City of St. Helena
Planning Commission
Regular Meeting
Tuesday, January 16, 2018 @ 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. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Lester Hardy
Commissioners: David Knudsen, Bobbi Monnette and John Ponte
City staff present at the meeting will be noted in the minutes.

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 t he 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.**

4. 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)

4.1. Approval of Minutes: December 5, 2017 and December 19, 2017 — 5 - 15
Commission Minutes 12-05-17
Commission Minutes 12-19-17

4.2. Request for a Demolition permit, Design Review approval, and Variance to demolish a 666 sq-ft portion of the existing residence and carport and construct a new 1,296 sq-ft addition and new two-car garage at 1761 Stockton Street in the MR: Medium Density Residential district. A variance is requested to allow for reduced side setbacks. — 17 - 26

CEQA Determination: categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2.

1761 Stockton St. - Resolution

4.3. Request for a Design Review Exemption to perform minor exterior modifications to the existing residence located at 1723 Dean York Lane in the Medium Density Residential Zoning District. — 27 - 53

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

Staff recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 as a minor alteration and addition to an existing structure, and
2. Accept the required findings and approves the design review exemption for the modifications to 1723 Dean York Lane.

1723 Dean York Lane - Staff Report

5. PUBLIC HEARINGS

6. SCHEDULED MATTERS

6.1. Consideration of Amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, Potentially Eliminating Certain Floor Area Ratio Exemptions in the Low, Medium, and High Density Residential Districts, as deemed appropriate by the Planning Commission. 55 - 65

CEQA Determination: Exempt from CEQA pursuant to Guidelines Sections 15061(b)(1), 15061(b)(2), and 15061(b)(3).

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the existing F.A.R. exemptions described above and provide direction to staff regarding which of the existing exemptions, if any, they would like eliminated and in what residential zoning districts (High, Medium, and Low).

Staff Report

7. DEPARTMENT REPORTS

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

8. 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.

8.1. 67 - 70

Tentative Agenda

PC Tentative Agenda- Sept 14 2017 Update

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for February 6, 2018, 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 January 11, 2018.



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 CFR35.102-35.104 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://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, December 5, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present:	Chair Grace Kistner, Vice-Chair Lester Hardy, Commissioner David Knudsen, Commissioner Bobbi Monnette, and Commissioner John Ponte
Absent:	None
Staff Present:	Noah Housh, Planning & Community Improvement Director, Erica Ahmann Smithies, Public Works Director and City Engineer, Aaron Hecock, Senior Planner, Lilly Bianco, Contract Planner, Joseph Brockhoff, Planning Intern, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No Public Comment received.

Chair Kistner pulled Item 4.1 on the Consent Calendar. Commissioner Knudsen pulled Item 4.2 on the Consent Calendar.

4. CONSENT ITEMS

4.1 ~~Approval of Minutes: November 7, 2017~~

4.2 ~~Request by Fischer Architecture for Design Review approval to perform an exterior renovation of an existing residence and landscape improvements at 1843 Spring Mountain Ct. and in the Medium Density Residential Zoning District.~~

4.3 Request by Troy Watters for adoption of a resolution approving design review in order to accommodate a remodel and addition to the home located at 1178 Hudson Avenue in the Medium Density Residential district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15301 and 15303.
Prepared By: Aaron Hecock, Senior Planner

Recommendation:
Staff finds that the proposed configuration of the addition, the overall design elements and the proposed materials/finishes are in character with the neighborhood and the community in general. For these reasons, staff concludes that required findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301 and 15303; and
2. Accept the required findings and approve a resolution granting design review approval for the proposed changes to the residence located at 1178 Hudson Avenue.

Vice-Chair Lester Hardy moved to approve item 4.3 on the Consent Calendar. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

4.1 Approval of Minutes: November 7, 2017

4.2 Request by Fischer Architecture for Design Review approval to perform an exterior renovation of an existing residence and landscape improvements at 1843 Spring Mountain Ct. and in the Medium Density Residential Zoning District

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15301
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
Staff recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 as a minor alteration and addition to an existing structure, and

2. Accept the required findings and approve the Design Review for the exterior modifications to the home at 1843 Spring Mountain Court.

Aaron Hecock, Senior Planner, reported on Item.

Commissioner John Ponte moved to approve item 4.1 as amended and item 4.2 on the Consent Calendar. The motion was seconded by Vice-Chair Lester Hardy and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.1 Mitigated Negative Declaration, Design Review and Use Permit applications requesting approval to construct an approximately 9,500 square foot addition to an existing 111,000 square foot building to operate a custom crush winemaking facility capable of making 120,000 gallons of wine, located at 420 La Fata St/890 Dowdell Ln in southeast St Helena.

CEQA Determination: Mitigated Negative Declaration
Prepared By: Noah Housh, Planning & Community Improvement Director
Recommendation:
It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Accept the analysis and findings identified in the Initial Study and approve the associated Mitigated Negative Declaration; and
2. Accept the required findings and approve the Use Permit and Design Review for the proposed St Helena Custom Crush project which would construct an approximately 9,500 square foot addition to an existing 111,000 square foot building to operate a custom crush winemaking facility capable of making 120,000 gallons of wine, located at 420 La Fata St/890 Dowdell Ln in southeast St Helena.

Noah Housh, Planning and Community Improvement Director reported on Item.

Donna Oldford addressed the Commission.

Commissioner Knudsen disclosed meeting with Donna Oldford and project representatives at the project site.

Tom Faherty addressed the Commission.

Chair Kistner closed Public Comment.

Vice-Chair Hardy disclosed communicating and meeting with applicant to discuss project.

Commissioner David Knudsen moved to approve staff's recommendation as amended. The motion was seconded by Chair Grace Kistner and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, and David Knudsen
NOES: Bobbi Monnette and John Ponte
ABSENT: None
ABSTAIN: None
RECUSE: None

Chair Kistner called for a recess at 7:21 p.m.

Chair Kistner reconvened the meeting at 7:28 p.m.

5.2 The Holt -Johnson Residence project includes a request for a Demolition Permit, Design Review permit, and Use Permit to demolish an existing residence constructed circa 1960 and construct a new single family residence at 1916 Vineyard in accordance with the Small Lot Development Standards and in the MR: Medium Density Residential District

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
The Planning and Community Improvement Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 and 15303, and
2. Accept the required findings and approving the requested Demolition permit, Use Permit, and Design Review for the Holt-Johnson Residence located at 1916 Vineyard Avenue.

Aaron Hecock, Senior Planner reported on Item.

Applicant, Mila Holt addressed the Commission.

No Public Comment received.

Commissioner Knudsen disclosed meeting with consultant and visiting project site.

Commissioner John Ponte moved to approve staff's recommendation as revised. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5.3 Request by Ibrahim Agirman for Use Permit approval in order to sell items classified as "home furnishings" at 1226 Main Street in the CB: Central Business district.

CEQA Determination: Exempt
Prepared By: Joseph Brockhoff, Planning Intern
Recommendation:
Staff recommends that the Planning Commission:
1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities; and
2. Accept the required findings and approve a Use Permit for Ibrahim Argirman to sell "home furnishing" items as described in St. Helena Municipal Code section 17.48.030 at 1226 Main St.

Joseph Brockhoff, Planning Intern reported on Item.

Jeff Feeney, on behalf of the applicant, addressed the Commission.

No Public Comment received.

Vice-Chair Lester Hardy moved to approve staff's recommendation. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 City of St Helena Design Guidelines Work Plan

CEQA Determination: Not a Project
Prepared By: Noah Housh, Planning & Community Improvement Director
Recommendation:
It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Review the provided wok plan and provide specific comments on the proposed approach, make suggestions on where the Commission feels it may be improved, and vote to support the creation of the Design Guidelines, following the process identified in the work plan.

Noah Housh, Planning and Community Improvement Director reported on Item.

Joshua Park, Design Professional addressed the Commission.

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

8.1 Planning Commission- Tentative Agenda

9. ADJOURNMENT

Chair Kistner adjourned the meeting at **8:41 p.m.**

The December 5, 2017 minutes were approved at the _____ Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
Grace Kistner, Chair	Noah Housh, Planning and Community Improvement Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, December 19, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present: Vice-Chair Lester Hardy, Commissioner David Knudsen, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent: Chair Grace Kistner

Staff Present: Noah Housh, Planning & Community Improvement Director, Aaron Hecock, Senior Planner, Lilly Bianco, Contract Planner, Joseph Brockhoff, Planning Intern, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No Public Comment received.

4. CONSENT ITEMS

No Items on the Consent Calendar.

5. PUBLIC HEARINGS

5.1 Applicant Lydia Stehling request for a demolition permit to demolish a non-historic barn and guesthouse in the medium density residential district

CEQA Determination: Categorically Exempt in accordance with CEQA Section 15301 “existing facilities” as the demolition of an accessory structure.
Prepared By: Joseph Brockhoff, Planning Intern
Recommendation:
Staff recommends that the Planning Commission:

1) Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 “existing facilities” as the demolition of an accessory structure and,

2. Accept the required findings enumerated in Municipal Code Section 17.164.050(b), and adopt a resolution approving demolition of the guest house and barn at 917 Charter Oak Ave.

Joseph Brockhoff, Planning Intern reported on Item.

Architect, Chuck Covel addressed the Commission.

No Public Comment received.

Commissioner Bobbi Monnette moved to approve item as amended. The motion was seconded by Commissioner John Ponte and on roll call carried by the following vote:

AYES: Lester Hardy, Bobbi Monnette, and John Ponte
NOES: David Knudsen
ABSENT: Grace Kistner
ABSTAIN: None
RECUSE: None

5.2 Request for Demolition Permit and Design Review to demolish the existing single family residence and accessory structure and construct a new single family residence, garage, and appurtenant improvements at 1814 Spring Street and in the MR Zoning District

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts demolition of existing structures, minor alterations and additions to existing private structures and Section 15303, which exempts the construction single-family residences, amongst other things.
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. Because of this staff concludes that design review findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15301, which exempts demolition of existing structures and Section 15303, which exempts the construction single-family residences.

2. Accept the required findings and grant the demolition permit and design review approval for the Deikel Residence at 1814 Spring Street.

Lilly Bianco, Contract Planner reported on Item.

Joe Farrell addressed the Commission.

No Public Comment received.

Commissioner Monnette disclosed visiting project site.

Commissioner John Ponte moved to approve item as amended. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Lester Hardy, Bobbi Monnette, and John Ponte
NOES: David Knudsen
ABSENT: Grace Kistner
ABSTAIN: None
RECUSE: None

5.3 Request for a Demolition permit, Design Review approval, and Variance to demolish a 666 sq-ft portion of the existing residence and carport and construct a new 1,296 sq-ft addition and new two-car garage at 1761 Stockton Street in the MR: Medium Density Residential district. A variance is requested to allow for reduced side setbacks.

CEQA Determination: Exempt pursuant to CEQA Section 15270, which specifies that CEQA does not apply to projects which a public agency rejects or disapproves
Prepared By: John Ponte
Recommendation:
The Planning and Community Improvement Department recommends that the Planning Commission:

1. Accept the required findings and adopt a resolution to deny the requested Demolition permit, Design Review, and Variance; or
2. Continue the project for redesign to meet the required setbacks for the project; or
3. Approve the project as designed and direct staff to prepare a resolution approving the Demolition, Design Review and Variance applications to be brought back before the Commission at a future date for adoption.

Point of order: Commissioner Monnette disclosed visiting project site and speaking with next-door neighbor.

Commissioners Monnette, Knudsen and Hardy disclosed visiting all project sites presented in the current agenda.

Commissioner Knudsen and Vice-Chair Hardy met with applicant to discuss project.

Lilly Bianco, Contract Planner reported on Item.

Cindy Smith, property owner provided a presentation to the Planning Commission.

Vice-Chair Hardy opened Public Comment.

Christie Abreu, neighbor addressed the Commission.

Vice-Chair Hardy closed Public Comment.

Vice-Chair Hardy re-opened Public Comment.

Architect, Sasha Janev addressed the Commission.

Vice Chair Hardy closed Public Comment.

Commissioner Bobbi Monnette directed staff to draft a resolution for approval of the project with the supporting findings and bring back to the Commission for a vote. The motion was seconded by Commissioner David Knudsen and on roll call carried by the following vote:

AYES: Lester Hardy, David Knudsen, and Bobbi Monnette
NOES: John Ponte
ABSENT: Grace Kistner
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 Consideration of Amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, Potentially Eliminating Certain Floor Area Ratio Exemptions in the Low, Medium, and High Density Residential Districts, as deemed appropriate by the Planning Commission.

