development, but prohibit any visitor serving activity, which would compromise the quality of life for St. Helena residents. Although a proposed visitor-serving use may be economically beneficial to the City, it should not be approved if it significantly impacts residents by increasing traffic, introducing visitors into residential areas, increasing noise levels, etc.

(ES2.2) Discourage the introduction of uses that are dependent upon a mass tourist market or that compromise the quality of life for St. Helena residents by significantly increasing the total number of tourists.

(ES2.3) Establish a reasonable cap on the number of hotel and motel rooms, and continue to limit vacation rentals. Establish a process for periodic review and updating of the cap.

(ES2.A) Continue to prohibit formula restaurants, outlet and chain discount stores, chain retail stores and time-share lodging projects. Consider destination membership clubs and other potential lodging options that contribute to the Transient Occupancy Tax (TOT) revenue stream and do not conflict with the character of the City or negatively impact neighbors or neighborhoods. Establish a cap on the total number of such destination membership clubs and other lodging options designed to contribute to the TOT revenue stream.

(ES3.E). Although tourism offers economic benefits, it does not come without a toll on St. Helena's infrastructure, i.e. water, sewer, roads, sidewalks, parking, additional police, fire, park maintenance, traffic and, most significantly, small town rural character and quality of life. To provide data with which to make responsible decisions regarding soliciting additional tourism, visitor-serving retail, and hotel development, the City will commission an independent third party consultant to produce a detailed cost-benefit analysis of tourism development in St. Helena and vicinity.

DATE 5/16/16 NAME Elizabeth Galt SIGNATURE Elizabeth Galt

ADDRESS: 445 McCord Ave

EMAIL:

lizzygalt@comcast.net

PETITION TO THE PLANNING COMMISSION AND CITY COUNCIL OF ST. HELENA

We the undersigned ask that the City Council include the following (in red) passages in the 2035 UPDATED GENERAL PLAN:

(2-2) The increasing pressures of growth and increasing tourism caused serious concern in the community back in the 1970's, and resulted in a Growth Management System in the late 1970's, and a Tourism Management Element in the 1993 General Plan. At that time, public workshops and a phone survey conducted for the 1993 General Plan Update indicated that the principal land use concerns were the rate of growth of the city and that additional tourism development and its negative consequences would detract from their quality of life. Therefore, the City should follow the long-standing philosophy that growth and tourism in St. Helena should be carefully managed, and that each of these decades-long public concerns are adequately addressed in future land use determinations.

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(ES1.B) Update the Municipal Code to encourage diversity and give preference to local-serving businesses that are complementary to St. Helena's small-town character and that provide goods at a range of prices. Local serving should be defined not only as offering goods and services appropriate to the citizens of the St. Helena vicinity, but also as businesses with owners and/or staff actively participating in the community. Update the Municipal Code to define and prohibit chain retail services and stores. Chain stores should be defined as any business having multiple commercial properties with the same ownership and name which is required by contractual or other arrangement to provide any of the following: standardized merchandise, similar architectural design, interior décor, signage, display or marketing materials and techniques.

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DATE 3/16/16 NAME MARY SPRAAT SIGNATURE 

ADDRESS: 1421 TRINITER ST ST HELENA
EMAIL: mspraat@aol.com

PETITION TO THE PLANNING COMMISSION AND CITY COUNCIL OF ST. HELENA

We the undersigned ask that the City Council include the following (in red) passages in the 2035 UPDATED GENERAL PLAN:

(2-2) The increasing pressures of growth and increasing tourism caused serious concern in the community back in the 1970's, and resulted in a Growth Management System in the late 1970's, and a Tourism Management Element in the 1993 General Plan. At that time, public workshops and a phone survey conducted for the 1993 General Plan Update indicated that the principal land use concerns were the rate of growth of the city and that additional tourism development and its negative consequences would detract from their quality of life. Therefore, the City should follow the long-standing philosophy that growth and tourism in St. Helena should be carefully managed, and that each of these decades-long public concerns are adequately addressed in future land use determinations.

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(ES1.B) Update the Municipal Code to encourage diversity and give preference to local-serving businesses that are complementary to St. Helena's small-town character and that provide goods at a range of prices. Local serving should be defined not only as offering goods and services appropriate to the citizens of the St. Helena vicinity, but also as businesses with owners and/or staff actively participating in the community. Update the Municipal Code to define and prohibit chain retail services and stores. Chain stores should be defined as any business having multiple commercial properties with the same ownership and name which is required by contractual or other arrangement to provide any of the following: standardized merchandise, similar architectural design, interior décor, signage, display or marketing materials and techniques.

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DATE NAME SIGNATURE

5-16-16 Mary Gundling

ADDRESS: 1185 Westview Circle

St Helena EMAIL: marygundling@gmail.com

DATE NAME SIGNATURE

ADDRESS:

EMAIL:

DATE NAME SIGNATURE

ADDRESS:

EMAIL:

General Plan Winery Petition

We, the undersigned, petition against the text(s) in LUS.6 in the 2035 General Plan update by the City Council.

LU 5.6

Permit wineries and other agricultural related industry to locate in the city if their location does not adversely impact surrounding uses or city services (water, traffic, etc.) or the quality and character of the community.

We petition to change LUS.6 to the following:

Permit wineries to locate in the city if they meet the definition of a winery or small winery. A "winery" is defined as an agricultural processing facility used for the fermenting and processing of grape juice into wine, and the re-fermenting of still wine into sparkling wine. A winery shall be sited on twenty acres or greater in size, (to ensure the protection of the quality and character of the community.) unless it meets the definition of a "small winery." A "small winery" is defined as a winery on a parcel of five acres or greater in size where the winery is an accessory use to a residential use. The residential use shall be the primary residence of the winery owner or winery operator.

Accessory uses, such as picnic areas, tasting rooms, winery offices, equipment maintenance shops, employees facilities, cooperage repair shops, wine storage tanks, scales, employee parking, winery waste treatment and/or disposal facilities may be permitted at a winery if they do not adversely impact surrounding uses or city services (water, traffic, etc.) or the quality and character of the community.

Total signatures: 61

Name	State Comment
1. Susan kenward	CA
2. Mark Smithers	CA
3. Thomas Smith	CA
4. David Garden	CA
5. Susan McWilliams	CA
6. John Hawkins	NY
7. Jon Berlin	CA
8. Jennifer Coppola	CA
9. Angela Franceschi	CA
10. Ken Woytsek	LA
11. Claire Kirkconnell	CA
12. Rebecca Bell	CA
13. Anne Carr	CA
14. Linda Rose	CA
15. Jennifer Garden	CA
16. grant peniston	CA
17. Chuck Dake	CA
18. Mollie Baker	CA
19. Richard Seiferheld	CA
20. Terry McWilliams	CA
21. Amy Caldarola	CA
22. Joice Beatty	CA
23. robin iail	CA
24. Mary Wilson	KS
25. Lisa Togni	CA
26. Susan Davis	CA
27. Betsy Holzhauser	CA
28. Pam Smithers	CA
29. Jerry Hyde	CA
30. Michele Hyde	CA
31. Phoebe Ellsworth	CA
32. Ron and Hannah Nunn	CA
33. Bruce Edwards	CA
34. Betsy Holzhauser	CA

2 of 2

Name	State Comment
35. Michael Caldarola	CA
36. Susann Ortega	MA
37. Carolyn Duryea	CA
38. Geoff Ellsworth	CA
39. Jane Skeels	CA
40. George David	CA
41. Charles Vondra	CA
42. Sandra Lowry	CA
43. douglas bair	CA
44. Lana Iwanoff	CA
45. Larry Merla	CA
46. John York	CA
47. Robert Leighton	CA
48. Sharon Dellamonica	TX
49. Thomas Belt	CA
50. Antonia Allegra	CA
51. MaryMargaret Simonson	CA
52. Glenn Smith	CA
53. Kathy Coldiron	CA
54. Giovanna Scruby	CA
55. Pete McClory	CA
56. Leslie Baglish	CA
57. Martin Bennett	CA
58. Connie Kay	IL
59. susan allen	CA
60. Barry Ives	CA
61. Pat Friday	CA

