



**City of St. Helena
Special Joint City Council and Planning
Commission Meeting
Tuesday, February 22, 2022 @ 4:00 PM**

This meeting will be conducted pursuant to the provisions of Government Code Section 54953 (as amended by AB 361) which authorizes teleconferenced meetings under the Brown Act during certain proclaimed States of Emergency. The Governor of California proclaimed a State of Emergency related to COVID-19 on March 4, 2020. This teleconferenced meeting is necessary so that the City can conduct essential business and is permitted under Government Code 54953 in order to protect public health and safety of attendees.

Consistent with Government Code Section 54953, this City Council Meeting will be held via teleconference only, and will not be physically open to the public. City Council members and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom Webinar.

The City Council meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for City Council meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be emailed by 4:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line City Council agenda.

ALTERNATIVE PUBLIC COMMENT VIA TELEPHONE BY RESERVATION

If you would like to provide comments via telephone (not using Zoom) during the Council meeting, you can request a reservation from the City Clerk prior to 12:00 p.m. on the meeting day. The reservation request may be submitted to the City Clerk by emailing publiccomment@cityofsthelena.org, or by calling (707) 968-2752. When submitting the request, please identify your name, your telephone number (including the area code first), and the agenda item number you would like to comment on. During the Council meeting, a representative from the City Clerk's Office will call you when public comment is called for the requested item. You will then be able to provide your comments to the Council via telephone.

Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions.

****NEW** - Simultaneous Spanish interpretation services during meetings can be scheduled upon request. 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@cityofsthelena.org.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://sthelena.civicweb.net/portal/>.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/89972605809>

Or One tap mobile :

US: +16699006833,,89972605809# or +13462487799,,89972605809#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or
+1 312 626 6799 or +1 929 205 6099

Webinar ID: 899 7260 5809

International numbers available: <https://us02web.zoom.us/j/kc58KEgE36>

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Esta reunión será realizada conforme a las provisiones del Código de Gobierno Sección 54953 (modificada por AB 361) la cual autoriza las reuniones de teleconferencia bajo el Acta Brown durante ciertos Estados de Emergencia. El gobernador de California proclamó Estado de Emergencia relacionado con el COVID-19 el 4 de marzo del 2020. Esta reunión por teleconferencia es necesaria para que la Ciudad pueda realizar deberes esenciales y es permitido bajo el Código de Gobierno 54953 en orden de proteger la salud pública y seguridad de los asistentes.

Consistente con el Código de Gobierno Sección 54953, esta reunión del Consejo de la Ciudad será realizada vía teleconferencia y no será físicamente abierta al público. Miembros del Consejo de la Ciudad y personal atenderán la reunión por audio y/ o video. La reunión será transmitida vía Zoom.

La reunión del Consejo de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese el ID de la reunión o llamando al número ubicado en la agenda e ingrese el ID de la reunión. Se aceptarán comentarios públicos para la reunión del Consejo de la Ciudad por correo electrónico a [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Todos los comentarios públicos se harán públicos y se adjuntarán a la agenda, pero no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda del Consejo de la Ciudad al día siguiente.

**\*\*NUEVO- 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@cityofsthelena.org](mailto:cityclerk@cityofsthelena.org) .**

**El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en <https://sthelena.civicweb.net/portal/> .**

Habrà traducción en español durante la junta

Haga clic en el enlace a continuación para participar en la reunión:

<https://us02web.zoom.us/j/89972605809>

O por iPhone one-tap:  
US: +16699006833,,89972605809# or +13462487799,,89972605809#  
O por Teléfono: Marque(para mejor calidad, marque número basado en su ubicaciónactual):  
US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312  
626 6799 or +1 929 205 6099  
ID de la Reunión: ID: 899 7260 5809  
International numbers available: <https://us02web.zoom.us/j/kc58KEqE36>

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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ADOPTION OF THE AGENDA
4. ROLL CALL  
Mayor: Geoff Ellsworth, Vice Mayor: Paul Dohring, City Council Members: Anna Chouteau, Eric Hall and Lester Hardy

Chair: John Ponte, Vice Chair: Daniel Hale, Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.

5. PUBLIC FORUM:  
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.
6. NEW BUSINESS

- 6.1. The purpose of this meeting is to continue the discussion on the Housing Element Update with a specific focus on the draft housing opportunity sites inventory. Staff is looking for feedback from the Planning Commission and the City Council on the housing opportunity sites presented.

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CEQA Determination: Not a CEQA project

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

No formal action is required; staff recommends that the Planning Commission and City Council consider the presentation and provide input on the following:

1. Are there any recommended changes to the proposed sites inventory?
2. Are there any sites that should be added to the sites inventory? If so, why?
3. Are there any sites that should be removed from the sites inventory? If so, why?
4. Confirm the proposed or amended sites inventory and direct staff to proceed with the Housing Element Update.

[Staff Report - Pdf](#)

[Presentation](#)

[Public Comment.Nancy Dervin](#)

[Public Comment.Pat Friday](#)

[Public Comment.Rick Crebs](#)

7. ADJOURNMENT

The next Regular City Council meeting is scheduled for February 22, 2022, at 6:00 p.m.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on February 18, 2022.



Cindy Tzaopoulos, 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

**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 City Council 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 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 <https://sthelena.civicweb.net> and will be available for public review at the respective meeting.

**THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN  
VIRTUAL CITY COUNCIL MEETINGS**

St. Helena, CA– The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom’s Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena City Council will host a Virtual Council Meeting on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, livestreamed, and posted on the City’s website after the adjournment of the meeting if technical difficulties occur: <https://sthelena.civicweb.net/Portal/>

**The ZOOM web link, meeting ID, and phone number will be listed at the top of the City Council Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.**

#### **How to Watch or Listen to Council Meetings:**

1. Watch on Comcast Channel 28
2. Watch the livestreaming video on the City’s website
3. Watch and Listen on Zoom.us by clicking on the link in the Council Agenda
4. Listen only by calling the Zoom number listed on the Council Agenda

#### **Watch Council Meeting by Joining the Zoom Meeting:**

##### **1. By Computer, Tablet, or Smart Phone:**

1. Before joining the virtual City Council Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit [zoom.us/signup](https://zoom.us/signup) and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
2. If you are logged into your account, Enter the **Meeting ID** listed on the City Council Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
3. Select if you would like to connect audio and/or video and tap **Join Meeting**.
4. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

##### **1. Listen Only by Telephone:**

1. **Dial** the number listed on the Council Agenda.
2. At the prompt, enter the **Meeting ID** provided on the top of the City Council Meeting Agenda and **Press #. A participate ID is not required.**
3. To disconnect from the meeting, hang up the phone.

#### **Ways to Provide Public Comment:**

While attending the virtual City Council Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Mayor will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

1. **Send a Public Comment in by 4:00 PM Prior to the Meeting to:**  
[publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org)

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Please include in the subject line “COMMENT TO COUNCIL and the AGENDA ITEM”. Any public comment is required to be submitted no later than 2 hours before the scheduled meeting and will be included as an attachment to the agenda. All public comments will be made publicly available and attached to

the agenda item and will not be read out loud. All public comments that are received after 4:00 PM will be attached to the agenda the following day.

## **2. Provide Comment through Zoom meeting from a computer, tablet, or smart phone**

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the **"raise hand"** feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand.

The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the **'raise hand'** button again.

## **3. Call in to the ZOOM meeting from a cell phone or landline phone only**

This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial **\*9** on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press **\*9** again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.

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En cumplimiento de la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, llame a la Oficina del Secretaría de la Ciudad (707) 967-2792. La notificación 72 horas antes de la reunión, como lo requiere la Sección 202 de la Ley de Estadounidenses con Discapacidades, permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esta reunión.

LA CIUDAD DE ST. HELENA ALIENTA LA PARTICIPACIÓN PÚBLICA EN LÍNEA EN REUNIONES VIRTUALES DEL CONSEJO DE LA CIUDAD

St. Helena, CA– La Ciudad de St. Helena está comprometida con la participación pública en el gobierno de la Ciudad de manera que sea consistente con la guía proporcionada por el Oficial de Salud Pública del Condado de Napa y la Orden Ejecutiva N-25-20 del Gobernador Newsom. Estas pautas se relacionan con el distanciamiento social y están destinadas a proteger a todos al limitar la propagación de COVID-19 en nuestra comunidad. En cumplimiento de estas pautas, el Ayuntamiento de St. Helena organizará una Reunión del Consejo Virtual sobre Zoom; Una herramienta de teleconferencia gratuita que permite a los usuarios mirar y / o llamar a la reunión

desde sus computadoras o teléfonos. Esta reunión estará abierta al público y permite comentarios públicos en vivo. La reunión también se grabará, se transmitirá en vivo y se publicará en el sitio web de la Ciudad después de la clausura de la reunión si se presentan dificultades técnicas: <https://sthelena.civicweb.net/Portal/>

El enlace web de ZOOM, la identificación de la reunión y el número de teléfono se enumerarán en la parte superior de la Agenda de la reunión del Ayuntamiento. Se le pedirá que ingrese la ID de la reunión, pero no habrá contraseña ni ID de participante.

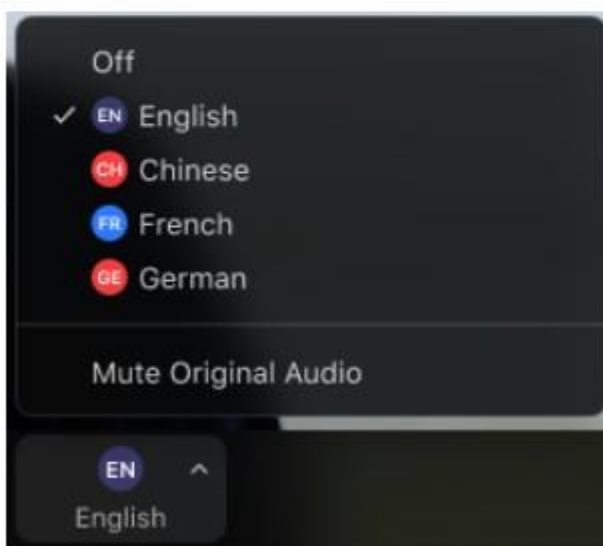
Cómo escuchar la interpretación de un idioma



1. En los controles de la reunión o el seminario web, haga clic en **Interpre**



2. Haga clic en el idioma que desee escuchar.



3. (Opcional) Para escuchar solo el idioma interpretado, haga clic en **Siler**



1. En los controles de la reunión, toque ... Más.



2. Toque **Interpretación de idiomas**.

3. Toque el idioma que desee escuchar.



4. (Opcional) Toque el botón de alternancia **Silenciar audio original**.