CEQA Determination: Exempt from CEQA pursuant to Guidelines Sections 15061(b)(1), 15061(b)(2), and 15061(b)(3).
Prepared By: Aaron Hecock, Senior Planner

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the existing F.A.R. exemptions described above and provide direction to staff regarding which of the existing exemptions, if any, they would like eliminated and in what residential zoning districts (High, Medium, and Low).

It was the consensus of the Commission to continue item for further discussion to a date uncertain.

7. DEPARTMENT REPORTS

Noah Housh, Planning and Community Improvement Director reported on Item.

8. AGENDA FORCAST

8.1

Noah Housh, Planning and Community Improvement Director reported on Item.

9. ADJOURNMENT

Vice-Chair Hardy adjourned the meeting at **8:36 p.m.**

The December 19, 2017 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

_____
Grace Kistner, Chair

ATTEST:

_____
Noah Housh, Planning and Community Improvement Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of January 16, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL17-044

SUBJECT: Request for a Demolition permit, Design Review approval, and Variance to demolish a 666 sq-ft portion of the existing residence and carport and construct a new 1,296 sq-ft addition and new two-car garage at 1761 Stockton Street in the MR: Medium Density Residential district. A variance is requested to allow for reduced side setbacks.

LOCATION OF PROPERTY: 1761 Stockton St.

ATTACHMENTS

PC2017-046_1761 STOCKTON AVE. D.R. VARIANCE_DEMO - 12.19.17 (REVISED)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A DEMOLITION PERMIT, DESIGN REVIEW, AND VARIANCE FOR THE SMITH RESIDENCE LOCATED AT 1761 STOCKTON STREET

PROPERTY OWNER: Sasha Janev **APN:** 009-172-002

Recitals

1. The applicant submitted a request for a Demolition Permit and Design Review approval to demolish a 666 sq-ft non-historic portion of the existing residence and carport and construct a new 1,296 sq-ft addition and new two-car garage at 1761 Stockton Street in the MR: Medium Density Residential district. Also requested is a variance to allow for 7.25 to 10 foot side setbacks as opposed to the 15 foot setbacks required under the code and applicable to buildings greater than 25 feet in height.
2. A staff report dated December 19, 2017 and incorporated herein by reference analyzed the projects consistency with the Demolition Criteria enumerated in Section Code Section 17.164.050, Design Criteria enumerated in Section 17.164.030, and Variance criteria enumerated in Section 17.172.050 of the Zoning Code, and
3. 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 December 19, 2017, and
4. Now, therefore let it be found that, the Planning Commission approves the application for a Demolition permit, Design Review, and Variance 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 categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not adversely impact a historic resource or otherwise generate or contribute to any potentially significant impacts

B. **Demolition**

As provided in Municipal Code Section 17.164.050(E), the Planning Commission makes 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.

   The property is listed on the Historic Resources Master list and located in the Adams Street Historic District. However, the extents of the demolition are confined to a non-historic addition added in the 1960s and non-historic carport which would not be considered significant.

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;

   The removal of the 1960s addition would not eliminate elements required to maintain the essential character of the neighborhood.

3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

   The project is subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed addition.

C. **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 Planning Commission must find that the project takes reasonable account of the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings related to the Design Review Criteria are enumerated, below.

1. Consistency and compatibility with applicable elements of the general plan.

   The proposed changes would largely be in keeping with the existing condition on the property and would be consistent with applicable General Plan policies.

2. Compatibility of design with the immediate environment of the site;

   The proposed changes are largely in keeping with the existing condition of the site with new square footage confined mostly to the rear of the residence and would continue the established character with the immediate environment of the site.

3. Relationship of the design to the site;

   The proposed changes would largely retain the existing spatial organization and relationships exhibited by the site with expansion confined to the property rear and not readily visible from street frontage.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

   The changes would be largely consistent with what exists and would continue to be compatible with surroundings. The level of previous alterations to the residence has impacted the character defining features of the residence to such

an extent that it no longer retains historic integrity and therefore proposed work would not be expected to impact the historic character.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

   There are no changes to scale or character between different land uses.

6. Compatibility with future construction both on and off the site;

   Given that the changes are generally consistent with what currently exists it is expected that they would be consistent with future construction on and off site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

   The proposed design and materials would be typical of residential architecture and appropriate for 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;

   The spatial organization of the proposed addition and garage would generally retain the existing condition and would be orderly and functional.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

   No changes to landscaping are proposed.

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;

    No ancillary functions are proposed to support the proposed project (addition and new garage).

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

    No changes to access are proposed as part of the project.

12. Whether natural features are appropriately preserved and integrated with the project;

    No natural features would be impacted.

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;

    The proposed design and materials would be consistent with the existing residence's architecture and compatible with surrounding residential design employed throughout the City of St. Helena.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;

    The proposed additions would be largely consistent with the existing residence and given that the subject resource does not appear to retain historic integrity,

an attached garage would not be expected to adversely impact historical 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;

    No landscaping is proposed as part of this project.

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;

    No landscaping is proposed as part of this project.

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 project will be conditioned to comply with all Title 24 standards and would achieve required energy metrics.

D. **Variance**

1. A hardship peculiar to the property, not created by any act of the owner, exists. In this context, personal, family or financial difficulties, loss of prospective profits, neighboring violations, are not hardships justifying a variance.

   The combination of a narrow lot, established character of the existing residence, and construction methodology of the structure preclude the applicant from accommodating the addition and garage within the required setbacks and taken together, constitutes a hardship, not created by the act of an owner and which warrants a variance.

2. The Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant which are possessed by other properties in the same district and in the same vicinity; and that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his or her neighbors.

   As detailed by the applicant, there are several other properties in the neighborhood exhibiting two-story homes within 10 feet of the property line with many homes and garages within 5 feet of the property line.

3. The authorization of the Variance will not be of substantial detriment to adjacent properties, and will not materially impair the purpose and intent of this Chapter or the public interest, nor adversely affect the General Plan.

   The first floor addition would extend within 10 feet of the property line and the second floor addition would meet the 15 foot setback. It is also identified that the first floor addition would not cause shadow impacts on neighboring properties. Last, the Planning Commission finds that the new garage would be more aesthetically pleasing than the existing carport. As such, the requested setbacks would not cause substantial detriment to adjacent properties.

4. The condition or situation of the specific piece of property for which the Variance is sought is not so general or recurrent in nature as to make reasonably

practicable the formulation of a general regulation for such condition or situation.

The combination of factors on which the variance request is based, including the narrowness of the lot, established character of the building, and older structural elements is not so recurrent as to warrant the formulation of a general regulation. The lot is long and narrow with the home 10 feet from the southern property line, in an area of the community that has been previously developed over a long period of time. Granting of a variance would allow for the extension of the first floor an additional 9'3" while maintain the southern elevation and no negative impacts to adjacent properties were found. The carport is 6.25' from the property line and it would be infeasible to build either a carport or garage 15' from the property line given the narrowness of the property and existing development.

5. The Variance and any buildings or structures permitted by the Variance will not be detrimental to the public health, safety and welfare of the community.

   The Planning Commission finds that the minimal decrease in setback distance is not detrimental to public health, safety, or the welfare of the community. Further, documentation and public comment indicates that several neighbors are supportive of the changes proposed under the project.

E. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's denial of the 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.

Conditions of Approval

1. The Permit 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 plans submitted for building permit review shall be in substantial conformance with the plans approved by the Planning Commission on December 19, 2017, except as modified by the following conditions.

3. The requested permits shall be vested within one (1) year from the date of approval. A building permit for the activities allowed under this approval shall have been obtained within one (1) year from the effective date of the decision or these approvals shall expire; provided however that the approved permit(s) may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

4. The Demolition , Design Review, and Variance permit shall become effective fourteen (14) calendar days after approval, provided that the action is not appealed by the City Council or any other interested party within that 14 day period.

5. Any request for an extension of the Demolition, Design Review, or Variance permits must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

7. Prior to issuance of construction permits, compliance with conditions of approval shall be clearly identified on all plans. A copy of approved plans with the conditions listed ***on*** said plans shall be maintained on-site during construction activities.

8. Conditions shall be achieved at such a time as determined by the City and shall be achieved at the requisite stage and before issuance of certificate of occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

9. The applicant shall defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

10. This Demolition, Design Review, and Variance approval 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.

11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

12. No structure shall be permitted over any existing property lines. Documentation of the location of the property lines shall be submitted with plans for building permit issuance.

13. A building permit is required for any onsite demolition, construction, or change of occupancy.

Public Works Conditions of Approval

14. 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.

15. 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.
16. 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.
17. Drainage shall not be diverted over sidewalk, but through sidewalk drains per City Standard 501-A.
18. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
19. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
20. 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.
21. Remodels or new construction which requires 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.
22. The applicant shall incorporate water conservation practices into the proposed project. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
23. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway shall be replaced in order to conform to current ADA Standards.

24. 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.
25. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
26. 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.
27. 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.
28. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

29. Installation of approved interior fire sprinkler system, unless waived by the Fire Chief.
30. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary. Fire resistant construction of interior walls shall be determined by type of occupancy.
31. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

32. A building permit is required for all onsite demolition, construction and/or change of occupancy.
33. 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 2016 Title 24 codes.
34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
35. The applicant shall provide a construction waste management plan with the building permit application.
36. 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.

37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

38. 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.

39. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

I HEREBY CERTIFY that the foregoing Demolition Permit, Design Review, and Variance application 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 December 19, 2017 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh
Planning Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of January 16, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL17-069

SUBJECT: Request for a Design Review Exemption to perform minor exterior modifications to the existing residence located at 1723 Dean York Lane in the Medium Density Residential Zoning District.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:12/04/17 **ACCEPTED AS COMPLETE:**12/21/17

LOCATION OF PROPERTY: 1723 Dean York Lane

APN: 009-411-068

GENERAL PLAN/ZONING: Medium Density Residential: MR

APPLICANT: Caitlin Lempres Brostrom **PHONE:** 510.843.1212

BACKGROUND

The project site is an an 0.82 acre parcel (35,719 sq-ft) currently developed with an existing 4,092 square foot single-family home.

PROJECT DESCRIPTION

Applicant, Caitlin Lempres Brostrom, AIA, on behalf of property owner, Melissa Griggs, is requesting approval of a Design Review exemption to perform minor exterior modifications to an existing single family residence located at 1723 Dean York Lane. Specifically, the applicant requests approval to replace stucco siding with horizontal

wood siding, introduce new custom wood windows and re-configure existing fenestration, replace comp shingle roof with heavy wood shake, and last, replace two shed dormers with three gabled dormers. No changes would affect the overall form or footprint of the existing residence. Pursuant to St. Helena Zoning Code, Section Sec. 17.164.060, staff recommends that the Planning Commission approve an exemption from Design Review given that the project poses no substantial design problems and meets the criteria for an exemption pursuant to Municipal Code Section 17.164.030 and as described in more detail below.

ANALYSIS

GENERAL PLAN

The subject property exhibits a General Plan Land Use designation of Medium Density Residential. This land use designation allows single family detached and attached homes, secondary residential units, public and semi-public uses, and other compatible uses. The Medium density residential land use designation serves as the predominant residential land use designation and is intended to perpetuate the existing development patterns exhibited by St. Helena's established neighborhoods.

Relevant General Plan policies include:

2.6.15 *Encourage new residential development in all density ranges that is* ***consistent with scale and character of the older residential districts*** *of the City, particularly the neighborhoods west of Main Street.*

4.3.4 Strengthen community identity by appropriate ***building design****, size, and site landscaping.*

4.3.26 Encourage residential building siting and ***design that is similar to that found in the older neighborhoods in town.*** *In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.*

ZONING

Consistent with the GP land use designation, 1723 Dean York Lane exhibits a zoning designation of MR: Medium Density Residential. The MR zoning district allows for single-family detached homes, accessory dwelling units and other compatible uses insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060.

Review of the project indicates that it meets all applicable development standards as no changes to the footprint or height would occur and changes to the floor area ratio would be negligible. Currently the property exhibits an F.A.R of 0.112, under the project and with the addition of approx. 50 sq-ft of floor area, this would increase slightly to 0.115 which is within the max of 0.21 (or corresponding square footage maximum of 4,200 sq-

ft) allowed under the code. Accordingly, the project would meet all applicable zoning standards.

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. Consistent with Zoning Code Section 17.164.060, the Commission may approve a design review exemption insofar as the project raises no substantial design problems of the sort enumerated in sections 17.164.010 to 17.164.030. The project therefore must be obviously consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood.