Default

Sheet1

nationbuilder_id	name	state	country	comment	created_at
22	Susan Kenward	CA	US		2016-04-27 19:26:28.856143
78	Mark Smithers	CA	US		2016-04-27 23:16:57.526395
260	Thomas Smith	CA	US		2016-04-27 23:20:00.29179
77	David Garden	CA	US		2016-04-27 23:32:59.897445
97	Susan McWilliams	CA	US		2016-04-27 23:52:31.508449
63	John Hawkins	NY	US		2016-04-28 00:05:34.18502
118	Jon Berlin	CA	US		2016-04-28 00:07:50.12987
380	Jennifer Coppola	CA	US		2016-04-28 00:09:45.321388
196	Angela Franceschi	CA	US		2016-04-28 01:10:51.211136
383	Ken Woytsek	LA	US		2016-04-28 02:22:39.289968
137	Clare Kirkconnell	CA	US		2016-04-28 02:26:25.222606
288	Rebecca Bell	CA	US		2016-04-28 02:33:08.225835
165	Anne Carr	CA	US		2016-04-28 02:47:36.553721
356	Linda Rose	CA	US		2016-04-28 02:54:29.149175
6	Jennifer Garden	CA	US		2016-04-28 03:04:46.962716
41	grant peniston	CA	US		2016-04-28 03:17:44.528202
265	Chuck Dake	CA	US		2016-04-28 04:09:23.648465
360	Mollie Baker	CA	US		2016-04-28 05:07:03.715987
369	Richard Seiferheld	CA	US		2016-04-28 12:25:56.106405
103	Terry McWilliams	CA	US		2016-04-28 14:12:09.549937
220	Amy Calderola	CA	US		2016-04-28 14:27:53.88515
291	Joice Beatty	CA	US		2016-04-28 14:28:50.591511
46	robin jall	CA	US		2016-04-28 14:46:34.306764
389	Mary Wilson	KS	US		2016-04-28 15:36:29.747947
390	Lisa Togni	CA	US		2016-04-28 17:33:16.239903
134	Susan Davis	CA	US		2016-04-28 17:59:24.191136
332	Betsy Holzhauer	CA	US		2016-04-28 20:04:53.44838
294	Pam Smithers	CA	US		2016-04-28 20:05:56.564414
349	Jerry Hyde	CA	US		2016-04-28 22:25:19.034394
391	Michelle Hyde	CA	US		2016-04-28 22:38:33.607732
40	Phoebe Ellsworth	CA	US		2016-04-29 00:35:26.3485
365	Ron and Hannah Nunn	CA	US		2016-04-29 00:47:24.476648
393	Bruce Edwards	CA	US		2016-04-29 02:25:44.083931
29	Betsy Holzhauer	CA	US		2016-04-29 05:53:20.13506
111	Michael Calderola	CA	US		2016-04-29 15:10:34.814387
87	Susann Ortega	MA	US		2016-04-29 22:04:15.383355
128	Carolyn Duryea	CA	US		2016-04-30 03:30:30.798183
173	Geoff Ellsworth	CA	US		2016-04-30 14:30:20.771449
399	Jane Skeels	CA	US		2016-05-02 18:07:03.714067
400	George David	CA	US		2016-05-02 22:20:07.687686
138	Charles Vondra	CA	US		2016-05-02 22:47:59.776899
402	Sandra Lowry	CA	US		2016-05-02 23:24:30.713972
68	douglas barr	CA	US		2016-05-03 15:51:17.816697
177	Lana Ivanoff	CA	US		2016-05-03 22:06:29.641962
404	Larry Merla	CA	US		2016-05-03 22:12:21.233757
286	John York	CA	US		2016-05-04 00:52:16.989955
405	Robert Leighton	CA	US		2016-05-04 17:03:07.759996
15	Sharon Dellamonica	TX	US		2016-05-04 21:09:56.432134
407	Thomas Belt	CA	US		2016-05-05 02:52:31.471178
330	Antonia Allegra	CA	US		2016-05-05 05:23:32.260529

Sheet1

409 MaryMargaret Simonson	CA	US	2016-05-07 02:55:55.697926
341 Glenn Smith	CA	US	2016-05-08 21:37:08.437562
81 Kathy Coldiron	CA	US	2016-05-09 19:14:49.386465
109 Giovanna Scruby	CA	US	2016-05-12 14:20:51.166437
362 Pete McClory	CA	US	2016-05-12 15:11:29.617655
20 Leslie Baggin	CA	US	2016-05-12 16:57:02.952467
61 Martin Bennett	CA	US	2016-05-12 17:10:00.109908
272 Connie Kay	IL	US	2016-05-12 18:19:07.113429
313 susan allen	CA	US	2016-05-12 20:23:12.029321
79 Barry Ives	CA	US	2016-05-12 21:32:20.966912
73 Pat Friday	CA	US	2016-05-14 16:40:25.985656

To provide greater clarity of vision, a consistent understanding of "winery," and a consistent approach toward the regulation of wineries within the City limits, we propose *modifying* LU 5.6. As modified, LU 5.6 will better guide winery-related development in every district in the City and help guarantee adequate protection for the residential neighborhoods and the small town character of the city.

We, the undersigned, petition against the text(s) in LU 5.6 in the 2035 General Plan update by the City Council.

LU 5.6 - Current Wording

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WINERIES

Name/date Steven A. Ericson Steven A. Ericson 5-05
Address 1400 B. Giverson Ave. St Helena, CA 94514
Email/phone ericsondealty@gmail.com 707-963-7815

Name/date Maria L. Ericson Maria Ericson 5-12-11
Address 1400 B. Giverson Ave. St Helena, CA 94514
Email/phone maoericson@hotmail.com

Name/date Kathleen Carrick Kathleen Carrick 5
Address 1321 Stockton St. St Helena
Email/phone Kathleen.Carrick@comcast.net 963-9707

Name/date Elizabeth Holzhauser Elizabeth Holzhauser 5/12/11
Address 17 Los Robles Ct. St. Helena
Email/phone bholzhauser@comcast.net 963-9707

Name/date Anthony Holzhauser Anthony Holzhauser 5/12/11
Address 17 Los Robles Ct. St. Helena, CA
Email/phone 170LEIA@COMCAST.NET 963-9707

Name/date Jeane McClann-Baswell
Address 3053 - ST. Helena Hwy N.
Email/phone jeanemcclannswell@yahoo.com

Name/date Charlotte Morgan Charlotte Morgan 5/12/11
Address 3051 St. Helena Hwy
Email/phone cmorgan1234@yahoo.com

Name/date Joe Drazini 5/17/16 Joe Drazini
Address 3405 Roberts Ct. St. Helena 94574
Email/phone 012121@NARRABEEAUGUST/107-963-7210

Name/date SAUNDY VAN DOTTEN SAUNDY VAN DOTTEN 5-17-16
Address 4607 Charles Pope Valley Rd. St Helena, CA 94574
Email/phone

Name/date Elizabeth Slater Elizabeth Slater 5-17-
Address 653 McCuttle Ave, St Helena
Email/phone elizabethslater@gmail.com 707-227-9005

Name/date DAVID S. BRADSHAW ST HELENA 5-17-11
Address 709 HAWK ST HELENA
Email/phone 707-302-5932 bradshawd@jacksonlaw.com

(17)

To provide greater clarity of vision, a consistent understanding of "winery," and a consistent approach toward the regulation of wineries within the City limits, we propose modifying LU 5.6. As modified, LU 5.6 will better guide winery-related development in every district in the City and help guarantee adequate protection for the residential neighborhoods and the small town character of the city.

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WINERIES

Name/date NENA TALBOT 5/6/16
Address 1467 KEARNEY ST. ST. HELENA
Email/phone NENA@GAPRIVE45.COM

Name/date Scott Henry
Address 1030 W. ALVARO DR, ST. HELENA, CA 94574
Email/phone (707) 467 9616

Name/date Scott Henry
Address 24 Marina Dr.
Email/phone 707-455-4858

Name/date Pat Foley
Address 1065 G-cell Ct
Email/phone 694-8387

Name/date Neil Smith
Address 1045 Quella Ct.
Email/phone 481-4980

Name/date Olivia St
Address 1355 Carole Ct.
Email/phone cleenoddy@gmail.com

Name/date Bill Moseley 5-7-16
Address 1705 KIVINSKY PL. 94574
Email/phone bill@billmoseley.net

Name/date Chuck DREAR 5-7-16
Address 2140 Dea Court
Email/phone chuck@wineries.com 913 2663

Name/date Kathleen Lutz
Address 15033RDY STREET
Email/phone KATH@CALIFOR.COM

Name/date Steven Bressler
Address 1911 Volleba St.
Email/phone Steve@Bressler-Wineries.com

Name/date VICTORIA BRADSHAW 11/1/16
Address 708 SUNT AVE
Email/phone VBRADSHAW@CALSTAT.COM

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Name/date **David Menegas**
Address 741 McCorkle Ave St. Helena, Ca
Email/phone DM STEVED@Yahoo.com

Name/date Gleam Rattersee
Address 1328 Monticosa St. Helena Ca
Email/phone Gussgleam@yahoo.com

Name/date COURTNEY MENEGON
Address 1320 ANDREA AVE ST. HELENA, CA
Email/phone court21-22@yahoo.com

Name/date Rich S Fice
Address 1347 Monte Vista 112 St Helena Ca
Email/phone 953-1698

Name/date Tracy Costner
Address 1158 Repenture Circle
Email/phone 707-302-5961

Name/date Rebecca Coe Turner
Address 11500 Popocatepetal Cir
Email/phone 302-5361

Name/date Ann White ll
Address 170 Edwards St. St. Helena, CA 94574
Email/phone whitehellryan@yahoo.com

Name/date Scotty Stachon
Address 2081 Olive Ave St. Helena
Email/phone scottymaystachon@gmail.com

Name/date Debi Toller
Address 1990 Birch St
Email/phone St. Helena, Ca 94574

Name/date BRUCE LEFAVRE
Address 1247 Hudson Ave CA 94574
Email/phone

Name/date Tam Muir
Address 1606 Hillview Circle StH
Email/phone

To provide greater clarity of vision, a consistent understanding of "winery," and a consistent approach toward the regulation of wineries within the City limits, we propose modifying LU 5.6. As modified, LU 5.6 will better guide winery-related development in every district in the City and help guarantee adequate protection for the residential neighborhoods and the small town character of the city.

