City of St. Helena
Special City Council Meeting
Tuesday, September 24, 2019 @ 5:00 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 "public comment" portion of the agenda may do so, but please observe the time limit of four minutes.

Page

1. CALL TO ORDER

2. ROLL CALL
   Mayor: Geoff Ellsworth, Vice Mayor: Paul Dohring, City Council Members: Anna Chouteau, David Knudsen and Mary Koberstein

3. PUBLIC COMMENT:
   Under California law, public comments at special meetings are limited to subjects on the agenda only. Therefore public comment will take place during consideration of the item. Each person's comments shall be limited to 4 minutes.

4. NEW BUSINESS:

   4.1. Special meeting for the pre-applicant (Mr. Antonio Castellucci) to present the concept project to the City Council and public for feedback. The concept project consists of approximately 90 housing units and a small winery on roughly 27 acres on Pope Street and 7 affordable units on 1/3 acre on Mitchell Drive. 3 - 45

   Applicant Statement
   Plan Set
   Public Comment.Ochocki
   Public Comment.Burns
   Public Comment.Krsek
   Public Comment.Ginger Martin
   Public Comment.Janie Beach
   Public Comment.Leah Smith
   Public Comment.Loraine Stuart
   Public Comment.Particelli Family

5. ADJOURNMENT
   The next Regular City Council meeting is scheduled for 24 Sep 2019, 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 24 Sep 2019.

Cindy Tzafopoulos

Cindy Tzafopoulos, City Clerk

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 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

St Helena Estates

Pre-Application Project Statement

Project Parcel Detail:
Parcel 1 - APN: 009-263-001 - Zoning: HR: High Density Residential - Size: .32 acre
Parcel 2 - APN: 009-070-002 - Zoning: MR: Medium Density Residential - Size: 10.0 acres
Parcel 3 - APN: 009-055-005 - Zoning: MR: Medium Density Residential - Size: 2.5 acres
Parcel 4 - APN: 009-070-040 - Zoning: A-20: Twenty-Acre Agriculture - Size: 14.3 acres

Existing Parcel Conditions:
Parcel 1 is developed with a single-family residence and a detached 2nd unit.
Parcel 2 is developed with a single-family residence, detached garage, detached 2nd unit and a barn.
Parcel 3 is undeveloped.
Parcel 4 is planted to vineyard and is developed with two wells and a series of agricultural access roads.

Proposed Development:
Parcel 1 – Development of (7) regulated affordable housing units.
Parcel 2 – Subdivision of parcel to accommodate (32) townhomes, (12) single-family residences and (12) 2nd units.
Parcel 3 – Subdivision of parcel to accommodate (24) townhomes.
Parcel 4 – Development of (1) single-family residence, a small winery and (12) farmworker housing units.

Project Entitlement Requirements:
This project will require the following applications which require review and recommendations by the Planning Commission and final review and approval by the City Council.

- Subdivision Map: To subdivide Parcels 2 and 3.
- Demolition Permit: To demolish the existing residences located on Parcels 1 and 2.
- Use Permit: To establish a small winery on Parcel 4 and to establish the project as a Planned Development.
- Design Review: For the farmworker housing, residence and small winery on Parcel 4, the affordable units on Parcel 1 and the townhomes on parcel 3.
- Rezoning: To establish a Planned Development Overlay over the project parcels.

Summary:
This project has been carefully designed to integrate a mixture of well-designed housing types throughout the community. The proposed housing mix includes farmworker housing, regulated affordable, workforce and market rate housing units. Additionally, the project proposes to establish a small winery capable of producing wines which represent the quality which the St Helena Appellation is known for.

1 **Parcel 1**
Size: .32 acres
Zoning: High Density Residential
Proposed: 7 Affordable Units

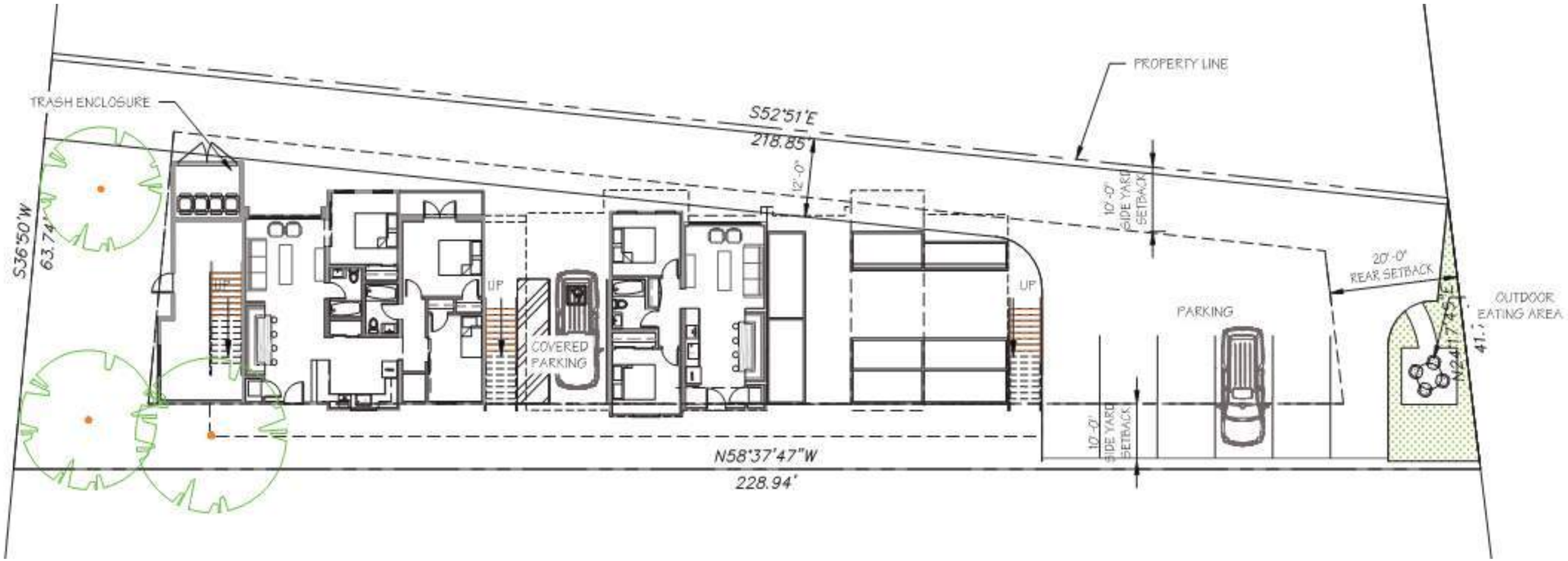
2 **Parcel 2**
Size: 10 acres
Zoning: Medium Density Residential
Proposed: 56 units total including 32 Townhomes, 12 Single-Family Units with Accessory Dwelling Units

3 **Parcel 3**
Size: 2.5 acres
Zoning: Medium Density Residential
Proposed: 24 Townhome Units

4 **Parcel 4**
Size: 14 acres
Zoning: Twenty-Acre Agriculture
Proposed: 12 Farmworker Housing Units, Residence and Small Winery

