



**City of St. Helena
Planning Commission Regular Meeting
Tuesday, April 7, 2026 @ 6:00 PM
Vintage Hall Board Room
465 Main Street, St. Helena CA**

**REMOTE PARTICIPATION:
32 Maury Mountain Lane, Sunriver, OR 97707**

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

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website.

Public comment for Planning Commission meetings will be accepted via email via to publiccomment@cityofsthelelena.gov. All public comments must be received three hours prior to the meeting. All other public comments received after the deadline will be attached to the item the next business day or soon thereafter. Public comments will not be read out loud but will be publicly available and attached to the online Planning Commission agenda.

To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofsthelelena.gov.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at cityofsthelelena.gov.

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelelena.gov.

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en cityofsthelelena.gov

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chair: Chris Warner

Vice-Chair: Sue Furdek

Commissioners: Autumn Anderson, Hector Lopez and Michelle Covell

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 the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. Please observe the time limit of four 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: March 17, 2026

5. PUBLIC HEARINGS

5.1. Request by Brian Heim for approval of a New Short Term Rental Permit to allow for the use of a single-family residence as a Short-Term Rental at 2525 Madrona Ave (APN 009-450-013) in the Twenty-Acre Agriculture (A-20) zoning district.

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(B)3.

Prepared By: Natalie Bresee, Assistant Planner

Recommendation: Staff recommends approving the Short-Term Rental permit (STR26-004) at 2525 Madrona Ave (APN 009-450-013), including action to approve a Categorical Exemption pursuant to Section 15061(B)3 of the State CEQA Guidelines

5.2. Request by Mark Larson for approval of a New Short Term Rental Permit to allow for the use of a single-family residence as a Short-Term Rental at 1351 El Bonita Ct (APN 009-31-004) in the Medium Density Residential (MR) zoning district.

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(B)3.

Prepared By: Natalie Bresee, Assistant Planner

Recommendation: Staff recommends approving the Short-Term Rental permit (STR26-003) at 1351 El Bonita Ln (APN 009-431-004), including action to approve a Categorical Exemption pursuant to Section 15061(B)3 of the State CEQA Guidelines, based on the findings and subject to the conditions of approval.

6. SCHEDULED ITEMS

7. REPORTS BY STAFF/COMMITTEE

Reports by staff and/or committee on items of general interest. Brief questions for clarification may be posed and answered, and Committee may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the Planning Commission.

8. AGENDA FORECAST AND COMMISSION REQUESTS

This is 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. A list of current planning projects is available on our city website in the link below: cityofsthelena.gov/230/Planning-Project

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for April 21, 2026, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on April 2, 2026.

Jim McCann, Interim Community Development 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 17.12.020, 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 City Clerk's Office located at 1088 College Avenue, St. Helena, California, during normal business hours and by appointment. In addition, such writings or documents will be made available on the City's website at cityofsthelena.gov and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, March 17, 2026 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The Planning Commission video is the official record of the Planning Commission meeting.

Present: Chair Christopher Warner, Commissioner Autumn Anderson, Commissioner Hector Lopez, Commissioner Sue Furdek, and Commissioner Michelle Covell

Absent:

Staff Present: James McCann, Interim Community Development Director, Jackie Oneal, Senior Planner and Natalie Bresee, Assistant Planner

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

4. CONSENT ITEMS

4.1. Approval of Minutes: February 3, 2026

Vice-Chair Sue Furdek moved to approve the minutes of February 3, 2026. The motion was seconded by Commissioner Hector Lopez and on roll call carried by the following vote:

AYES: Christopher Warner, Autumn Anderson, Hector Lopez, Sue Furdek, and Michelle Covell

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

Request by Legacy Modular Buildings, on behalf of We Care Animal Rescue, Inc., for approval of Major Design Review, Demolition Permit, and Minor Modifications to Design Guidelines to allow for the demolition of an existing office structure and construction of a new modular office building at 1345 Charter Oak Avenue in the Industrial Zoning District.

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15302.

Prepared By: Jackie Oneal, Senior Planner

Recommendation:

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15302; and
2. Adopt the required findings and approve the attached resolution granting Major Design Review and Demolition Permit approval, and approving the associated Minor Modifications, for the proposed replacement building and demolition of the existing structure at 1345 Charter Oak Avenue in the Industrial zoning district.

Commissioner Hector Lopez moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15302; and adopt the required findings and approve the attached resolution granting Major Design Review and Demolition Permit approval, and approving the associated Minor Modifications, for the proposed replacement building and demolition of the existing structure at 1345 Charter Oak Avenue in the Industrial zoning district. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Christopher Warner, Autumn Anderson, Hector Lopez, Sue Furdek, and Michelle Covell

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

8. AGENDA FORECAST AND COMMISSION REQUESTS

Future Agenda Items (Informational Only):

The following items are tentatively scheduled for upcoming Planning Commission meetings and are subject to change. No action will be taken.

April 7, 2026

Two new Short Term Rental Permits

Major Sign Permit

Use Permit Amendment

Zoning Code Amendments Discussion & Direction

On-Site Storage ZOA

April 21, 2026
ADU/JADU ZOA
Housing Element APR
GP Annual Review

Chair Warner asked the commission to prepare for the upcoming Zoning Code Amendments Discussion & Direction.

Commissioner Covell asked about how the states counting method for ADU's compared to the city's counting of ADUs towards RHNA requirements.

Vice Chair Furdek will be bringing forward highlights from the Cal Cities Planning Commission Conference at a future meeting.

9. ADJOURNMENT

Chair Warner adjourned the meeting at **6:46 p.m.**

The March 17, 2026, minutes were approved at the _____ Planning Commission meeting.

PUBLIC TESTIMONY PROCEDURES

CHALLENGING DECISIONS OF CITY ENTITIES

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

APPROVED:

ATTEST:

Christopher Warner, Chair
Planning Commission

James McCann, Interim Community
Development Director



Agendas Report to the Planning Commission

Agenda Section: PUBLIC HEARINGS

Department: Community Development Department - Planning Division

DATE:	April 7, 2026
FILE NUMBER:	STR26-004
SUBJECT:	The applicant requests adoption of a resolution approving a Short-Term Rental Permit to rent one dwelling unit on their property located at 2525 Madrona Ave in the Twenty-Acre Agriculture (A-20) zoning district in accordance with the requirements of the Short-Term Rental Ordinance.
LOCATION OF PROPERTY:	2525 Madrona Ave, St. Helena, CA 95474
APN:	009-450-013
GENERAL PLAN/ ZONING:	Agriculture (AG)/ Twenty-Acre Agriculture (A-20)
APPLICANT:	Brian Heim
PROJECT PLANNER:	Natalie Bresee, Assistant Planner
REVIEWED BY:	James McCann
CEQA DETERMINATION:	The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(B)3.
RECOMMENDED ACTION:	Staff recommends approving the Short-Term Rental permit (STR26-004) at 2525 Madrona Ave (APN 009-450-013), including action to approve a Categorical Exemption pursuant to Section 15061(B)3 of the State CEQA Guidelines

BACKGROUND:

In September 2025, the Short-Term Rental (STR) ordinance was updated and amended. Since then, four Short-Term Rental permits have been available out of the twenty-five total the city allows.

The applicant applied for a new Short-Term Rental permit on February 27, 2026. In accordance with the new Short-Term Rental ordinance, a notice of application was sent to all residents and property owners within 300 feet of the subject parcel on March 26,

2026, informing them of the new Short-Term Rental application and notifying them that they may submit written comments on the application.