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Winery

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Email/phone _____

Name/date Martha Popick 5/16/16
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Name/date Ruby Solano 5/16/16
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Name/date Philip Popick 5/16/16
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Email/phone _____

Name/date Harriet Popick 5/16/16
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Email/phone _____

Name/date Dianne Wilson 5/16/16
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Email/phone 707-903-9586

Name/date Keith Thornton 5/16/16
Address 1247 Hudson Ave. SH.
Email/phone _____

Name/date _____
Address _____
Email/phone _____

Name/date _____
Address _____
Email/phone _____

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winery

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Name/date Jim Holcomb
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WINE

Name/date SHARON DELCROSSE MAY 9, 2016
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Email/phone monneal@me.com

Name/date Michael Serin
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Name/date WILLIAM D. WATKINS
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Email/phone 403-377X

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Name/date PATTY GUSTAF
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Name/date MARCIA CUNNINGHAM 5/9
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ELLISON FOLK
Attorney
folk@smwlaw.com

April 15, 2016

Via E-Mail and U.S. Mail

Members of the St. Helena Planning Commission
City of St. Helena
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City of St. Helena, City Hall
Received

APR 18 2016

1480 Main St.
St. Helena, CA 94574

Re: St. Helena General Plan Update: Land Use and Tourism Management
Issues

Dear Members of the Planning Commission:

This firm represents Citizens Voice St. Helena ("Citizens Voice") and submits these comments on the proposed General Plan Update on its behalf. Citizens Voice reserves the right to submit additional comments on the draft and to submit comments on the City's environmental review of the draft General Plan at a later date.

Citizens Voice has reviewed the draft General Plan and believes that it ignores residents' concerns about tourism and the potential loss of the authentic rural character of our community. Specifically, the second paragraph of 2.2 Community Development Framework, incorrectly suggests that the phone survey conducted for the 1993 general plan update indicated the only major concern of St. Helena citizens was general growth. See General Plan Update at 2-4. The draft ignores and obscures the fact that tourism was and is another primary concern of St. Helena residents, even to such an extent that in 1993 it inspired its own Tourism Management Element.

In fact, the 1993 General Plan states that "[t]he Tourism Management element is not a State-mandated General Plan Element, but has been included because of the significant impact that tourism plays in the life of this community." 1993 General Plan, Tourism Element at 3-1. The 1993 General Plan continues, "[t]ourism is not an isolated phenomenon. Its effects are experienced in many different arenas, including traffic, recreation, public services, land use (e.g. reduction in the number of local serving businesses) and community design." *Id.* And finally, "[t]he majority of the citizens of St. Helena believe that tourism has provided more benefits than drawbacks, but also believe that additional tourism-related development would detract from their general

quality of life. This view of tourism is a fundamental element of the entire General Plan, i.e., additional tourism-related development should be discouraged.” *Id.* at 3-2.

The population of St. Helena has barely changed over the last 16 years (a net increase of only 38 people from 2000 to 2014).¹ Therefore it should be apparent that population growth is not the sole focus of citizen concern. Rather, as in 1993, residents remain anxious about ever increasing tourism. The 1993 General Plan also stated that, “[w]hile most of the residents of St. Helena recognize the economic significance of the tourist industry, they also believe tourism has substantial associated costs, particularly as it impacts the character of the community.

The tension between our rural community and the pressures of increasing tourism continues to be a topic of concern for St. Helena residents. Polling in 2007 for this updated 2035 General Plan suggests that the majority of citizens believe St. Helena remains, at heart, a small rural community and not a tourist-oriented town. *See* St. Helena General Plan Update, Visioning Statement Development, Summary of Top Issues of Disagreement, attached as Exhibit A. Sixty-four percent of respondents called St. Helena either a wine country village, a rural agricultural center, or a rural residential community. *Id.* at 3. Less than a third identified St. Helena as “tourism-oriented.” *Id.* Seventy-eight percent felt the increase in visitor-related traffic was unacceptable. *Id.* at 4. Fifty-seven percent disagreed that market forces rather than city government should control visitor related growth and that managing tourism to the benefit of residents and the quality of the town, as a whole is important. *Id.* at 2.

As such, Citizens Voice believes the sentiments expressed in that 2007 poll, which are barely acknowledged in the current draft, must be reflected in the final 2035 General Plan. Citizens Voice offers the following suggested revisions² to be adopted with the City’s proposed revisions:

2-2 Community Development Framework

The increasing pressures ~~to grow~~ of growth and increasing tourism caused serious concern in the community back in the 1970’s, and resulted in a Growth Management System in the late 1970’s, and a Tourism

¹ Compare QuickFacts, St. Helena, California, U.S. Census Bureau, *available at* <http://www.census.gov/quickfacts/table/PST045215/0664140.22091.00> with City of St. Helena, Bay Area Census, *available at* <http://www.bayareacensus.ca.gov/cities/StHelena.htm>.

² Underline indicates an addition, strikethrough indicates a deletion.

Management Element in the 1993 General Plan. At that time, public workshops and a phone survey conducted for the 1993 General Plan Update indicated that the principal land use concern was the rate of growth of the city and that additional tourism development and its negative consequences would detract from their quality of life. The community was generally concerned that there would be a loss of charm and beauty, increased traffic conditions and an inadequate water supply. For the 2035 GENERAL PLAN Update, a phone survey, Town Hall meetings and mail-in survey were conducted and the community still highlights all these concerns - increased traffic, inadequate water and preservation of small town character. Therefore, the City should follow the long-standing philosophy that growth and tourism in St. Helena should be carefully managed, and that each of these decades-long public concerns are adequately addressed in future land use determinations.

Draft Update at 2-4.

2.4 Goals

The goals of the Land Use and Growth Management Element are:

Manage and Maintain Community Character.

St. Helena is committed to preserving its existing community character, maintaining agricultural lands, managing growth and tourism, and ensuring that adequate infrastructure and facilities are provided.

Draft Update at 2-28.

The purpose of the following changes is to offer tools to the City Council and Planning Commission to maintain some control over the types of business that will complement the rural character of St. Helena and not negatively impact the lifestyle of the town's residents or existing business community. Polling in the General Plan Update Visioning Statement suggests that allowing the marketplace, rather than city government, to decide what kinds of businesses will best serve St. Helena, contradicts what the majority of residents believe will sustain the quality of life that originally attracted them (as well as tourists) to our city.

LU3.C Encourage diversity and give preference to local-serving retail services which do not require a consumer base larger than the population of

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St. Helena and its vicinity. For the purposes of the General Plan, "vicinity" is defined as the surrounding agricultural area for which St. Helena has historically provided goods and services, including Calistoga, Angwin, Deer Park, Meadowood, Madrone Knoll, Rutherford and the unincorporated area south of St. Helena.

Draft Update at 2-38.

The object of the following revisions is to give preference when possible to local-serving businesses applying for permits in St. Helena. Local-serving is redefined more broadly to make it easier for existing and new businesses to comply. Citizens Voice believes absentee ownership and a low-wage salesforce diminish St. Helena's charm and character. Chain stores as defined below are unlikely to be locally owned or staffed, will not complement existing stores, and will create a generic suburban feel that conflicts with the small town rural character that appeals both to tourists and locals. There are times when preservation and progress are the same thing.

ES1.B Update the Municipal Code to encourage diversity and give preference to local-serving businesses that are complementary to St. Helena's small-town character and that provide goods at a range of prices. Local serving should be defined not only as offering goods and services appropriate to the citizens of the St. Helena vicinity, but also as businesses with owners and/or staff actively participating in the community. Update the Municipal Code to define and permit prohibit non-chain, discount-type retail services and stores. Chain stores should be defined as any business having multiple commercial properties with the same ownership and name which is required by contractual or other arrangement to provide any of the following: standardized merchandise, similar architectural design, interior décor, signage, display or marketing materials and techniques. Maintain the existing provisions in the Municipal Code that prohibit formula restaurants, outlet and chain discount-type stores, and retail businesses over 10,000 square feet in size.

Draft Update at 3-11.

ES2.1 Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development, but prohibit any visitor serving activity, which would compromise the quality of life for St. Helena

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residents. Although a proposed visitor-serving use may be economically beneficial to the City, it should not be approved if it significantly impacts residents by increasing traffic, introducing visitors into residential areas, increasing noise levels, etc.

Draft Update at 3-12.

ES2.2 Encourage visitor-serving uses oriented toward a more discriminating market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market or that compromise the quality of life for St. Helena residents by significantly increasing the total number of tourists.

Id.

The draft proposes eliminating the cap on the number of hotel and motel rooms in the City. Such a dramatic change of policy is unwarranted. Instead, the City should take a more moderate approach, replacing the complete prohibition on hotel growth in the 1993 General Plan with a new, increased cap along with a process for occasionally updating this cap. Most citizens believe opening the door to unlimited, or market driven, development is an unacceptable approach to maintaining the character of St. Helena. Citizens Voice's approach offers the City a way to control hotel and motel growth in a way that matches residents' desire for responsible growth.

ES2.3 Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the Establish a reasonable cap on the number of hotel and motel rooms, but continue to limit vacation rentals. Establish a process for periodic review and updating of the cap.

Draft Update at 3-12.

ES2.A Continue to prohibit formula restaurants, outlet and chain discount stores, chain retail stores and time-share lodging projects (~~excluding Franchised Ownership Lodging~~). Consider destination membership clubs and other potential lodging options that contribute to the Transient Occupancy Tax (TOT) revenue stream and do not conflict with the character of the City or negatively impact neighbors or neighborhoods. Establish a cap on the total number of such destination membership clubs

Members of the St. Helena Planning Commission
April 15, 2016
Page 6

and other lodging options designed to contribute to the TOT revenue stream.