St Helena Estates *- site location map*

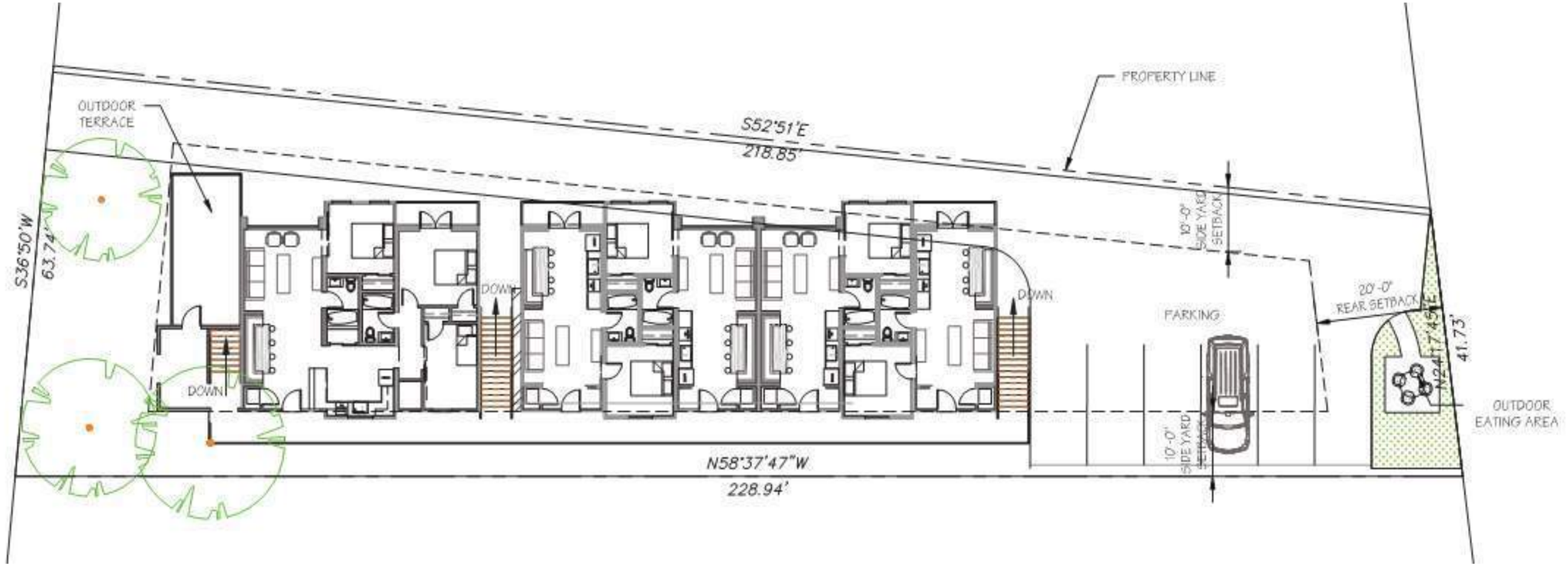
September 2019



1 Parcel 1

St Helena Estates - *Mitchell Drive Affordable Housing Site - ground floor*

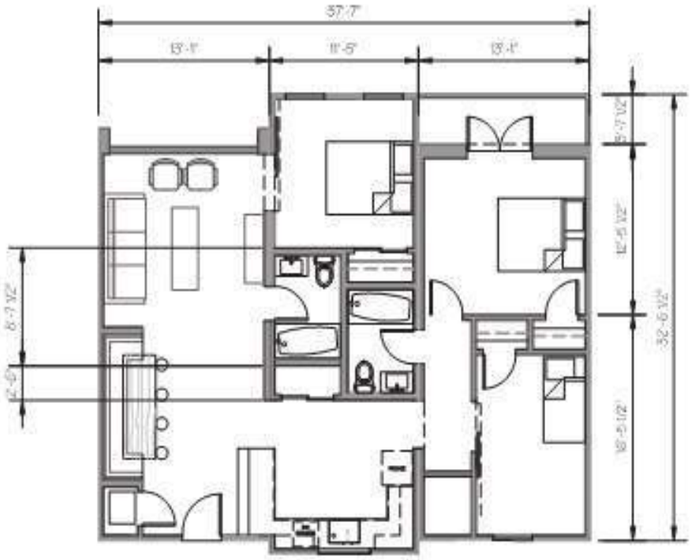
September 2019



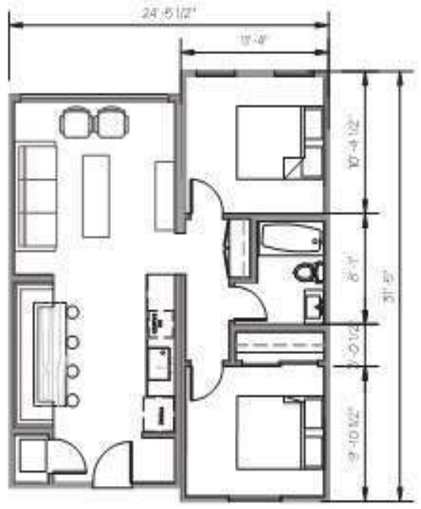
1 Parcel 1

St Helena Estates - *Mitchell Drive Affordable Housing Site - second floor*

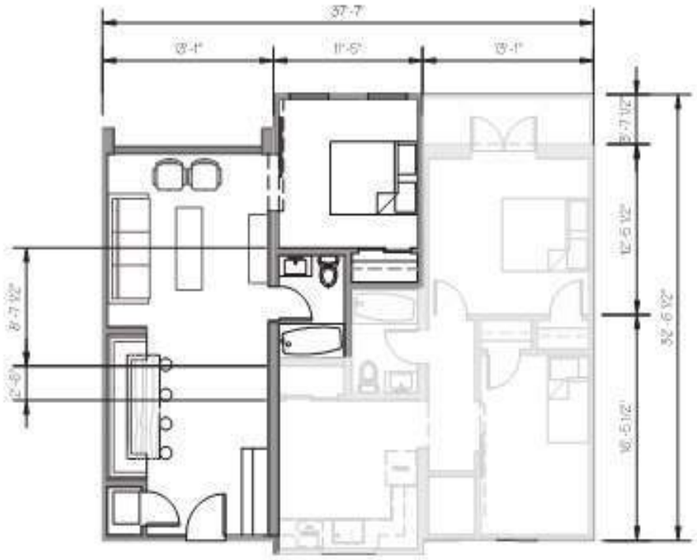
September 2019



3 bedroom
1130 sf



2 bedroom
730 sf



1 bedroom
530 sf

1 Parcel 1

St Helena Estates - *Mitchell Drive Affordable Housing Site - unit floor plans*

September 2019

South Elevation

West Elevation

1 **Parcel 1**