PROJECT DESCRIPTION:

The applicant is proposing to establish an STR within an existing single-family residence located at 2525 Madrona Avenue in the A-20 Agricultural Zoning District of the City of St. Helena. The approximately 3,000-square-foot residence contains four bedrooms and three bathrooms and is currently owner-occupied, having served as the applicant's primary residence since 2019. The subject parcel is located at the edge of the City limits and will provide the required two on-site parking spaces.

The 13-acre site is used for agriculture, including vineyards planted in 2023, and is buffered by an additional 55 acres of adjacent land under the same ownership in Napa County. The home is located on an elevated plateau and accessed by a private driveway, providing a high level of privacy and separation from surrounding properties.

ANALYSIS:

CEQA

Pursuant to Section 15061(B)3 of the State CEQA Guidelines, the proposed Short-Term Rental is exempt from CEQA. Section 15061(B)3 (Review for Exemption) exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

GENERAL PLAN/ZONING

The property is designated Agriculture (AG) by the General Plan. The AG land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core.

The property is within the Twenty—Acre Agriculture (A-20) Zoning District. The A-20 zone is intended to provide for agricultural and residential uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This zone restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the city expands. The proposed Short-Term Rental would support the continued use of the property and is consistent with residential property use.

DEVELOPMENT CODE CONSISTENCY

St. Helena Municipal Code (SHMC) Section 17.22.200 regulates Short-Term Rentals. The purpose of the STR ordinance is to establish a permitting process and appropriate restrictions and standards for the Short-Term Rental of single-family dwellings;

- To provide a visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city

- To ensure the collection and payment of transient occupancy taxes (TOT)
- To minimize the negative secondary effects of Short-Term Rental use on surrounding residential neighborhoods
- To retain the character of the neighborhoods in which any such use occurs.

The Planning Commission's review should consider the effect the proposed Short-Term Rental use would have on surrounding uses and the cumulative impacts within the community. In a new short-term rental permit application, the Planning Commission must consider the following findings:

1. The Short-Term rental complies with applicable standards identified in Section 17.22.200, Short-Term Rentals;

Staff response: The establishment of a Short-Term Rental at the subject property is compliant with all applicable standards identified in Section 17.22.200

2. The establishment of a short-term rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock;

Staff response: The establishment of a Short-Term Rental at the subject property is consistent with the General Plan in that the number of Short-Term Rental permits is capped at twenty-five to reduce impacts on rental housing.

3. The establishment of a Short-Term Rental at the subject property will not be detrimental to a building, structure, or feature of significant aesthetic, cultural, architectural, or engineering interest or value of a historical nature;

Staff response: The subject property is not listed on the City's Historic Resources Master List and the establishment of a Short-Term Rental in the 4-bedroom, 3 bathroom single-family residence on the Twenty-Acre Agriculture (A-20) zoned property would not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historic nature.

4. The establishment of a Short-Term Rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses;

Staff response: The establishment of a Short-Term Rental in the 4-bedroom, 3 bathroom single-family residence on the Twenty-Acre Agriculture (A-20) zoned property would not be detrimental to the character of the neighborhood or surrounding land uses.

5. The establishment of a Short-Term Rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel,

motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes (TOT); and

Staff response: The establishment of a Short-Term Rental at this site would provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and would help to ensure the collection and payment of transient occupancy taxes in that a visitor would be able to stay in the middle of an agriculturally zoned property in the heart of wine country away from other tourists and issuing the applicant a permit requires them to file monthly TOT forms with the City and to pay all applicable taxes.

6. There exists no substantial evidence of operation of an unpermitted Short-Term Rental on the part of the applicant anywhere within the city.

Staff response: There is no substantial evidence that there has been an operation of an unpermitted Short-Term Rental at the subject property or by the applicant anywhere within the city.

ISSUES:

Staff has not identified any outstanding issues related to this application that require further discussion.

CORRESPONDENCE:

At the time of agenda publication, staff received no correspondence related to this application.

STAFF RECOMMENDATION:

Staff recommends approving the Short-Term Rental permit (STR26-004) at 2525 Madrona Ave (APN 009-450-013), including action to approve a Categorical Exemption pursuant to Section 15061(B)3 of the State CEQA Guidelines, based on the findings and subject to the conditions of approval.

ATTACHMENTS:

1. Resolution - STR26-004
2. Written Statement_STR26-004
3. Floor Plan_STR26-004
4. Site Plan_STR26-004
5. Notice of Application_2525 Madrona_STR26-004

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO. _____
GRANTING A SHORT-TERM RENTAL PERMIT TO
2525 MADRONA AVE (STR26-004)**

PROPERTY OWNERS: Brian Heim

APN: 009-450-013

RECITALS

- A. On February 26, 2026, the applicant submitted an application for a Short-Term Rental permit for the property located at 2525 Madrona Ave in the Twenty-Acre Agriculture (A-20) zoning district;
- B. Subsequently, staff confirmed the applicant's eligibility to apply for a Short-Term Rental permit under the Short-Term Rental ordinance's restrictions and standards (St. Helena Municipal Code Section 17.22.200);
- C. In accordance with the Short-Term Rental ordinance, a Notice of Application was sent to all residents and property owners within 300 feet of the subject parcel on March 26, 2026, informing them of the Short-Term Rental application and notifying them that they may submit written comments on the application;
- D. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
- E. 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 April 7, 2026; and
- F. Now, therefore let it be found that, the Planning Commission approves the Short-term Rental Permit based on the findings below and subject to the conditions of approval enumerated herein.

RESOLUTION

- A. The Planning Commission hereby finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(B)3 of the CEQA Guidelines, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- B. The Planning Commission hereby finds that the Short-Term Rental Permit application complies with the following required findings pursuant to Section 17.05.100 of the St. Helena Municipal Code:
 - 1. The Short-Term Rental complies with applicable standards identified in Section 17.22.200, Short-Term Rentals;

Staff response: *The establishment of a Short-Term Rental at the subject property is compliant with all applicable standards identified in Section 17.22.200*

2. The establishment of a Short-Term Rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock;

Staff response: *The establishment of a Short-Term Rental at the subject property is consistent with the General Plan in that the number of Short-Term Rental permits is capped at twenty-five to reduce impacts on rental housing.*

3. The establishment of a Short-Term Rental at the subject property will not be detrimental to a building, structure, or feature of significant aesthetic, cultural, architectural, or engineering interest or value of a historical nature;

Staff response: *The subject property is not listed on the City's Historic Resources Master List and the establishment of a Short-Term Rental in the 4-bedroom, 3 bathroom single-family residence on the Twenty-Acre Agriculture (A-20) zoned property would not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historic nature.*

4. The establishment of a Short-Term Rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses;

Staff response: *The establishment of a Short-Term Rental in the 4-bedroom, 3-bathroom single-family residence on the Twenty-Acre Agriculture (A-20) zoned property would not be detrimental to the character of the neighborhood or surrounding land uses.*

5. The establishment of a Short-Term Rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes (TOT); and

Staff response: *The establishment of a Short-Term Rental at this site would provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and would help to ensure the collection and payment of transient occupancy taxes in that a visitor would be able to stay in the middle of an agriculturally zoned property in the heart of wine country away from other*

tourists and issuing the applicant a permit requires them to file monthly TOT forms with the City and to pay all applicable taxes.