Draft Update at 3-13.

ES3.E Encourage partnerships between the City and private and/or nonprofit organizations to enhance the City's economic sustainability. Although tourism offers economic benefits, it does not come without a toll on St. Helena's infrastructure, i.e. water, sewer, roads, sidewalks, parking, additional police, fire, park maintenance, traffic and, most significantly, small town rural character and quality of life. To provide data with which to make responsible decisions regarding soliciting additional tourism, visitor-serving retail, and hotel development, the City will commission an independent third party consultant to produce a detailed cost-benefit analysis of tourism development in St. Helena and vicinity.

Draft Update at 3-14.

Thank you for the opportunity to comment on the Draft General Plan Update. Citizens Voice looks forward to continued collaboration with the City as it moves forward in the planning process. If you have any questions about our requested edits, please do not hesitate to contact me at folk@smwlaw.com or (415) 552-7272.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP


For
Ellison Folk

Attachment: Exhibit A: St. Helena General Plan Update, Visioning Statement Development, Summary of Top Issues of Disagreement

cc: Noah Housh, Planning & Community Development Director
Jennifer Phillips, City Manager
Victor Carniglia, Planner

765634.1

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EXHIBIT A

SAINT HELENA

GENERAL PLAN UPDATE

Visioning Statement Development

Summary of Top Issues of Disagreement



Phrases to Describe St. Helena

"Wine country village" and "tourism-oriented community" were each chosen by one-third of the respondents as the best phrase to describe St. Helena among four with which they were presented (34% and 32%, respectively). *GPUSC 50% & 10% respectively.*

This indicates very mixed perceptions of the town, and explain the difficulty in defining a realistic vision. New residents that haven't seen the changes tend to view the area more idyllically than long-timers.

Quality of Life

Two visitor-related businesses had roughly equivalent percentages rating them as negative and positive impacts on quality of life in St. Helena.

- ◆ "lodging" (28% negative, 25% positive) *GPUSC 50% & 30%*
- ◆ "art galleries" (30% negative, 26% positive). *GPUSC 50% & 30%*

There are clear advantages to serving a larger market area that tourism supports, and obvious uncertainty about the implications of some of these uses.

Visitor-Related Uses

The lowest level of agreement on a five-point scale ("strongly agree" to "strongly disagree") for statements about visitor-related uses was for the following statement:

- ◆ "Future development of visitor-related uses in St. Helena should be driven by market forces, not controlled by local government." (36% agreed "strongly" or "somewhat" and 57% disagreed "strongly" or "somewhat.") *GPUSC 80% disagree 20% agree*

Managing tourism to the benefit of residents and the quality of the town as a whole is important.

The two remaining statements had quite comparable levels of agreement and disagreement.

- ◆ Forty-five percent agreed that "There should be no further development of visitor-oriented uses in St. Helena," and another 45 percent disagreed. *GPUSC 50%, 20%*
- ◆ Forty percent agreed that "Future visitor-oriented uses should be limited strictly to Main Street" and 48 percent disagreed. *GPUSC all over the board*

Clearly the jury is still out on the role and nature of "visitor vs local serving" uses.

Conservation and Sustainability

Fifty-two percent of full-time St. Helena residents agreed that "St. Helena residents should be able to choose whether or not to conserve water, energy, recycle or take other steps to live more sustainably" and 41 percent disagreed. *GPUSC 70% disagree*

Choice is perceived as being taken away with this wording, so this one is not surprising.

Potential Future Development

Residents were asked to rate several types of potential future development on a 10-point scale from "very beneficial" (1) to "very detrimental" (10).

- ◆ "Residential development" received roughly equivalent top three 1, 2, 3 beneficial ratings (2%, 9, and bottom three 8, 9, 10 detrimental ratings (29%)). *GPUSC 30%, 30%*

Is this a concern regarding any additional people in town or worries over poor quality development negatively affecting the small town character of the town?

Preferences for Potential Future Actions in St. Helena

In a series of tradeoff questions in which full time residents expressed their preferences for one potential action over another in St. Helena, two of the tradeoff pairs yielded no clear cut preference.

- ◆ “Construct affordable housing in St. Helena” (35%) and “maintain current lot sizes and densities” (35%) received equal preference in this tradeoff. *GPUSC 30%, 50%*
Does this indicate that 2nd units, and other infill development is not supported to meet our housing needs? Or is this just the wrong question?

- ◆ “Drive to other towns to meet my needs for entertainment, shopping and services” (38%) was slightly preferred over “add more retail, commercial, office and restaurants in St. Helena” (34%). *GPUSC 20%, 60%*
Is this a question of where, how much and what kind? It indicates a desire for some limited commercial development within walking distance to the core town.

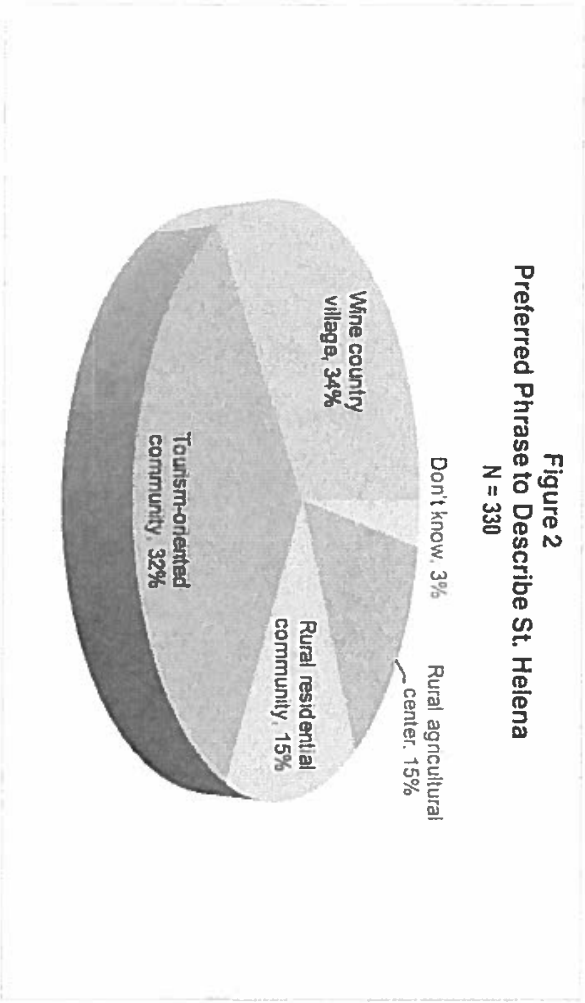


Figure 4
Impact of Visitor-Related Effects
On Quality of Life in St. Helena
 10-point scale: 1 = Very positive, 10 = Very negative
 N = 330

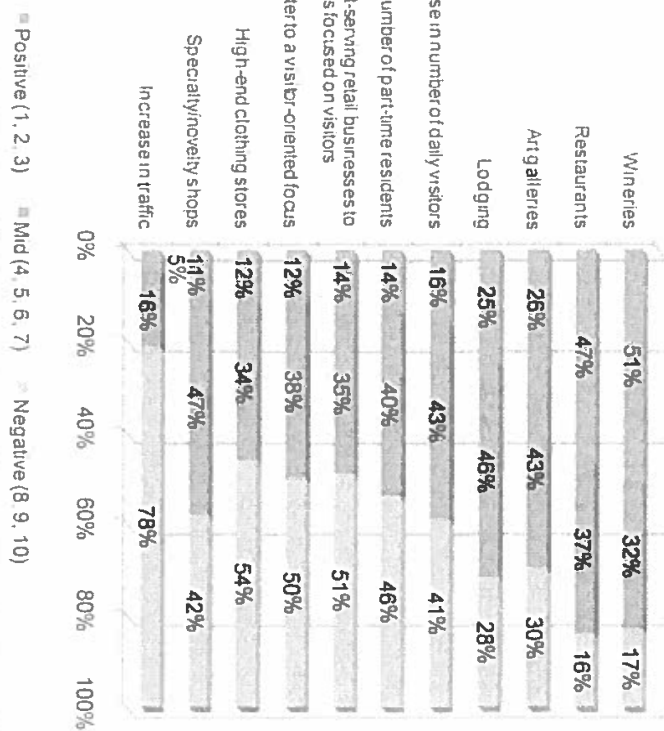
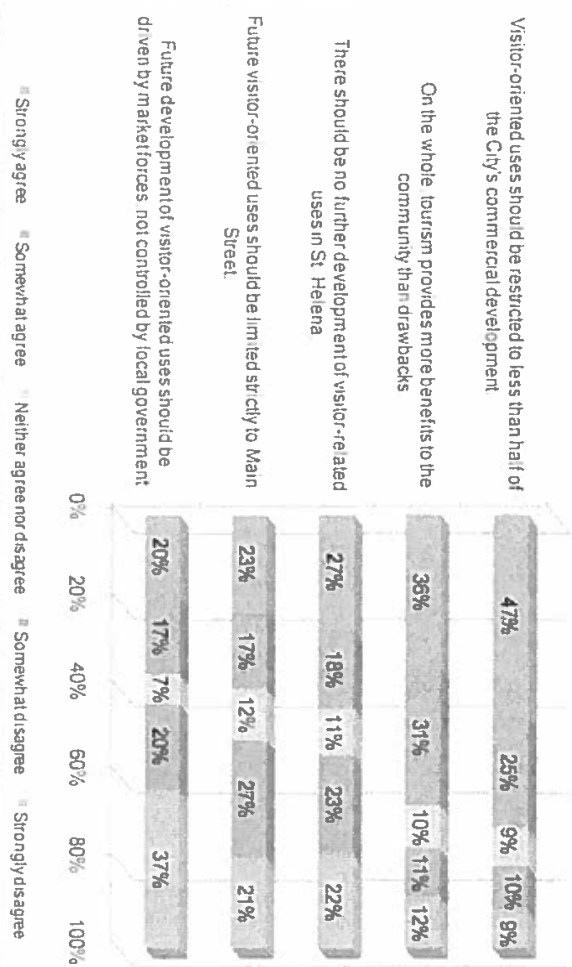