5. Haga clic en **Finalizado**.

Cómo ver o escuchar las reuniones del Consejo:

1. Veala a través del canal 28 de Comcast
2. Vea el video de transmisión en vivo en el sitio web de la ciudad
3. Mire y escuche en Zoom.us haciendo clic en el enlace en la Agenda del Consejo
4. Escuche llamando al número de Zoom listado en la Agenda del Consejo

Vea la reunión del Consejo uniéndose a la reunión Zoom:

1. **Por computadora, tableta o teléfono:**
 - a. Antes de unirse a la reunión virtual del Ayuntamiento, le recomendamos que descargue la aplicación Zoom. Para registrarse en su propia cuenta gratuita, visite zoom.us/signup e ingrese su dirección de correo electrónico. Recibirá un correo electrónico de Zoom (no-reply@zoom.us) . En este correo electrónico, haga clic en Activar cuenta.
 - b. Si ha iniciado sesión en su cuenta, ingrese la ID de la reunión que figura en la Agenda del Ayuntamiento. Si no ha creado una cuenta, vaya a: <https://zoom.us/join> e ingrese la ID de la reunión

- c. Seleccione si desea conectar audio y / o video y toque Unirse a la reunión. re. Para obtener instrucciones específicas para su dispositivo, vaya a: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

2. Escuche solo por teléfono:

- a. **Marque** el número que figura en la Agenda del Consejo.
- b. Cuando se le solicite, ingrese la **ID de la reunión** provista en la parte superior de la Agenda de la reunión del Concejo Municipal **y presione #. No se requiere una identificación de participación.**
- c. Para desconectarse de la reunión, cuelgue el teléfono

Formas de proporcionar comentarios públicos:

Mientras asiste a la reunión virtual del Ayuntamiento, el público tendrá la oportunidad de proporcionar comentarios públicos en vivo durante el Foro Público y después de cada tema de la agenda. Cuando sea el momento apropiado para comentarios públicos, el Alcalde abrirá verbalmente los comentarios públicos. En este momento, cada individuo tiene permitido 4 minutos parahablar.

1. Envíe un comentario público por adelantado a publiccomment@cityofsthelena.org

La forma más fácil de proporcionar comentarios públicos es enviar su comentario público por correo electrónico. Los comentarios públicos pueden enviarse por correo electrónico a publiccomment@cityofsthelena.org. Incluya en la línea de asunto "COMENTARIO AL CONSEJO y el PUNTO DEL PROGRAMA". Cualquier comentario público debe presentarse a más tardar 2 horas antes de la reunión programada y se incluirá como un archivo adjunto a la agenda. Todos los comentarios públicos se harán públicos y se adjuntarán al artículo de la agenda y no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda al día siguiente.

- 2. Proporcione comentarios a través de la reunión Zoom desde una computadora, tableta o teléfono inteligente

Esta opción permite que el público asista virtualmente a la reunión como un "asistente" silenciado sin capacidades de video o pantalla compartida. Podrá ver y escuchar a los participantes en la reunión, pero no podrán escucharlo hasta que el anfitrión de permiso.

Si desea proporcionar comentarios públicos durante un elemento específico de la agenda o durante un foro público, puede usar la función "levantar la mano" ubicada en el panel de control en la parte inferior de la pantalla. El icono es una pequeña mano azul. En Windows también puede usar el atajo de teclado Alt + Y para subir o bajar la mano. En Mac también puedes usar el atajo de teclado Alt + Y para subir o bajar la mano.

Se le notificará al anfitrión que ha levantado la mano y se lo colocará en fila con todas las solicitudes entrantes

Cuando sea su turno de hablar, se le notificará que el anfitrión le ha dado permiso de hablar. Para ser retirado de la fila, simplemente haga clic de nuevo el botón "levantar la mano".

3. Llame a la reunión de ZOOM desde un teléfono fijo o móvil solamente

Esta opción le permite al miembro del público la oportunidad de participar verbalmente en comentarios públicos.

Si desea hablar durante el tiempo de comentarios públicos, marque * 9 en su teléfono.

Se le notificará al anfitrión que le gustaría hablar y se colocará en fila con todas las solicitudes entrantes.

Cuando sea su turno de hablar, se le notificará que el anfitrión le ha dado permiso de hablar. Puede presionar * 9 nuevamente si desea ser eliminado de la fila.



Report to the City Council
Special Joint City Council and Planning
Commission Meeting - 22 Feb 2022

Agenda Section: NEW BUSINESS

Subject: The purpose of this meeting is to continue the discussion on the Housing Element Update with a specific focus on the draft housing opportunity sites inventory. Staff is looking for feedback from the Planning Commission and the City Council on the housing opportunity sites presented.

CEQA Determination: Not a CEQA project

Prepared By: Aaron Hecock, Senior Planner

Reviewed By: Maya DeRosa, Planning & Building Director

Approved By: Mark T. Prestwich, City Manager

BACKGROUND

In February 2021, the City of St. Helena kicked off the update to the City's Housing Element for the 2023-2031 planning period. The purpose of the Housing Element is to identify and analyze existing and projected housing needs in order to preserve, improve, and develop housing for all economic segments of the community.

The Housing Element is one of seven required elements of the General Plan. However, it has several unique requirements that set it apart from the other six elements. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates. State law requires each local government to update its housing element every eight years. The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification. The update is scheduled to take approximately two years; the deadline for submission to the California Department of Housing and Community Development is January 31, 2023. Penalties for non-compliance include legal challenges, ineligibility for many State and regional grants, and, in extreme cases, loss of land use control.

Housing Elements typically include the following:

- Housing Needs Analysis (*currently being drafted*)
- Analysis of Constraints to Housing Production (*currently being drafted*)
- Affirmatively Furthering Fair Housing (*New requirement, currently being drafted*)
- Inventory of Sites Suitable for Residential Development (*for discussion today*)
- Policy and Implementation Program (*March 2022*)

DISCUSSION

Regional Housing Need Allocation (RHNA)

Each jurisdiction in California is required to plan for its fair share of the region's housing need. This fair share is determined through a process called the Regional Housing Need Allocation (RHNA). HCD identifies the total housing need for each region of the State. Regional Councils of Government, in this case the Association of Bay Area Governments (ABAG), are responsible for distributing this need to local governments in the region. Once a local government has received its RHNA, it must revise its housing element to show how it plans to accommodate its portion of the region's housing need. The RHNA does not require the City to build the units; the City must ensure there are no governmental or other barriers preventing the units from being built by a private developer. Furthermore, all units built during the 8-year Housing Element Cycle count toward the City's RHNA whether they are included in the Housing Element site inventory or not.

Regional Housing Need Allocation, St. Helena

Very Low	Low	Moderate	Above Moderate	Total RHNA
103	59	26	66	254 units

Due to the State's No-Net-Loss Zoning law (SB 166, 2017), each jurisdiction must provide an additional buffer of at least 15 to 30 percent across all income categories, but especially lower income. This buffer allows some units to be developed outside the projected income area (i.e. moderate income housing on a lower-income site) without the City falling into a deficit in any individual category.

Regional Housing Need Allocation w/ HCD-Required 20 Percent Buffer, St. Helena

	Very Low	Low	Moderate	Above Moderate	Total RHNA
RHNA + 20%	121	71	31	79	302 units

Credits Toward the RHNA

The City may take credit for housing projects under review or approved through Planning and an assumed number of ADUs, based on development trends (see the attached report). Income levels for approved projects are determined by deed restrictions and expected rents under the approved or pending project entitlements. Income levels for ADUs assumptions are typically assigned based on a prescribed methodology. Based on

feedback from the community during Community Workshop #2 and the Housing Element Focus Group, these units are currently not being applied to lower income categories. While future ADUs may develop as affordable rental units, the community and the Focus Group felt that, because a large percentage of the ADUs in St. Helena are not being rented, it should not be assumed that they will provide housing options for lower-income households. Because ADUs provide desperately needed housing units, even if occupied by family/friends without formal rent, we recommend that ADU housing goals be included, but counted toward the highest income category. It should be noted that the units described above will count toward the City's RHNA whether they are included in the Housing Element site inventory or not as HCD will count them during the City's Annual Housing Element Progress Report process.

Currently, the City has 92 units undergoing project entitlements. This includes 87 potential units from the Hunter Subdivision project. In addition, the City has seen an average of 9 ADUs permitted per year over the last three years. Extending this trend over the next 8 years, the City could see 72 ADU units permitted.

Sites Inventory

The sites inventory is a required component of the Housing Element used to identify specific sites to meet the St. Helena RHNA allocation and buffer. A draft sites inventory is provided as an attachment to this report and is summarized below. Sites inventory standards are provided by the HCD Housing Element Suitable Sites Inventory Guidebook. The requirements for what qualifies as a suitable site for the sites inventory is very narrow, but any unit constructed during the RHNA cycle period will be counted towards the City's RHNA allocation whether it is located in a site identified in the inventory or not. Land suitable for residential development must be appropriate and available for residential use in the planning period. Identified sites that require rezoning may be included in the inventory, provided the housing element includes a program to accomplish the rezoning early within the planning period. Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g. susceptibility to flooding, slope instability/erosion, or other environmental considerations) and location (proximity to transit, job centers, and public or community services). In addition, sites identified for lower income units must meet specific size and density requirements: they must be greater than 0.5 acre and less than 10 acres and, for St. Helena, have a density of at least 20 units per acre.

Land suitable for residential development includes all of the following:

- Vacant sites that are zoned for residential development.
- Vacant sites zoned for non-residential use that allows residential development.
- Residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by the City.
- Sites zoned for nonresidential use that can be rezoned for residential use, and for which the housing element includes a program to rezone the site, as necessary, to permit residential use, including sites owned or leased by the City.

The inventory must include all of the following:

- A parcel-specific listing of sites, using assessor parcel number(s) (APN).
- The general plan and zoning designations of sites.
- A description of parcel size. This is important as parcel size can be a key factor in determining development viability, capacity and affordability.
- A map showing the location of sites.
- A description of existing uses of any non-vacant sites.
- A description of whether the parcel has available or planned and accessible infrastructure.
- The income category (above moderate-, moderate-, or lower- income) that the site is expected to accommodate.
- If the parcel was identified in a previous planning period sites inventory.

The 2018 legislative session brought new restrictions to the criteria applied to suitable sites. These changes have the potential effect of creating a situation where the number of suitable sites decrease despite the increase in the RHNA housing allocation. As provided in HCD's Housing Element Sites Inventory Guidebook, factors that must be considered in the selection of suitable sites include rate of redevelopment of similar properties in the City; the effect of market conditions on the likelihood of a site being redeveloped for residential use; availability of incentives for residential redevelopment; site considerations (such as whether existing uses on the site are impediments to redevelopment); and if the site is aligned with the goal of affirmatively furthering fair housing. The identification of suitable sites in the inventory will help to determine whether changes to zoning, development standards, and infrastructure capacity are necessary to accommodate the RHNA allocation. For the Sites Inventory analysis, the following steps were taken:

1. Review of pending or approved projects: The number of units that can count towards the City's RHNA that are currently being processed is 92 units.
2. Review of ADU trends: Based on the trend of 9 ADUs per year, the assumption of the number of ADUs that can be achieved over the next 8 years is 72 housing units.
3. Review of City-owned sites where residential development is in line with City priorities: Two City owned properties (1480 Main Street and 1572 Railroad Ave.) have potential for residential redevelopment. A capacity analysis estimated approximately 52 housing units could be developed on both sites.
4. Current Housing Element opportunity sites: a review of sites identified in the current Housing Element as feasible sites but have remained available was conducted. Including sites identified in the current Housing Element are subject to by right approval for projects with housing that includes 20% or more affordable units if they meet the following requirements:
 - a. Vacant sites identified in the 4th and 5th cycle Housing Elements - Included Parcel #009-441-023 (Spring Street between Hudson & Valley View) which is vineyard.
 - b. Nonvacant sites identified in the 5th cycle Housing Element - Included 821 Pope Street and 1447/1515 Spring Street which are underutilized with single-family homes.