6. There exists no substantial evidence of operation of an unpermitted Short-Term Rental on the part of the applicant anywhere within the city.

Staff response: There is no substantial evidence that there has been an operation of an unpermitted Short-Term Rental at the subject property or by the applicant anywhere within the city.

CONDITIONS OF APPROVAL

The Short-Term Rental Permit for the above described property is granted subject to compliance with the following conditions:

1. The permit shall comply with all City ordinances, rules, regulations and policies in effect at the time of issuance of the 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. Pursuant to the St. Helena Municipal Code, Section 17.22.200. This Short-Term Rental permit shall be subject to the following restrictions and standards:
 - a. The Short-Term Rental permit must be in the name of the owner-applicant, who must be an owner of the real property upon which the Short-Term Rental use is to be permitted. One person may hold no more than one Short-Term Rental permit. The permit is not transferable.
 - b. The maximum number of bedrooms used for Short-Term Rental use in the Short-Term Rental dwelling must be no greater than four (4). The total number of guests staying in the Short-Term Rental dwelling at any one time must be no greater than two times the number of bedrooms plus two persons, up to a maximum of ten (10) persons.
 - c. Short-Term Rental dwellings must meet all applicable building, health, fire and related safety codes at all times and shall be inspected by the fire department before any Short-Term Rental activity can occur.
 - d. A minimum of two on-site parking spaces must be provided for use by the Short-Term Rental occupants and maintained during the life of the Short-Term Rental permit.
 - e. The owner-applicant must keep on file with the city the name, address, telephone number, cell phone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the Short-Term Rental. This information must be posted in a conspicuous location within the Short-Term Rental dwelling. The local contact person shall be available

twenty-four (24) hours a day to accept telephone calls and respond physically to the Short-Term Rental within thirty (30) minutes when the Short-Term Rental is rented and occupied. The City shall post the name and contact information of the local contact person associated with each Short-Term Rental on the city's webpage. The City reserves the right to reject a local contact person if their location is out of the area.

- f. The owner-applicant must post "house policies" within each guest bedroom. The house policies must be included in the rental agreement, which must be signed by the renter and must be enforced by the owner-applicant or the owner-applicant's designated contact person. The house policies at a minimum must include the following provisions:
 - i. Quiet hours must be maintained from ten p.m. to seven a.m., during which noise within or outside the Short-Term Rental dwelling must not disturb anyone on a neighboring property.
 - ii. Outdoor amplified sound is prohibited.
 - iii. Except as permitted by the Community Development Director, vehicles must be parked in the designated on-site parking area and must not be parked on the street overnight.
 - iv. Parties or group gatherings which exceed the maximum number of allowed guests and/or which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the Short-Term Rental property.
 - v. Guests must not leave any waste or trash outside the house.
- g. Auctions, weddings, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited.
- h. The owner-applicant must ensure that the occupants and/or guests of the Short-Term Rental use do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs or be subject to fines and penalties levied by the city up to and including revocation of the Short-Term Rental permit.
- i. The owner-applicant, upon notification that occupants and/or guests of his or her Short-Term Rental use have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or state law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, must prevent a recurrence of such conduct by those occupants or guests or be subject to fines and penalties levied by the city up to and including revocation of the Short-Term Rental permit.

- j. All advertising for any Short-Term Rental, including electronic advertising on Short-Term Rental websites, must include the number of the Short-Term Rental permit granted to the owner-applicant.
- k. The owner-applicant must maintain city business licenses and pay all transient occupancy taxes in accordance with Chapter 3.28, Transient Occupancy Tax, as required.
- l. Short-Term Rental permit holders are required to rent their properties on a short-term basis for a minimum (average) of sixty (60) days per year. Individual permit holders who do not meet this minimum rental activity may (at the determination of the community development director) have their renewal denied and/or reviewed by the planning commission at a noticed public hearing. Short-Term Rental permit holders who utilize their primary residence for Short-Term Rental activities are exempt from this requirement.

I HEREBY CERTIFY that the foregoing Short-Term Rental permit 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 April 7, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Chris Warner
Chair, Planning Commission

James McCann
Interim Community Development Director

SHORT TERM RENTAL APPLICATION STATEMENT
2525 MADRONA AVE. ST. HELENA
BRIAN HEIM

I submit this application for the purpose of obtaining a Short-Term Rental Permit in Compliance with St. Helena's Municipal Code regulating Short Term Rental units. My single family home at 2525 Madrona Ave. shall comply with all criteria, and processes as required by St. Helena's Municipal Code Section 17.22.200, and all other codes pertaining to Short Term Rentals therein. Once I've been issued a permit, I intend to operate my Short-Term Rental in compliance with all regulations, restrictions, and standards as required by the St. Helena Municipal Code.

I am the sole owner of my property. I have owned my home for 8 years. It has been my sole residence for seven years since moving to St. Helena in 2019. My home has four bedrooms and three bathrooms.

My property is in the A-20 zoning district; and I use it in a manner consistent with the St. Helena Zoning Code and General Plan. During my ownership and residency, I have significantly increased the intensity of agricultural uses on my property, thereby increasing its consistency with the intended General Plan purposes of the A-20 Agricultural District.

Obtaining a Short-Term Rental permit for my property will not impact the availability of rental units in our community as I have never offered it for rent to anyone privately or publicly. In the future, I intend to apply for a construction permit to build an ADU on my property that will be available for long term rental thereby increasing our housing stock for full time residents.

The establishment of a Short-Term Rental on my property will not be detrimental to a building, structure, or feature of significant aesthetic, cultural, architectural, or engineering interest or value of a historical nature; my home was constructed in 1987 and has no historical value of any kind. I make this statement as a former California Historic Building Code Consultant to private clients and for my own development projects in cities in northern California containing substantial architecturally significant historical structures including Petaluma, Healdsburg, Truckee, and Napa.

My homesite is particularly suitable for use as a Short-Term Rental due to its isolated location on 13 acres within the city limits; my property includes an additional 55 acres of land in the county, further buffering my home from other "nearby" residences. My home's size is approximately 3000 square feet; it sits on a small plateau at an elevation approximately 70 feet above Madrona Ave. at the entry to my property. It is surrounded by vineyard blocks I planted in 2023. Behind my home, at the foot of Spring Mountain, are the steep slopes of Newton Vineyards; across the street, at my entryway, is the Spottswoode Estate Vineyard and residences; next door is the Madrona Ranch Vineyard and the frenetic operations of the David Abreu Vineyard Management company. My home site is accessed by a quarter mile long driveway meandering past my vineyard and an intermittent, tree lined creek. From my homesite, there is a panoramic view across the valley of the Vaca Mountains. I imagine, in the minds-eye of many visitors to

Napa Valley, it is the quintessential idyllic Napa Valley home site. These characteristics make the project site compatible with and not detrimental to the character of the neighborhood and surrounding land uses.

The physical characteristics of my property as described above, in regards to its size and homesite location provide an unusually high level of privacy. Being at the perimeter of St. Helena's west side city boundary, it definitely will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city, and will help to ensure the collection and payment of transient occupancy taxes.

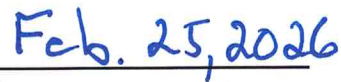
I, Brian Heim, state with unconditional certainty that I have never operated an unpermitted Short-Term Rental on my Madrona Ave. property or anywhere else in the City of St. Helena, or any other city.