Figure 5
Level of Agreement with Statements
Related to Visitor-Related Uses in St. Helena
5-point scale: Strongly agree to Strongly disagree
N = 330



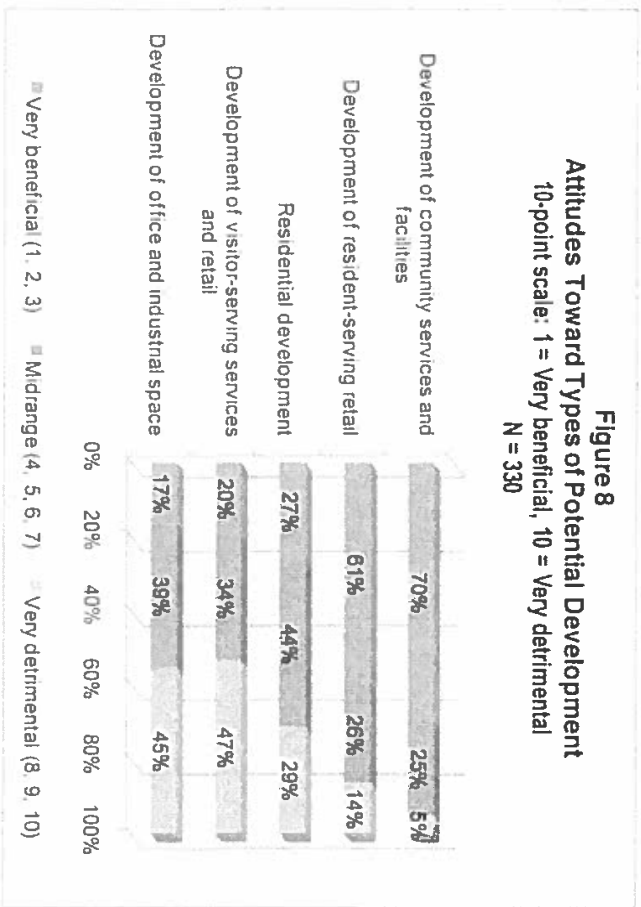
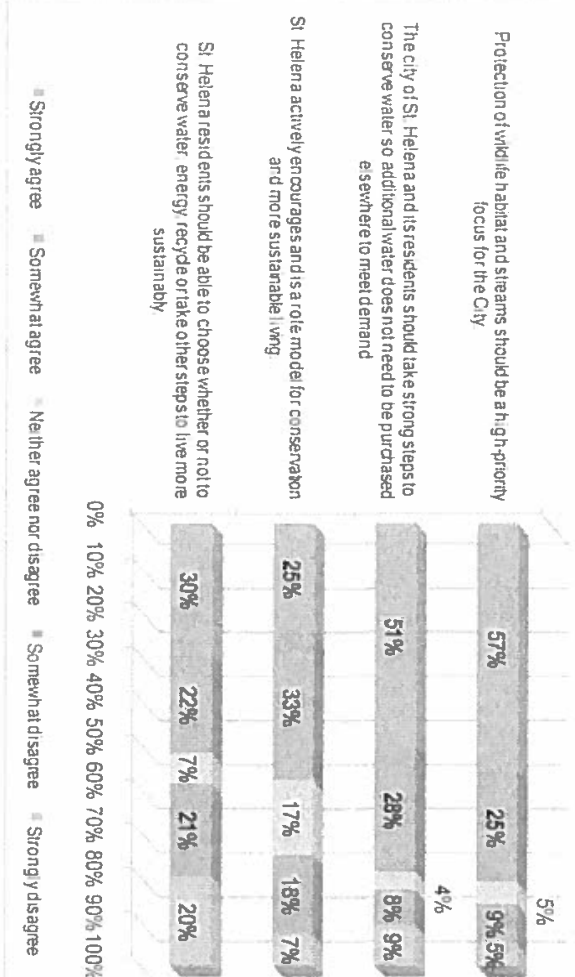
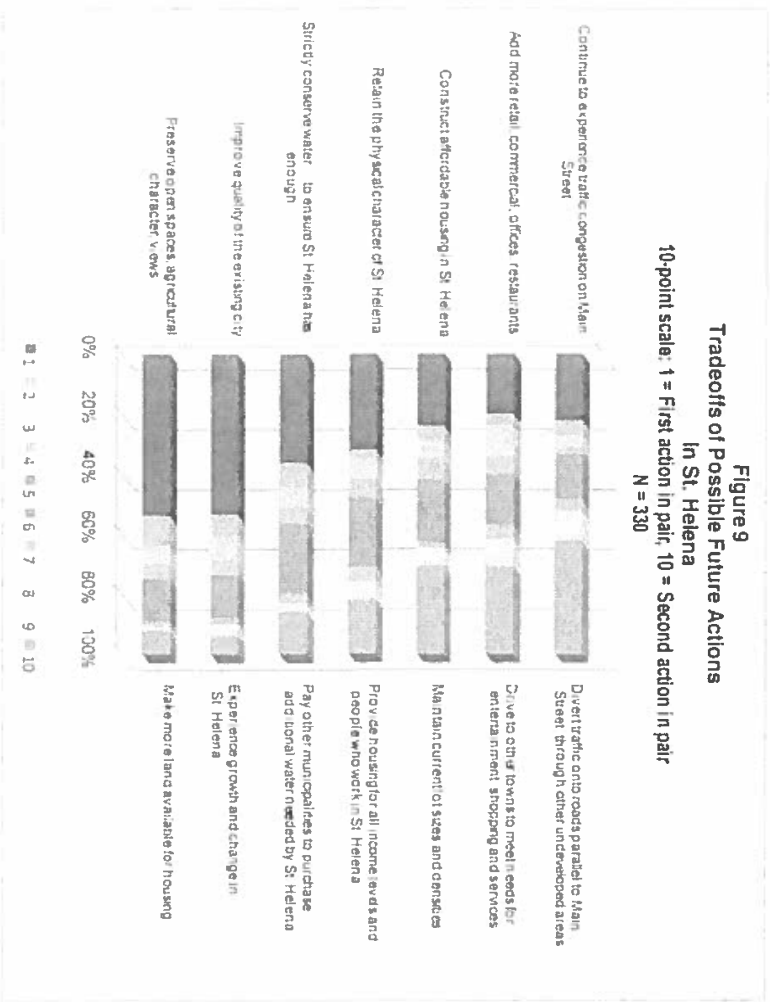
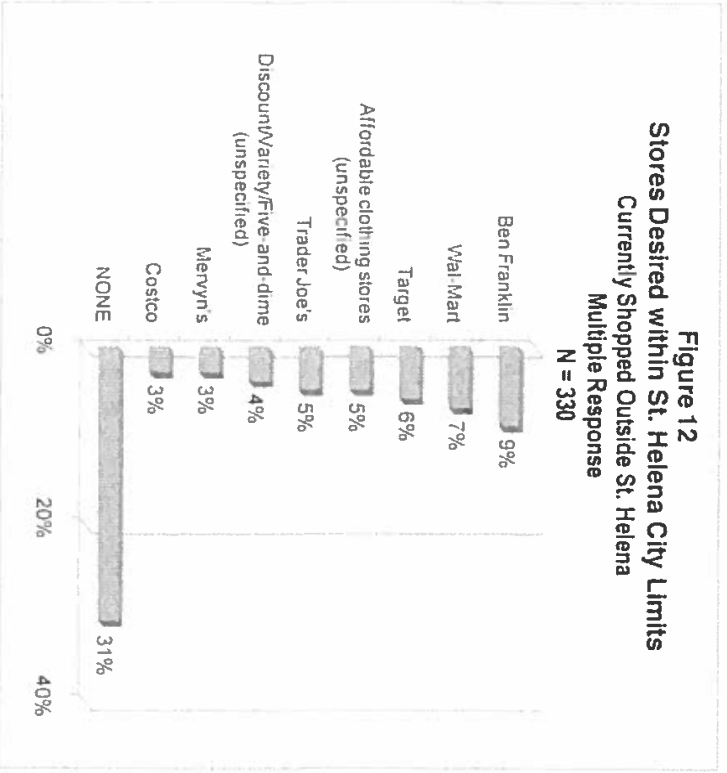


Figure 6
Level of Agreement with Statements
Related to Conservation and Sustainability in St. Helena
5-point scale: Strongly agree to Strongly disagree
N = 330







Representing Management Exclusively in Workplace Law and Related Litigation

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*through an affiliation with Jackson Lewis P.C., a Law Corporation

May 17, 2016

Sarah Parker, Chairperson
St. Helena Planning Commission
1480 Main Street
St. Helena, CA 94574

Re: Comments On April 2016 Draft General Plan

Dear Chairperson Parker:

Having reviewed the April 2016 draft of the new General Plan, we wish to share with the Planning Commission a number of comments regarding the Land Use and Growth Element of the General Plan. While this Element appears to be very comprehensive, the omission of any discussion of the Hunter Parcel is quite glaring. To use a colloquial phrase, the General Plan has ignored the “elephant in the room.” For at least a decade, the Hunter Parcel has been one of the most controversial pieces of property in the City, and has been the subject of several lawsuits (see e.g. *Living Rivers Council v City of St. Helena*, 2008 WL 217996; *Amendola et al. v. City of St. Helena*, (2009) Napa County Superior Court Case No. 26-47807). The Hunter Parcel is part of the historic floodplain that has witnessed as least 27 major floods since 1862. While the property has been designated for possible residential uses for some number of years, no residential units have been constructed on the site. Today, part of the property is a vineyard and part is open space.