5. Opportunity or underutilized sites: A search of sites that are zoned for residential uses or are strategic sites for rezoning in order to accommodate housing or housing at a higher density was conducted. The identification of sites with near-term development potential included the following factors:
 - a. Sites with existing interest in development of housing
 - b. Sites near areas with existing redevelopment activities
 - c. Vacant sites
 - d. Underutilized sites with additional buildout or redevelopment potential
6. Rezone sites: To meet the remaining lower income RHNA, sites appropriate for rezoning were identified. Due to the lower income site requirements (density of 20 units per acre), the City's lower income units can only be met on sites zoned High Density Residential or Mixed Use, which limited the availability of suitable sites under existing land use designations.

Public Outreach

Two focus group meetings (December 16, 2021 and January 27, 2022) and one community workshop (January 20, 2022) were held to receive input on the preliminary site inventory in order to see if certain sites should not be included or if there are sites that the City should consider.

Housing Element Focus Group Feedback

In addition to providing general comments about the draft opportunity sites, the Focus Group suggested the following:

- That APN #009-441-023 (vineyard parcel on Spring Street between Hudson & Valley View) on the west side of town be up-zoned from Medium Density Residential to High Density Residential;
- That the following policy is proposed for addition in the Housing Element Update to further incentive housing: Explore 900, 902 & 906 Crane Avenue as future housing sites (APNs 009-2800-034/038/039); and
- That the following policy is proposed for addition in the Housing Element Update: Prioritize underutilized and/or vacant church sites for future housing opportunities.

Community Workshop Feedback

As summarized in Exhibit C of this report, the City received a variety of input on the draft inventory during the Community Workshop on January 20, 2022. The main topics that were raised included ADU trends and a desire for them not to be counted as lower income units, sites that have constraints that should be removed, sites that are good candidates and should be added, and the feasibility of sites for development.

The site inventory was revised based on all feedback received which resulted in 900 Crane Avenue being removed due to overhead power lines; the east side properties of 709 & 741 McCorkle are no longer proposed at high density residential but are proposed to remain medium density residential; and the west side property at APN #009-441-023 (Spring Street between Hudson & Valley View) has been proposed for high density

residential. Each site considered but ultimately removed is shown on Figure 3 in Exhibit A along with a summary table (Table 14) that discusses each site and the rationale for it not being included as an opportunity site.

Summary

The table below summarizes the findings of the sites inventory. The table represents approximately 483 units that can be accommodated by projects under planning review, city-owned parcels, previous Housing Element opportunity sites, and additional opportunity or underutilized sites. Approximately 88 lower income units can be accommodated on City-owned sites or sites with current affordable housing development interest. A majority of the above-moderate units came from existing pending projects in the City and ADU trends. Finally, a majority of the sites included in the inventory have had recent confirmation that the property owner(s) are interested in development, highlighting their feasibility. As discussed Exhibit A, these include the City owned sites of 1480 Main Street and 1572 Railroad Avenue, 905 Main Street, the Phelps property (APN #009-660-005), 709 McCorkle, the Montessori properties on College Avenue, as well as APN #009-441-023 (Spring Street between Hudson & Valley View). The site inventory meets the City's RHNA requirement and buffer with a surplus of units. If desired, site 6 or site 8 in the preliminary site inventory (see Exhibit A) can be removed, but the surplus of units allows for flexibility as the Housing Element Update moves through the process and goes through HCD review.

Site Inventory Unit Summary

	Lower	Moderate	Above Moderate	Total
Pending Projects	0	0	92	92
ADU Trends	0	0	72	72
Preliminary Sites (City-owned, current Housing Element, and Opportunity sites)	203	62	54	319
Total	203	62	218	483
RHNA plus buffer	192	31	79	302

The Housing Element Update is a complex planning project that will help plan for the City of St. Helena to develop 254 units (plus a buffer) over the next eight years. As staff moves forward with this important process, the sites inventory provides a guide to achieving the City's RHNA allocation requirements. An important consideration is that housing projects constructed on properties not identified in the site inventory will still count towards meeting the City's housing requirements. The next piece of the Housing Element strategy in ensuring the City develops its fair share of housing are the policies and programs in the Housing Element that will facilitate and incentivize new housing on sites identified in the site inventory and city-wide.

ISSUES

Several commenters at the January 20, 2022 Community Workshop on the Draft Housing Opportunity Sites questioned why the City owned Adams Street property wasn't included

as a potential site for inclusion the Housing Element Update. How the City should use this property has been the subject of heated debate for decades and continues to be to this day; future City land use priorities of the site, particularly related to housing, are unknown at this time. Furthermore, including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and Rezone of the property to mixed-use or residential which could eliminate the possibility of using the site as a future City Hall location or for hotel development (ideas that have been discussed in the past). The Housing Element process should identify sites that have the greatest probability of developing residential units during the 8 year Housing Element Cycle. Not including Adams Street as a Housing Opportunity Site in no way precludes residential development from occurring on the property in the future.

FISCAL IMPACT

No fiscal impact is anticipated as a result of this discussion item.

RECOMMENDED ACTION

No formal action is required; staff recommends that the Planning Commission and City Council consider the presentation and provide input on the following:

1. Are there any recommended changes to the proposed sites inventory?
2. Are there any sites that should be added to the sites inventory? If so, why?
3. Are there any sites that should be removed from the sites inventory? If so, why?
4. Confirm the proposed or amended sites inventory and direct staff to proceed with the Housing Element Update.

ATTACHMENTS

[Exhibit A - Preliminary Sites Inventory](#)

[Exhibit B - Short-term Schedule](#)

[Exhibit C - Community Workshop Comments](#)

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St. Helena Housing Element Update Preliminary Site Inventory

The following report outlines the preliminary site inventory for St. Helena's 6th Cycle Housing Element. This site inventory was completed consistent with HCD's Site Inventory Guidebook and following an analysis of RHNA credits, which included pending housing projects within the city and ADU trends expected over the next 8-year housing cycle. After determining RHNA credits, specific sites were considered for potential for housing development starting with City owned sites, then vacant and nonvacant sites zoned for residential use, and lastly sites that could be rezoned to accommodate residential development or residential development at a higher density. Several constraints were considered for each site, such as environmental concerns, utility access, feasibility of redevelopment during the next planning period, and realistic capacity assumptions. Sites identified for lower income housing must meet certain density and site requirements, including a minimum density of 20 units per acre, parcel size between 0.5 and 10 acres, and access to high performing schools, jobs, amenities, health care facilities, and grocery stores.

Sites throughout the city were evaluated using the site requirements and site-specific constraints to compile a list of potential sites. The list of potential sites was presented at two separate focus group meetings (December 16, 2021 and January 27, 2022) and a community workshop (January 20, 2022) to collect feedback from interested parties and the community. Table 1 shows a summary of the total number of housing units that can be accommodated under this preliminary site inventory. The inventory provides enough sites to meet and exceed the City's RHNA allocation and buffer requirements, especially for above-moderate units. Therefore, there is flexibility on the sites as the Housing Element Update continues through the process and HCD review.

Table 1 Summary of Housing Units

	Lower Income	Moderate Income	Above Moderate Income	Total
Pending Projects	0	0	92	92
ADU Trends	0	0	72	72
Preliminary Sites	203	62	54	319
Total	203	62	218	483
St. Helena RHNA plus 20% Buffer	192	31	79	302
Surplus	11	31	139	181



Site 1: 1480 Main Street (APN 009-211-016)



Table 2 Site Summary

Current Use	Fire Stations and Vacant Structures
Parcel Size	1.66 acres (0.9 acres available for redevelopment)
Existing General Plan Land Use	Central Business and Public/Quasi-Public
Existing Zoning	Public/Quasi-Public
Proposed Land Use and Zoning	Mixed-Use
Allowed Density	12 to 20 units/acre
Assumed Density	20 units/acre
Site Capacity	22 units
Income Category	22 Lower Income

Site 1 is a 1.66-acre property owned by the City of St. Helena located at 1480 Main Street. City goals are in line with mixed-use residential redevelopment of a portion of the site fronting Main Street. Current uses on-site include the St. Helena Fire Department on the northern portion of the site and a vacant one-story building on the southwestern portion of the site. A General Plan Amendment and Rezone change would be required to change the land use and zoning designation from Public/Quasi-Public to Mixed-Use.



City of St. Helena
Housing Element Site Inventory

The site developable area is assumed to be approximately 0.9 acres, with the removal of the vacant building on the southwestern portion of the site. A capacity analysis of the site assumed approximately 80% of the available site area would accommodate housing development (the remaining 20% of the site is reserved for potential landscaping and other site improvements required by the City's development standards) and a 50% density bonus. Therefore, the site can accommodate approximately 22 lower income units under the maximum density under Mixed Use of 20 units per acre.

Site Capacity Calculations:

$$\left[\left(0.9 \text{ acres} * \frac{20 \text{ units}}{\text{acre}} \right) + 50\% \text{ density bonus} \right] \times 80\% = \mathbf{22 \text{ units}}$$



Site 2: 1572 Railroad Avenue (APN 009-193-002)



Table 3 Site Summary

Current Use	City Hall
Parcel Size	0.93 acres
Existing General Plan Land Use	Public/Quasi-Public
Existing Zoning	Business and Professional Office
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Assumed Density	26 units/acre
Site Capacity	30 units
Income Category	30 Lower Income

Site 2 is a 0.93-acre property owned by the City of St. Helena located at 1572 Railroad Avenue. City goals are in line with residential redevelopment of a portion of the site. This site is currently used as a temporary location for City Hall. A General Plan Amendment and Rezone would be required to change the land use and zoning designation to High Density Residential.

The entire 0.93-acre site is able to be redeveloped with the removal of the existing buildings. Therefore, the site can accommodate 30 lower income units, with the assumption the site would receive a 50% density bonus and that 80% of the site will accommodate housing (20% of the site is reserved for landscaping and other site improvements). The assumption that the site would be developed at the maximum allowed density of 26 units per acre for High Density Residential zoning and that 100% of the units would be lower income units is reasonable given this site is owned by the City.

Site Capacity Calculations:

$$\left[\left(0.93 \text{ acres} * \frac{26 \text{ units}}{\text{acre}} \right) + 50\% \text{ density bonus} \right] \times 80\% = \mathbf{30 \text{ units}}$$



Site 3: 905 Main Street (APN 009-180-008)



Table 4 Site Summary

Current Use	Vacant
Parcel Size	0.27 acres
Existing General Plan Land Use	Mixed-Use
Existing Zoning	Service Commercial
Proposed Land Use and Zoning	Mixed-Use
Allowed Density	12 to 20 units/acre
Assumed Density	20 units/acre
Site Capacity	5 units
Income Category	5 Above Moderate

Site 3 is a 0.27-acre property located at 905 Main Street. The property is a vacant site in a location prime for development along Main Street. In addition, the property owner has expressed interest in development of the site with housing. A zoning change would be required to change the zoning designation from Service Commercial to Mixed-Use, which would bring the property into conformance with the existing General Plan land use designation.