I have included with this Written Statement:

1. Signed Application Form.
2. Proof of Subject Property Ownership evidenced by a Corporation Grant Deed.
3. Site Plan Scaled and Dimensioned showing: two on-site parking spaces, parcel boundaries, and the location of structures.
4. Floor Plan showing number and location of bedrooms.

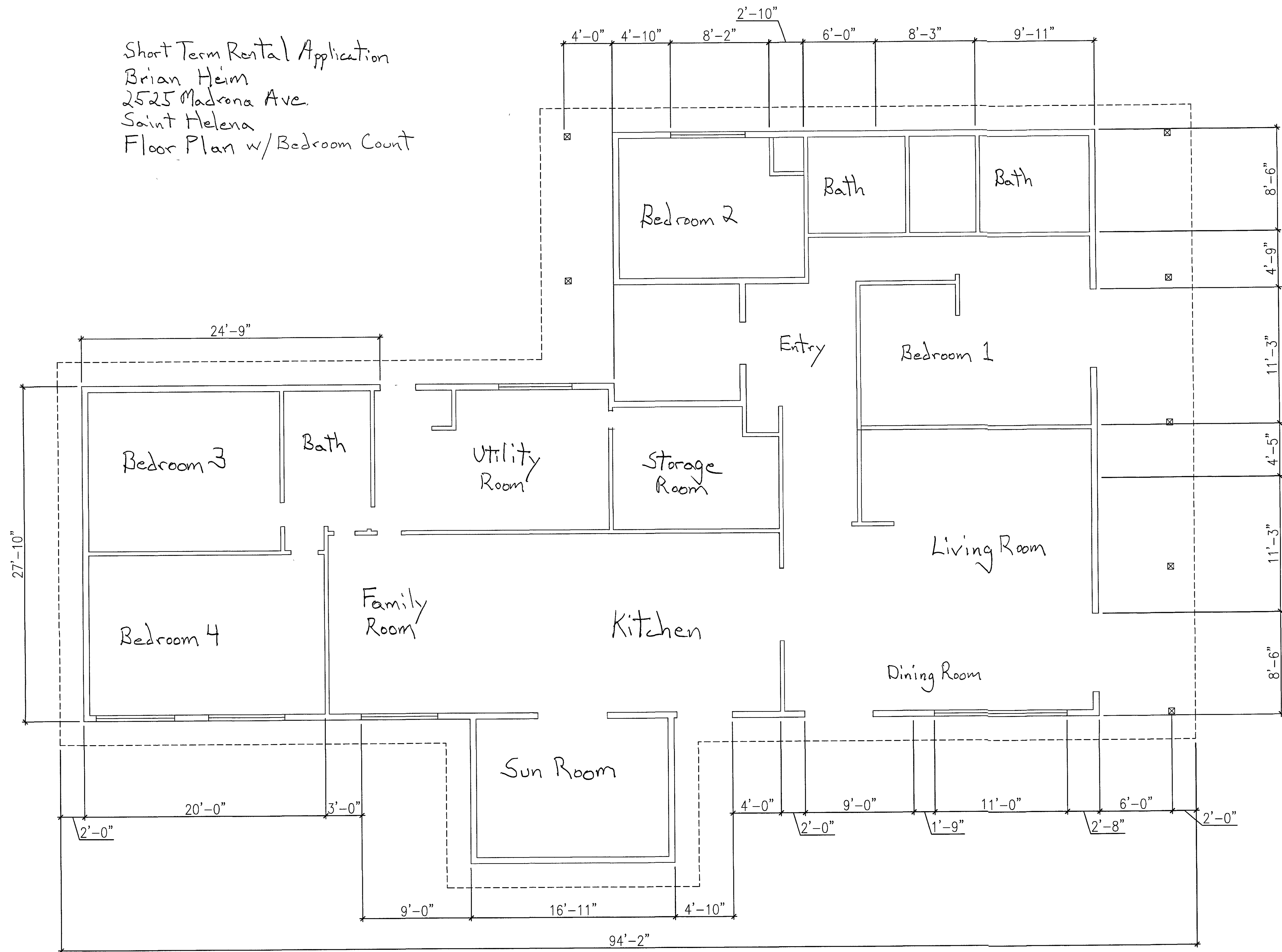


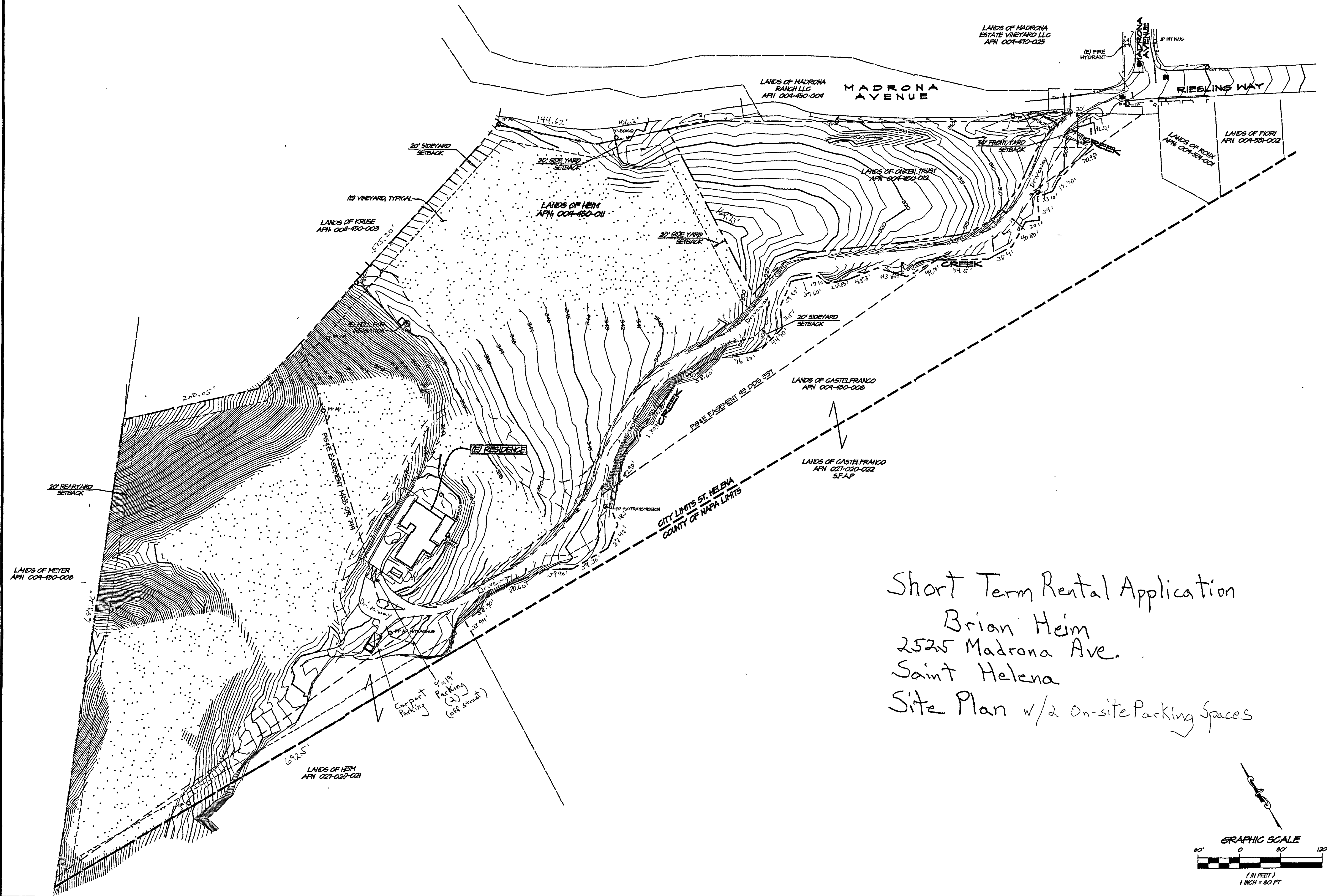
Brian E. Heim – Owner
2525 Madrona Ave.
St. Helena