As you know, the City seriously considered re-designating this land as Agricultural in 2009-2011 (see Staff Report dated September 13, 2011). A copy of the proposed land use map/zoning showing the Hunter Parcel outside the Urban Limit Line with an Agricultural designation is attached (see “Proposed Land Use B,” an exhibit to Staff Report dated September 13, 2011). In approximately February 2015, the Hunter Parcel was removed from the list of Key Housing Sites in the Housing Element (see February 24, 2015 draft Housing Element Update 2015-2023). While the Hunter Parcel is not specifically discussed in the April 2016 draft General Plan, Figure 2.8 on page 2-23 clearly shows that the western portion of the parcel is proposed to be designated Low-Medium Density (a new designation), while the larger eastern portion of the parcel is proposed to be designated as Medium Density.

The property owned by the City on the other side of the levee has been designated as Open Space. These designations are different from those in the September 2015 draft General Plan, where the City's property and the eastern portion of the Hunter Parcel were designated as Low-Medium Density and the western portion was designated as Medium Density (Figure 2.1). As discussed below, the Hunter Parcel should be re-designated Agricultural in the General Plan in order to comply with Measure A and the conditions attached to the state and federal funding received by the City to construct the Flood Control Project.

The changes in the land use designation of the Hunter Parcel from the September 2015 draft General Plan to the April 2016 draft General plan are not explained. Nor is the decision to permit Medium Density housing to be constructed on the eastern portion of the parcel. These designations will create serious legal issues regarding the City's compliance with Measure A, as well as other state and federal funding sources. Moreover, the designations will facilitate the destruction of agricultural land despite the draft General Plan's strong emphasis on the need to preserve agricultural land – even in urban areas. Among the "Growth Strategy Principles" set forth on Page 2-21 of the draft General Plan is the following: "Preserve agriculture, green and open space within the ULL to ensure the City maintains a rural and small town character with sufficient 'fingers of green,' particularly in light of St Helena's longstanding significant inadequacy of park land." The Medium Density designation of the eastern portion of the Hunter Parcel and the Low-Medium Density designation of the western portion are in conflict with the requirements of Measure A and the conditions imposed by other state and federal funding sources, and they are inconsistent with the General Plan's goal of preserving agricultural land. These designations also fail to account for – and mitigate – the lack of parks in the City, a serious deficiency noted in the General Plan that will only be exacerbated by permitting a park-less subdivision to be constructed on the Hunter Parcel. As stated in "Understanding The Basics Of Land Use And Planning" published by the Institute for Local Government (2010):

The text of the general plan must be consistent with accompanying maps and diagrams. For example, if the text of the general plan includes a policy of conserving prime farmland while at the same time a map designates all or most of the existing farmland as an area for housing development, the plan would be internally inconsistent (page 16).

Here, although the draft General Plan repeatedly trumpets the City's commitment to preserving agricultural lands – even within the Urban Limit Lines (page 2-21) - it inconsistently sanctions ripping out the existing vineyards and covering the open space in the Hunter Parcel with asphalt and housing units (Figure II-4 Hunter

Subdivision Project EIR). Especially in light of the City's construction limit of nine new market-rate houses in St. Helena per year, as well as the recent designation of adequate Key Housing Sites in the Housing Element, there is no demonstrable public need that would justify allowing a developer to destroy agricultural land to erect a subdivision that will increase the demand for City services - at a time when the City cannot even properly maintain existing roads, facilities, and public buildings.

In addition to failing to deal in a meaningful way with the critical issues involving the Hunter Parcel and the need to preserve agricultural land and open space, the draft General Plan completely ignores the enormous financial risks to the City if development is allowed behind the levee. The plans put forward by the developer for subdividing the landside of the levee pay no attention to recent studies warning of the dangers of building housing and other structures behind levees, including a recent study by a U.C. Davis expert on levees. (Professor Nicholas Pinter, see article in *Environmental Science & Policy*, February 2016, summarized in "Behind The Levee: Flood Risk Can Be Higher With Levees Than Without Them," <https://www.ucdavis.edu/news/behind-levee>). As noted in the U.C. Davis summary:

You don't take largely undeveloped floodplain, build a big wall and then build billions of dollars of new infrastructure behind it. The beneficiaries of such projects are the developers and the local tax base, but residents, the state, and U.S. taxpayers are left with a Pandora's box of residual risk and liability....

The scientists modeled four flood conditions - 2-year, 5-year, 100-year and 400-year levels - with and without levees. Levee failures were also modeled. The study included floodplain land excluded from flood hazard maps because it is behind levees accredited by the Federal Emergency Management Agency. The researchers noted that excluding such lands underestimates the actual flood risk nationwide.

Because levees raise flood levels in surrounding locations, they are known to export flood risk from one set of floodplain residents to their neighbors.

Ignoring the risk of levee failure is a blueprint for disaster, and the liability for a disaster such as a failure or breach of the levee belongs to the City, which can ill afford the massive damages that would be involved. See e.g. California Water Code, section 12748.3.

Additionally, the draft General Plan is deficient because it ignores the City's potential liability for misuse of Measure A funds and other state and federal flood control funds if it allows development of the Hunter Parcel. The Hunter Parcel must be re-designated Agricultural in order to comply with Measure A, and the conditions imposed by state and federal funding sources used to finance the levee. This should

be spelled-out fully in the General Plan because the City's ability to meet the objectives of the General Plan will be severely impacted if the City is required to repay all or part of the Measure A sales tax revenues it has received (and still is receiving) by allowing a subdivision to be constructed on the Hunter Parcel. The City also will be severely impacted if it has to defend litigation by taxpayers or respond to inquiries and audits by state or county agencies (see e.g. California Gov. Code section 8546.10 – the High Risk Local Government Agency Audit Program effective July 1, 2015). Measure A prohibits the City from using Measure A funds to increase "growth" in the City; the funds can be used only to protect the property and structures that existed *before* the Flood Plan was implemented. Thus, Measure A states:

None of the projects in the Plan are intended or designed to encourage population growth in Napa County. (Section 2. Findings)
The components of the Plan that involves the rest of the County (other than the City of Napa) must include the following projects which are designed to protect against flooding, improve water reliability for the existing Napa County population as of the effective date of this Ordinance. None of these projects are intended or designed to expand water capacity for growth or new development. (Section 8. Approved Projects: County-Wide Flood Protection and Watershed Improvement Projects Not Involving the City of Napa)

The use of Measure A funds to design a levee in a way that will facilitate the construction of a new housing subdivision behind the levee is not permitted. Measure A also requires the City to comply with the principles set forth in the Napa River Watershed Owner's Manual. Destroying vineyards and open space to build a subdivision on a historic floodplain behind a levee does not comply with these principles (see e.g. Section L. Land Use: "Streets, roofs, parking lots and driveways all add to the amount of impervious surfaces that do not allow rainfall to percolate into the groundwater"). Constructing a subdivision on the Hunter Parcel will simply increase the amount of rainwater that runs off into the Napa River instead of percolating into the groundwater.

Unfortunately, there is considerable evidence that could bring into question the City's compliance with Measure A with respect to the Hunter subdivision project. Based on the Report to the City Council from the Finance Director and Grants Manager (and approved by the City Manager) on January 26, 2016, it appears that the City is "working closely with the Napa County Auditor-Controller to provide all detailed documentation for all past drawdowns, contract amendments for future drawdowns and ensuring full compliance." While the meaning of this statement in the Report is unclear, one could infer that the City has not fully and timely reported its use of Measure A funds in the past. Such an inference would not be unreasonable

given the City's repayment of \$1.9 million of Measure A funds that could not be justified.

There are also serious questions that could be raised about the City's compliance with the Brown Act in connection with its closed-door sessions on the levee and the development of the Hunter Parcel.

We are mindful of the requirements of the Housing Accountability Act (Gov. Code § 65589.5), but note that the tentative subdivision map submitted by the developer's representatives and deemed complete by the Planning Department staff on March 28, 2011 was submitted prior to the completion of the Flood Control Project at a time when the Hunter Parcel was still within FEMA's 100 year floodplain. The FEMA floodplain map was not updated until 15 months later on November 5, 2012. Thus, it appears that the Hunter Subdivision Project was subject – and continues to be subject – to all federal, state and local restrictions on new construction on a 100 year floodplain.

We understand that an application for a vested tentative map for the Hunter Subdivision Project may be pending. Such an application can and should be denied pursuant to Government Code section 66498.1 (c)(1) and (2), which provides:

(c) Notwithstanding subdivision (b), the local agency may condition or deny permit, approval, extension, or entitlement if it determines any of the following:

- 1) A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.
- (2) The condition or denial is required in order to comply with state or federal law.