The site is vacant and the entire 0.27-acre site is able to be developed. Therefore, the site can accommodate 5 above moderate-income units, using a density assumption of 20 units per acre.



Site 4: Main Street between Mills Lane and Dowdell Lane (APN 009-660-005)



Table 5 Site Summary

Current Use	Vacant
Parcel Size	1.8 acres
Existing General Plan Land Use	Service Commercial
Existing Zoning	Service Commercial
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Assumed Density	20 units/acre
Site Capacity	36 units
Income Category	36 Lower Income

Site 4 is a 1.8-acre property located on Main Street between Mills Lane and Dowdell Lane. The property is a vacant site in a location prime for development along Main Street. Our Town St. Helena (OTSH) is currently in negotiations to develop property as an affordable housing project. The capacity analysis completed by OTSH indicated high density land use is appropriate for the site. A General Plan Amendment and Rezone would be required to change the land use and zoning designation from Service Commercial to High Density Residential.

The entire site is vacant and OTSH conducted a site analysis to determine a feasible number of units they could develop on-site, given its location and shape. It was concluded the site can accommodate 36 lower income units, which is a density of approximately 20 units per acre. OTSH intends to develop a 36-unit housing development with 100% lower income units.



Site 5: 709 and 741 McCorckle Avenue (APN 009-100-031, -032)



Table 6 Site Summary

Current Use	Single Family Residences
Parcel Size	1.8 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	Medium Density Residential
Allowed Density	5.1 to 16 units/acre
Assumed Density	5.1 units/acre
Site Capacity	8 units
Income Category	8 Above Moderate

Site 5 is composed of two adjacent properties that total 1.8 acres located at 709 and 741 McCorkle Avenue. Both properties are underutilized with one single family residence and with large undeveloped space on each property. One of the property owners expressed interest in subdividing the property pursuant to SB9, which would allow each lot to be split into two lots with development of up to two units on each lot. The current zoning designation is Medium Density Residential and no changes to land use or zoning are proposed.

The sites are composed of two single family lots which can each be split into two lots with development of up to 2 units on each lot, pursuant to SB9, for a total of 8 above-moderate units (a net increase of 6 units). In addition, each lot could develop ADUs for a total capacity of 10 units. The capacity assumption assumes a total of 8 units (4 on each property), which is conservative given then underlying land use and zoning designation could allow redevelopment



Site 6: 821 Pope Street (APN 009-503-001)



Table 7 Site Summary

Current Use	Single Family Residence
Parcel Size	1.0 acres
Existing General Plan Land Use	High Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Assumed Density	20 units/acre
Site Capacity	20 units
Income Category	10 Lower and 10 Moderate

Site 6 is a 1.0-acre property located at 821 Pope Street. The site is underutilized with one existing single-family residence and large undeveloped areas on-site. Land use designations and existing development surrounding the site consist of multi-family housing. The current zoning designation is High Density Residential and no changes to zoning are proposed.

Development of the entire 1.0-acre site could accommodate 20 units, 10 lower income units and 10 moderate income units, with a density of 20 units per acre. This is a conservative estimate given that the High Density Residential land use designation allows a maximum density of 26 units per acre.

This site was included in the 5th Cycle Housing Element and is considered non-vacant, therefore requiring by-right approval for projects with at least 20% affordable units.



Site 7: 882 and 886 College Avenue (APN 009-070-043, -044, -045)



Table 8 Site Summary

Current Use	Vacant
Parcel Size	1.5 acres
Existing General Plan Land Use	Public/Quasi-Public
Existing Zoning	A-20 (Agriculture)
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Assumed Density	20 units/acre
Site Capacity	30 units
Income Category	30 Lower

Site 7 is composed of three adjacent properties that total 1.5 acres located at 882 and 886 College Avenue. The site is adjacent to areas with existing multi-family development. All three properties are vacant and are owned by a single property owner who has expressed interest in residential development on these properties. The site’s land use and zoning designated are currently not consistent. A General Plan Amendment and Rezone would be required to change the land use and zoning designation from Public/Quasi-Public and Agriculture to High Density Residential

The entire 1.5-acre site is able to be developed. Therefore, the site can accommodate 30 lower income units, a density of 20 units per acre. This is a conservative estimate given that the High Density Residential land use designation allows a maximum density of 26 units per acre.



Site 8: 1447 and 1515 Spring Street (APN 009-590-003, -010)



Table 9 Site Summary

Current Use	Single Family Residences
Parcel Size	2.4 acres
Existing General Plan Land Use	High Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Assumed Density	20 units/acre
Site Capacity	48 units
Income Category	24 Lower and 24 Above Moderate

Site 8 is composed of two adjacent properties that total 2.4 acres located at 1447 and 151 Spring Street. Both properties are underutilized with an existing single-family residence and large undeveloped areas on each parcel. The site is surrounded by single- and multi-family development and sites zoned High Density Residential. The current zoning designation is High Density Residential and no changes to zoning are proposed.

The site can accommodate 48 units, 24 lower income units and 24 above moderate income units, a density of 20 units per acre. This is a conservative estimate given that the High Density Residential land use designation allows a maximum density of 26 units per acre.

This site was included in the 5th Cycle Housing Element, therefore requiring by-right approval for projects with at least 20% affordable units.



Site 9: Spring Street between Hudson Avenue & Valley View Street (APN 009-441-023)



Table 10 Site Summary

Current Use	Vineyard
Parcel Size	4.4 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Assumed Density	20 units/acre
Site Capacity	88 units
Income Category	44 Lower and 44 Moderate

Site 9 is a 4.4-acre parcel located on Spring Street between Hudson Avenue and Valley View Street. The site is considered underutilized as it has a residential land use designation but is currently developed with vineyards. Focus Group meetings showed interest in High Density Residential uses on this residentially zoned parcel in the form of town homes, compatible with the surrounding neighborhoods. In addition, recent property owner inquiry for residential development of the site indicates opportunity for redevelopment. A General Plan Amendment and Rezone would be required to change the zoning from Medium Density Residential to High Density Residential.

The site can accommodate 88 units, 44 lower income units and 44 moderate income units, a density of 20 units per acre. This is a conservative estimate given that the High Density Residential land use designation allows a maximum density of 26 units per acre.

This site was included in the 5th Cycle Housing Element and is considered non-vacant, therefore requiring by-right approval for projects with at least 20% affordable units.



Site 10: 1998 Spring Street (APN 009-391-031)



Table 11 Site Summary

Current Use	Single Family Residence
Parcel Size	3.5 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	Medium Density Residential
Allowed Density	5,1 to 16 units/acre
Assumed Density	5.1 units/acre
Site Capacity	17 units
Income Category	17 Above Moderate

Site 10 is a 3.5-acre parcel located at 1998 Spring Street. The site is occupied by two existing single-family residences with large undeveloped areas. The site is underutilized with potential for redevelopment or additional units on-site. The site is zoned Medium Density Residential and no changes to zoning are proposed.

The site can accommodate 17 above moderate income units, a density of 5.1 units per acre. This is a conservative estimate given that the Medium Density Residential land use designation allows a maximum density of 16 units per acre.



Site 11: 601 Pope Street (APN 009-502-011)



Table 12 Site Summary

Current Use	Silverado Orchard Apartments
Parcel Size	2.9 acres (0.75 acres available for development)
Existing General Plan Land Use	High Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Assumed Density	20 units/acre
Site Capacity	15 units
Income Category	7 Lower and 8 Moderate

Site 11 is a 2.9-acre parcel located at 601 Pope Street. The site is underdeveloped and is currently occupied by the Silverado Orchard Apartments on the northeastern portion of the site with a large vacant area on the southwestern portion of the site. There is opportunity to expand the existing high density housing development on-site or develop additional housing.

The site is zoned High Density Residential and no changes to zoning are proposed.

The 0.75-acre vacant portion of the site can accommodate 15 units, 7 lower income and 8 moderate income units, a density of 5.1 units per acre. This is a conservative estimate given that the High Density Residential land use designation allows a maximum density of 26 units per acre.



Sites Considered but Rejected

The following sites were considered to be included in the site inventory for the City of St. Helena's 6th Cycle Housing Element. However, due to various constraints and feedback from the focus group and community workshop, development of housing within the next 8 years was not considered feasible on these sites and they were not included in the site inventory.

900 Crane Avenue: The property owner expressed interest in housing on-site. However, this site has a large PG&E transmission line running through the center of the property that could prevent residential development of a certain size being constructed on-site. However, this site could be developed with housing in the future. Including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and a Rezone of the property from Industrial to Mixed-Use or Residential. The following policy is proposed to be added to the Housing Element Update to further incentivize housing development in the city: "Explore 900, 902 & 906 Crane Avenue as future housing sites (APNs 009-2800-034/038/039)." If housing is developed on-site within the next 8 years, the units will still count towards the City's RHNA whether it is included in the site inventory or not.

Adams Street: This site is owned by the City and future City priorities for this site are unknown at this time. Including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and a Rezone of the property from Central Business to Mixed-Use or Residential which could eliminate the possibility of using the site as a future City Hall location or for hotel development. In the site inventory process, we want to identify sites that have the greatest probability of developing residential units during the 8-year Housing Element Cycle. Not including it as a Housing Opportunity Site in no way precludes residential development from occurring on the property in the future.

1340 Tainter Street: This site is owned by the Catholic Church and is developed with several structures. No vacant space is available on-site for development of housing without the removal of the existing structures. There is no indication the Church is willing to sell the property. Including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and a Rezone of the property from Public/Quasi-Public to Mixed-Use or Residential. The following policy is proposed to be added to the Housing Element Update to further incentivize housing development on this site and others similar: "Prioritize underutilized and/or vacant church sites for future housing opportunities."

1405 Charter Oak Avenue: This site is the City Corporate Yard. Due to environmental constraints, this site is not ideal as a Housing Opportunity Site. The site is located within the flood zone and Sulphur Creek crosses through the southwest portion of the site. Additionally, Charter Oak Road runs diagonally through much of the site, bisecting the site in half. Including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and a Rezone of the property from Industrial to Mixed-Use or Residential.

Bechstofer Vineyards: This site is a 13.4 acre site with established vineyards, owned by Bechstofer Vineyards. The property owner has not indicated they are willing to sell the property or develop housing on-site. The site is too large to meet the State's assumptions regarding sites suitable for lower income housing, which include sites that are between 0.5 and 10 acres in size. At 13.4 acres this site exceeds the suitable range. Additionally, the site would require infrastructure improvements including utilities and roadway extensions that would make development of housing within the next 8 years not feasible.



591 McCorkle Avenue: This site is currently developed with a single-family residence and vineyards, and was used in the previous Housing Element (5th Cycle). Development of housing on this site would require roadway extensions which could create traffic issues due to the site's size (7.9 acres) and the number of units that would be built. This site is zoned Medium Density Residential and therefore meets the State's assumptions for moderate and above moderate income housing, however it is not needed to meet the City's RHNA numbers for those income categories as the inventory already has sufficient sites.