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a

desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Findings
The proposed project is limited in scope with most of the work limited to changes in materials and re-configuration of fenestration as well as replacement of shed dormers with gabled dormers. The changes will update and modernize the exterior, but will be deferential to the existing style and character of home and would result in an appearance that is largely consistent with what is existing. Given the very limited alterations to areas visible to the public, staff finds the proposed modifications to be appropriate with the existing residence and in respect to the surrounding setting.

CEQA
The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

STAFF RECOMMENDATION
Staff recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 as a minor alteration and addition to an existing structure, and
2. Accept the required findings and approves the design review exemption for the modifications to 1723 Dean York Lane.

ATTACHMENTS
1723 Dean York Lane ATTCH 1. Resolution
1723 Dean York Lane ATTCH 2. APN Map
1723 Dean York Lane ATTCH 3. Aerial View
1723 Dean York Lane ATTCH 4. Project Plans
1723 Dean York Lane ATTCH 5. Photos (1)
1723 Dean York Lane ATTCH 5. Photos (2)
1723 Dean York Lane ATTCH 5. Photos (3)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A DESIGN REVIEW EXEMPTION FOR THE GRIGGS RESIDENCE LOCATED AT 1723 DEAN YORK LANE

PROPERTY OWNER: Ms. Melissa Griggs **APN:** 009-411-068

Recitals

A. Ms. Caitlin Lempres Brostrom, AIA, submitted an application for a Design Review Exemption to perform minor exterior modifications at the existing residence at 1723 Dean York Lane in the MR: Medium Density Residential District, and

B. A staff report dated January 16, 2018 and incorporated herein by reference analyzed the projects consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal Code, and

C. 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 January 16, 2018, and

D. **Now, therefore** let it be found that, the Planning Commission approves the Design Review Exemption and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

1. The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts

2. 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. Consistent with Zoning Code Section 17.164.060, the Commission approves a Design Review Exemption given that the project raises no substantial design problems of the sort enumerated in sections

17.164.010 to 17.164.030. The project is found to be obviously consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood.

Design Review Criteria:

1. Consistency and compatibility with applicable elements of the general plan;
   The project is limited to minor cosmetic changes to an existing residence and is consistent with the General Plan
2. Compatibility of design with the immediate environment of the site;
   The minor cosmetic changes would continue to be compatible with the immediate environment.
3. Relationship of the design to the site;
   The cosmetic changes to the building exterior would not alter the relationship to the site.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
   This area does not have a unified design or historical character.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
   The project would not affect transitions between land uses.
6. Compatibility with future construction both on and off the site;
   The project would maintain compatibility with future construction.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
   The cosmetic changes would not affect the function of the site.
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;
   No new buildings or functions are proposed.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
   No changes to landscaping are proposed.
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;
    The project would not generate a need for any ancillary functions.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    No changes to access are proposed.
12. Whether natural features are appropriately preserved and integrated with the project;
    No natural features would be impacted by 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;
    The proposed materials and colors are typical of residential construction and appropriate for the project.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
    The project site is not in an area exhibiting a unified design or historical 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;
    No new landscaping is proposed.
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;
    No new plant material is proposed.
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.
    All proposed work is required to comply with Title 24 Standards and would therefore meet the sustainability and energy efficiency requirements promulgated by the State of California.

As detailed above, the project is consistent with the design review criteria prescribed by Municipal Code Section 17.164.030 in that the proposed project is limited in scope to changes in materials, reconfiguration of fenestration, and replacement of shed dormers with gabled dormers. Given the very limited alterations the proposed modifications appear to be appropriate for the subject residence and compatible with the setting. It is therefore determined to be consistent with all applicable Design Review criteria.

Conditions of Approval

1. The Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.

2. The conditions noted herein are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

3. The plans submitted for building permit review shall be in substantial conformance with the plans on file in the Planning Division, date stamped December 4, 2018, expect as modified by the following conditions.

4. The Design Review Exemption shall be vested within one (1) year from the date of approval. A building permit for the activities allowed under this approval shall have been obtained within one (1) year from the effective date of the Planning Commission decision or these approvals shall expire; provided however that the approved Design Review Exemption may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

5. The Design Review Exemption shall become effective fourteen (14) calendar days after approval, provided that the action is not appealed by the City Council or any other interested party within that 14 day period.

6. Any request for an extension of the Design Review Exemption must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

7. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

8. Prior to issuance of construction permits, compliance with conditions of approval shall be clearly identified on all plans. Sheet two (2) of the plan sets submitted for building permit shall list all conditions of approval required of the project.

9. A copy of approved plans with the conditions listed on said plans shall be maintained on-site during construction activities.

10. Conditions shall be achieved at such a time as determined by the City and shall be achieved at the requisite stage and before issuance of certificate of occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

11. The applicant shall defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

12. This Design Review Exemption approval 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.

13. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

14. No structure shall be permitted over any existing property lines. Documentation of the location of the property lines shall be submitted with plans for building permit issuance.

15. A building permit is required for any onsite demolition, construction or change of occupancy.

Fire Department Conditions of Approval

16. Fire sprinklers are required subject to review and approval by the Fire Marshall.

17. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary. Fire resistant construction of interior walls shall be determined by type of occupancy.

18. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

19. A building permit is required for all onsite demolition, construction, and/or change of occupancy.

20. 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 2016 Title 24 codes.

21. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

22. The applicant shall provide a construction waste management plan with the building permit application.

23. 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.

24. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

25. 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.

26. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

I HEREBY CERTIFY that the foregoing Design Review Exemption 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 January 16, 2018 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh,
Planning and Community Improvement Director

COUNTY ASSESSOR'S PARCEL MAP

PTN. RANCHO CARNE HUMANA

Tax Area Code
3000, 3002

9–41
PTN. 9–37

1.	N18°25'E	25.26'
2.	R=20'	L=32.07'
3.	R=20'	L=19.23'
4.	N62°00'W	25.82'
5.	N29°52'E	8.34'
6.	R=20'	L=35.74'
7.	N60°25'E	9.51'
8.	S32°19'W	12.78'
9.	N62°00'W	27.89'
10.	N35°16'47"E	25.30'
11.	R=58'	L=28.85'
12.	R=20'	L=17.50'
13.	R=20'	L=31.42'
14.	R=135'	L=14.14'
15.	R=539'	L=10.98'
16.	R=108'	L=27.02'
17.	R=108'	L=14.45'
18.	R=58'	L=17.07'
19.	R=83'	L=6.76'
20.	N62°15'W	8.03'
21.	R=30'	L=11.39'
22.	R=155.92'	L=16.83'
23.	R=621'	L=6.87'
24.	N26°56'50"E	6.23'
25.	N61°34'05"E	27.56'

	8–22–94
412–10 & 11 MGR	12–31–97
411–52 TRA CHG	12–31–02
411–73 RD ABANDON	8–20–03
411–74 MGR	12–27–04
412–12 MGR	11–1–16
REVISION	DATE

1987

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

VERDE VISTA SUBD., R.M. BK.6 PG.41
SPRING MOUNTAIN COURT SUBD., R.M. BK.7 PG.70

1" = 100'


1723 Dean York Lane
Write a description for your map.
Legend
1723 Dean York Ln
Boysen Ln
Spring Mountain Ct
Spring Mountain Rd
Dean York Ln
1723 Dean York Ln
Palmer Dr
Doris Ct
Stockton St
Vineyard Ave
Scott St
Google Earth
©2017 Google
700 ft
N

SCOPE OF WORK

REMODEL EXISTING HOME.

ADD 57 SQUARE FEET ON
THE 2ND FLOOR WITHIN THE EXISTING VOLUME.

UPDATE KITCHEN AND BATHROOMS.

REMOVE ONE BEDROOM AND ADD ONE
BATHROOM ON SECOND FLOOR.

RELOCATE LAUNDRY ROOM AND
ENLARGE STUDY/SITTING AREA

REPLACE ALL DOORS AND WINDOWS IN REVISED
CONFIGURATION.

CHANGE EXTERIOR SIDING FROM STUCCO TO WOOD
HORIZONTAL SIDING.

REPLACE ROOF WITH NEW
1 HOUR ROOF: FIRE TREATED WOOD SHAKE.

PROJECT TEAM

OWNER: MELISSA GRIGGS
1723 DEAN YORK LANE
ST. HELENA CA 94574
PHONE: 925-595-4936
EMAIL:
GRIGGSMELISSA@SBCGLOBAL.NET

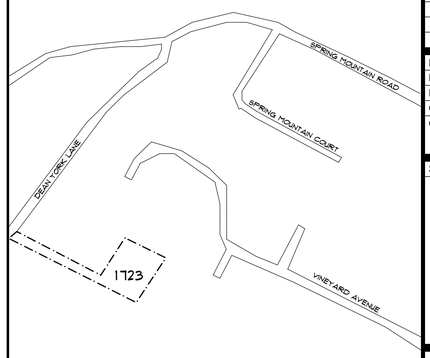
ARCHITECT:
CAITLIN LEMPRES BROSTROM, AIA
FIRST BAY ARCHITECTURE
2997 CLAREMONT AVENUE
BERKELEY CA 94705
PHONE: 510-843-1212
EMAIL: CLB@FIRSTBAY.COM
LICENSE NO. 25710

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

TITLE 24 CONSULTANT:

VICINITY MAP



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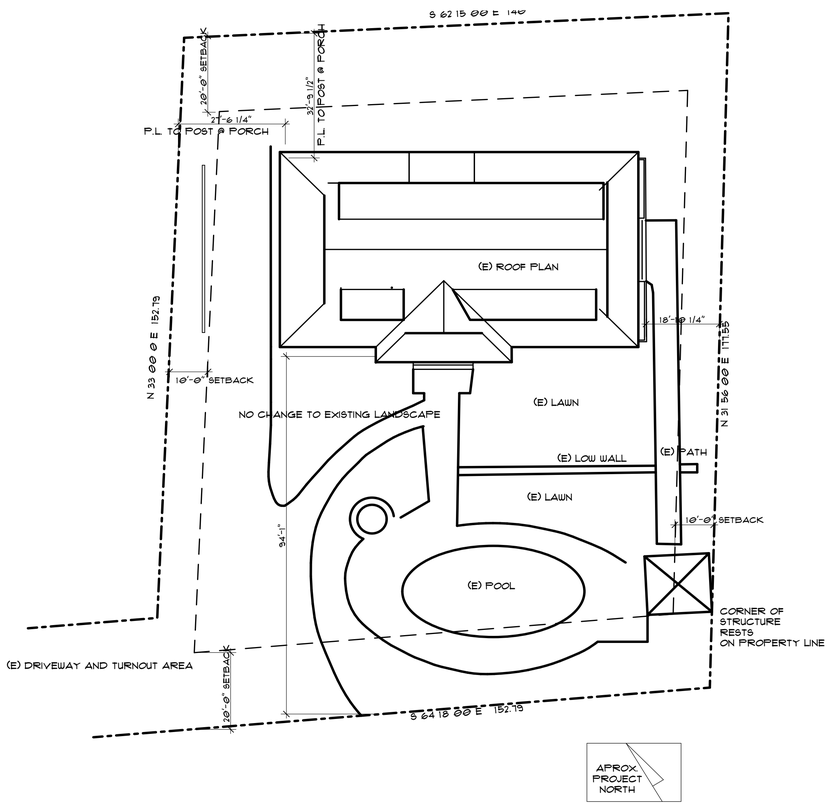
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COVER SHEET

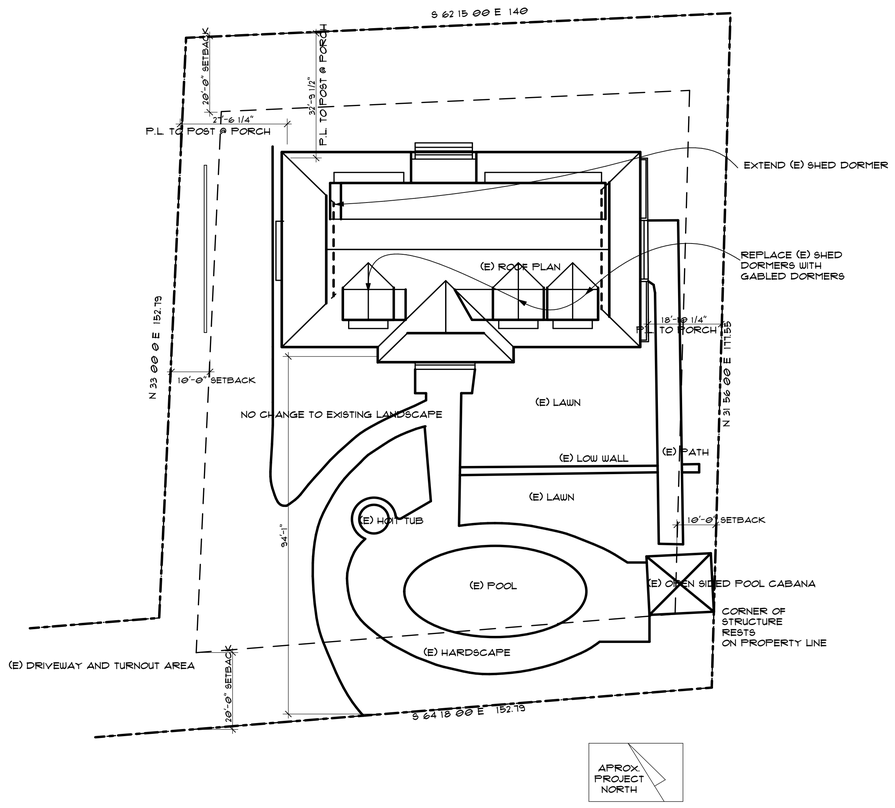
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SHEET 1 OF 15