St Helena Estates - *Mitchell Drive Affordable Housing Site - elevations*

September 2019

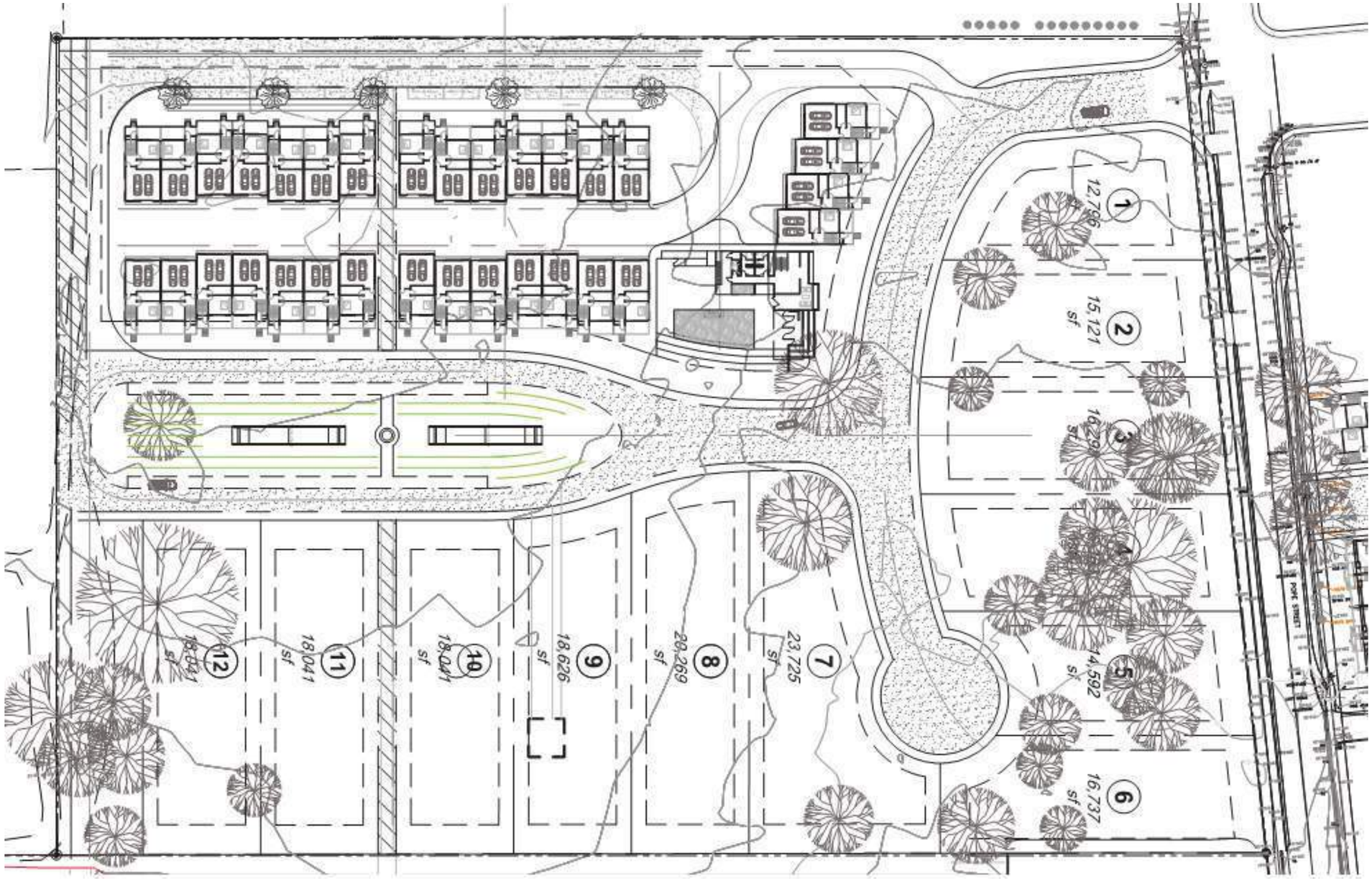
North Elevation

East Elevation

1 **Parcel 1**

St Helena Estates - *Mitchell Drive Affordable Housing Site - elevations*

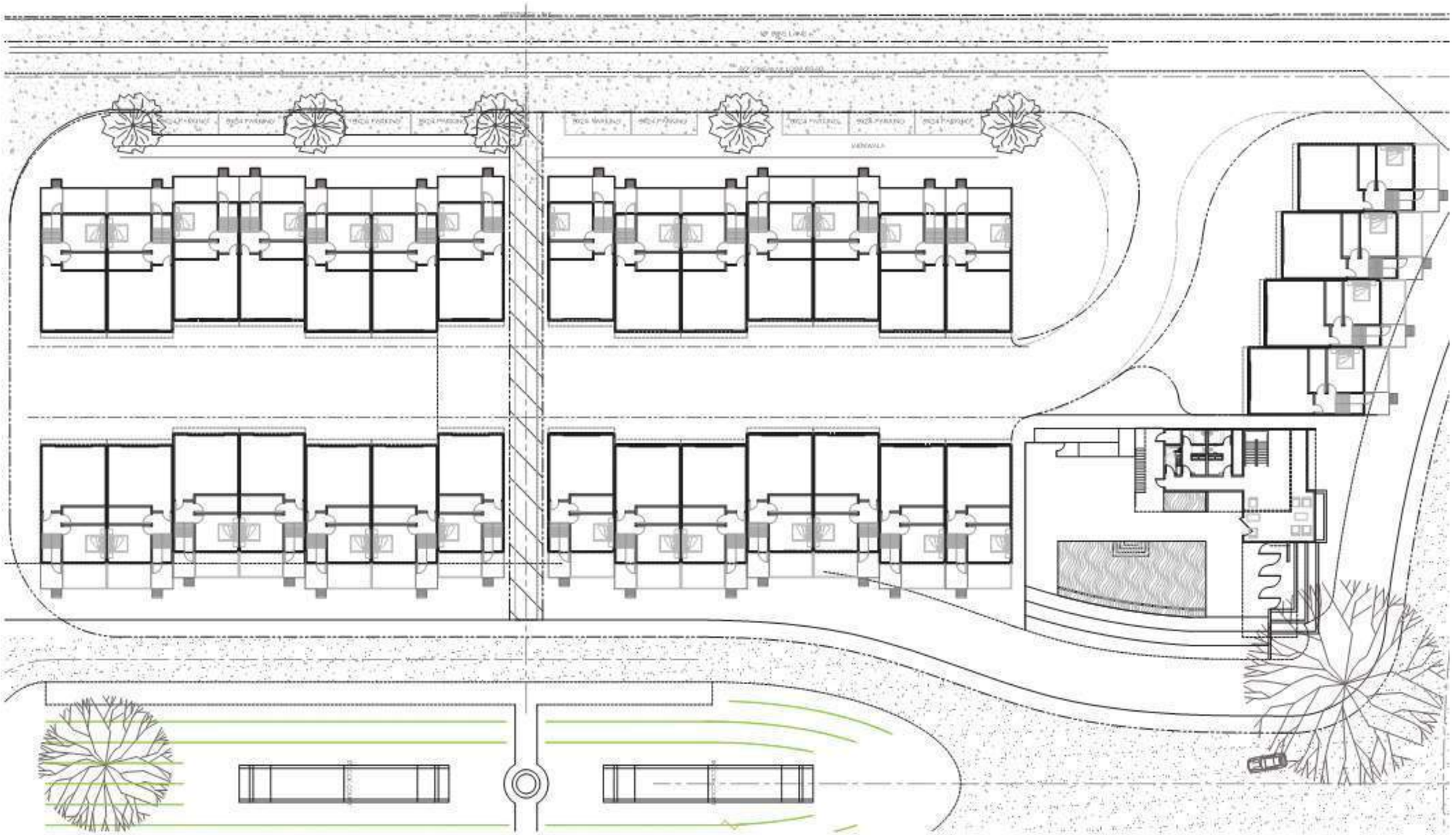
September 2019



(2) Parcel 2

St Helena Estates - *Pope Street Subdivision Parcel 2 - site plan*

September 2019



2 Parcel 2

St Helena Estates - *Pope Street Subdivision Parcel 2 - town-home site plan*

September 2019

East Elevation 1

East Elevation 2

2 Parcel 2

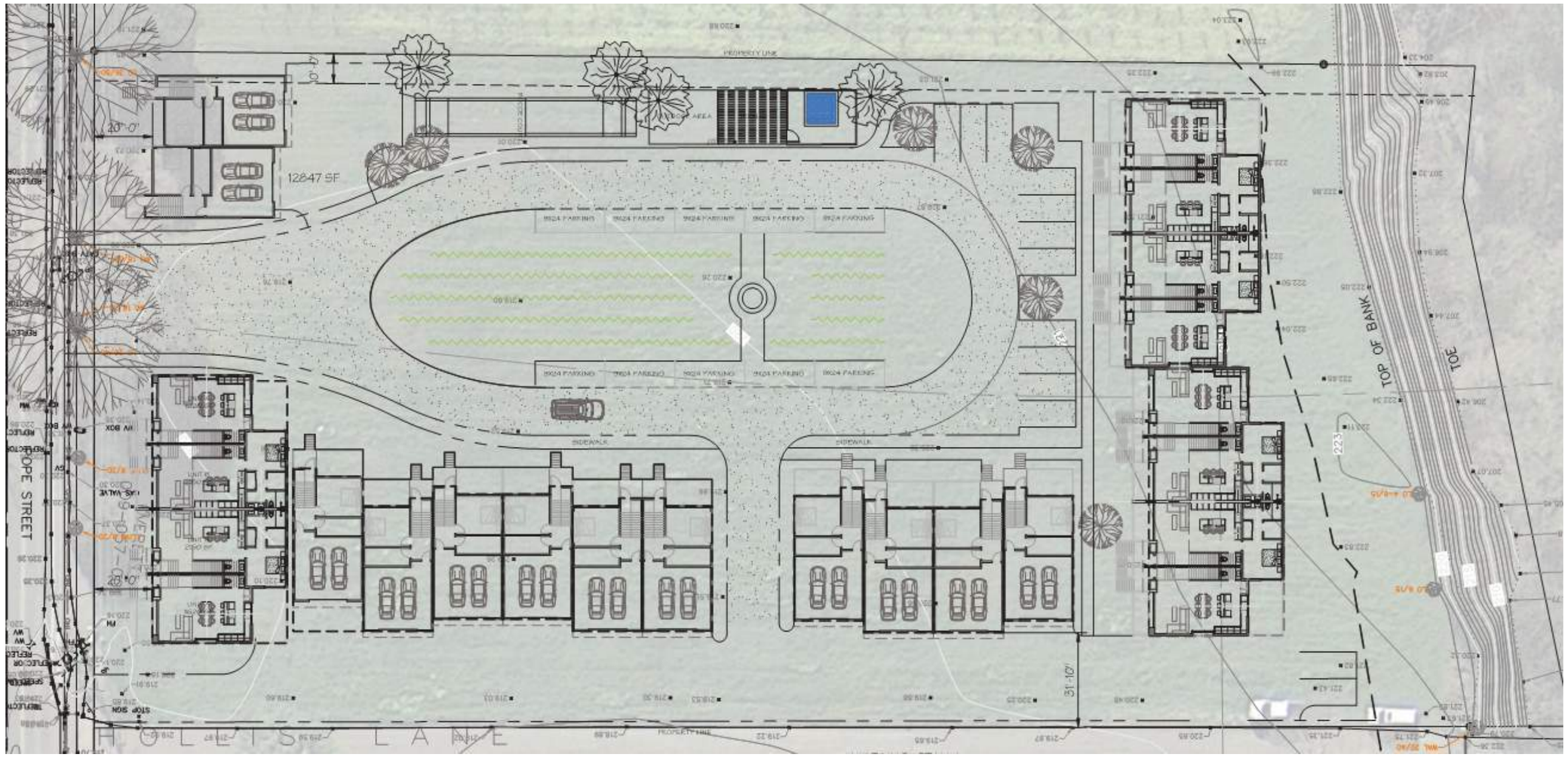
St Helena Estates *- Pope Street Subdivision Parcel 2 - town-home elevations*