1255 Oak Street: This site is owned by the Grace Episcopal Church and is currently developed with several structures and parking lots. There is no indication the Church is willing to sell the property or develop housing on-site. Including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and a Rezone of the property from Public/Quasi-Public to Mixed-Use or Residential. The following policy is proposed to be added to the Housing Element Update to further incentivize housing development on this site and other underutilized church sites: "Prioritize underutilized and/or vacant church sites for future housing opportunities."

Toogood Property (behind Gotts): This site is a challenging long and narrow 8-acre parcel. Sulphur Creek runs through the northern half of the property and much of the site is located within a designated floodway and 100-year flood zone. To include this site as a Housing Opportunity Site in the Housing Element Update, the City would need to provide an analysis of why the flood zone would not preclude development of housing in the near term. The site also has existing powerlines over the property which could indicate easements and be a barrier to housing development. In addition, the site would require a General Plan Amendment and Rezone from Industrial to Mixed-Use or Residential.

1301 Mitchell Drive: This site is owned by PG&E and is used as a staging site. There is no indication PG&E is willing to sell the property. The site is designated as a cleanup site and was remediated for hazardous materials from a manufactured gas plant that operated on the site from 1883 to 1926. In addition, the parcel is located within a 100-year flood zone. The site also has a large access easement across it to provide access to an adjacent parcel. Including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment to change the land use from Public/Quasi-Public and a Rezone of the property from Central Business to Mixed-Use or Residential.

1817 Spring Street: This site was included in the previous Housing Element (5th Cycle) and therefore would require by right rezoning for projects with 20 percent or more affordable housing units. Based on State law, the site would also only meet above moderate or moderate income requirements for the site inventory, which the City has sufficient amounts of. This site could be added to the inventory if directed or needed as the Housing Element Update moves through the process.

Figure 1 Site Inventory Site Locations

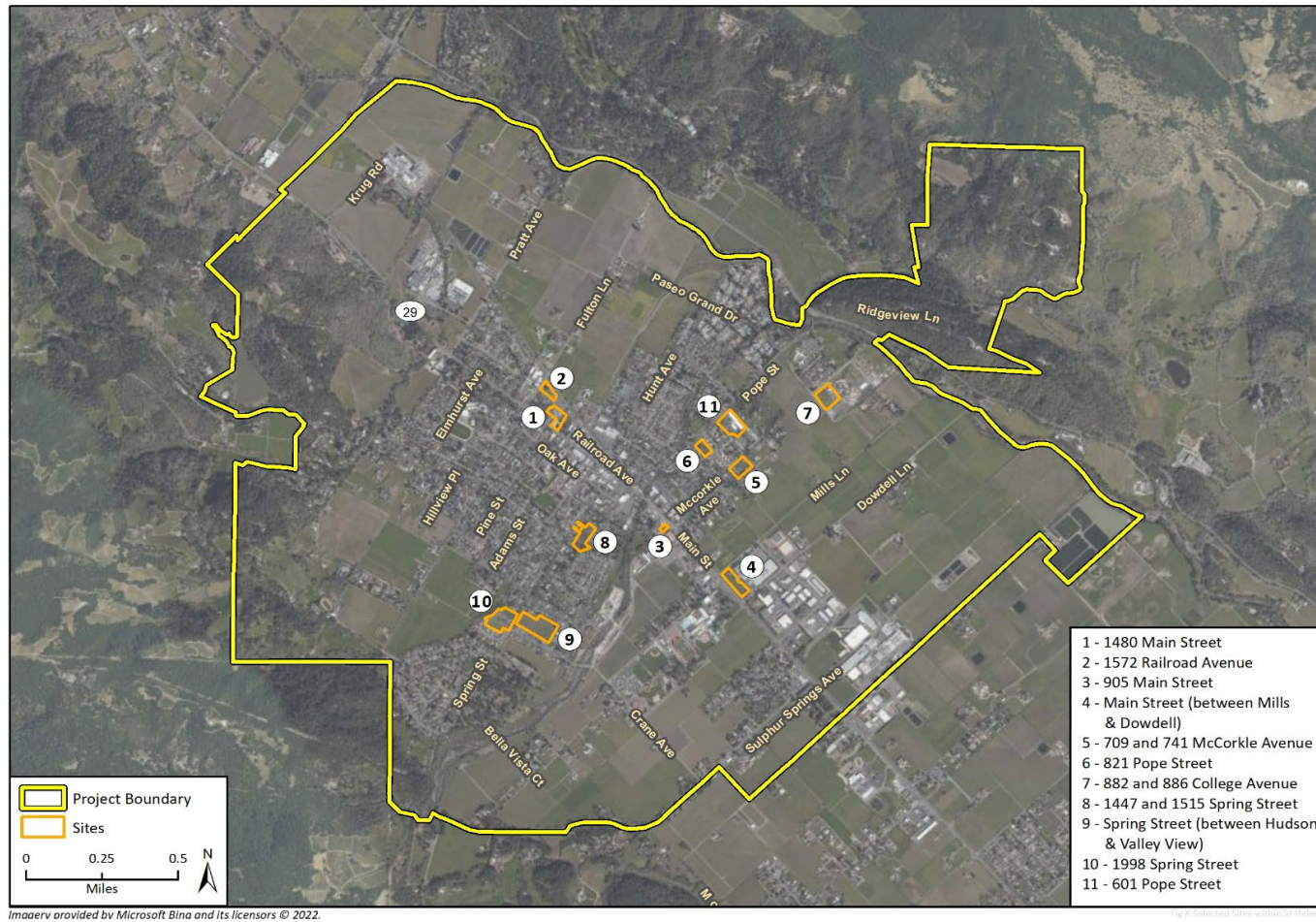


Figure 2 Lower Income Site Locations

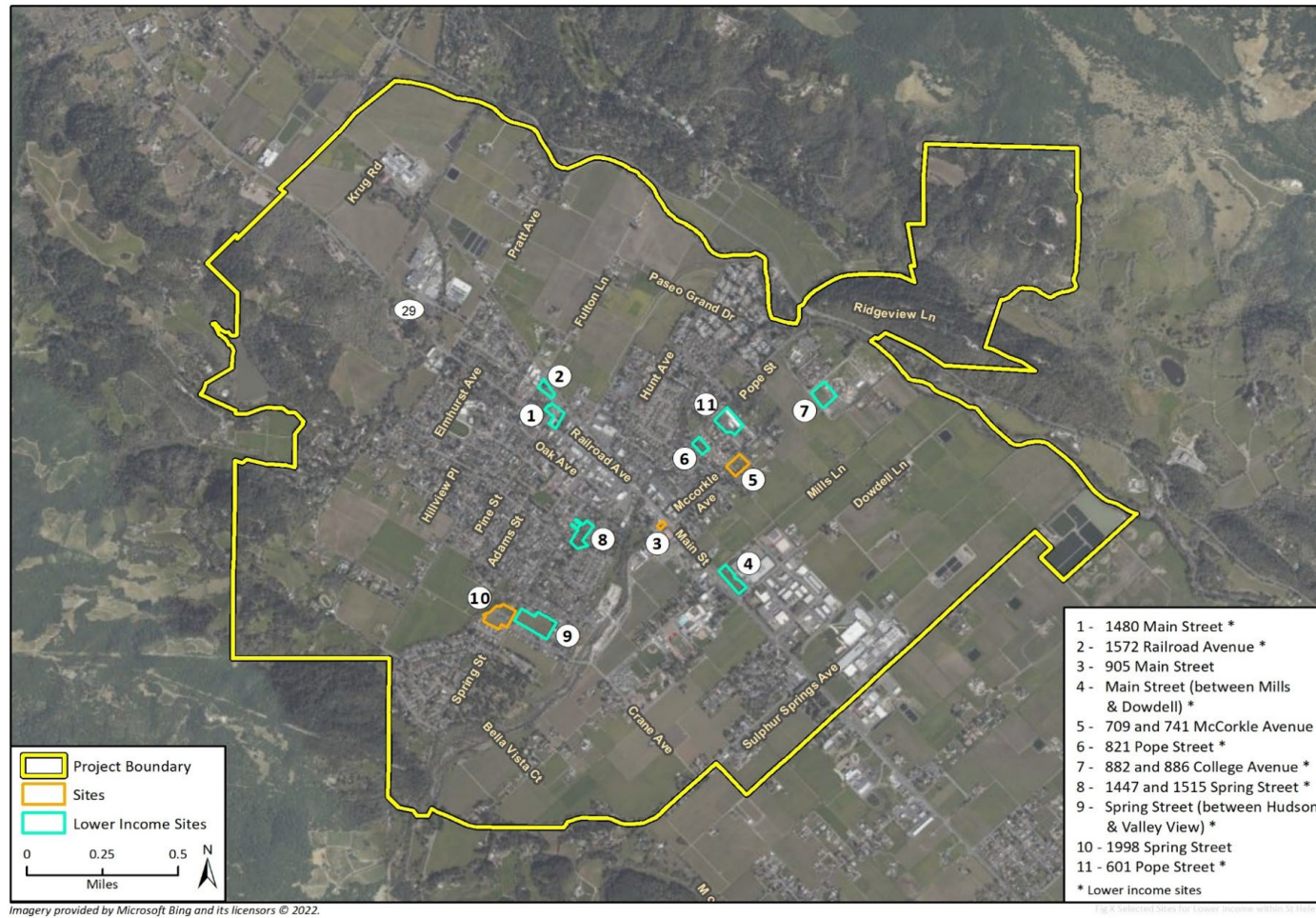
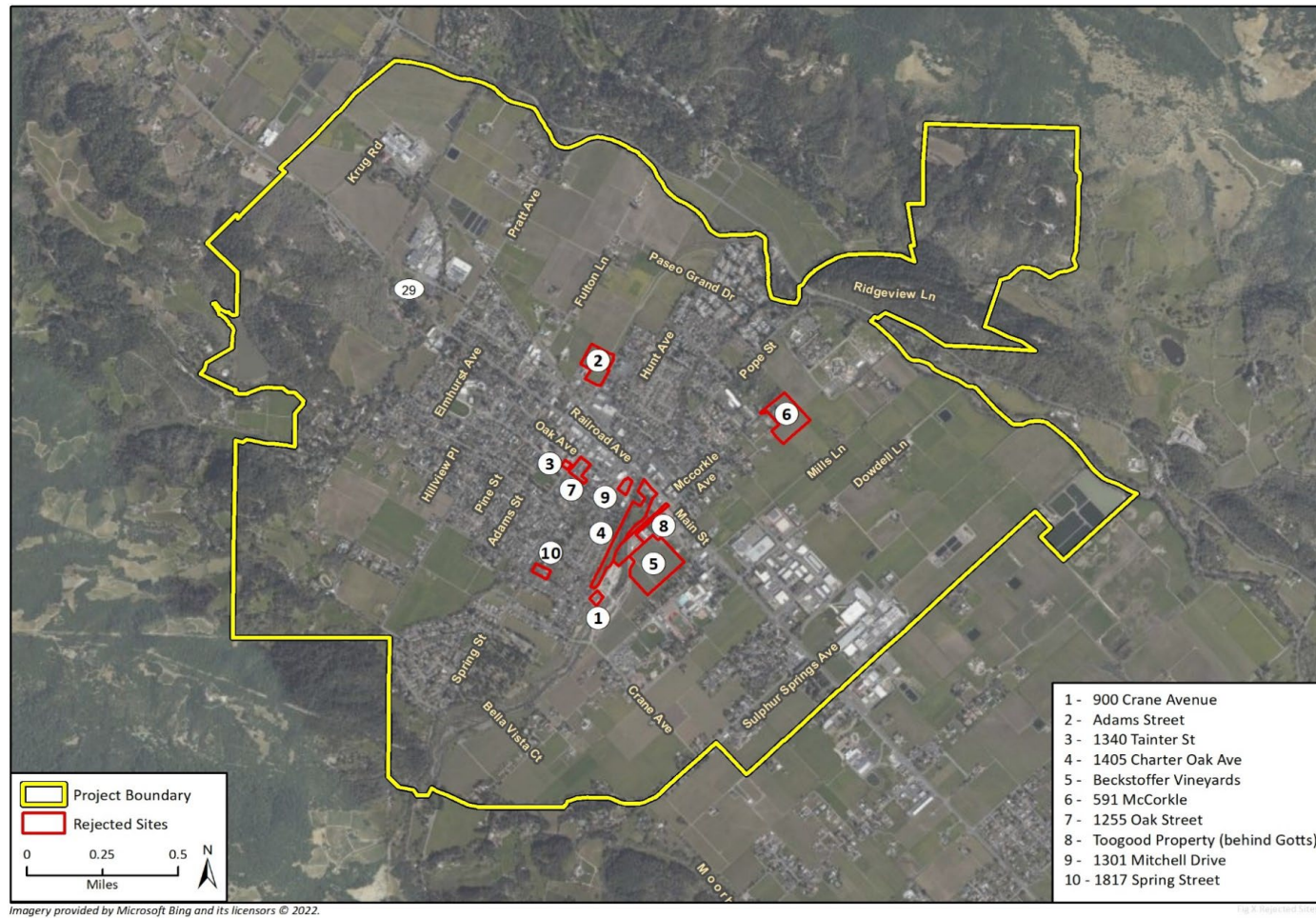