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2 SITE PLAN--EXISTING 1/16" = 1'-0"



1 SITE PLAN--PROPOSED 1/16" = 1'-0"

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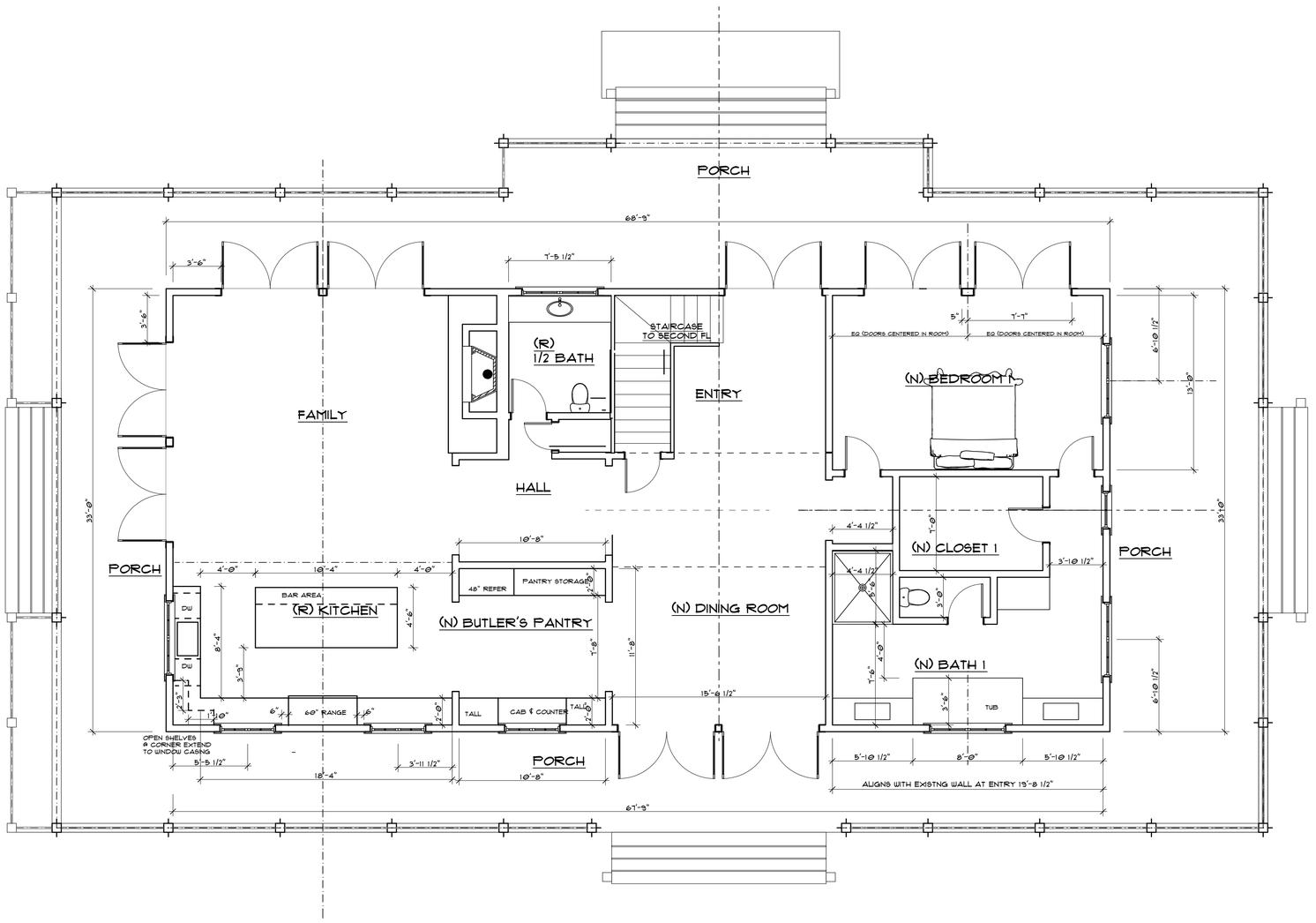
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SITE & ROOF PLAN

A-0.1

SHEET 2 OF 15

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1 1st FLOOR PLAN 1/4" = 1'-0"

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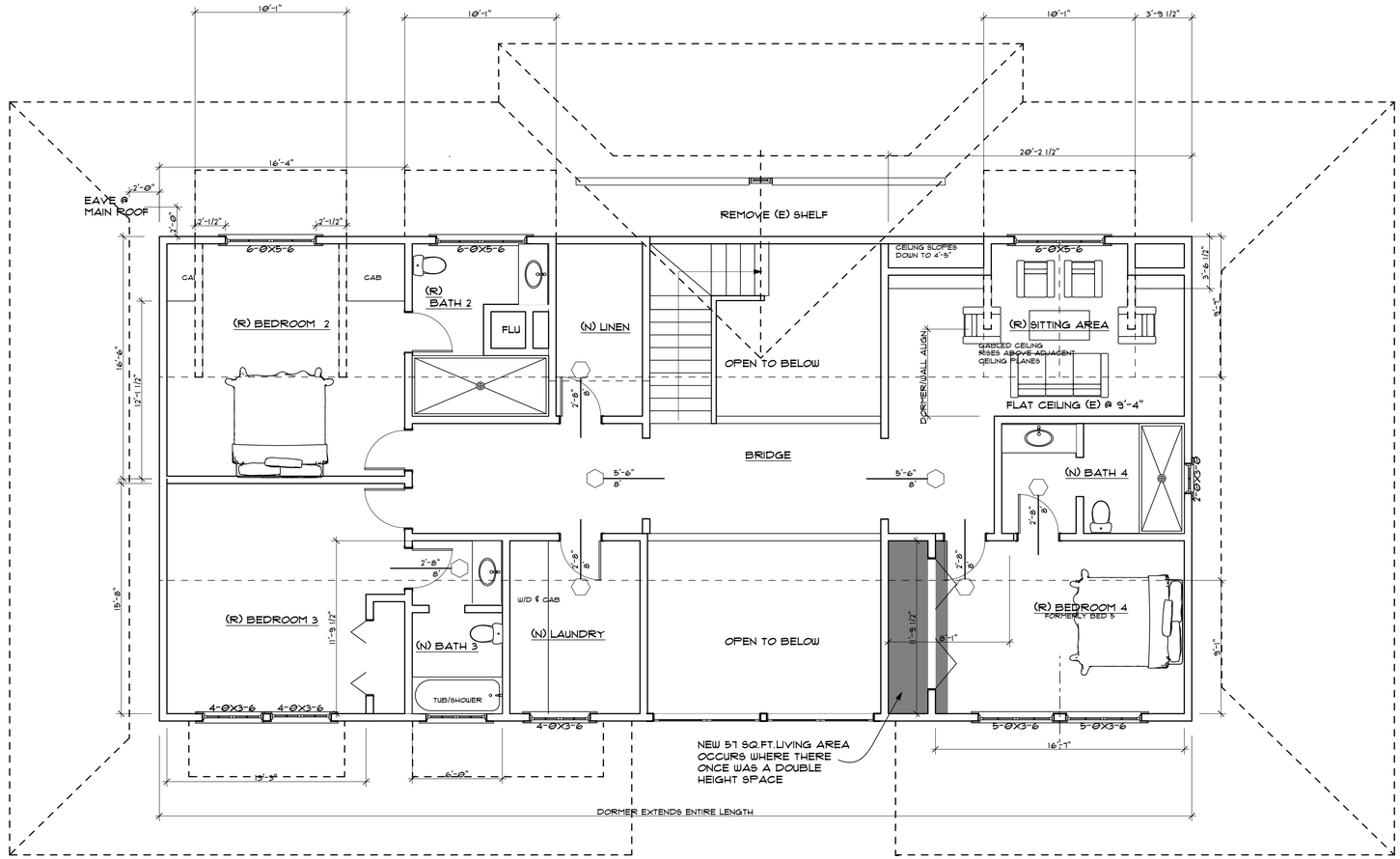
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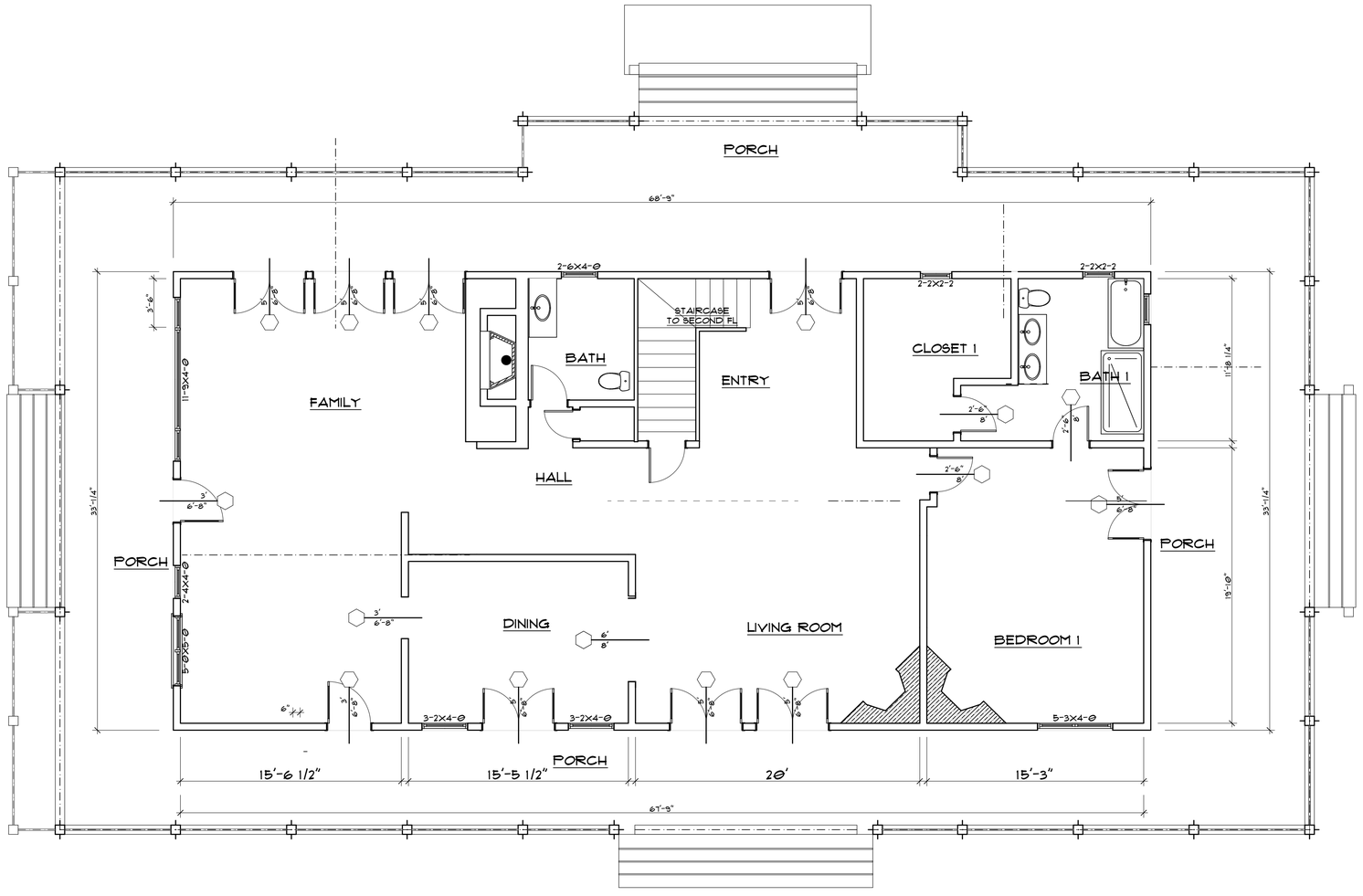
1ST FLOOR PLAN-
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10'-1"
10'-1"
10'-1"
3'-9 1/2"
16'-4"
20'-2 1/2"
EAVE @ MAIN ROOF
2'-0"
2'-0"
2'-1/2"
2'-1/2"
REMOVE (E) SHELF
CEILING SLOPES DOWN TO 4'-5"
6-0X5-6
6-0X5-6
6-0X5-6
CAB
CAB
(R) BATH 2
FLU
(R) BEDROOM 2
(N) LINEN
OPEN TO BELOW
(R) SITTING AREA
GABLED CEILING RISES ABOVE ADJACENT CEILING PLANES
DORMER W/ALL ALIGN
FLAT CEILING (E) @ 9'-4"
3'-6 1/2"
9'-7"
16'-6"
12'-11 1/2"
BRIDGE
5'-6"
8'
5'-6"
8'
(N) BATH 4
2'-8"
8'
2'-8"
8'
2'-8"
8'