The City should instruct the Planning Department to deny the application for a vested tentative map in order to comply with Measure A and other state and federal funding sources, and in order to prevent placing residents of the subdivision and the community "in a condition dangerous to their health or safety, or both."

Given all of the circumstances described above, we feel strongly that the City should take the following actions, and make appropriate amendments to reflect these actions in the draft General Plan:

1. Deny approval of the Hunter Subdivision Project pursuant to the Housing Accountability Act on the ground that at the time the subdivision map was deemed complete by the Planning Department staff on March 28,

2011, the Hunter Property was located on a 100 year floodplain and construction of residential housing was restricted.

2. Additionally, deny approval of the Hunter Subdivision Project pursuant to the Housing Accountability Act, and make the following specific findings: (1) the Project has a specific adverse impact on public health and safety, namely, approval of the project would violate Measure A and other state and local funding sources for the Flood Control Project, and would subject the City to large potential liabilities for repaying the Measure A and other state and federal funds it received to construct the levee, which could exhaust City funds and prevent the City from continuing to provide essential services needed for public health and safety including adequate police and fire protection and other essential services; and (2) there is no feasible method to mitigate or avoid the adverse impact that could arise from approval of the Project;
3. Additionally, deny approval of the Hunter Subdivision Project pursuant to Subsection (d) of the Housing Accountability Act (Gov. Code § 65589.5(d)) and make the following specific findings: (1) The City has met its RHNA for the Housing Element Period; (2) as noted above, there would be a specific adverse impact on public health or safety that cannot be feasibly mitigated; and (3) denial is required to comply with Measure A and other state and federal requirements on the use of flood control funds;
4. Amend the draft General Plan to place the Hunter Parcel outside the Urban Limit Line, as it was in the land use map/zoning exhibit to the September 13, 2011 Staff Report (referred to above). Thus, the new Urban Limit Line should run along the property lines of the existing houses, Hunt's Grove Apartments, and Vineyard Valley that border the Hunter Parcel;
5. Amend the draft General Plan to re-designate the Hunter Parcel as Agricultural in accordance with its current use as a vineyard and the strong preference expressed in the draft General Plan for preserving existing agricultural land; and
6. Amend the draft General Plan to list the Hunter Parcel as Agricultural on the "General Plan Change Areas" on pages 2-22 and 2-24 of the draft General Plan.

Among the reasons for making the suggested findings pursuant to the Housing Accountability Act and the suggested amendments to the draft General Plan are the following:

1. Re-designating the Hunter Parcel as Agricultural would be consistent with the requirements of Measure A, which the City likely will be breaching if it allows a new residential subdivision to be built behind the levee. By classifying the Hunter Parcel for residential development, the City exposes itself to the argument that it misused Measure A funds (and possibly state and federal funds as well) to promote growth and the building of new structures behind a levee, rather than protecting *existing* structures and property. The timeline of events surrounding the closed-door land deal, the design of the levee, the date of the request for proposal for the Flood Control Project, the construction and completion of the levee, and the announcement of the proposed 87-unit residential project on the Hunter Parcel logically could lead to the conclusion that the levee project was approved by the City with the intent to allow for growth of new homes behind the levee.

On the other hand, by moving the Urban Limit Line and designating the Hunter Parcel as Agricultural – consistent with what was proposed as early as April 2009 – the City would be able to demonstrate through the General Plan its intent to abide by the letter and spirit of Measure A.

2. Measure A is an extremely serious issue – one that needs to be addressed head-on and in a public session. The City already has received approximately \$18 million in Measure A funds. Anyone who has walked the levee cannot help but wonder why a lengthy levee running perpendicular to the river and cutting across the floodplain was constructed, when alternative measures would have provided more protection to *existing* property and structures, including those on Fulton Lane (see e.g. “Fulton Lane Residents Still Worried,” Napa Valley Register, November 1, 2007; City Council Minutes, December 9, 2008). It can be argued that the closed-door deal struck by the City and the developer in 2008 primarily promoted the prohibited objective of new housing growth behind the levee at the expense of protecting the existing housing and property of other residents.

3. Another troubling fact is that the City Council paid the developer \$325,000 to settle a suit alleging that the City had failed to use the dirt excavated from the flood control project to construct a building pad on his property. Of course, a building pad would not have been needed unless there was an intention to build new housing behind the levee. *This settlement was paid out of Measure A funds and was approved in a closed session of the City Council on December 19, 2012.*

4. Even more troubling from the standpoint of Measure A is the land swap deal that was agreed to by the City and the developer. In October of 2008 the City Council voted for the land deal *in a closed session*. After accusations

were made to the Napa County District Attorney that the Brown Act had been violated, the City Council rescinded the deal at its December 2008 Council meeting but then went ahead and re-approved the deal in an open session at the same meeting. The request for proposal for the levee was released the following month in January 2009. A contractor was approved by the City Council in April 2009, and a start date for the project was set for June 2009. The levee was completed two years later in June 2011. Well before completion, however - in September 2010 - the developer submitted a tentative map for a subdivision behind the levee.

5. The dealings between the City and the developer during this time period were anything but transparent. The Napa Valley Register reported on November 24, 2008 that "during years of closed-door negotiations" the City agreed on a land swap plus the payment of \$899,500 to the developer. The Planning Commission was not allowed to play a role in the decisions that were made behind closed doors. Apparently, these closed-door negotiations went on for over two years (see Napa Valley Register, December 4, 2008).

6. An important case dealing with the implications of closed-door sessions is *Trancas Property Owners Association v. City of Malibu* (2006) 138 Cal.App.4th 172. In that case, Malibu had disapproved the developer's final subdivision maps, and the developer sued. Malibu then made a deal with the developer under which it would approve one of the maps, and exempt a downsized version of the development from certain zoning restrictions. In exchange, the developer agreed to drop the lawsuit and dedicate three-fourths of the acreage to the city. This deal was approved by the city council in a closed-door session. The appellate court held that the deal was invalid and that the closed-door session violated the Brown Act - even though the agreement included a settlement of litigation. *Trancas* at 175. Obviously, this case has very significant implications for the Hunter Parcel dispute. First, under *Trancas*, a city cannot contract with a developer to restrict the application of zoning laws or other ordinances applicable to property. This means any deals allegedly made by the developer and the City behind closed doors as part of the land swap deal are unenforceable. Second, under *Trancas*, the Brown's Act's "implied exception for adoption of litigation settlements in closed session does not embrace such agreements as provide for governmental decisions without legally required public hearings. . . ." *Trancas* at 187. Thus, it is very clear that any agreements the developer may have negotiated with the City with respect to developing the Hunter Property during the closed-door sessions with the City are invalid and unenforceable.

7. We are aware that the developer has claimed a "vested interest" in the zoning of the Hunter Parcel. While the developer may or may not have

certain rights under the Housing Accountability Act, the developer does not have "vested rights" or the right to claim that the City is "estopped" from denying approval of the Hunter Subdivision Parcel. California law is crystal clear that a developer has no vested interest in the designation or zoning of property unless and until a building permit has been issued, and the developer has performed substantial work and incurred substantial liabilities in good faith reliance on the permit. *Avco Community Developers, Inc. v. South Coast Regional Commission* (1976) 17 Cal.3d 785. As stated by the California Supreme Court in *Avco*: "... neither the existence of a particular zoning nor the work undertaken pursuant to government approvals preparatory to construction of buildings can form the basis of a vested right to build a structure which does not comply with the laws applicable at the time a building permit is issued." *Avco* at 793. Numerous California cases have followed *Avco*, such as: *Raley v. California Tahoe Regional Planning Agency* (1977) 68 Cal.App.3d 965; *Billings v. California Coastal Commission* (1980) 103 Cal.App.3d 729, 735; *South Central Coast Regional Commission v. Pratt Construction Co.* (1982) 128 Cal.App.3d 830; *Blue Chip Properties v. Permanent Rent Control Board* (1985) 170 Cal.App.3d 648; and *Consaul v. City of San Diego* (1992) 6 Cal.App.4th 1781. The cases also make clear that a refusal by the City to approve the Hunter Subdivision Project in accordance with the Housing Accountability Act and/or CEQA does not constitute a "taking" of private property by the City, since the land can be used for agricultural purposes. See *Lakeview Development Corporation v. City of South Lake Tahoe* 915 F.2d 1290 (9th Cir. 1990) [restrictions on development did not constitute a "taking" or deprive developer of his property without due process].

8. Particularly instructive is the decision of the California First District Court of Appeal (the appellate court that hears appeals from Napa County) in *Toigo v. Town of Ross* (1998) 70 Cal.App.4th 309. The property owners in that case sued the Town of Ross when the Town refused to grant an application to build a five lot residential subdivision on a hillside property. The property owners sued the Town, asserting estoppel and regulatory taking claims. They lost in the trial court and appealed. The Court of Appeal upheld the decision of the trial court. The appellate court rejected the property owners' claims of estoppel. According to the appellate court, a property owner "... faces daunting odds in establishing estoppel against a governmental entity in a land use case," and "estoppel can be invoked in the land use context in only 'the most extraordinary case where the injustice is great and the precedent set by the estoppel is narrow.'" *Toigo* at 321. The appellate court cited the California Supreme Court's decision in *Avco* and noted: "Courts have yet to extend the vested rights or estoppel theory to instances where a developer lacks a building permit or the functional equivalent, regardless of the

property owner's detrimental reliance on local governmental actions and regardless of how many other land use and other preliminary approvals have been granted." *Toigo* at 322. The appellate court also said that "California courts apply this rule most strictly" and referred to the "rigidity of the 'building permit' rule." *Toigo* at 322.