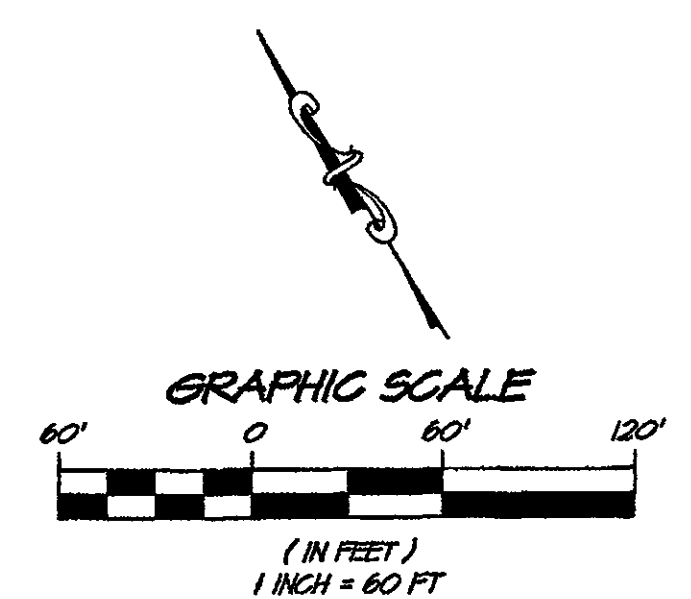
Date

Short Term Rental Application
Brian Heim
2525 Madrona Ave.
Saint Helena
Floor Plan w/ Bedroom Count





Short Term Rental Application
Brian Heim
2525 Madrona Ave.
Saint Helena
Site Plan w/2 On-site Parking Spaces





City of St. Helena
Community Development Department
1088 College Avenue
St. Helena, CA 94574

March 25, 2026

NOTICE OF APPLICATION: SHORT-TERM RENTAL PERMIT

RE: Short-Term Rental Permit Application for 2525 Madrona Ave, St. Helena (File No. STR26-004)

To Neighboring Property Owners and Residents:

As a property owner/resident within 300 feet of the address above (map on reverse), the St. Helena Community Development Department is notifying you that it has received an application for a short-term rental permit for this address. A project description and related information are provided below:

Project Description: ***Short-term Rental Permit Application (File No. STR26-004)***

Applicant: ***Brian Heim***

Address: ***2525 Madrona Ave (APN 009-450-013)***

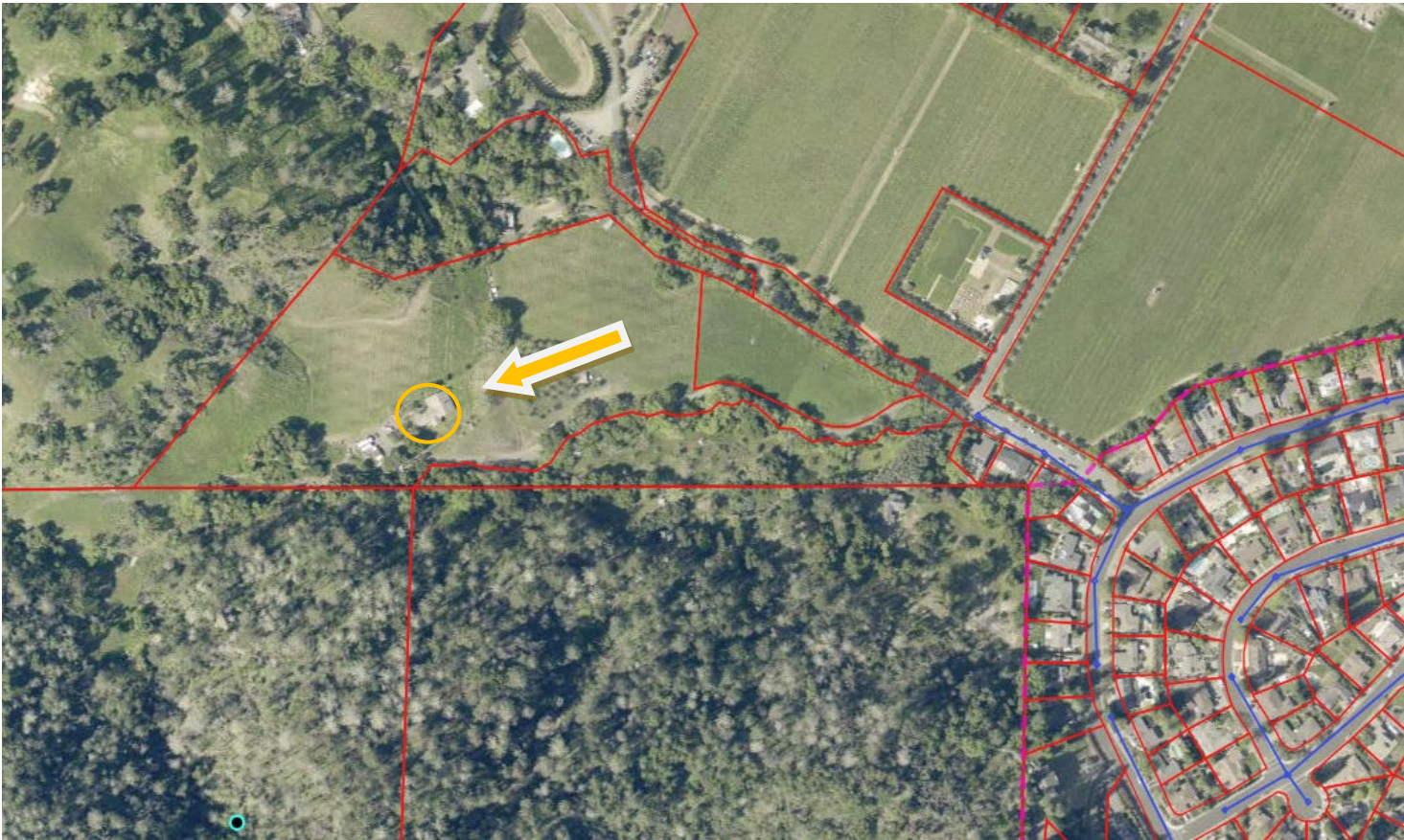
Zoning: ***Twenty-Acre Agriculture (A-20)***

The subject property is on a 13-acre property off Madrona avenue at the edge of city limits; the proposed short-term rental would only be permitted in the approximate 3,000 square foot 4 bedroom / 3 bathroom single-family residence on the south-central side of the property (see map on reverse). The subject property can accommodate at least 2 off-street parking spaces. **Noticed owners may file a written protest against the proposed short-term rental use with the community development director; provided, that the protest is postmarked or received within fourteen (14) days of the mailing of the notice of application.** The application file and plans are available to review at city hall. You may send written comments to:

Natalie Bresee, Assistant Planner
Community Development Department
1088 College Avenue
St. Helena, CA 94574
Phone: (707) 968-2742
E-mail: nbresee@cityofstheleena.gov

Thank you,

Natalie Bresee, Assistant Planer
City of St. Helena





Agendas Report to the Planning Commission

Agenda Section: PUBLIC HEARINGS

Department: Community Development Department - Planning Division

DATE:	April 7, 2026
FILE NUMBER:	STR26-003
SUBJECT:	The applicant requests adoption of a resolution approving a Short-Term Rental Permit to rent one dwelling unit on their property located at 1351 El Bonita Ln in the Medium Density Residential (MR) zoning district in accordance with the requirements of the Short-Term Rental Ordinance.
LOCATION OF PROPERTY:	1351 El Bonita Ln, St. Helena, CA 94574
APN:	009-431-004
GENERAL PLAN/ ZONING:	Medium Density Residential (MDR)/ Medium Density Residential (MR)
APPLICANT:	Mike Larson
PROJECT PLANNER:	Natalie Bresee, Assistant Planner
REVIEWED BY:	James McCann
CEQA DETERMINATION:	The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(B)3.
RECOMMENDED ACTION:	Staff recommends approving the Short-Term Rental permit (STR26-003) at 1351 El Bonita Ln (APN 009-431-004), including action to approve a Categorical Exemption pursuant to Section 15061(B)3 of the State CEQA Guidelines, based on the findings and subject to the conditions of approval.

BACKGROUND:

In September 2025, the Short-Term Rental ordinance was updated and amended. Since then, four Short-Term Rental permits have been available out of the twenty-five total the city allows.

The applicant applied for a new Short-Term Rental permit on February 26, 2026. In accordance with the new Short-Term Rental ordinance, a notice of application was sent

to all residents and property owners within 300 feet of the subject parcel on March 26, 2026, informing them of the new Short-Term Rental application and notifying them that they may submit written comments on the application.

PROJECT DESCRIPTION:

The applicant is proposing to establish an STR within an existing one-bedroom, one-bathroom attached apartment located on the north side of the property at 1351 El Bonita Lane in the Medium Density Residential (MR) Zoning District. The proposed Short-Term Rental would provide two tandem on-site parking spaces in compliance with the City's Short-Term Rental Ordinance.

ANALYSIS:

CEQA

Pursuant to Section 15061(B)3 of the State CEQA Guidelines, the proposed Short-Term Rental is exempt from CEQA. Section 15061(B)3 (Review for Exemption) exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

GENERAL PLAN/ZONING

The property is designated Medium Density Residential (MDR) by the General Plan. The MDR land use designation includes single-family attached and detached homes, and compatible uses. This designation permits residential densities between 5.1 and 16.0 dwelling units per acre. Retained from the 1993 General Plan, the MDR designation is the City's predominant residential designation, and it is intended to maintain a development pattern in St. Helena's higher density areas that is consistent with historic development patterns.

The property has a land use designation of Medium Density Residential (MR) zoning. The MR zone is intended to protect existing patterns of development for a range of residential development types, accessory dwelling units, and compatible uses in areas. Types of dwelling units include attached and detached single-unit dwellings, duplexes, and triplexes. Residential densities are from 5.1 to sixteen (16) dwelling units per acre. This zone implements the medium density residential general plan land use designation.

The proposed Short-Term Rental would support the continued use of the property and is consistent with residential property use.

DEVELOPMENT CODE CONSISTENCY

St. Helena Municipal Code (SHMC) Section 17.22.200 regulates Short-Term Rentals. The purpose of the STR ordinance is to establish a permitting process and appropriate restrictions and standards for the Short-Term Rental of single-family dwellings;

- To provide a visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city
- To ensure the collection and payment of transient occupancy taxes (TOT)

- To minimize the negative secondary effects of Short-Term Rental use on surrounding residential neighborhoods
- To retain the character of the neighborhoods in which any such use occurs.

The Planning Commission's review should consider the effect the proposed Short-Term Rental use would have on surrounding uses and the cumulative impacts within the community. In a new Short-Term Rental permit application, the Planning Commission must consider the following findings:

1. The Short-Term Rental complies with applicable standards identified in Section 17.22.200, Short-term rentals;

Staff response: The establishment of a Short-Term Rental at the subject property is compliant with all applicable standards identified in Section 17.22.200.

2. The establishment of a Short-Term Rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock;

Staff response: The establishment of a Short-Term Rental at the subject property is consistent with the General Plan in that the number of Short-Term Rental permits is capped at twenty-five to reduce impacts on rental housing.

3. The establishment of a Short-Term Rental at the subject property will not be detrimental to a building, structure, or feature of significant aesthetic, cultural, architectural, or engineering interest or value of a historical nature;

Staff response: The subject property is not listed on the City's Historic Resources Master List and the establishment of a Short-Term Rental in the 1 bedroom, 1 bathroom attached apartment on the Medium Density Residential zoned property would not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historic nature.

4. The establishment of a Short-Term Rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses;

Staff response: The establishment of a Short-Term Rental in the 1 bedroom, 1 bathroom attached apartment on the Medium Density Residential zoned property would not be detrimental to the character of the neighborhood or surrounding land uses.

5. The establishment of a Short-Term Rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will

help to ensure the collection and payment of transient occupancy taxes (TOT); and

Staff response: The establishment of a Short-Term Rental at this site would provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and would help to ensure the collection and payment of transient occupancy taxes in that a visitor would be able to stay in the middle of an agriculturally zoned property in the heart of wine country away from other tourists and issuing the applicant a permit requires them to file monthly TOT forms with the City and to pay all applicable taxes.

6. There exists no substantial evidence of operation of an unpermitted Short-Term Rental on the part of the applicant anywhere within the city.

Staff response: There is no substantial evidence that there has been an operation of an unpermitted Short-Term Rental at the subject property or by the applicant anywhere within the city.

ISSUES:

Staff has not identified any outstanding issues related to this application that require further discussion.

CORRESPONDENCE:

At the time of agenda publication, staff received no correspondence related to this application.

STAFF RECOMMENDATION:

Staff recommends approving the Short-Term Rental permit (STR26-003) at 1351 El Bonita Ln (APN 009-431-004), including action to approve a Categorical Exemption pursuant to Section 15061(B)3 of the State CEQA Guidelines, based on the findings and subject to the conditions of approval.

ATTACHMENTS:

1. Resolution - STR26-003
2. Written Statement_STR26-003
3. Floor Plan_STR26-003
4. Parking Site Plan_STR26-003
5. Notice of Application_1351 El Bonita_STR26-003

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO. _____
GRANTING A SHORT-TERM RENTAL PERMIT TO
1351 EL BONITA CT (STR26-003)**

PROPERTY OWNERS: Mark Larson E TR ETAL

APN: 009-431-004

RECITALS

- A. On February 26, 2026, the applicant submitted an application for a Short-Term Rental permit for the property located at 1351 El Bonita Ct. in the Medium Density Residential (MR) zoning district;
- B. Subsequently, staff confirmed the applicant's eligibility to apply for a Short-Term Rental permit under the Short-Term Rental ordinance's restrictions and standards (St. Helena Municipal Code Section 17.22.200);
- C. In accordance with the Short-Term Rental ordinance, a Notice of Application was sent to all residents and property owners within 300 feet of the subject parcel on March 26, 2026, informing them of the Short-Term Rental application and notifying them that they may submit written comments on the application;
- D. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
- E. 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 April 7, 2026; and
- F. Now, therefore let it be found that, the Planning Commission approves the Short-Term Rental Permit based on the findings below and subject to the conditions of approval enumerated herein.