1 1st FLOOR--EXISTING 1/4" = 1'-0"

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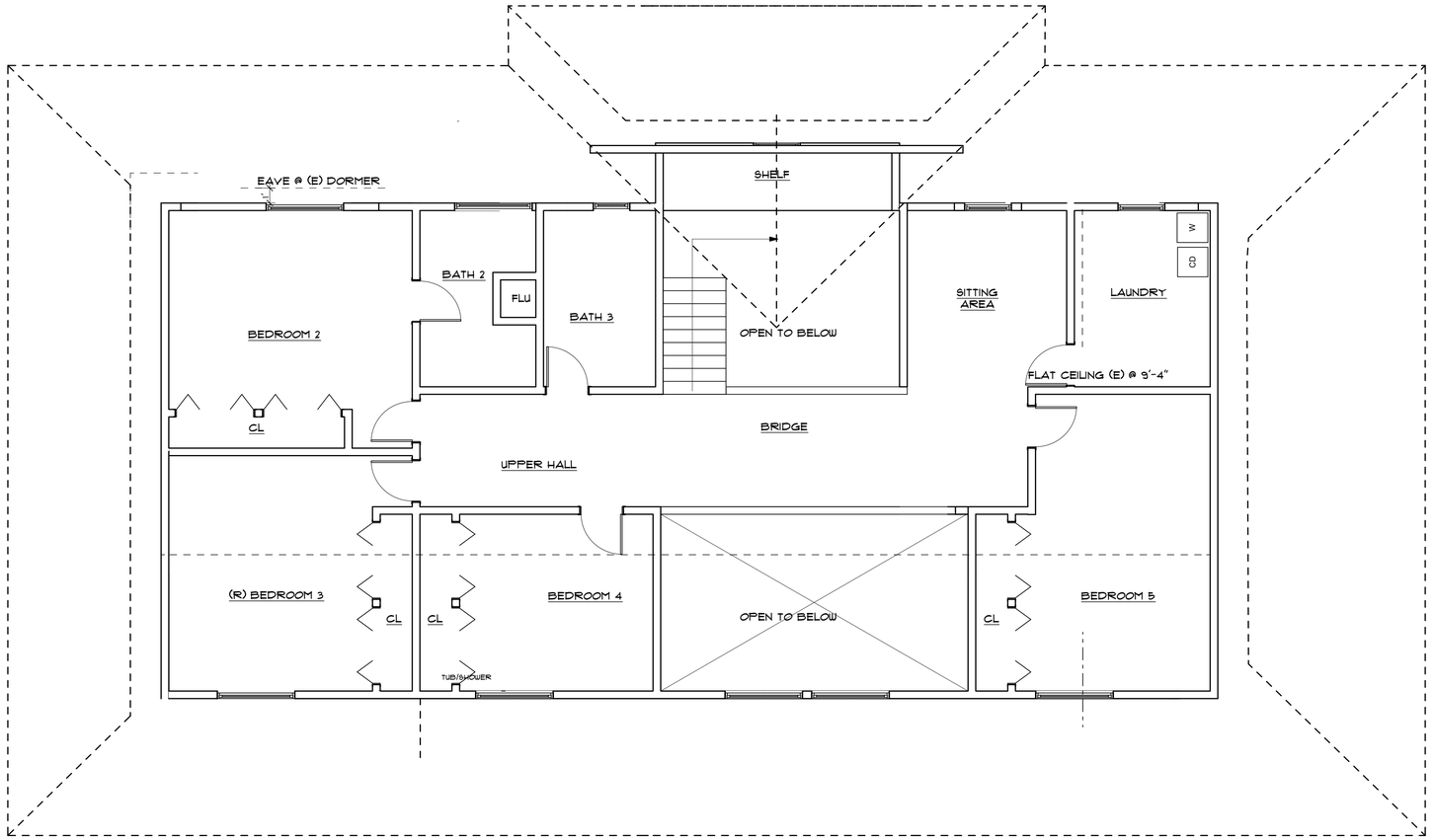
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1ST FLOOR PLAN--EXISTING

A-1.3

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1 2nd FLOOR--EXISITING 1/4" = 1'-0"

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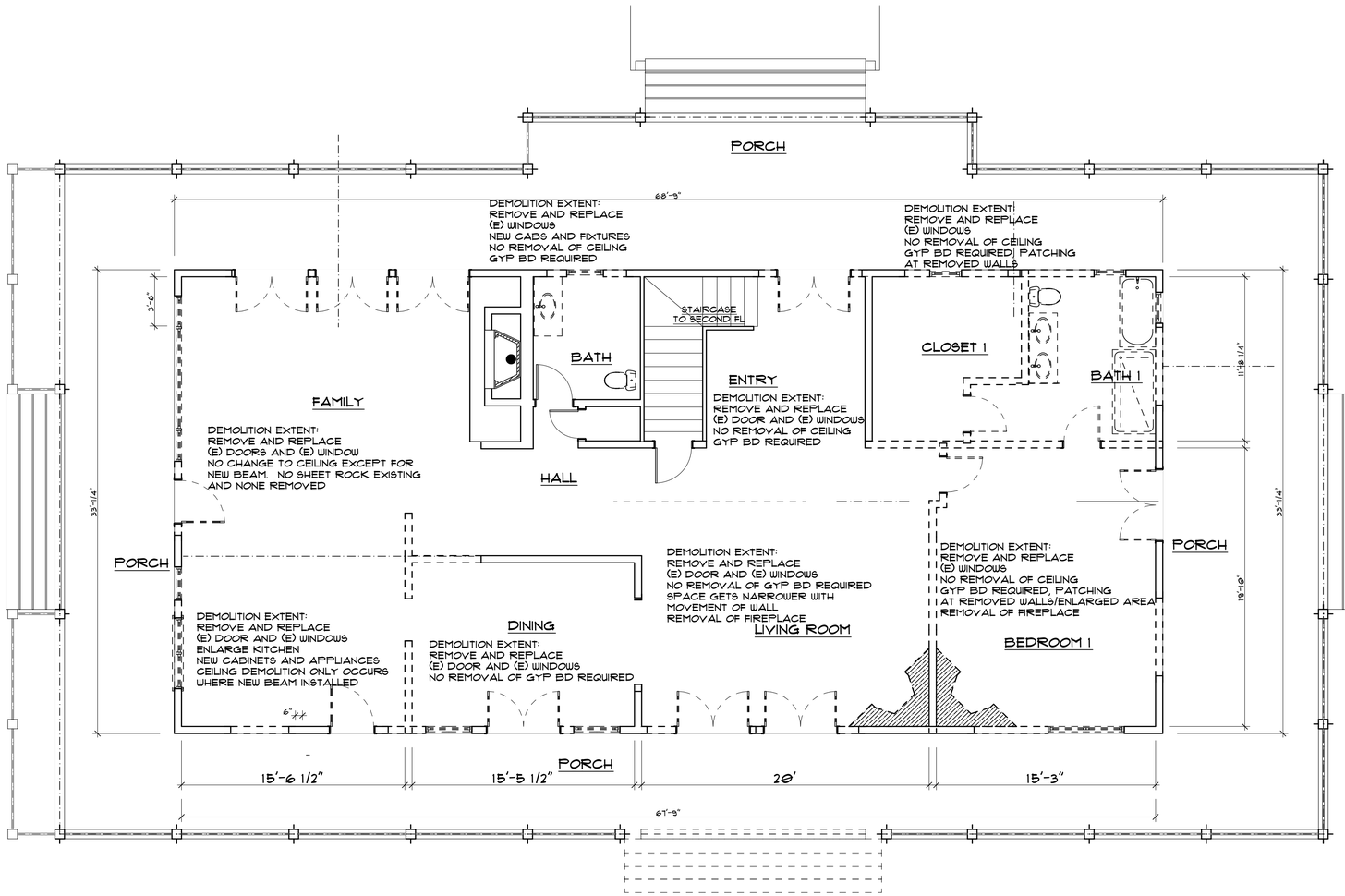
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2ND FLOOR PLAN--
EXISTING

A-1.4

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1 1st FLOOR PLAN 1/4" = 1'-0"

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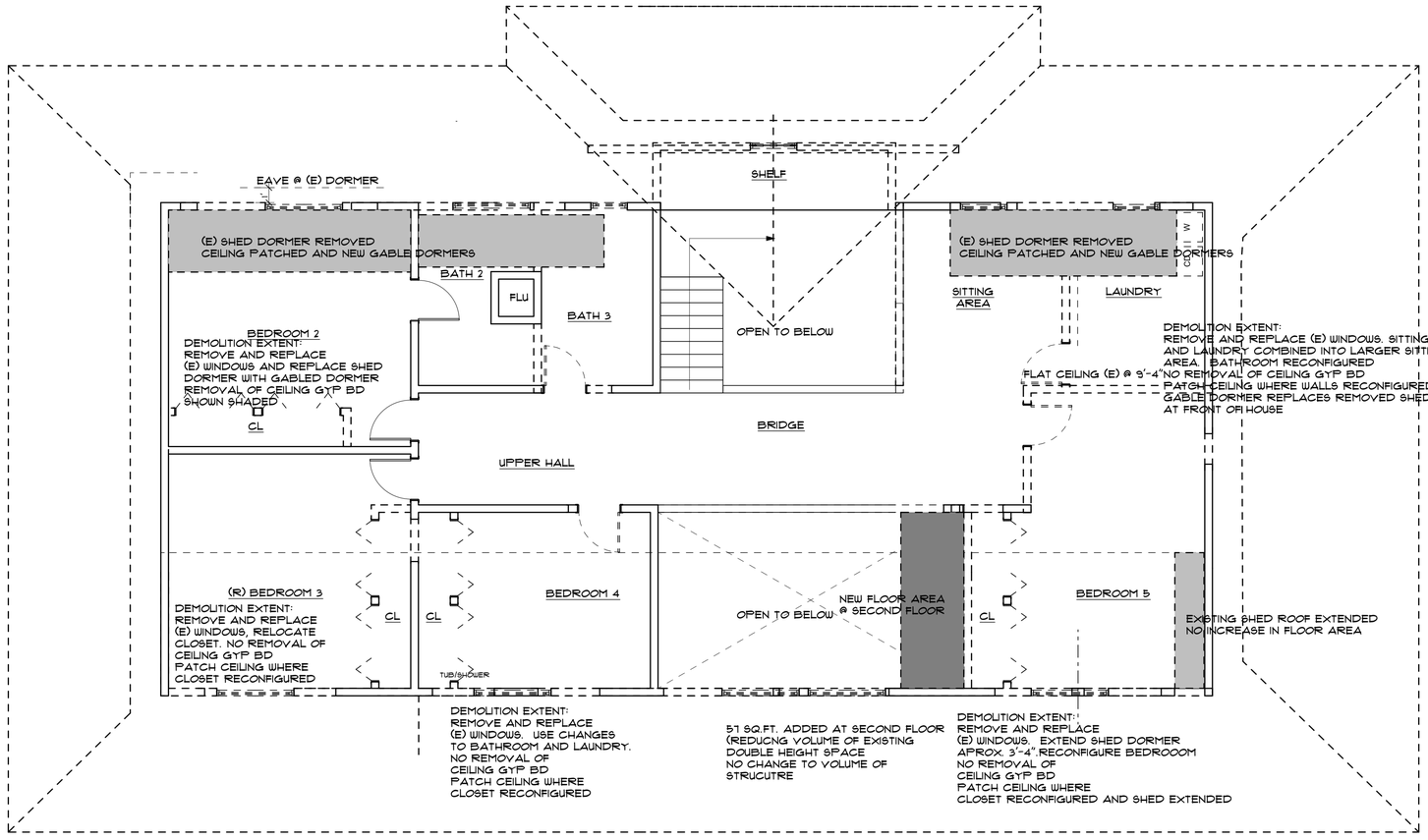
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1 2nd FLOOR PLAN 1/4" = 1'-0"