September 2019

2 **Parcel 2**

St Helena Estates *- Pope Street Subdivision Parcel 2 - town-home perspective*

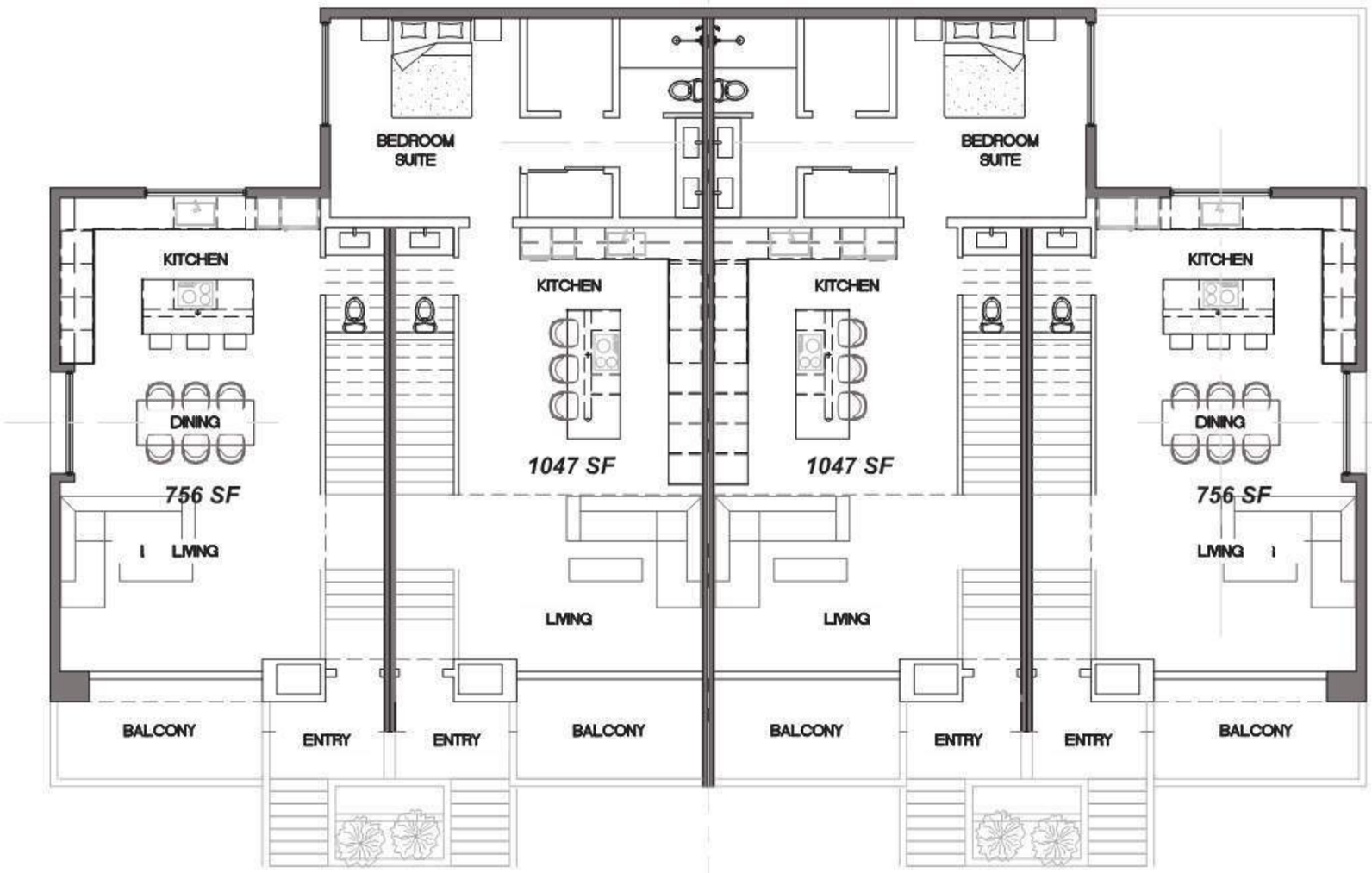
September 2019



3 Parcel 3

St Helena Estates - *Pope Street Parcel 3 - site plan*

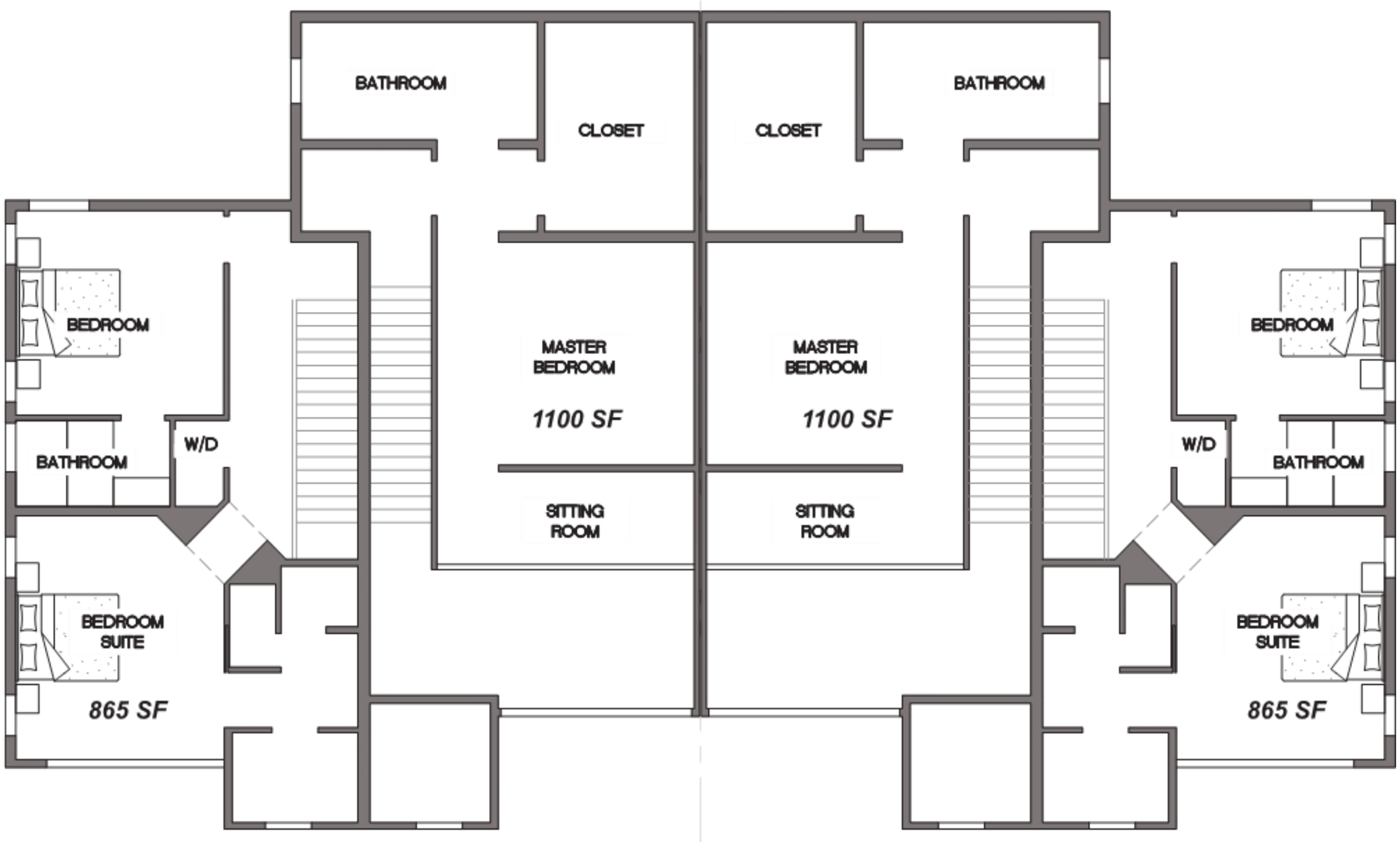
September 2019



3 Parcel 3

St Helena Estates *- Pope Street Parcel 3 - town-home floor plan - lower level*

September 2019



3 Parcel 3

St Helena Estates - *Pope Street Parcel 3 - town-home floor plan - upper level*

September 2019

3 **Parcel 3**