RESOLUTION

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15061(B)3, which exempts any project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- B. The Planning Commission hereby finds that the Short-Term Rental Permit application complies with the following required findings pursuant to Section 17.05.100 of the St. Helena Municipal Code:
 - 1. The Short-Term Rental complies with applicable standards identified in Section 17.22.200, Short-Term Rentals;

Staff response: *The establishment of a Short-Term Rental at the subject property is compliant with all applicable standards identified in Section 17.22.200*

2. The establishment of a Short-Term Rental at the subject property is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock;

Staff response: *The establishment of a Short-Term Rental at the subject property is consistent with the General Plan in that the number of Short-Term Rental permits is capped at twenty-five to reduce impacts on rental housing.*

3. The establishment of a Short-Term Rental at the subject property will not be detrimental to a building, structure, or feature of significant aesthetic, cultural, architectural, or engineering interest or value of a historical nature;

Staff response: *The subject property is not listed on the City's Historic Resources Master List and the establishment of a Short-Term Rental in the 1 bedroom, 1 bathroom attached apartment on the Medium Density Residential zoned property would not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historic nature.*

4. The establishment of a Short-Term Rental at the project site is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses;

Staff response: *The establishment of a Short-Term Rental in the 1 bedroom, 1 bathroom attached apartment on the Medium Density Residential zoned property would not be detrimental to the character of the neighborhood or surrounding land uses.*

5. The establishment of a Short-Term Rental at the project site will provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and will help to ensure the collection and payment of transient occupancy taxes (TOT); and

Staff response: *The establishment of a Short-Term Rental at this site would provide an enhanced visitor experience and accommodation as an alternative to the hotel, motel, and bed and breakfast accommodations currently existing in the city and would help to ensure the collection and payment of transient occupancy taxes in that a visitor would be able to stay in the middle of an agriculturally zoned property in the heart of wine country away from other*

tourists and issuing the applicant a permit requires them to file monthly TOT forms with the City and to pay all applicable taxes.

6. There exists no substantial evidence of operation of an unpermitted Short-Term Rental on the part of the applicant anywhere within the city.

Staff response: *There is no substantial evidence that there has been an operation of an unpermitted Short-Term Rental at the subject property or by the applicant anywhere within the city.*

CONDITIONS OF APPROVAL

The Short-Term Rental Permit for the above described property is granted subject to compliance with the following conditions:

1. The permit shall comply with all City ordinances, rules, regulations and policies in effect at the time of issuance of the 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. Pursuant to the St. Helena Municipal Code, Section 17.22.200. This Short-Term Rental permit shall be subject to the following restrictions and standards:
 - a. The Short-Term Rental permit must be in the name of the owner-applicant, who must be an owner of the real property upon which the Short-Term Rental use is to be permitted. One person may hold no more than one Short-Term Rental permit. The permit is not transferable.
 - b. The maximum number of bedrooms used for Short-Term Rental use in the Short-Term Rental dwelling must be no greater than one (1). The total number of guests staying in the Short-Term Rental dwelling at any one time must be no greater than two times the number of bedrooms plus two persons, up to a maximum of four (4) persons.
 - c. Short-Term Rental dwellings must meet all applicable building, health, fire and related safety codes at all times and shall be inspected by the fire department before any Short-Term Rental activity can occur.
 - d. A minimum of two on-site parking spaces must be provided for use by the Short-Term Rental occupants and maintained during the life of the Short-Term Rental permit.
 - e. The owner-applicant must keep on file with the city the name, address, telephone number, cell phone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the Short-Term Rental. This information must be posted in a conspicuous location within the Short-Term Rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond

physically to the Short-Term Rental within thirty (30) minutes when the Short-Term Rental is rented and occupied. The City shall post the name and contact information of the local contact person associated with each Short-Term Rental on the city's webpage. The City reserves the right to reject a local contact person if their location is out of the area.

- f. The owner-applicant must post "house policies" within each guest bedroom. The house policies must be included in the rental agreement, which must be signed by the renter and must be enforced by the owner-applicant or the owner-applicant's designated contact person. The house policies at a minimum must include the following provisions:
 - i. Quiet hours must be maintained from ten p.m. to seven a.m., during which noise within or outside the Short-Term Rental dwelling must not disturb anyone on a neighboring property.
 - ii. Outdoor amplified sound is prohibited.
 - iii. Except as permitted by the Community Development Director, vehicles must be parked in the designated on-site parking area and must not be parked on the street overnight.
 - iv. Parties or group gatherings which exceed the maximum number of allowed guests and/or which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited from occurring at the Short-Term Rental property.
 - v. Guests must not leave any waste or trash outside the house.
- g. Auctions, weddings, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise or other problems in the neighborhood are prohibited.
- h. The owner-applicant must ensure that the occupants and/or guests of the Short-Term Rental use do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs or be subject to fines and penalties levied by the city up to and including revocation of the Short-Term Rental permit.
- i. The owner-applicant, upon notification that occupants and/or guests of his or her Short-Term Rental use have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or state law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, must prevent a recurrence of such conduct by those occupants or guests or be subject to fines and penalties levied by the city up to and including revocation of the Short-Term Rental permit.

- j. All advertising for any Short-Term Rental, including electronic advertising on Short-Term Rental websites, must include the number of the Short-Term Rental permit granted to the owner-applicant.
- k. The owner-applicant must maintain city business licenses and pay all transient occupancy taxes in accordance with Chapter 3.28, Transient Occupancy Tax, as required.
- l. Short-Term Rental permit holders are required to rent their properties on a short-term basis for a minimum (average) of sixty (60) days per year. Individual permit holders who do not meet this minimum rental activity may (at the determination of the community development director) have their renewal denied and/or reviewed by the planning commission at a noticed public hearing. Short-Term Rental permit holders who utilize their primary residence for Short-Term Rental activities are exempt from this requirement.

I HEREBY CERTIFY that the foregoing Short-Term Rental permit 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 April 7, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Chris Warner
Chair, Planning Commission