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2ND FL-DEMO

A-1.6

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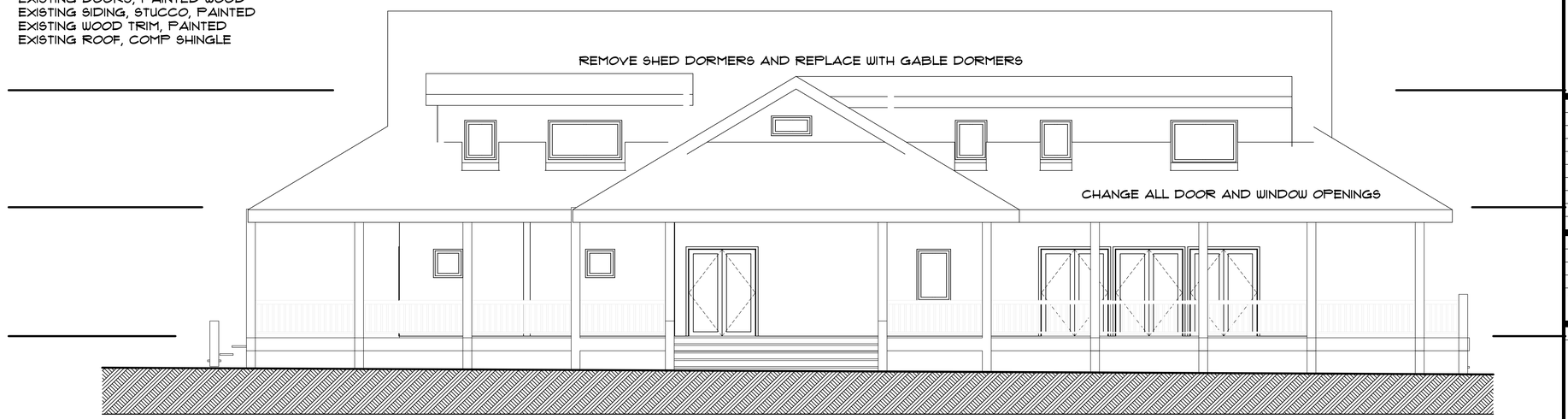
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NEW WOOD CASEMENT WINDOWS AND DOORS, PAINTED
NEW HORIZONTAL WOOD SIDING (10" EXPOSURE), PAINTED
NEW WOOD SHAKE ROOF (1 HOUR)
ALL WOOD TRIM PAINTED TO MATCH BODY OF HOUSE



2 SOUTH ELEVATION--PROPOSED 1/4" = 1'-0"

EXISTING WINDOWS, VINYL CLAD
EXISTING DOORS, PAINTED WOOD
EXISTING SIDING, STUCCO, PAINTED
EXISTING WOOD TRIM, PAINTED
EXISTING ROOF, COMP SHINGLE



1 SOUTH ELEVATION-EXISTING 1/4" = 1'-0"

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SHEET TITLE
SOUTH ELEVATION--
PROPOSED &
EXISTING

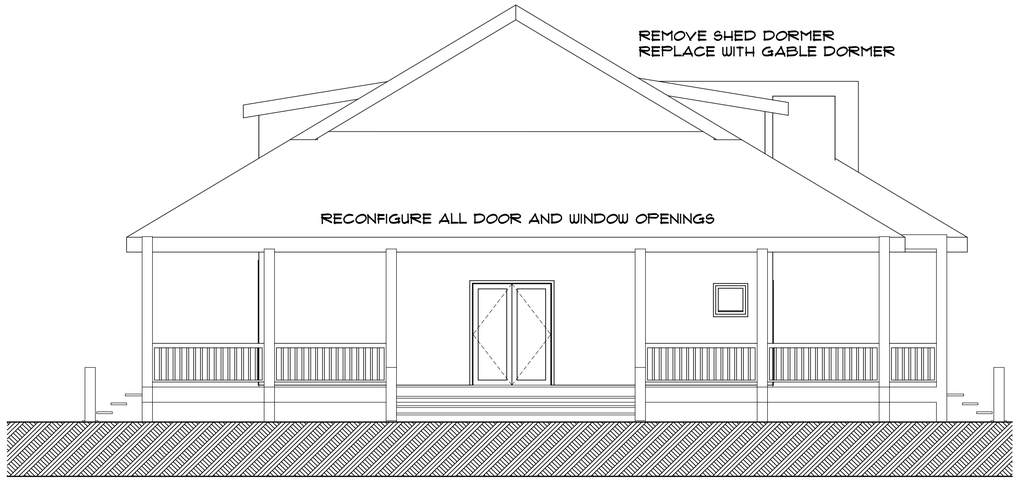
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2 WEST ELEVATION--PROPOSED 1/4" = 1'-0"



1 WEST ELEVATION--EXISTING 1/4" = 1'-0"

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WEST ELEVATION--
PROPOSED AND
EXISTING

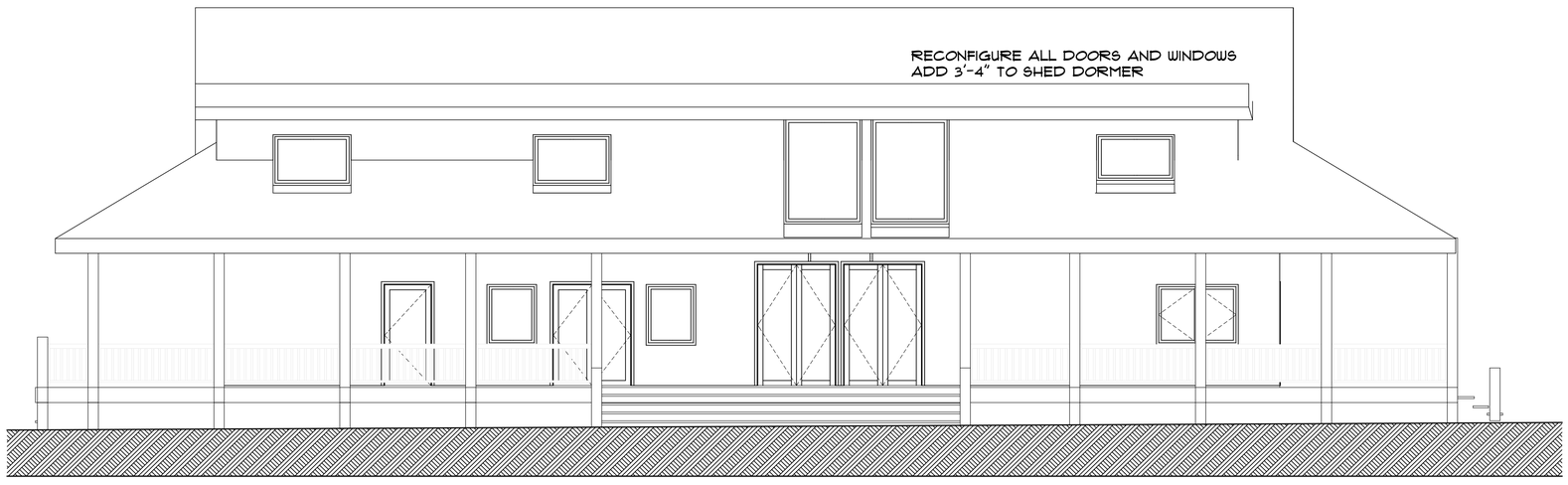
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2 PROPOSED NORTH ELEVATION 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION 1/4" = 1'-0"

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NORTH ELEVATION--
PROPOSED AND
EXISTING

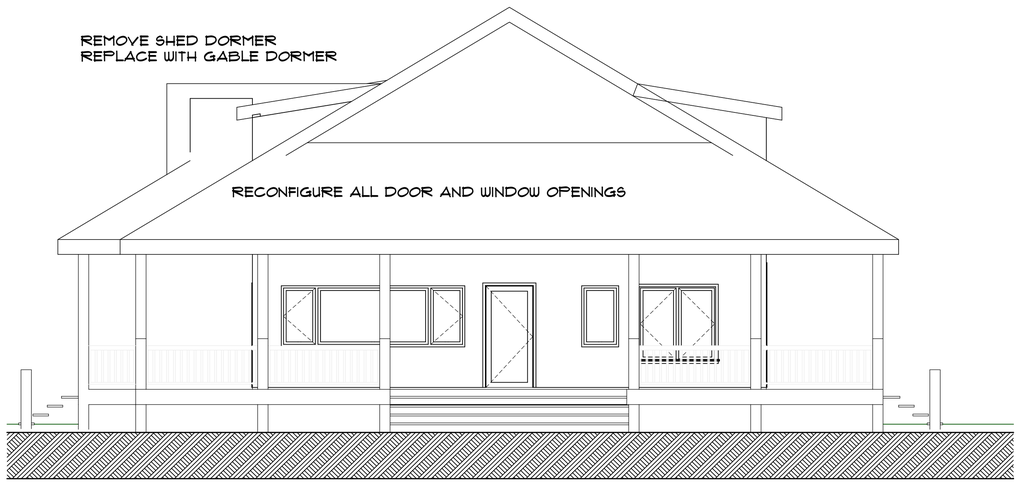
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2 PROPOSED EAST ELEVATION 1/4" = 1'-0"



1 EXISTING EAST ELEVATION 1/4" = 1'-0"

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EAST ELEVATION--
PROPOSED AND
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A-2.4

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FRONT ELEVATION





REAR ELEVATION

1723 DEAN YORK LANE

FRONT VIEW OF PORCH

1723 DEAN YORK LANE







SIDE ELEVATIONS & VIEW OF PORCH

1723 DEAN YORK LANE

PLANNING COMMISSION REPORT

Planning Commission Meeting of January 16, 2018

AGENDA SECTION: Scheduled Matters

SUBJECT: Consideration of Amendments to the City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Title 17, Potentially Eliminating Certain Floor Area Ratio Exemptions in the Low, Medium, and High Density Residential Districts, as deemed appropriate by the Planning Commission.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:08/22/17

LOCATION OF PROPERTY: Citywide

APN: Citywide

GENERAL PLAN/ZONING: All Residential Designations and Districts

APPLICANT: City of St Helena **PHONE:** 707-968-2740

BACKGROUND

City staff, the Planning Commission, City Council and project applicants regularly find challenges with the existing Zoning Code, including incomplete requirements, antiquated policies and a general lack of consistent regulations. In the spring of 2017, City staff worked with the Planning Commission to prioritize an on-going list of potential citywide projects of interest to the Commission. One of the leading priorities identified at this time was initiation of a comprehensive Zoning Code update in order to address a number of problematic issues and inconsistencies with the Code.

On August 22, 2017, the City Council and the Planning Commission prioritized an update of the zoning code as a top priority to both address these on-going issues, as

well as provide an efficient method to tackle a number of other priorities identified by the Planning Commission and City Council. In addition to addressing the inconsistencies and improving the usability of the code, the list of code improvements includes:

1. Review of the Floor Area Ratio (F.A.R.) allowances and exemptions;
2. Review of the sign standards;
3. Review of the Use Permit requirements in the Service Commercial and Central Business Zoning Districts;
4. Review of the small lot zoning standards;
5. Review, clarify and improve the applicability of the non-conforming zoning standards, with particular focus on large industrial users;
6. Review the Demolition permit process and potential increases in limitations on Demolition permit approval
7. Food Truck Ordinance
8. Temporary Use Permit process
9. Update the Daycare regulations to be consistent with State law
10. Update Telecommunication regulations to be consistent with State and Federal law

Separate from these Zoning Code "clean-up" efforts, adoption of the draft 2035 General Plan (likely to occur in late 2018) will trigger a comprehensive Zoning Code update to implement the direction of this policy document. It is important to make the distinction between the comprehensive changes the General Plan update will trigger, and the code "clean-up" envisioned through this process. This effort is intended to consist of minor revisions and modifications to existing policy, not whole-sale policy changes the scope of which were not anticipated or covered in existing adopted policy documents and therefore past California Environmental Quality Act (CEQA) analysis and determinations.