St Helena Estates *- Pope Street Parcel 3 - town-home elevations*

September 2019

3 **Parcel 3**

St Helena Estates *- Pope Street Parcel 3 - site perspective*

September 2019

3 Parcel 3

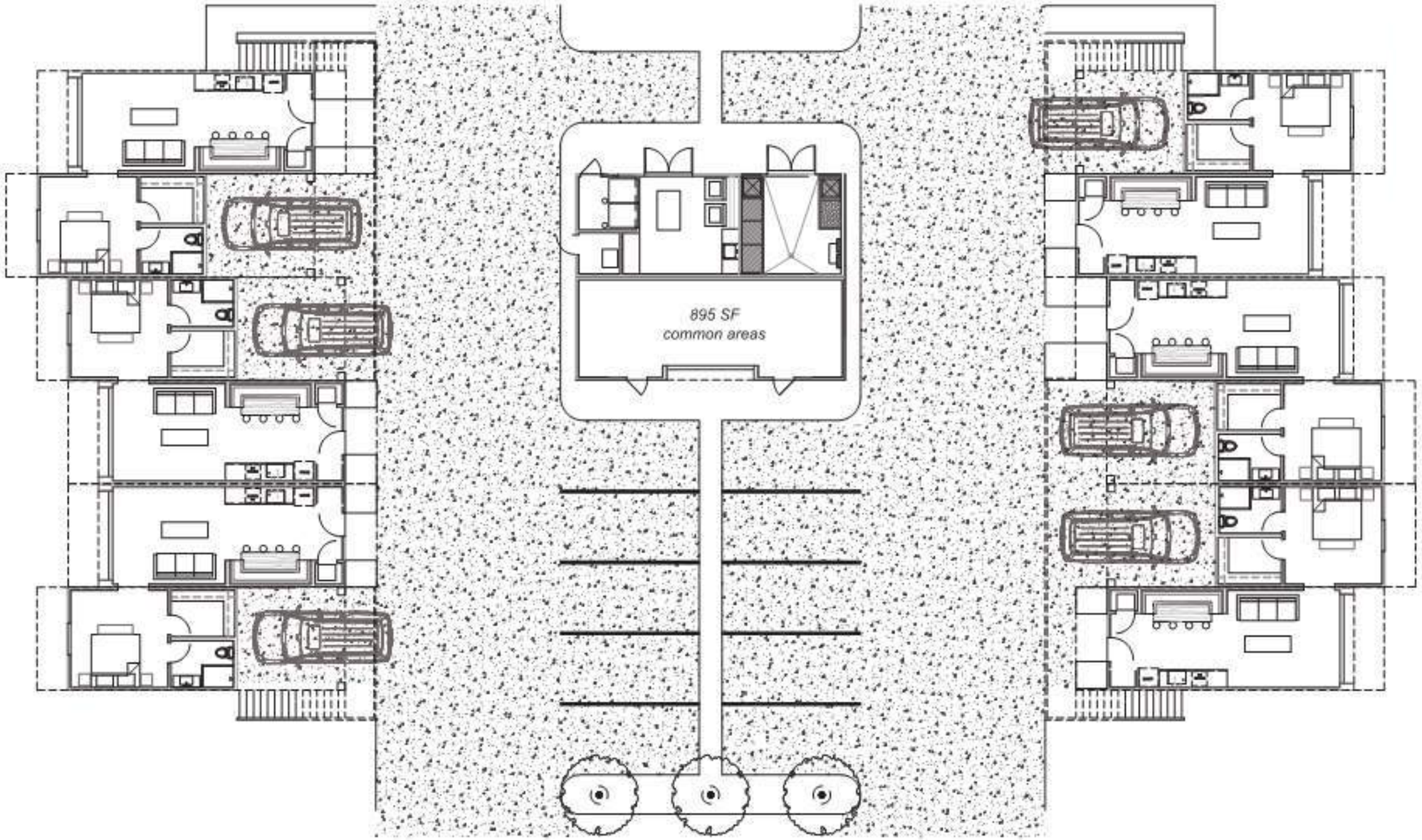
St Helena Estates *- Pope Street Parcel 3 town-home - site perspective*

September 2019

4 Parcel 4

St Helena Estates - *Pope Street Parcel 4 site plan*

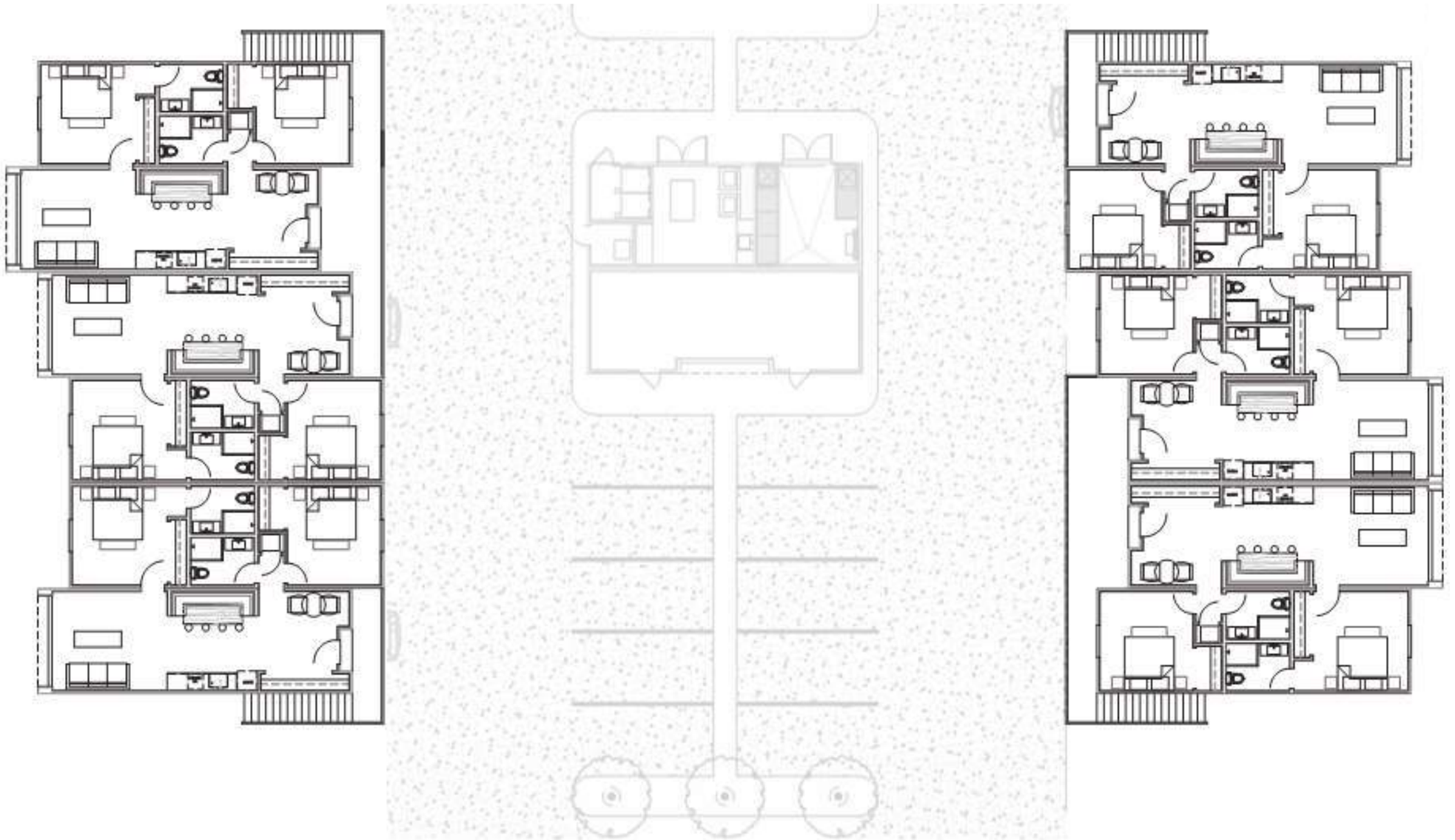
September 2019



4 Parcel 4

St Helena Estates - *Pope Street Parcel 4 - farmworker housing - ground floor plan*