James McCann
Interim Community Development Director

To: The Planning Division St Helena Ca c/o Xinia Gamero

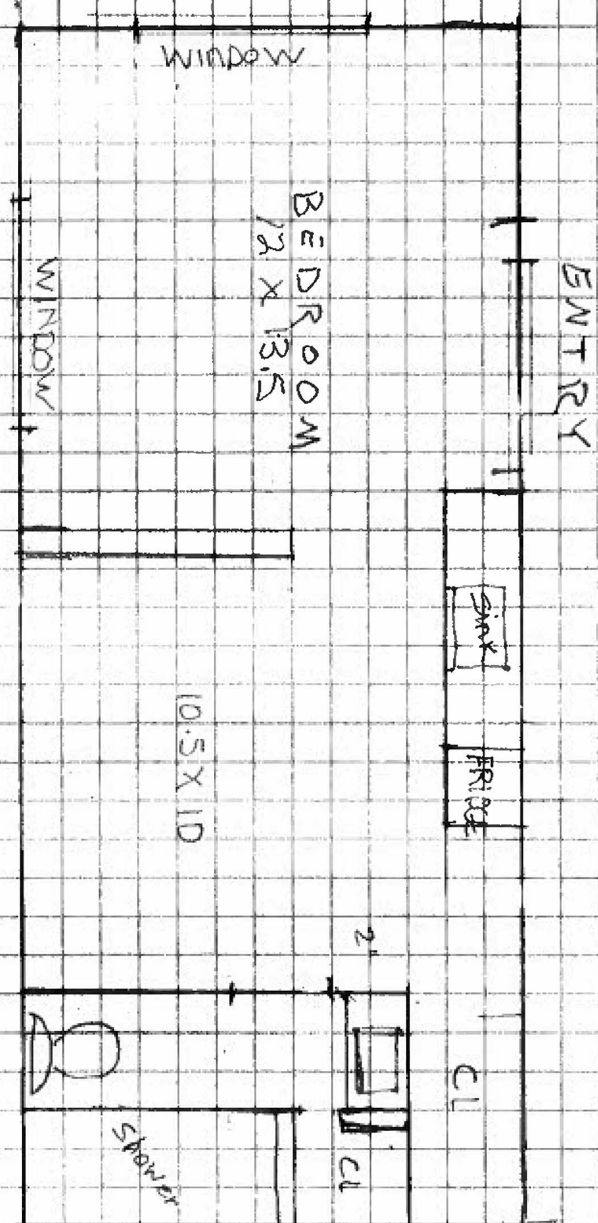
I am requesting approval to operate a short-term rental in our attached apartment. This space is fully self-contained and will be carefully managed by us as on-site hosts. We also have two dedicated parking spaces in the drive way for guests.

The intention behind this request is to create a modest supplemental income while maintaining a quiet, respectful environment for neighbors and guests alike. We are committed to following all local regulations and enforcing clear house rules regarding noise, parking, and occupancy. We have tried long term rental of this space but find it difficult to retain tenants because of the lack of full kitchen and laundry facility. But all of our tenants have really loved the space here. So we are a perfect candidate for accommodating guests.

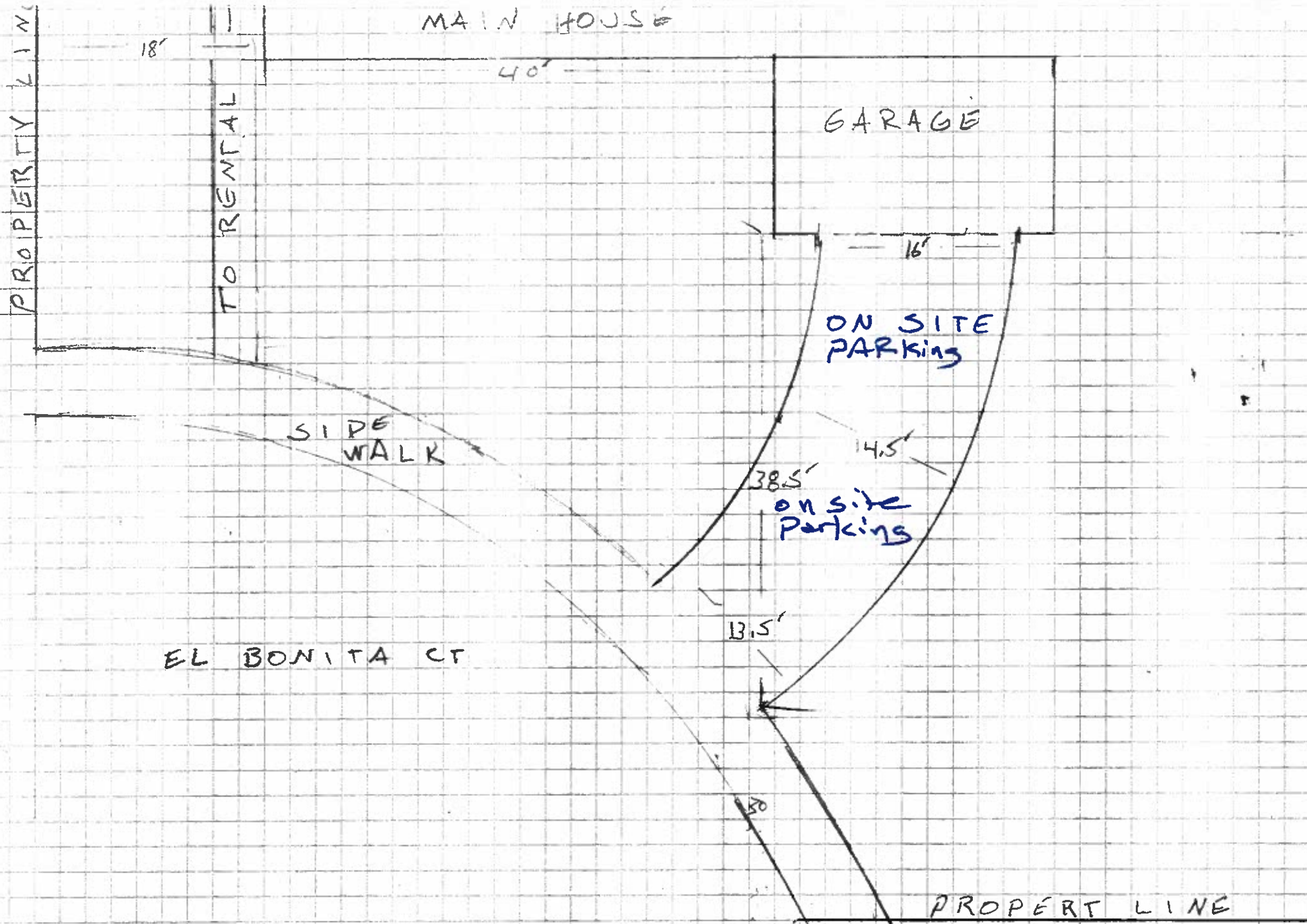
Our goal is to offer a clean, well-maintained, and low-impact accommodation that integrates smoothly into the neighborhood and reflects pride of ownership.

Thank you for your consideration. Mark E Larson E TR ETAL

MARK LARSON
1351 E 130TH AVE



□ = 1 ft





City of St. Helena
Community Development Department
1088 College Avenue
St. Helena, CA 94574

March 25, 2026

NOTICE OF APPLICATION: SHORT-TERM RENTAL PERMIT

RE: Short-Term Rental Permit Application for 1351 El Bonita Ln, St. Helena (File No. STR26-003)

To Neighboring Property Owners and Residents:

As a property owner/resident within 300 feet of the address above (map on reverse), the St. Helena Community Development Department is notifying you that it has received an application for a short-term rental permit for this address. A project description and related information are provided below:

Project Description: ***Short-term Rental Permit Application (File No. STR26-003)***

Applicant: ***Mark Larson***

Address: ***1351 El Bonita Ct (APN 009-431-004)***

Zoning: ***Medium Density Residential (MR)***

The subject property is located in El Bonita Ct; the proposed short-term rental would only be permitted in the 1 bedroom / 1 bathroom apartment connected to the single-family residence on the north side of the property (see map on reverse). The subject property can accommodate at least 2 off-street parking spaces. **Noticed owners may file a written protest against the proposed short-term rental use with the community development director; provided, that the protest is postmarked or received within fourteen (14) days of the mailing of the notice of application.** The application file and plans are available to review at city hall. You may send written comments to:

Natalie Bresee, Assistant Planner
Community Development Department
1088 College Avenue
St. Helena, CA 94574
Phone: (707) 968-2742
E-mail: nbresee@cityofstheleena.gov

Thank you,

Natalie Bresee, Assistant Planer
City of St. Helena