On December 19, 2017 the Planning Commission reviewed this topic at a regularly scheduled and noticed meeting. Unfortunately the Chair was not in attendance and, after a brief discussion of the issue, the Commission voted to continue the discussion to the next available meeting to allow input from the full Commission. In their brief discussion, the Commission identified concerns over the size and scale of some of the newly constructed single-family homes; requested staff provide information regarding the number of ADUs which have been recently constructed in St Helena; and asked staff to seek to provide information regarding how these ADUs are being utilized (essentially seeking to determine if they were being rented as separate units, or utilized as an extension of the primary dwelling space).

PROJECT DESCRIPTION

Review of the Floor Area Ratio (F.A.R.)

The topic of F.A.R. has been of interest to the Planning Commission for quite some time as many residential projects are proposing F.A.R.s at or near the maximum allowed by the Zoning Code. The Planning Commission's concern is that projects which maximize

the allowable F.A.R. may not be in keeping with the character and scale of the surrounding development and therefore have the potential to negatively impact the appearance and character of St Helena's residential neighborhoods. This is of particular concern in the Medium Density residential district as a majority of the City's housing stock lies within this district, and therefore a majority of the residential development activity is as well.

ANALYSIS
DISCUSSION

To address this concern, staff has scheduled a discussion with the Planning Commission to gain input and direction on potentially amending the City's Zoning Code to eliminate certain Floor Area Ratio Exemptions, or make other modifications to the zoning code to ensure the Floor Area Ratios of approved residential development is of a scale and character in keeping with existing development patterns and neighborhoods.

Staff is requesting the Planning Commission provide input to staff on the Commission's interest and/or support to:

1. Eliminate one or more of the allowable exemptions to the calculated maximum gross floor areas in the Medium Density Residential District and possible the Low and High Density Residential Districts as well.

Currently, the items listed below are exempt from F.A.R. maximums in the Low, Medium and High residential districts:

- The maximum gross floor area of a residential structure may be increased by 400 square feet per parcel for construction of an accessory dwelling unit;
- One covered parking space of 200 square feet in size;
- Non-habitable accessory buildings less than 120 square feet in size;
- A non-habitable basement or attic; and
- A balcony, porch, deck or other structure where at least one of the longest dimensions is unenclosed.

Staff Response:

400 square foot F.A.R. exemption for the construction of an accessory dwelling unit. *While removal of this exemption would certainly impact scale and massing for any proposed construction containing an ADU, it could have the unintended result of fewer accessory dwelling units being constructed. Furthermore, this exemption is repeatedly cited in the City's 2015-2023 Housing Element Update Housing Needs Assessment as being a significant incentive in encouraging the development of 37 market rate second units in the 2007-2013 planning period. Specifically, the exemption is used in support of Implementing Actions HE2.I, HE2.J and HE2.K; these Actions are as follows:*

- HE2.I: Review and revise development standards pertaining to second units. Ensure that the development of second units is physically and financially feasible

in targeted areas. Give particular attention to parking standards, setbacks, and impact fees.

- HE2.J Provide financial incentives for second unit development. Incentives might include low interest loans or fee waivers.
- HE2.K Target specific areas for second unit incentives. Create incentives to construct second units in the medium density areas near downtown. Incentives to adopt as appropriate include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards.

As a result, elimination of this exemption could prove problematic when the City is attempting to maintain compliance with the current adopted Housing Element policies and in getting the next Housing Element certified by the California Department of Housing and Community Development (HCD).

ADUs in St. Helena

- Six (6) ADUs were approved and constructed as part of the Magnolia Oaks Subdivision (Resolution #2007-129) as affordable housing units; and
- Since 2010, approximately 22 additional ADUs have been built or are in the process of being built in St. Helena.

200 square foot F.A.R. exemption for covered parking. *From the staff perspective, eliminating the 200-sf exemption for covered parking would result in minimal impacts to future development and architectural design other than the intended goal of reducing the overall floor area of newly constructed homes. Eliminating this exemption would essentially reduce the maximum floor area that can be built on any residential parcel by 200-sf, as one covered off-street parking space is required to be provided per unit.*

120 square foot F.A.R. exemption for non-habitable accessory buildings. *Per the California Building Code, accessory structures under 120 square feet in size do not require a building permit to construct, and therefore similarly do not require Design Review approval. Given no review is required for the construction of a shed, (from the staff perspective) this exemption essentially serves no purpose and can be eliminated without consequence. Furthermore, maintaining or eliminating this exemption will have no effect on the scale and massing of the primary dwelling unit on-site.*

Exemption for non-habitable basement or attic space. *The City of St. Helena Municipal Code definitions for "attic" and "basement" are as follows:*

- *"Attic" means a room or space immediately below the roof of a building that is not habitable and is utilized only for storage. The area must be unconditioned, unfinished area less than seven feet at its highest point with an average height not exceeding four feet.*
- *"Basement" means any floor level below the first story in a building in which the finished floor level directly above is less than four feet above finished grade on all*

sides. If the finished floor level directly above a basement is more than six feet above grade for more than fifty percent (50%) of the total perimeter or is more than twelve (12) feet above grade, as defined herein, at any point such basement shall be considered a story.

As defined, non-habitable attic or basement space would not be counted toward F.A.R. maximums. The issue to consider here is the potential conversion of non-habitable space to habitable space at a later date and time. By definition, attics are limited in ceiling height and must be unconditioned. Therefore, attics cannot be living space and should not count against F.A.R. maximums. Basements however can result in a home being 4 feet taller above grade in height and have no prohibition about being converted into living space. It seems that in many cases it would be quite easy for a homeowner to convert unconditioned basement space into fully habitable living space. That said, not all basements will require the first floor to start above grade and a basement is a good way for a homeowner to add usable floor area in a minimally impactful way.

Elimination of this exemption would have no impact relating to the size and scale of a home with respect to attic space because per the definition, attic space cannot be converted into living space. However, it could have the intended effect of reducing the massing of a home with respect to basement space if all basement space was considered when calculating F.A.R. maximums, due to the additional height a "basement" can add to the height of a home. Conversely, a true basement, with no additional foundation height added could allow a property owner to capture additional living space, without contributing to the appearance or massing and height identified as a concern by the Commission.

Exemption for balconies, porches, decks or other structures where at least one of the longest dimensions is unenclosed.*Elimination of this exemption has the potential for broad impacts to the architecture and design of single family homes in this District. Balconies, porches and covered decks provide additional useable outdoor space as well as providing architectural interest and building articulation. Additionally, these features are key elements of the historic architecture that characterizes many St. Helena neighborhoods in the Medium Density Residential Zoning District.*

From a design standpoint, balconies and porches provide important character defining elements and physical articulation in building massing, thereby helping to make individual structures more unique. Further, the incorporation of a porch or covered entry feature is often in keeping with the historic character and design aesthetic common of so many of St Helena's neighborhoods. Eliminating the exemption for covered balconies, porches and deck space from F.A.R. maximums could result in developers dedicating more square footage for living space (a key defining element of the homes value), creating less aesthetically appealing and historically appropriate designs. Eliminating this exemption could result in bland architecture and less consistency with historic architectural context, given that historic homes typically incorporate porches, balconies and decks which architectural interest and character. This potential is important for the Commission to consider in reviewing the proposed revisions to the

allowable F.A.R. exemptions. It should be noted, in January 2016, the City Council rejected the idea of eliminating this exemption.

2. Another separate method to address the concerns over scale and massing expressed by the Planning Commission may to simply reduce the allowable Floor Area Ratio in some or all zoning districts. This has not been a topic previously discussed, and therefore staff has not fully vetted the implications of this option, however it as an option available for the consideration by the Commission.

CEQA

An action to adopt an Ordinance to amend Chapter 17 of the St. Helena Municipal Code is exempt from the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.). Specifically, pursuant to Guidelines Sections 15061(b)(1), 15061(b)(2), and specifically, the "General Rule" Section 15061(b)(3), where it can be seen with certainty that the proposed action will have no significant effect on the environment, projects are exempt from the requirements of CEQA. Furthermore, these changes are in accordance with the adopted 1993 General Plan Environmental Impact Report (EIR) and 2015 Housing Element Mitigated Negative Declaration (MND).

ISSUES

This report is the first of several where staff is requesting Planning Commission input on individual issues they have expressed an interest in addressing. Staff will be bringing approximately one code "clean-up" topic before the Commission each month on the subjects identified above (i.e., the sign ordinance, small lot standards, temporary use permits, etc.). Staff may also bring draft code amendment language before the Commission for review on an occasional basis in an effort to finalize the code amendment language.

CORRESPONDENCE

As this is a discussion item, staff has received no correspondence regarding this item at this time. However, comments received at prior Planning Commission meetings regarding the elimination of certain F.A.R. exemptions expressed concern over the impacts to the design of residential architecture if the porch, balcony and/or deck exemption was removed.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission review the existing F.A.R. exemptions described above and provide direction to staff regarding which of the existing exemptions, if any, they would like eliminated and in what residential zoning districts (High, Medium, and Low).

ATTACHMENTS

Critics question St. Helena's housing policies _ St. Helena News _ napavalleyregister

http://napavalleyregister.com/star/news/local/critics-question-st-helena-s-housing-policies/article_019ef652-d08e-11e3-8761-001a4bcf887a.html

Critics question St. Helena's housing policies

JESSE DUARTE and JASON ENRIQUEZ Apr 30, 2014

A community forum called to discuss St. Helena's housing policies was dominated by critics who said the city has failed to provide enough affordable housing.

Residents chided the city for not meeting its most recent housing targets, for counting second units as full-fledged housing, and for proposing a list of potential development sites that critics say is unrealistic.

"We've had numerous proposals presented for (developing) property in designated areas, but the political will has not been there," Sandy Ericson said.

The more than 40 people in attendance said the city needs more housing for local employees, farmworkers and seniors, as well as young families who make too much to qualify for subsidized housing but not enough to break into St. Helena's pricey real estate market.

"I worry that my kids and other family's kids, will never be able to afford to live in St. Helena," Mark Smithers said.

Tuesday's meeting was related to the update of St. Helena's Housing Element, a state-mandated component of the General Plan.

Unlike the rest of the plan, which has to be updated every 20 years, cities and counties have to adopt a new Housing Element every eight years. Like other Bay Area jurisdictions, the city has until Jan. 31 to adopt a new Housing Element and get it approved by the state.

A major component of the Housing Element is a list of "opportunity sites" demonstrating that the city has enough land that's appropriately zoned and available for development during the next eight-year cycle, said Christine O'Rourke, who's overseeing the Housing Element update for the city.

"The city is not required to build any of that housing," O'Rourke said. "The city is just required to make sure that the zoning is in place and that there aren't any constraints on the development of that housing."

The city's goal is to meet its Regional Housing Needs Allocation. Since the 2014-2022 RHNA focuses on providing housing in already urbanized areas, St. Helena's RHNA is just 31 units, down sharply from 121 units in the last cycle.

Of those 31 units, 18 must be affordable for people making less than 120 percent of the county's median income of $86,100 for a family of four. Those affordable units are split up into moderate, low and very low income categories.

Second units

In the 2007-2014 cycle, 77 housing units were developed in the city, 64 percent of the city's RHNA target. But housing advocates criticized the city for counting 43 second units — also known as granny units — toward that total.

Second units, typically one-bedroom or studio-sized, might be adequate for one person or a couple, but not for families, said John Sales of the housing advocacy group Our Town St. Helena.

When the city surveyed owners of second-units, only four of the 13 owners who responded said their second unit was available for rent, Sales said. The others were reserving the space for family members or guests.

"Aren't we fudging the numbers a little bit when we start including all these personal use studios?" Sales said. "The intent of the law is to produce livable units that people … can rent."

O'Rourke said the city can't regulate who lives in second units, or whether they're occupied at all. In order to count legally toward the city's RHNA, a second unit only has to be intended for occupancy, she said.

"Just because it's legal doesn't mean it's right," Smithers said.

Josefina Hurtado said she helped tenants of a condemned Pope Street property look for adequate housing, and second units weren't feasible.

"In reality they are designated for family or individuals that (the owners) care for, and are not really for our community needs," Hurtado said.

Mary Stephenson, a member of Our Town St. Helena, questioned why the city was taking credit for working with the owner of Woodbridge Apartments to renew the property's regulatory agreement to continue providing 50 affordable units for the next 30 years.

Those units were already part of the city's housing stock, so the city didn't count them toward their last RHNA allocation. But Stephenson questioned why they were even being mentioned alongside new units.

"You're saying we preserved 50, but we lost 48," Stephenson said, referring to the rental units that were eliminated to make way for the Grandview hotel project.

Mike Hardy defended the city, saying it had no control over the housing market crash that occurred during the last cycle.