Figure 3 Sites Considered but Rejected



Site Inventory Tables

Table 13: St. Helena 6th Cycle Housing Element Preliminary Site Inventory																			
Site	Address or Street	APN	Acres	General Plan	Current Zoning	Proposed Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Assumed Capacity	Assumed Lower Income Capacity	Assumed Moderate Income Capacity	Assumed Above Moderate Income Capacity	Included in 5th Cycle HE	Capacity Assumption Notes	Notes	Community Workshop #2 Comments
1	1480 Main Street	009-211-016	0.8	Central Business and Public/Quasi-Public	Public/Quasi-Public	Mixed-Use	Fire Station and vacant structures	12	20	20	68	22	22	0	0	No	Site developable area assumed to be approximately 0.9 acres. Assumed 50% density bonus and 80 percent capacity. Will require General Plan and Zoning Amendments	This is a City-owned site and City goals are in line with residential redevelopment of a portion of the site. Will require General Plan and Rezone to Mixed Use.	
2	1572 Railroad Avenue	009-193-002	0.93	Public/Quasi-Public	Business and Professional Office	HR	Teen Center	16.1	26	26	48	30	30	0	0	No	Assumed 50% density bonus and 80 percent capacity	This is a City-owned site and City goals in line with residential redevelopment of the entire site. Will require General Plan and Rezone to High Density Residential.	
3	905 Main Street	009-180-008	0.27	Mixed-Use	Service Commercial	Mixed-Use	Vacant	12	20	20	5	5	0	0	5	No		Vacant and in a location prime for development along Main Street. Will require a Rezone to bring the zoning into consistency with the General Plan.	
4	Phelps property	009-660-005	1.8	Service Commercial	Service Commercial	HR	Vacant	16.1	26	20	47	36	36	0	0	No	Conservative estimate, used 20 du/acre instead of 26	Our Town St. Helena (OTSH) is in negotiations to purchase property for an affordable housing project. Their capacity analysis identified high density as an appropriate land use, so the site will require General Plan and Rezone	
5	709 and 741 McCorckle	009-100-031-032	1.8	MDR	MR	MR	Single-family residence	5.1	16	5.1	29	8	0	0	8	No	Conservative estimate, used 5.1 du/acre instead of 16	One property owner expressed interest in subdividing pursuant to SB9. Sites are both underutilized with single-family residences and large vacant space. Units were estimated based on SB9 regulations which could allow up 4 units maximum on each current lot.	Not feasible for high density as one of the property owners is looking to subdivide pursuant to SB9
6	821 Pope Street	009-503-001 009-070-043, 009-070-044, 009-070-045	1	HDR	HR	HR	Single-family residence	16.1	26	20	26	20	10	10	0	Yes	Conservative estimate, used 20 du/acre instead of 26	The site is currently zoned High Density Residential and it underutilized with one single-family residence and surrounding by existing high density residential development. Will require by right approval for projects with 20% affordable units since it was used in the previous housing element	
7	882 and 886 College Avenue	009-590-010 009-590-003	1.5	Public/Quasi-Public	A-20	HR	Vacant	16.1	26	20	39	30	30	0	0	No	Conservative estimate, used 20 du/acre instead of 26	These are vacant sites adjacent to areas of existing multi-family development. All sites are owned by a single property owner with interest in residential on these sites. Will require General Plan and Rezone	
8	1447 and 1515 Spring Street		2.4	HDR	HR	HR	Single-family residence	16.1	26	20	62	48	24	0	24	Yes	Conservative estimate, used 20 du/acre instead of 26	These parcels are currently zoned High Density Residential but are underutrzted with single-family residences and have opportunities to increase density. They will require by right approval for projects with 20% affordable units.	
9	Spring Street (between Hudson & Valley View)	009-441-023	4.4	MDR	MR	HR	Vineyard	16.1	26	20	114	88	44	44	0	Yes	Conservative estimate, used 20 du/acre instead of 26	This is a vacant/underutilized site with vineyards currently zoned for residential uses. Focus Group meetings showed interest in High Density Residential on the site in the form of town homes which would be compatible with surrounding neighborhoods. There has been recent property owner inquiry for residential development on the site. The site will require by right approval for projects with 20% affordable units and a General Plan and Rezone for HDR.	
10	1998 Spring Street	009-391-031	3.5	MDR	MR	MR	Single-family residences	5.1	16	5.1	56	17	0	0	17	No	Conservative estimate, used 5.1 du/acre instead of 16	This is a large underutilized site with potential for redevelopment or additional units/density added to the existing single-family residences.	Potential vineyard lease on site
11	601 Pope Street	009-502-011	2.9	HDR	HR	HR	Silverado Orchards Apartments	16.1	26	20	19	15	7	8	0	No	Conservative estimate, used 20 du/acre instead of 26 on the 0.75 acre portion of the site	The site is currently zoned for High Density Residential and has a large undeveloped portion of the site. The site has existing high density, supportive housing and is an opportunity site to expand the existing use or develop new housing	
Total												319	203	62	54				

Table 14: St. Helena 6th Cycle Housing Element: Sites Considered But Not Included

Address or Street	APN	Acres	General Plan	Current Zoning	Use and Reasoning for not Including
900 Crane Avenue	009-280-034	0.73	Industrial	Industrial	There are large PG&E transmission line that run through the center of the property, which may prevent residential development within the next 8 years. If housing is developed on-site, the units will still count towards the City's RHNA. The following policy is proposed for addition in the Housing Element Update to further incentive housing: Explore 900, 902 & 906 Crane Avenue as future housing sites (APNs 009-2800-034/038/039).
Adams Street	009-150-006	5.6	Central Business	Central Business	Future City priorities of the site are unknown at this time. Including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and Rezone of the property to mixed-use or residential which could eliminate the possibility of using the site as a future City Hall location or for hotel development. In this process we want to identify sites that have the greatest probability of developing residential units during the 8 year Housing Element Cycle. Not including it as a Housing Opportunity Site in no way precludes residential development from occurring on the property in the future.
1340 Tainter St	009-231-004	0.6	Public/Quasi Public	Public/Quasi Public	Non-vacant Church owned site; no indication that the Church is willing to sell the property. The site would require a General Plan Amendment and Rezone. In addition, the site is currently developed with a number of structures that inhibit the development of housing near-term. The following policy is proposed for addition in the Housing Element Update: Prioritize underutilized and/or vacant church sites for future housing opportunities.
1405 Charter Oak Ave	009-180-012	4	Industrial	Industrial	City Corp Yard. HCD wants City's to consider feasibility of sites with environmental constraints, and this site is a challenging site that is located within flood zone.
Beckstoffer Vineyards	009-180-034	13.4	HDR	HR	Vineyards. The site is too large to meet State lower income unit assumptions (no sites greater than 10 acres), and the site would require infrastructure improvements such as utilities and roadway extensions which is likely not feasible during the next planning period. Furthermore, the property owner has given no indication that they are willing to sell the property.
591 McCorkle	009-070-003	7.9	MDR	MR	Single family residence. Used in previous housing element. Site not needed to meet above/moderate income unit numbers and would require roadway extensions and could create traffic issues due to site size.
1255 Oak Street	009-233-021	3	Public/Quasi-Public	PQP	Non-vacant Church owned site; no indication that the Church is willing to sell the property. Including this site would require a General Plan Amendment and Rezone. In addition, the site is currently developed with an existing use and structures that could be considered to inhibit the development of housing near-term. The following policy is proposed for addition in the Housing Element Update: Prioritize underutilized and/or vacant church sites for future housing opportunities.
Toogood Property (behind Gotts)	009-180-036	8	Industrial	Industrial	This is a challenging long and narrow parcel next to the creek that is in a designated flood zone. The Housing Element would need to provide an analysis of why the flood zone would not preclude development of housing near term. In addition, the site would require a General Plan Amendment and Rezone
1301 Mitchell Drive	009-263-005	1	Public/Quasi-Public	CB	This site is owned by PG&E and is used as a staging site. The site was remediated for hazardous materials and has a large access easement across it for access to an adjacent parcel. Furthermore, there is no indication that PG&E would sell the property.
1817 Spring Street	009-322-010	1.5	MDR	MR	The site was included in the 5th Cycle Housing Element and therefore would require by right rezoning for projects with 20% or more affordable units. Also, based on State law, the site would only meet above moderate income requirements for the inventory, which the City already has sufficient amounts of. We can include if needed.