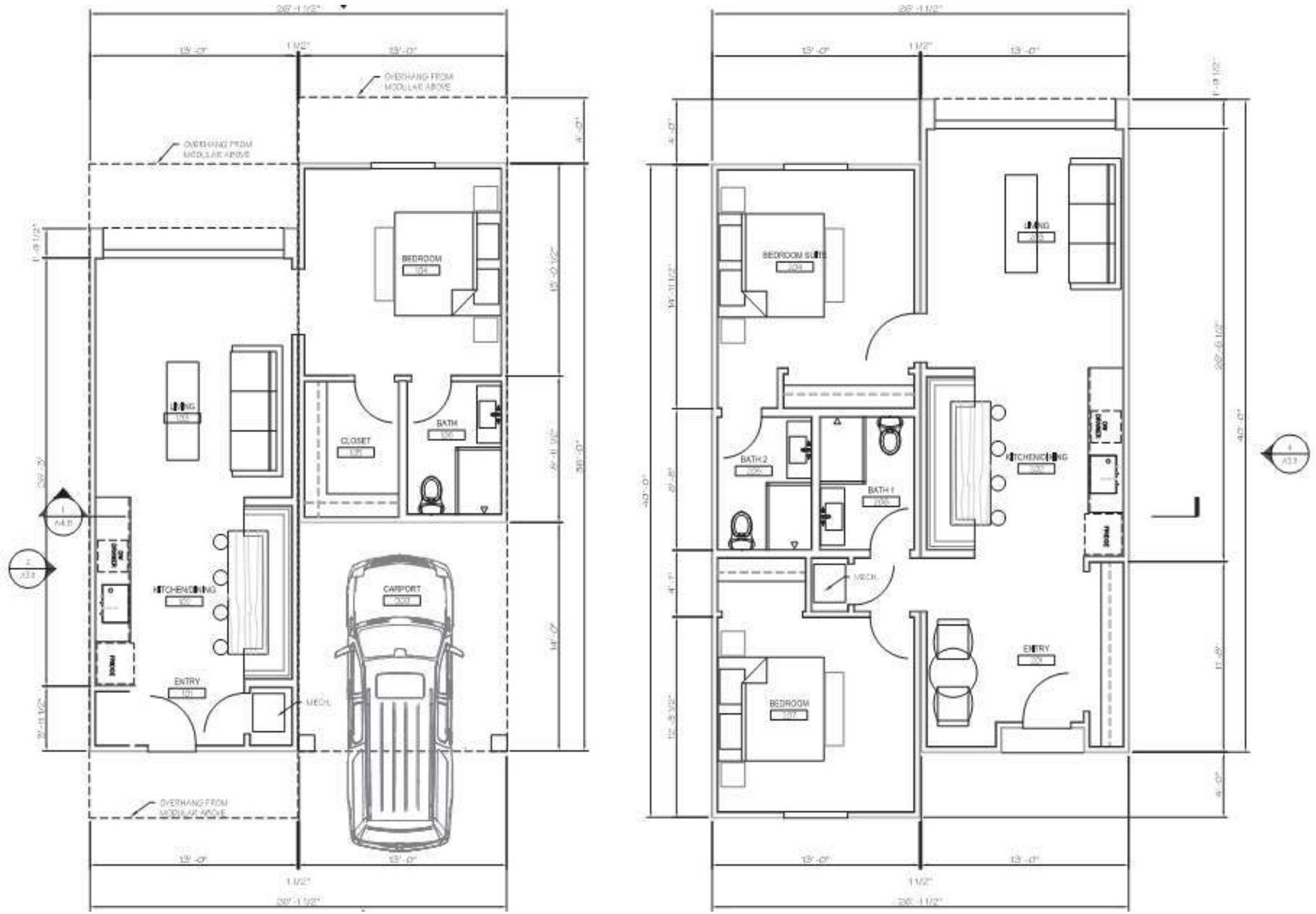
September 2019



4 **Parcel 4**

St Helena Estates *- Pope Street Parcel 4 - farmworker housing - second floor plan*

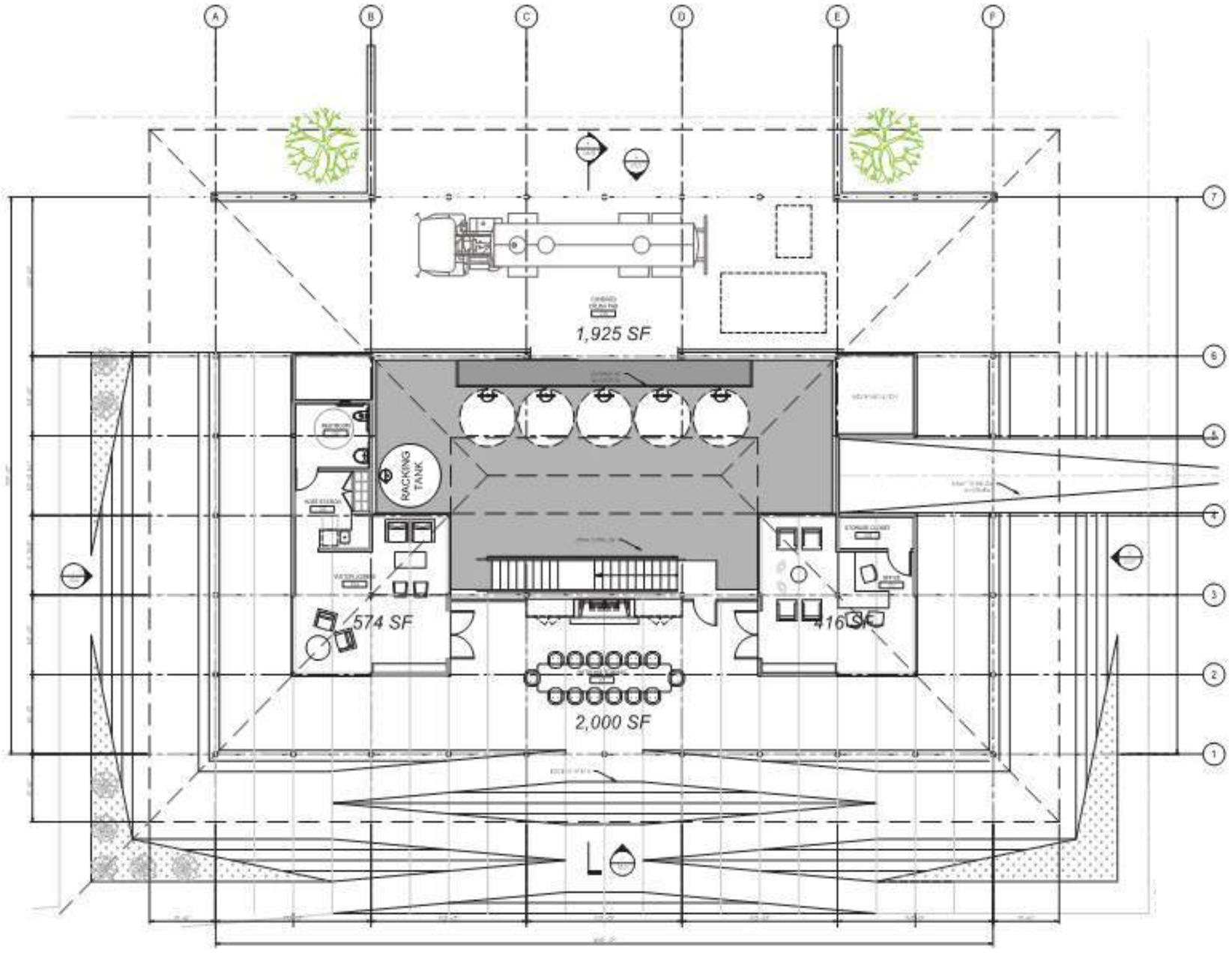
September 2019



4 Parcel 4

St Helena Estates - *Pope Street Parcel 4 - farmworker housing - first and second floor plan*