"If the developer … says. 'I don't want to build it,' then what's the city supposed to do?" Hardy said.

Future housing options

O'Rourke described a few ways the city could work toward its next RHNA target of 18 affordable units, including eight units approved at the previously condemned Pope Street property, eight second units that are part of the second phase of the Magnolia Oaks project, and a possible nine to 12 units at a half-acre lot on McCorkle Avenue purchased by the city last May.

Calistoga Affordable Housing is overseeing the Pope Street project. CAH President Larry Kromann cautioned the city not to depend on the eight units being developed according to the affordability rates the city envisions.

"Right now, it's almost impossible to make that work financially," Kromann said.

When asked about the financial feasibility of the McCorkle project, O'Rourke and Interim Planning Director Greg Desmond declined to provide details.

"It's in process. I can't tell you anything more than that," O'Rourke said.

The city also proposed a list of 12 opportunity sites where housing could be developed.

Stephenson questioned the inclusion of a few sites on the east side of town where development is contingent upon street extensions that the council has removed from the latest draft of the General Plan.

Critics also questioned why the list includes vineyards and other sites that aren't likely to be developed, especially after the City Council added policies to the draft General Plan discouraging the development of agricultural land.

"We have to cease being disingenuous with our opportunity sites," said Paul Dohring.

Chuck Vondra recommended removing the 17-acre Hunter property, located past the eastern terminus of Adams Street, from the city's list. The city is processing an application for 87 housing units on the site, but its location behind the new levee makes it unsuitable for housing, Vondra said.

Taking on the liability of allowing construction behind the levee "would be very dangerous," Vondra said.

Tentative Planning Commission Agenda
Updated: September 14, 2017

CURRENT AND PENDING MATTERS

September/October Planning Commission (PC) and City Council (CC) Likely Items:
1. PL17-037 1508 Spring St- DR for new SFD-Result of Code Enforcement- Aaron Hecock-Continued from 9-5-17 Meeting
2. PL17-027 2800 Main St DR for Exterior Accessory Structure-Aaron Hecock
3. PL17-050 1309 Main St-UP for Winery Business Office and Tasting Room-Lilly Bianco
4. PL17-031 1711 Pine St Demo and DR for New SFD-Lilly Bianco
5. Planning Commission Protocol and By-Law Discussion
6. Annual Housing Allocation Ordinance Update-October 10 CC Meeting
7. PL17-049 917 Charter Oak Ave-Demolition of Existing Accessory Structure-Intern Joseph Brockhoff October 3, 2017 Meeting
8. Design Guidelines draft Work Plan October 17 PC Meeting
Active/Pending Projects In Process
1. TSM 2010-40 Vacant Parcel-2010-40 Hunter Subdivision and EIR-Noah Housh
2. PL14-041 741 McCorkle-Tentative Map and Use Permit-Under Review-Aaron Hecock
3. PL14-10 1701 Madrona-Final Map and Tentative Map Extension-Frozen by Applicant
4. PL16-012 633 Main St-UP to convert existing SFD into 2-room Hotel-Frozen by Applicant-Noah Housh
5. PL16-018 & PL16-094 890 Dowdell Ln and 420 Lafata St. Mitigated Negative Declaration, UP and DR for a new custom crush winemaking facility-Noah Housh
6. PL16-081 thru -083 1003 Charter Oak Subdivision and 2 SFDs; Under Review -Aaron Hecock
7. PL16-097 563 Main St Admin Determination; Frozen by Applicant-Noah Housh
8. PL16-025 661 Main St LLA-Frozen by Applicant-Noah Housh
9. PL16-048 576 Pope St-DR for new SFD-Frozen by Applicant
10. PL17-006 1000 Mills Ln Use Permit, LLA and Design Review for a new Farmstead Hotel-Application under review and CEQA in process-Aaron Hecock
11. PL17-007 1178 Hudson Design Review Aaron Hecock
12. PL17-015 1136 Main TPM Extension
13. PL17-017 995 Vintage Ave, Suite 100 Use Permit
14. PL17-019 Design Review, Demo and CUP for demolition and re-construction of a new SFD on a small lot at 1734 Scott St-Continued-Date Uncertain-Lilly Bianco
15. PL17-020 1727 Scott St DR & Demolition for New SFD and Second Unit-Lilly Bianco
16. PL17-021 1764 Spring St New Short Term Rental-Aaron Hecock
17. PL17-022 1351 Main St Use Permit Amendment-
18. PL17-023 1237 Main St New Short Term Rental Renewal
19. PL17-024 1830 Main St Remodel and Addition to a Historic Home-Lilly Bianco
20. PL17-026 STR Permit Renewal-Aaron Hecock

21. PL17-030 APN 009-362-015 LLA-Aaron Hecock
22. PL17-035 940 Brown St STR Renewal-In Process-Aaron Hecock
23. PL17-036 738 Main St Farmstead UP Amendment In Process-Aaron Hecock
24. PL17-038 880 College DR for New Montessori School Building-In Process-Aaron Hecock
25. PL17-040 1030 Fulton Ln DR for 2 new Office Buildings (9290 sq ft and x 4000 sq ft) with related site improvements-Review In Process-Noah Housh
26. PL17-043 CIA Use Permit and Design Review 2555 Main St-Request to increase the total number of students enrolled at the Greystone Facility to 300-Review in process-Lilly Bianco
27. PL17-044 1761 Stockton St DR for Residential Remodel and Addition-Under Review-Aaron Hecock
28. PL17-046-627 Harvest Ln, Demolition of an Existing Barn –Aaron Hecock Oct. 3 PC Meeting
29. PL17-047-1916 Vineyard Ave-Demo and DR requesting to demolish existing SFD and construct a new SFD-Under Review -Aaron Hecock
30. PL17-048 1843 Spring Mt Ct-DR for Exterior Building and Site Modifications-Lilly Bianco
31. PL17-052 1335 Sulphur Springs-Final Map for Approved Subdivision-Noah Housh
32. PL17-053 1301 Allyn Ave-DR for Remodel of Existing Accessory Structure for Residential Use-Noah Housh
33. PL17-054 1407 Kearney St-STR Renewal –Aaron Hecock
34. PL17-055 1380 Main St-Sign Permit-Aaron Hecock
35. PL17-056 1915 Main St-Appeal of DR Approval for Las Alcobas Pedestrian Bridge-Lilly Bianco
36. PL17-057 1152 Church St-DR for Exterior Modifications to Existing Structure
Citywide PC/CC Assignments Prioritized by Staff and Planning Commission 9-5-17:
Tier 1 Priorities-2017-2018
1. General Plan Update and General Plan EIR-On Going
2. Initiate Creation of Design Guidelines
3. Comprehensive Zoning Code Update
3a. F.A.R. Review-To be conducted with Zoning Code Update
3b. Demolition Permit Review/ Limit on Demolition Permits
3c. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
3d. Update Daycare Zoning Regs-Consistent with State Law
3e. Food Truck Ordinance
3f. Review Permitted/Conditional Uses in SC and CB Zoning Districts (CC Assigned 8/22/17)
3g. Review process for existing winery changes (PC assigned 8/22/17)
4. Pre-Application/Concept Design Review Meeting prior to Submittal (CC Assigned 3/28/17)
Tier 2 Priorities 2018 +
1. Housing Strategic Plan-“Housing First” and Workforce Housing Study and Determine What Uses Generate Housing Needs (CC Assigned 8/22/17)

2. Review and Update Noise Ordinance
3. Code Enforcement Policy and Procedures Update
4. Pools-Drought Policy Changes. Phase 1?
Other PC/CC Assignments for Planning Department
1. Facilities Assessment RFP (CC Assigned 7-11-17) **RFP Issued 8-31-17**
2. Water Update/Report from PW
Other Items of Interest to Planning Commission
1. Lot Line Adjustment Code Update-Potential
Required & On Going Items and Issues of Interest to Staff
1. Calderon Settlement Agreement Implementation and Monitoring-On Going
3. Short-Term Rental Ordinance Enforcement-On Going
4. Code Enforcement-On Going
5. PG&E Parking Lot Negotiation-On Going-Noah Housh
6. Cell Towers Ordinance-Update Current Code -State and Fed Laws
7. Growth Management Code Language Update and Annual Review (Sept)-Noah Housh
8. Fee Study-Pending
9. Review and Comment-Draft Tree Ordinance
10. AB 52 CEQA Process Implementation-Native American Consultation-On Going
12. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
13. Affordable Housing Assistance; Contract Review; Term Negotiation; Etc-On Going Noah Housh
Recent Actions
1. PL17-003 1335 Main Street- “Richie Building” Design Review-Lilly Bianco-Approved 5-2-17
2. 1764 Spring St STR Permit-Aaron Hecock May 16, 2017 PC Review-Approved 05-02-17
3. Discretionary Review Process Discussion with PC-Noah Housh, May 16, 2017
4. Review of Tentative Agenda to Prioritize PC/CC Assignments to Staff-PC Reviewed and gave direction May 2, 2017
5. PL17-018 1050 Charter Oak Sign Permit-PC Approved
6. PL16-074 Money Way Bathrooms-Aaron Hecock/Tobias Barr PC Review May 16, 2017-PC Approved
7. Zoning Code Update to address changes in State Law-Recreational Marijuana-In Process-Noah Housh CC to Review May 9, 2017 (PC Recommended-April 28, 2017) May 29, 2017-CC Approved
8. PL16-043 830 Pratt Ave CIA DR, Variance and CUP for Dormitory Expansion-PC Review date Feb 21, 2017-Lilly Bianco-Denied by PC; Appealed to CC Continued to May 23, 2017-Council Denied Appeal
9. PL17-009 1380 Main St Sign Permit-Approved Aaron Hecock
10. PL17-010 609 McCorkle DR for Pool House-PC Approved-Aaron Hecock

11. PL17-011 2140 Dean York DR for Bathroom Addition-PC Approved-Aaron Hecock
12. PL17-012 1230 Allyn Avenue DR for Addition to Existing Home-PC Approved-Aaron Hecock
13. Turley Flats Final Loan Document Review by CC-June 13, 2017-Noah Housh-Approved
14. 1351 Main St Use Permit-Eating and Drinking Establishment Aaron Hecock, May 16, 2017 PC-Approved, Pending CC Review June 13, 2017-Noah Housh-Approved
15. PL17-014 1000 Pratt Ave, DR for Beringer Winery Production Modifications April 18, 2017 Lilly Bianco-Approved- DR Appealed to the City Council 5-3-17 (PL17-032 1000 Pratt Ave) CC Review June 13, 2017-Appeal Denied by CC-Lilly Bianco
16. Zoning Code Update to Address Changes in State Law-Second Dwelling Units-Noah Housh- CC Pending for June 13, 2017 (PC Recommended May 2, 2017)-Approved
17. PL17-021 STR Permit 1764 Spring Street-Aaron Hecock-PC Approved
18. OTSH Concept for Affordable Housing on Railroad Property (CC Assigned 3/28/17) Presented to the CC
19. RFP Selection Committee Recommendation on Adams Street RFP responses. Presented to the CC June 27, 2017.
20. PL17-045-1380 Main St-Sign Permit for New West Knife Works-Staff Approved-Aaron Hecock
21. PL17-039 1427 Kearney St DR for SFD Remodel + Addition –PC Approved-Lilly Bianco
22. PL17-019 1734 Scott St DR for Home and Second Unit Remodel-PC approved June 20, 2017 Lilly Bianco
23. PL17-028 1660 Kearney St DR for Residential Remodel + 455 Sq ft Addition-PC approved June 20, 2017Lilly Bianco
24. Joint PC/CC Meeting-August 22-Land Use 101CC and PC Reviewed 8-22-17
25. City Facilities Assessment RFP-CC to Review and Direct staff-Noah Housh CC Reviewed 8-22-17
26. HOME Grant Acceptance and Administration Contract-CC to Review and Act-Noah Housh-CC Approved 8-22-17
27. OTSH Fee Waiver Request-CC To Review and Provide Direction to Staff-Noah Housh-CC Approved 8-8-17
28. PL17-013 1915 Main St DR for Pedestrian Bridge over York Creek extending from Las Alcobas Hotel to Historic Beringer winery (2000 Main St)-Lilly Bianco-Approved 8-15-17
29. PL16-055 1045 Pratt Avenue-DR for new SFD on existing undeveloped flag lot. Lilly Bianco-Continued for Re-Approved 9-5-17
30. PL17-051 1057 Pratt Ave Second Extension for approved DR and Demo-Approved 9-5-17

*This document is intended as a courtesy and is only updated periodically. Therefore it may not reflect the most current project status. Please contact planning staff with questions about specific projects or properties at 707-967-2792.