Reference
CC meetings 2nd and 4th Tuesdays, 6PM
PC meetings 1st and 3rd Tuesdays, 6PM

p	Preparation
r	City Review
o	Preparation & Review
/12	Milestone (indicates day of month)
'12	Meeting (indicates day of month)

Housing Element Update Community Workshop #2: Sites Inventory

January 20, 2022

6:00 PM

What We Heard

The following is a summary of key themes that emerged from feedback received at the Community Workshop on January 20, 2022. This summary reflects feedback that was most commonly shared, although it's important to note that this was not a representative sample of St. Helena residents, nor can we know to what extent the views of participants represent the views of residents overall. Key themes we heard include the following:

- *Identify sites considered by rejected*
- *Concern that not all potential sites are being considered*
- *Concerns about site feasibility and owner interest*
- *A feeling that ADUs shouldn't count towards affordable housing numbers as they are not rented out*
- *Questions on why the City owned Adam's Street property isn't an included site*
- *That the City needs owner-occupied low-income units, not just rentals*
- *Concerns about making sure high density and lower income units are spread evenly throughout the east and west sides of the City*



Housing Element Preliminary Site Inventory

City of St. Helena

PC and CC Joint Meeting
February 22, 2022

Introductions



Jim Harnish, JD
Project Manager



Ryan Lester
Deputy Project Manager



Ryan Russell
Associate Planner



Presentation Outline



- Housing Element Overview
- Site Inventory Process and Requirements
- Housing credits and ADU trends
- Preliminary Sites Walkthrough
- Discussion
- Next Steps



Housing Element

Housing Element



Housing Element:

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Inventory of land suitable to meet the City's housing need
- Establishes goals, policies, and programs to meet housing needs
- Updates City practices and regulations to reflect new State laws



Site Inventory Process and Requirements

Regional Housing Needs Allocation (RHNA)



- RHNA represents the minimum number of market rate and below market rate housing units each community is required to plan for by providing “adequate sites” through zoning.
- The CA Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) determine the number of housing units allocated for each local government (cities and counties).
- It is one of the primary threshold criteria necessary to achieve HCD support of the Housing Element.

Site Inventory Process and Requirements



- The site inventory is a required component of the Housing Element used to identify specific sites to meet the St. Helena RHNA allocation plus a required buffer

	Lower Income		Moderate Income	Above Moderate Income	Total RHNA
	Very Low Income	Low Income			
St. Helena RHNA	103	59	26	66	254
St. Helena RHNA + 20% Buffer	121	71	31	79	302

Site Inventory Process and Requirements



Sites or credits in the inventory can include:

- Housing projects under review or approved through Planning and expected to be built during the planning period
- ADU trends
- City-owned sites with housing in line with City goals
- Residentially zoned vacant sites or non-vacant sites with redevelopment potential
- Sites that would be rezoned to permit residential uses or higher density

Site Inventory Process and Requirements



There are specific requirements from the State for selecting sites, and not all sites are appropriate or allowed to be included. These requirements include:

- Environmental constraints and utility access
- Redevelopment potential/feasibility
- Sites identified for lower income must meet density and site requirements
 - Appropriate density: 20 units per acre
 - Appropriate parcel size: between 0.5 and 10 acres
 - Access to high performing schools, jobs, amenities (i.e., parks and services), health care facilities, and grocery stores
- Realistic capacity assumptions

Public Participation



Two focus group meetings and one community workshop were held to receive input from the community on the preliminary site inventory.

Main Comments/Feedback	Changes/Response
ADU trends: ADUs in the city should not assume to be lower income	Allocated all ADU trends to above-moderate
Concern whether all the lower income sites are on the eastern side of the city	Allocated lower income units in the inventory throughout the city
Concern regarding feasibility of developing housing on privately owned sites	Most of the sites have had current/recent property owner interest in housing development. Remaining sites were identified as feasible due to location or existing use

Public Participation, cont.



Main Comments/Feedback	Changes/Response
Potential to include the City-owned Adams St. property in the site inventory	Future use of the site is unknown so this site was left out of the inventory due to feasibility of housing construction in the next 8 years. This site could be added if directed
Identified sites that should be included in the inventory	Added site 7 (sites along College Avenue) and site 10 (1998 Spring Street)
Identified sites to be removed or reevaluated from the inventory based on constraints or recent discussions	Removed site at 900 Crane Avenue and reallocated units at site 5 (two sites along McCorckle)
Confirm sites have available infrastructure to serve potential housing	Public works confirmed no sites in the inventory have constraints to infrastructure connections



Housing Credits and ADU Trends

Housing Credits and ADU trends



	Total Units	Lower Income	Moderate Income	Above Moderate
Pending Projects (Hunter Subdivision + other pending projects)	92	15	4	73
ADU Trends	72	0	0	72

- The Hunter Subdivision project includes 51 single-family, 11 ADUs, and 25 multi-family units for a total of 87 units.
- ADU trend based on permitted number of ADUs in recent years (approximately 9 per year in recent years)



Preliminary Sites Walkthrough

Site 1: 1480 Main Street – APN 009-211-016



Zoning Change (Requires GP Amendment)

Current	Proposed
Public/Quasi-Public	Mixed Use

- 1.66 acres (approximately 0.9 acres vacant)
- Capacity: 22 Lower Income units
- City-owned site with goal to redevelop with housing
- Existing fire station on site to remain and vacant structures to be demolished

Site 2: 1572 Railroad Avenue – APN 009-193-002



Zoning Change (Requires GP Amendment)

Current	Proposed
Business and Professional Office	High Density Residential

- 0.93 acres
- Capacity: 30 Lower Income units
- City-owned site with goal to redevelop with housing

Site 3: 905 Main Street – APN 009-180-008



Zoning Change	
Current	Proposed
Service Commercial	Mixed-Use

- 0.27 acres
- Capacity: 5 Above Moderate Income units
- Vacant site in strategic location
- Property owner expressed interest in development of housing on-site
- Proposed zoning would be consistent with the existing land use designation

Site 4: Main Street between Mills Lane and Dowdell Lane – APN 009-660-005



Zoning Change (Requires GP Amendment)

Current	Proposed
Service Commercial	High Density Residential

- 1.8 acres
- Capacity: 36 Lower Income units
- Vacant site along Main Street
- Development of an affordable housing project is in process

Site 5: 709 and 741 McCorkle Avenue – APN 009-100-031, 009-100-032



No Zone Change	
Current	Proposed
Medium Density Residential	Medium Density Residential

- 1.8 acres consolidated
- Capacity: 8 Above Moderate Income units
- Underutilized, 2 existing single-family residences
- Property owner expressed interest in subdividing property pursuant to SB9

Site 6: 821 Pope Street – APN 009-503-001



No Zoning Change	
Current	Proposed
High Density Residential	High Density Residential

- 1.0 acres
- Capacity: 20 units (10 Lower Income and 10 Moderate Income)
- Underutilized site; 1 existing SFR; near existing high density residential
- Will require by right approval for projects with 20% affordable units

Site 7: 882 and 886 College Avenue – APN 009-070-043, -044, -045



Potential Zoning Change (Requires GP Amendment)

Current	Proposed
Agriculture	High Density Residential

- 1.5 acres
- Capacity: 30 Lower Income units
- Vacant site near existing high density residential
- Property owner interest in development of housing on this site

Site 8: 1447 and 1515 Spring Street – APN 009-590-010, -003



No Zoning Change	
Current	Proposed
High Density Residential	High Density Residential

- 2.4 acres
- Capacity: 48 units (24 Lower Income and 24 Above Moderate)
- Underutilized site; 2 existing SFR
- Will require by right approval for projects with 20% affordable units

Site 9: Spring Street – APN 009-441-023



Potential Zoning Change (Requires GP Amendment)

Current	Proposed
Medium Density Residential	High Density Residential

- 4.4 acres
- Capacity: 88 units (44 Lower Income and 44 Moderate Income)
- Property owner expressed interest in developing housing on site
- Will require by right approval for projects with 20% affordable units

Site 10: 1998 Spring Street – APN 009-391-031



No Zoning Change	
Current	Proposed
Medium Density Residential	Medium Density Residential

- 3.46 acres
- Capacity: 17 Above Moderate Income units
- Underutilized site; large portion of site is vacant; two existing SFR

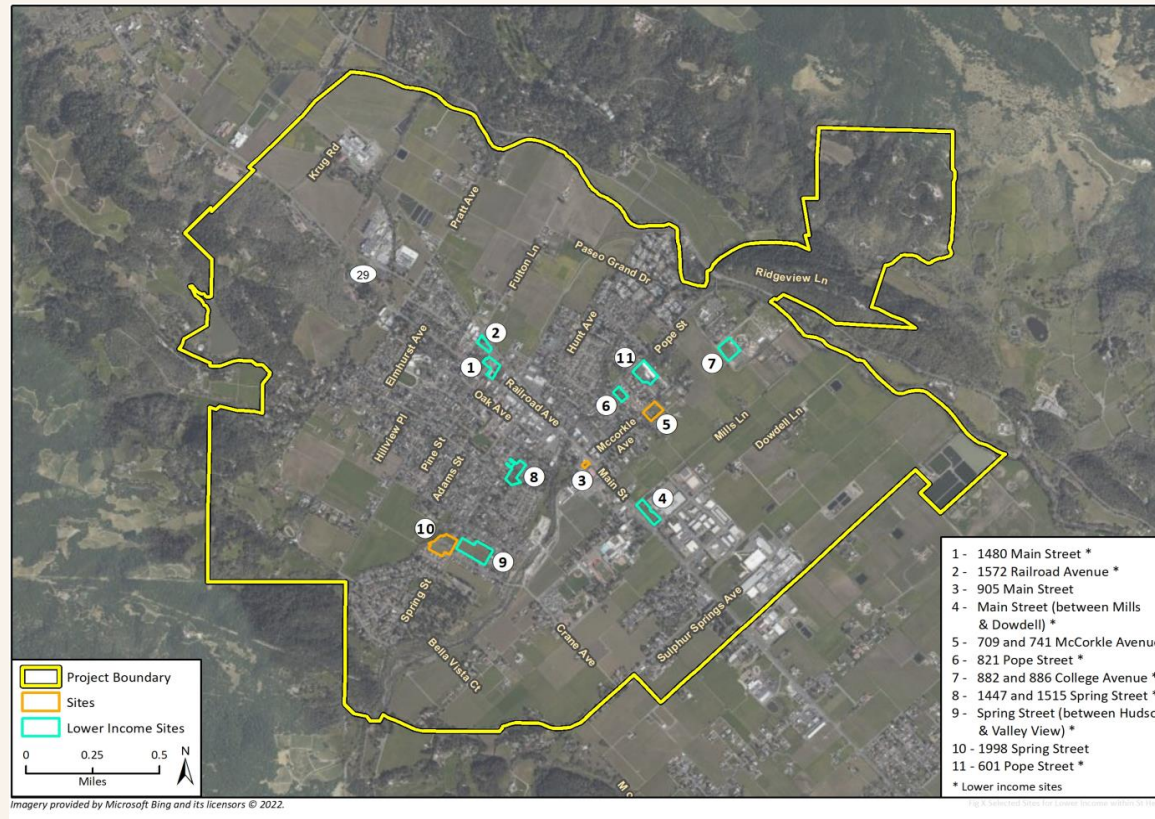
Site 11: 601 Pope Street – APN 009-502-011



No Zoning Change	
Current	Proposed
High Density Residential	High Density Residential

- 2.9 acres (approximately 0.75 acres vacant)
- Capacity: 15 units (7 Lower Income and 8 Moderate Income)
- Underutilized site; existing apartment building on portion of site; remainder of site is vacant