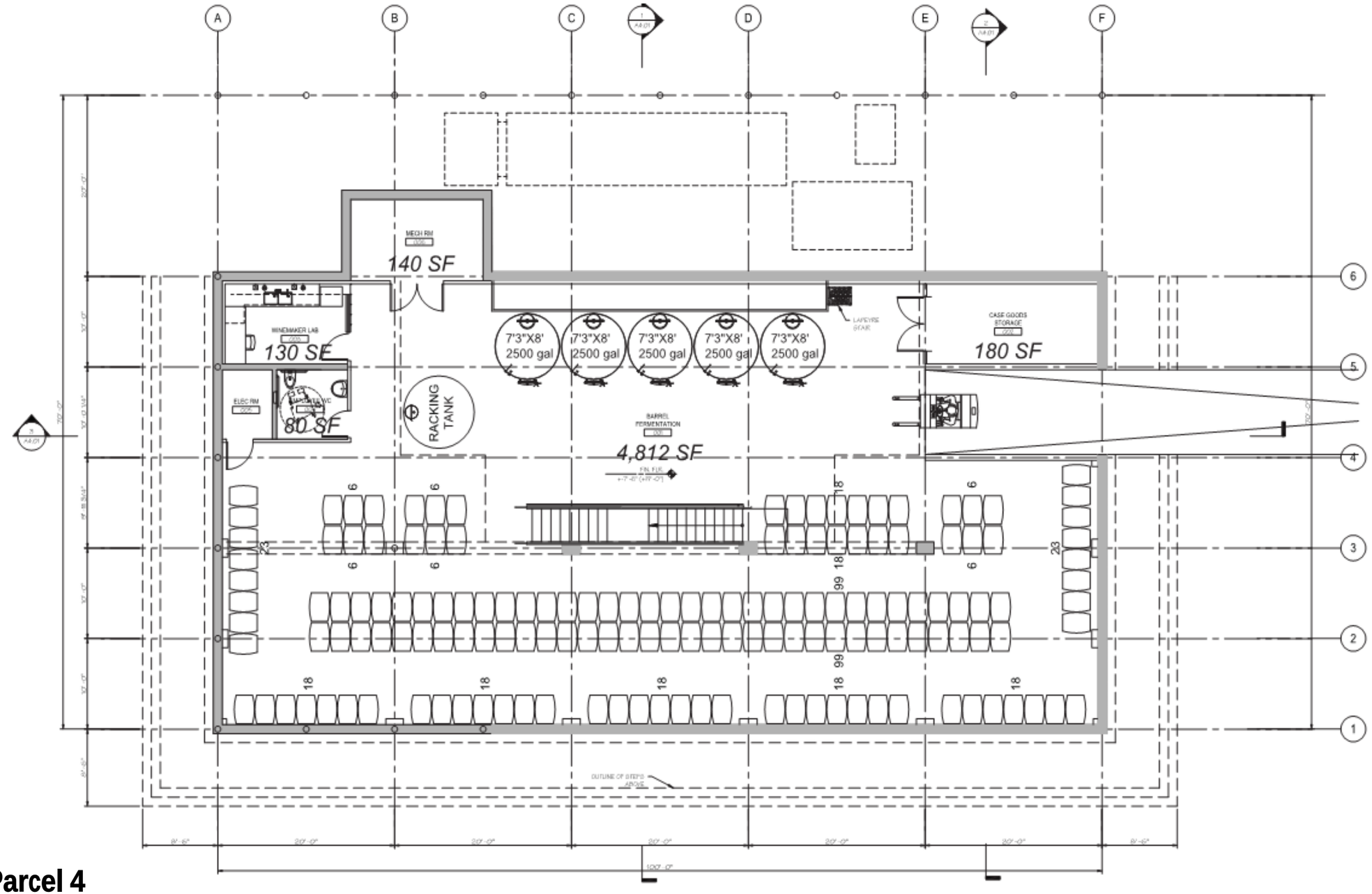
September 2019



4 Parcel 4

St Helena Estates - *Pope Street Parcel 4 - winery floor plan - upper level*

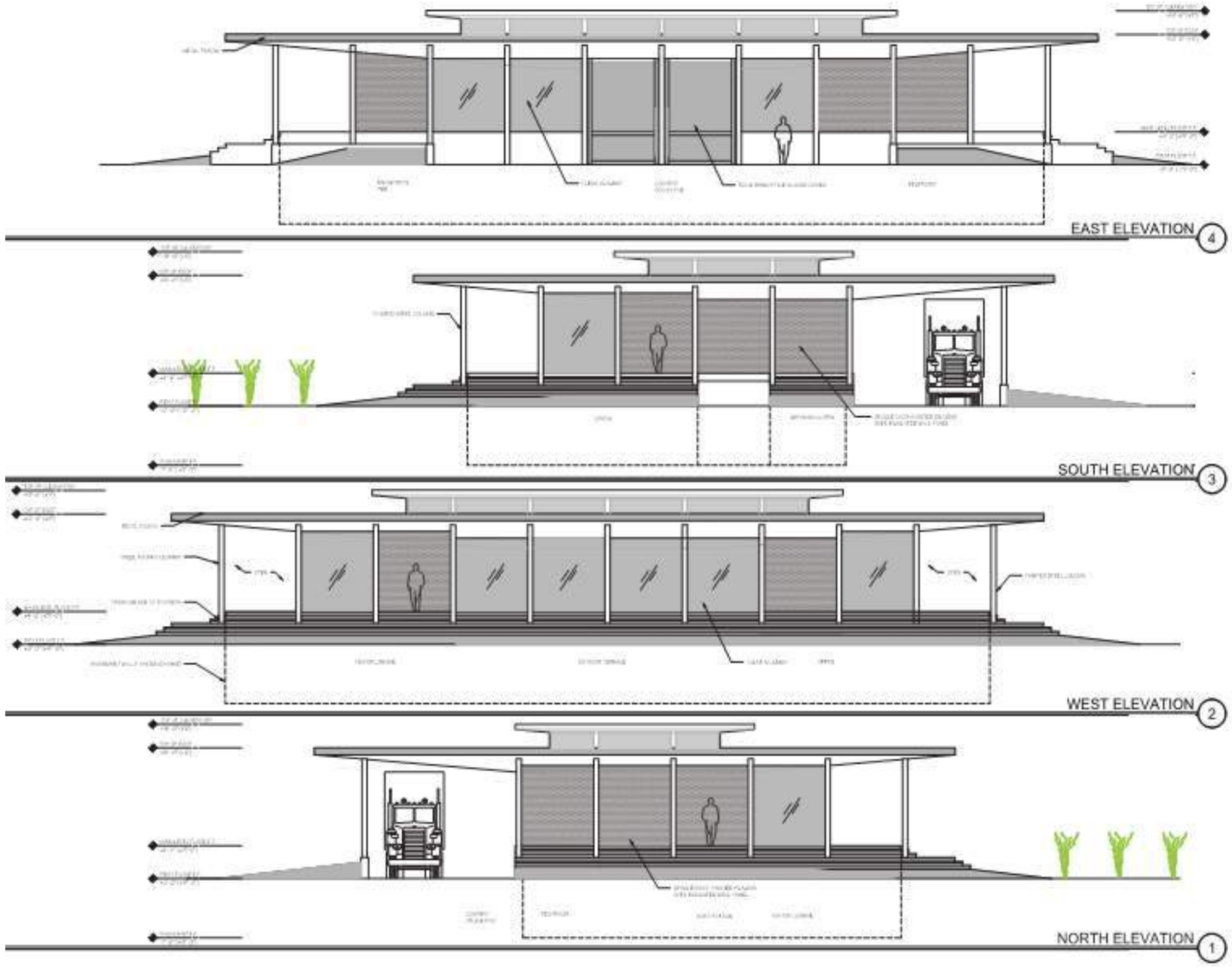
September 2019



4 Parcel 4

St Helena Estates - *Pope Street Parcel 4 - winery floor plan - below grade production area*

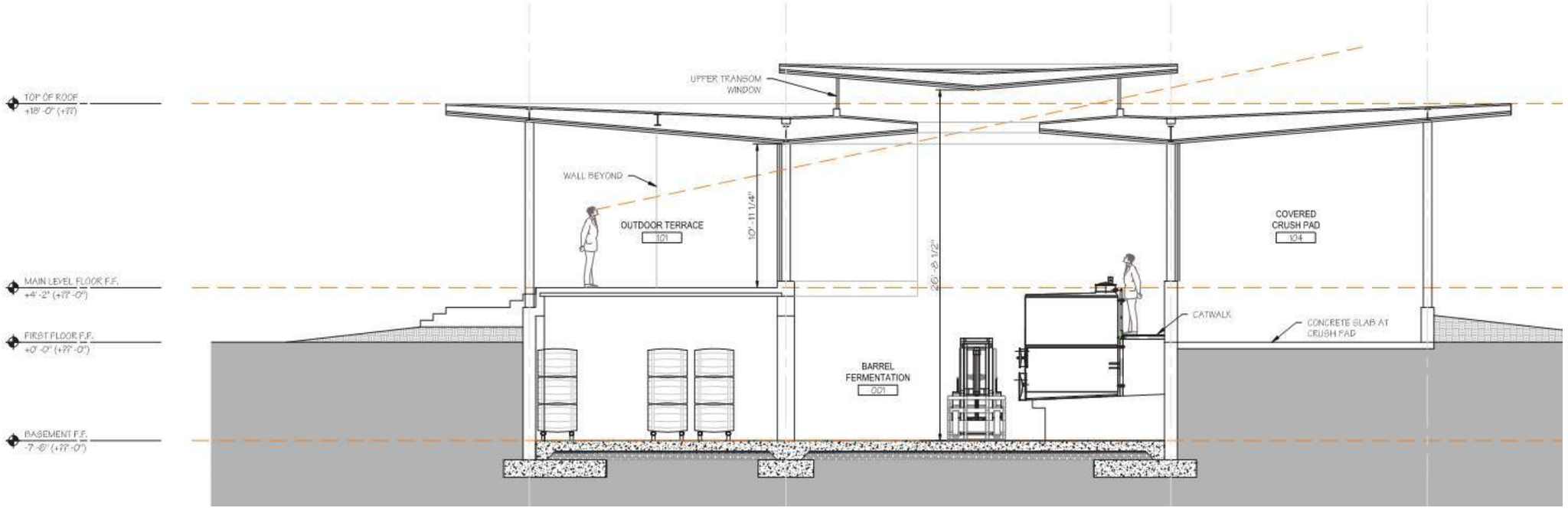
September 2019



4 **Parcel 4**

St Helena Estates - *Pope Street Parcel 4 - winery elevations*

September 2019



4 Parcel 4

St Helena Estates - *Pope Street Parcel 4 - winery section*

September 2019

2 4 **Parcel 2 + 4**

St Helena Estates *- Parcels 2 + 4 - farmworker housing, residence and town-house perspective*

September 2019

2 4 **Parcel 2 + 4**

St Helena Estates *- Pope Street Parcel 4 - winery perspective*

September 2019

Aaron Hecock

From: gregt <lakebear@centurytel.net>
Sent: Tuesday, September 03, 2019 10:47 AM
To: Aaron Hecock
Cc: Janie Beach; laurel krsek; Fernando Porto
Subject: Hollis and Pope street lots buildings

Mr Hecocok
City Planning
City of St Helena, CA

We will be out of the country when the planning meeting is schedule

This is our input to the meeting.
Proposal for multiple units on lots previously owned by Russ Aves vineyard ; afterwards owned by Roger Trinchero; now Mr. A. Castellucci

Owners Gregory Ochocki and Anne Barrie . at 1135 Peppertree St Helena 94574 . Our position we are totally **against!!!**
such a massive impact on the neighborhood , Hollis St and the traffic impact it would have on Pope st. We are worried about the density so many units
Worried about water and sewer impacts on the area as well as adding multiple neighborhood vehicles to the already horrible traffic on Pope street the bottlenecks at historic Pope street bridge as well as the serious lack of parking for area residents and guests !!!!.