It seems very clear that there is huge financial risk to the City if it allows the Hunter Subdivision Project to go forward, including the possibility of litigation by residents and sales tax payers who object to the misuse of Measure A funds and the closed-door deals with the developer. On the other hand, we believe the risk that the developer could *successfully* sue the City for changing the Urban Limit Line and changing the designation of the property to Agricultural and/or rezoning is relatively low if the City complies with the Housing Accountability Act and makes the appropriate findings required by that Act. Of course, CEQA may provide additional grounds for not approving the Project.

To do nothing - and simply "kick the can" down the road - is not really an option. The current members of the City Planning Commission and the City Council need to take a strong stand in favor of full compliance with Measure A and the requirements of other state and federal funding sources, such as the Department of Water Resources. Too much is at stake to do otherwise. The City should be careful not to ratify or condone the mistakes made by former City officials with respect to the Hunter Parcel. The levee has been constructed - for better or worse - but the Planning Commission and the City Council should not put the City at financial risk by approving the Hunter Subdivision Project. There are no upsidies, only downsidies. The City can win a suit by the developer; it cannot win a suit by its own residents and taxpayers, nor can it withstand an audit by local, state or federal agencies if it allows construction of the Hunter Subdivision Project to proceed. In our view, the Hunter Parcel should be re-designated as Agricultural in the General Plan and the City should refuse to permit the construction of housing behind the levee.

Thank you for your consideration of these comments and suggestions.

Respectfully,

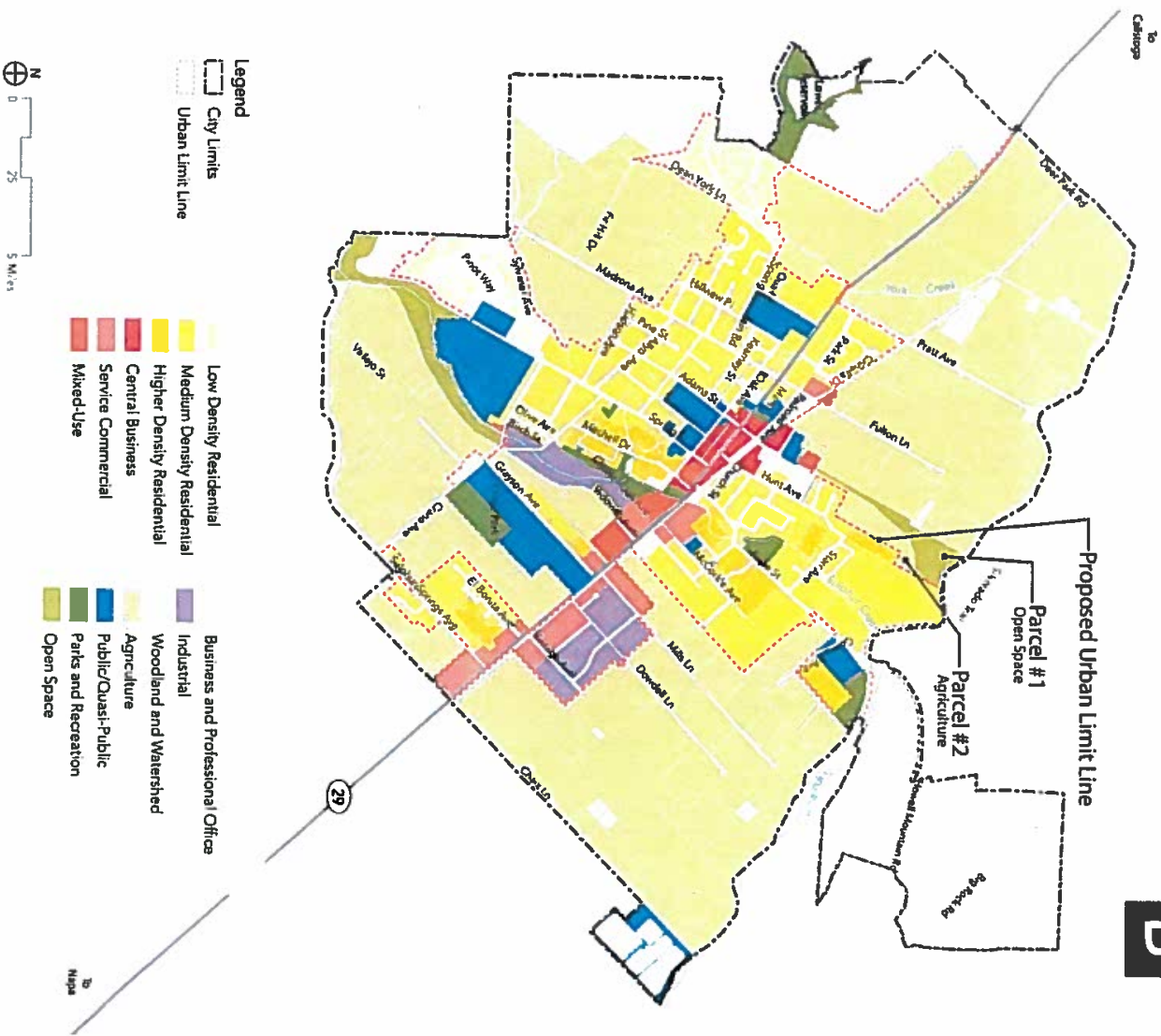


David S. Bradshaw

cc: Planning Commission Members
Mayor
Planning & Community Improvement Director

Proposed Land Use

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Tentative Planning Commission Agenda Updated: September 15, 2016

CURRENT AND PENDING MATTERS

September/October PC:
1. 1243 Stockton St-STR Permit Renewal-Denied and Appealed to City Council
2. 867 Dowdell-Mitigated Negative Declaration Posted for Public Review/Comment
3. 1695 Chardonnay Way-Continued for Redesign-October 4, 2016
4. Hunter Subdivision- EIR-45-day EIR Public Review and Comment Period Expected September/October 2016
5. 574 Pope St-DR, UP & T-Map
6. 576 Pope St-DR for new SFD
7. 1057 Pratt Avenue –Design Review Extension
8. 1210 Greyson-Davies Winery Signs-Sept. 20, 2016
9. Design Review Submittal Requirements-Discussion
10. 100 Main St-Design Review for Sutter Home Exterior Modifications
PC/CC Assignments Currently Under Review by Staff:
11. General Plan Update and General Plan EIR
12. Manage RFP Responses and Candidate Selection
13. Short-Term Rental Ordinance Update Implementation and Enforcement
14. Demolition Permit Review
15. Code Enforcement Policy and Procedures Update-On Going
16. PG&E Parking Lot Negotiation
Pending PC/CC Assignments for Planning Department
17. Initiate Creation and Implementation of Design Guidelines
18. Comprehensive Zoning Code Update-Following General Plan Adoption
19. F.A.R. Review-To be conducted with Zoning Code Update
20. Growth Management Review and Update (September)
Other Items of Interest to Planning Commission
21. Food Truck Ordinance
22. Update Daycare Zoning Regs-Consistent with State Law
23. Pools-Drought Policy Changes. Phase 1?
24. Plan Improvements, Additional Requirements, Application Checklist-PC March/April
25. Limit on Demolition Permits
26. General Plan & EIR 45-day Public Review

27. Water Update/Report from PW
28. Hunter EIR 45-day Public Review and Project Review
Required Items and Issues of Interest to Staff
29. Calderon Settlement Agreement Implementation and Monitoring
30. Design Guidelines-TBD
31. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
32. Public Restroom DR-Pending Final Design from PW
33. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
34. Cell Towers Ordinance-Update Current Code -State and Fed Laws
35. Growth Management Code Language Update and Annual Review (Sept)
36. Fee Study-Pending
37. Review and Comment-Draft Tree Ordinance
38. AB 52 CEQA Process Implementation-Native American Consultation
39. 1105 Turley Flats Affordability Agreement

Active/Pending Projects
1. 741 McCorkle-Tentative Map-Under Review
2. 837 Signorelli Cir-Garage-DR Exemption-Pending Resubmittal
3. 633 Main St-Use Permit and LLA
4. 867 Dowdell Ln-Redmond Winery UP and DR-Pending Resubmittal and CEQA Determination
5. 1660 Spring Street-DR Exemption for garage
6. 890 Dowdell Ln-Custom Crush Facility-UP and Design Review-Pending Resubmittal
7. 1580 Hillview-DR for new SFD
8. 632 McCorkle-8-Unit Multi-Family Residential-Design Review and Demolition-Under Review
9. 684 McCorkle OTSH-8 Unit Affordable Multi-Family-UP, Design Review, Demo and T-Map-Under Review
10. 1701 Madrona-Final Map and Tentative Map Extension-Frozen by Applicant
11. 1111 Main St-DR and Master UP for Commercial Land Uses
12. 1045 Pratt-DR for new SFD
13. 661 Main St-Vineland Station Lot Line Adjustment
14. 633 Main St-UP and LLA to convert existing SFD into 2-room Hotel-Waiting on Information

15. 2555 Main/830 Pratt-Demo, UP and DR for CIA Campus Reno and Dorm -Under Review
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16. 1434 Greyson-Design Review to Legitimize Garage Conversion
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