To my knowledge??? **nobody** at the Peppertree condos or the Peppertree Homeowners Association has been contacted by anyone in this matter.

I e mailed Janie Beach; president of Peppertee homeowners association
she replied that she **has NOT been contacted** by Mr. A. Castellucci or any representative of his.

In contrast to the reporting in the St Helena Star .
No !!! the neighbors I spoke with will NOT be happy with such a massive impact to Pope street traffic, lack of parking , bottleneck back ups at the historic bridge, potential water shortages in event of drought returning, and impact on sewers .
Sewers which already back up during winter rains, at times we have odor as well .

It stated in another article that the "developer has met with neighbors who are
" enthusiastic about the prospect of high end housing that will boast property values"

We have not met ANY such neighbors who are *"enthusiastic"*

So, perhaps someone can send us a list of these neighbors , so we can discuss their so called "enthusiasm"

Gregory Ochocki
Anne Barrie
1135 Peppertree Cir
St Helena CA 94574

707 968 -5432

Aaron Hecock

From: Gordon Burns <gburns@etslabs.com>
Sent: Wednesday, September 04, 2019 4:26 PM
To: Aaron Hecock
Cc: Gordon Burns; Marjorie Burns
Subject: (PL19-033) 567 Pope St. - St. Helena Estates

Importance: High

We are completely opposed to this proposed development.

A recent article in the press quoted the developer as saying that neighbors were “
enthusiastic about the prospect of high end housing that will boast property values”. I do not know of any neighbors who would say such a thing.

Any additional development, but especially on the scale proposed, would have an enormous impact on Pope Street traffic which is already a nightmare with frequent backups at the historic bridge.

In addition water and sewer impacts would have to be studied very very carefully.

In short . . . the city infrastructure to accommodate additional traffic is not there, and water and sewer systems are already at capacity. The valley floor simply can’t accommodate additional development on this scale.

Please do not approve this development.

Gordon Burns
1175 Peppertree Circle
Saint Helena CA 94574 USA
Tel: 707 963 4806
Dir: 707 302 1211
Fax: 707 963 1054
gburns@etslabs.com

In contrast to the reporting in the St Helena Star .
No !!! the neighbors I spoke with will NOT be happy with such a massive impact to Pope street traffic, lack of parking , bottleneck back ups at the historic bridge, potential water shortages in event of drought returning, and impact on sewers .
Sewers which already back up during winter rains, at times we have odor as well .

It stated in another article that the "developer has met with neighbors who are
" enthusiastic about the prospect of high end housing that will boast property values”

We have not met ANY such neighbors who are “enthusiastic”

So, perhaps someone can send us a list of these neighbors , so we can discuss their so called "enthusiasm"

Gregory Ochocki
Anne Barrie
1135 Peppertree Cir
St Helena CA 94574

707 968 -5432

Aaron Hecock

From: Laurel Krsek <laurel.krsek@gmail.com>
Sent: Tuesday, September 03, 2019 11:43 AM
To: Aaron Hecock
Subject: Pope Street Castelucci development

Dear Mr. Hecock,
I have resided in St. Helena for 35 yrs and have been a homeowner 1125 Peppertree Circle for 20 years. I just learned via an email from my neighbors that there is a plan in the works to develop the Hollis Street and Pope Street properties as high to medium density housing.

Contrary to comments by the landowner, we neighbors have not been consulted about the plans. My condo backs directly onto Hollis and I would be severely impacted by any such development. I and my Peppertree neighbors feel that it's critical to have a dialog with planners and the property developer and an accurate reporting of our input and opinions before any plans are approved.

Please convey my strong objections to the plans so far described and our request for input.

Thank you,
Laurel Krsek
1125 Peppertree Circle
St. Helena

Sent from my iPhone

Cindy Tzafopoulos

From: Aaron Hecock
Sent: Wednesday, September 11, 2019 3:09 PM
To: Cindy Tzafopoulos
Cc: Xinia Gamero
Subject: FW: The Pope Street Project

Comment letter for the September 24th Special Meeting.

AARON HECOCK, AICP
INTERIM PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

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From: Ginger Martin [mailto:ginger@gingermartin.com]
Sent: Wednesday, September 11, 2019 3:06 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: The Pope Street Project

Hi Aaron,
Hope you are well.
I'm very excited about this project as I think it will be a fab way to bring values up on the east side. And bring more biz to downtown.
The 19 units of low-income properties will definitely benefit St Helena. And I like the idea that 7 units will be on Mitchell west side of town.
I completely support this Project. I will try to be at the meeting on Tues.
Many thanks!
Ginger

GINGER MARTIN | +1415.516.3939
Sotheby's International Realty
GINGERMARTIN.com
DRE#00643485

GINGER MARTIN + CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY

Cindy Tzafopoulos

From: Aaron Hecock
Sent: Friday, September 13, 2019 1:19 PM
To: Cindy Tzafopoulos
Subject: FW: Peppertree HOA

For the September 24th Special Meeting.

AARON HECOCK, AICP
INTERIM PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

From: Janie Beach [mailto:jbeach53@gmail.com]
Sent: Friday, September 13, 2019 12:50 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: Peppertree HOA

Hello Aaron,
I am writing in regard to the recent article of Mr Castellucci's proposal to develop the field adjacent to our small condominium community. While he indicated that all neighbors were in favor of his proposal, he has not spoken with anyone in the Peppetree community. We have very serious concerns regarding traffic, water supplies going into the future and the ability of the city sewer system to handle the added residences.
Currently, Pope street is a very busy thoroughfare and it is difficult to imagine the traffic once all of this construction begins and in turn completed. with all the additional households.
As per letters you have received from other Peppertree homeowners, I would like to voice my strong opposition to the proposed plans.
Unfortunately, I will be out of the country at the time of the meeting, but please convey my concerns.
Thank you very much for your time,
Janie Beach
President
Peppertree Homeowners Association

Cindy Tzafopoulos

From: Aaron Hecock
Sent: Monday, September 23, 2019 4:10 PM
To: Cindy Tzafopoulos
Subject: FW: Castalucci Pope Street Project (near pepper tree)

Importance: High

Additional comment for tomorrow.

AARON HECOCK, AICP
INTERIM PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

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From: Leah Smith - Myriad Cellars [mailto:Leah@myriadcellars.com]
Sent: Monday, September 23, 2019 12:35 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: Castalucci Pope Street Project (near pepper tree)
Importance: High

Hello,

I was unable to attend last weeks meeting for the Pope Street project being requested by Mr Castalucci

I am an owner in Peppertree complex (1160 Pepper tree Cir) - and am against a winery and low income multiple unit housing for this requested project. The pope street traffic is already bad, there is no street parking and the bridge backs up daily due to congestion. A winery in the middle of town will bring too much traffic and congestion to an already small local street. undoubltly, any missed the entrance cars, will use our private road to make turn arounds. This is also close to Jacob Meily park where many children play sports and activites, having a winery added traffic, and ppl drinking would not be good for our community safety.

please accept this as a NO vote from both Leah and Mike Smith - 1160 Pepper tree Circle

thank you

Leah Smith
Myriad Cellars/Quivet Cellars/Ancillary Cellars
707.266.8154
www.myriadcellars.com

From: **Loraine Stuart** <loraine.a.stuart@gmail.com>
Date: Mon, Sep 23, 2019 at 6:12 AM
Subject: Re: Happy Birthday
To: Anna Chouteau

Meant to write Council before we left on Castelucci discussion- ran out of time. My 2 cents is that we should insist on more middle, workforce housing. And yes, this is lovely vineyard in town but yes, it is zoned for much needed housing. I know you have to recuse but don't know if you can comment or share.

2OCT19

Particelli Family
591 McCorkle Ave.
St. Helena, CA 94574

To Whom It May Concern,

The Particelli Family owns an eight acre parcel next to Mr. Castellucci's property which we plan to develop in the future. While we have no concerns with the development of Mr. Castellucci's medium density project, we want to assert that our future development is dependent on the traffic flow the city requires of his. If his development is allowed to be a gated community with access only from Pope Street, this would essentially preclude the eventual development of our parcel as we would not have sufficient access from McCorkle or College Avenues. Ours is a key opportunity site and presumably a valuable asset for the city's future housing needs. Please consider the decisions made in the next few months as they apply to this future development.

Perhaps it would be a good idea for us to schedule a meeting with the city staff to discuss the project. As Mr. Castellucci's project progresses, please include us on any notification list you may have so that we can make sure our interests are considered. Please let us know how to best follow through on this.

Thank you for your time and consideration.

Sincerely,

Ray Particelli
Leonora Particelli Hanna
Osvaldo Particelli
Ferruccia Particelli