Preliminary Sites



Site Inventory – Preliminary Numbers



	Lower	Moderate	Above Moderate	Total
Pending projects	0	0	92	92
ADU Trends	0	0	72	72
Preliminary Sites	203	62	54	319
Total	203	62	218	483
St. Helena RHNA plus 20% buffer	192	31	79	302
Surplus	11	31	139	181

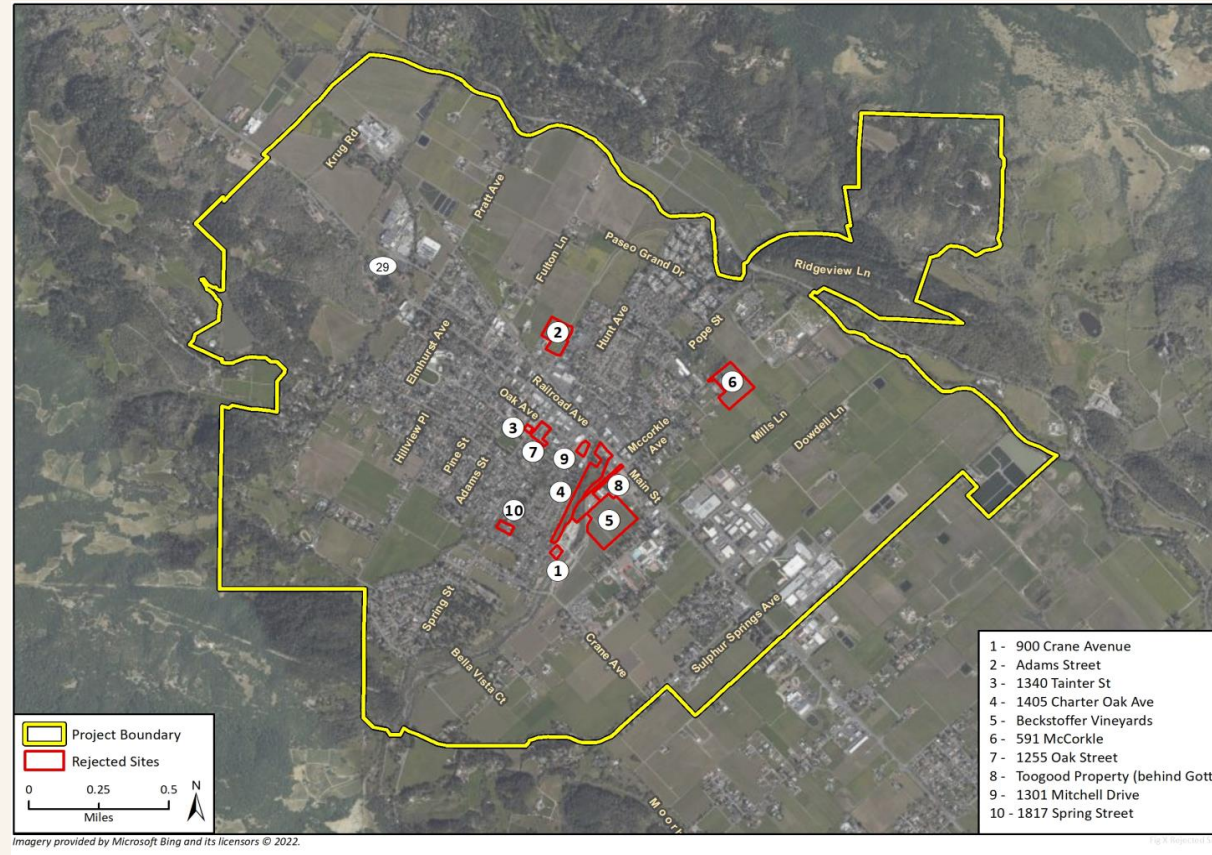


Discussion



Sites Considered but Rejected

Sites Considered but Not Included



Sites Considered but Not Included



- 900 Crane Avenue
- Adams Street
- 1340 Tainter Street (Catholic Church)
- 1405 Charter Oak Avenue (Corporate Yard)
- Bechstofer Vineyards
- 951 McCorkle Avenue
- 1255 Oak Street (Church)
- Toogood Property
- 1301 Mitchell Drive (PG&E)
- 1817 Spring Street



Discussion



Next Steps

Next Steps



- Community Workshop #3: AFFH, March 22 at 6pm
- Focus Group Meeting #5: AFFH, late March
- Finalize Draft Housing Element Background Report and Policy Document (March-April)
- Public Review Draft Housing Element (Early May)
- PC/CC Study Sessions (June)

February 2, 2022

Good Afternoon City Council and Planning Department,

In 2011 seven proposals were submitted for affordable housing on the Adams Street property. They were all rejected, even though that property was purchased specifically for uses that directly serve our community, including housing and excluding hotel development.

A St. Helena Star article dated January 7, 2011 states: “The council-appointed Affordable Housing Committee has recommended the city set a target of 98 new affordable housing units by 2014, *including* 50 units on the vacant 5.6-acre Adams Street property.” It didn’t happen.

In 2015 the city paid Vernazza Wolfe for an Affordable Housing Site Feasibility Analysis. Their report states: “Based on considerations of site availability and size, the Adams Street site stands out as the best possible site for rental housing...and goes on to say the Teen Center site is ranked second for rental development....”.

The city has told us it is in dire need of another revenue stream. The final report submitted in 2020 by the Infrastructure Task Force states: “*We recommend Option 1, specifically:* Building a new City Hall on City-owned property *other than its current site* and preserving that site for future hospitality/commercial development. We recommend that the City pay for Option 1 or some variant by selling the existing City Hall site to a hotel developer....”.

Why do you keep rejecting housing proposals on the recommended Adams Street property? Why have you ignored the Task Force recommendation for a hotel on the City Hall site? In spite of so many proposals, assessments, and consultations over the years confirming its viability why do you now withhold the Adams Street property from your opportunity sites list. The optics aren’t good.

If you are still angling for a way to put a hotel on Adams Street I suggest that is like turning down a beautiful 3-carat diamond ring that is fully accessible to you because what you really want is the 5-carat diamond ring locked away in a vault which you have already tried cracking open a number of times before and failed. Albert Einstein said insanity is doing the same thing over and over and expecting a different result. I tend to agree.

I urge you to zone the former Teen Center on Railroad Avenue as High Density Residential, the Adams Street parcel as Mixed Use, and the former City Hall as Central Business in preparation for revenue generating development after water and housing needs have been met.

And please, stop saying you’d like to know what the community really wants. We’ve been telling you for 20 years on Adams Street we want limited development that directly serves the community and we want, no, we *need* affordable housing. Lots of it.

The City’s failure to move forward on multiple opportunities for affordable housing over the years has already caused immeasurable harm. Please weigh carefully the potential harm or good the decisions you make going forward will have on our community.

Thank you.

Nancy Dervin

Cindy Tzaopoulos

From: Maya DeRosa
Sent: Tuesday, February 22, 2022 8:34 AM
To: Cindy Tzaopoulos
Subject: FW: [External] Housing development on Adams Street

Hi Cindy, can you add this to the public comment for the special meeting at 4 pm? Thanks!

MAYA DEROSA, AICP
PLANNING AND BUILDING DIRECTOR

City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofstheleena.org | <http://cityofstheleena.org/planning>



From: Pat Friday <patfriday@comcast.net>
Sent: Monday, February 21, 2022 4:08 PM
To: Maya DeRosa <MDeRosa@cityofstheleena.org>
Subject: [External] Housing development on Adams Street

Hello Maya,
Since I do not have contact information for the Planning Commissioners, please share these folks before the meeting tomorrow afternoon:

Daniel Hale
Autumn Anderson
Rosaura Segura
John Ponte
Marika Rothfeld

I support the development of Adams Street property for workforce, affordable and senior housing. We need this in our town and it would be good use of the property.

Thank you for considering my opinion,
Pat Friday

Pat Friday
1430 Wallis Court
St. Helena CA 94574
707.484.4579

Saint Helena Housing Coalition, Inc.

PO Box 988
Saint Helena, CA 94574

To: Saint Helena City Council & Planning Commission

RE: Special Combined City council & Planning Commission Meeting, February 22, 2022

Subject: Report to the City Council -Adams Street Parcel

Report Comment #1: “How the City should use this property has been the subject of heated debate for decades and continues to be to this day”.

Response: No documentation was provided as to why and the source regarding the “heated debate” . contrary to that assertion the City Council passed a resolution that there should not be a hotel on the Adams Street property for twenty years. This was a “compromise” to the citizens passed Prop G. Several persons have pointed out that it only passed by a 51% margin. So did President Biden over then President Trump.

Report Comment #2:” future City land use priorities of the site, particularly related to housing, are unknown at this time”.

Response: This response ignores the conclusions of the 2009 Adams Street Property Visioning Report and the SHAPE Community Report both of which recommended that some type of housing be included. On the Adams Street site. Ignores that on February 13, 2022 ,SHHC provided a copy of its Revised Offer regarding the most Eastern 2.3 acres to develop, manage, and maintain eighty-nine apartment units of “affordable” workforce housing. Ignores that the 2015-2023 Housing Element Report was devoid of any such reference to Adams Street regarding Adams Street being subject to a ”Heated Debate” and also included Adams Steet as a vacant parcel.

Report Comment #3. “Furthermore, including this site as a Housing Opportunity Site in the Housing Element Update would require a General Plan Amendment and Rezone of the property to mixed-use or residential which could eliminate the possibility of using the site as a future City Hall location or for hotel development (ideas that have been discussed in the past)”.

Response: The Saint Helena Zoning Map (dated 5-16-2018) Indicates that the Adams Street parcel consists of two zoning classifications. The Western portion is zoned Central Business and the Eastern portion ins zoned Agricultural. It is that Eastern most portion of the Adams Street parcel that SHHC has made an Offer to the city. Thus, clearly, the above comment is incorrect as SSHC proposal would only require rezoning the Ag portion. And as was made abundantly clear during the verbal presentation during the January 21, 2022, Housing element Workshop that rezoning was represented as a matter of course.

Report Comment #4. “The Housing Element process should identify sites that have the greatest probability of developing residential units during the 8 year Housing Element Cycle”.

Response: It is difficult to understand this comment when the preparer and reviewer of this report had a copy of SHHC Revised Offer to the City to create, manage, and maintain 89 apartment units on the Eastern most portion of the Adams Street parcel. Arguably, this and the Phelps property

have the potential to provide an early advancement of the city's 2023-2031 RHNA allocation. SHHC's project would provide approximately 35% of its forthcoming RHNA requirements.

Report Comment #5. "Not including Adams Street as a Housing Opportunity Site in no way precludes residential development from occurring on the property in the future."

Response: It is incomprehensible and appears to be in conflict with the Council Approved Three Year Goals which under GOAL 2-Satabalize, Maintain and improve Access to Housing- FT 2021-22 Target Completion.

A- "Consider and synthesize stakeholder housing recommendations and recommend short and long-term housing initiatives to the City Council, including advancing the use of one or more of the city-owned parcels (*including Adams Street*) for affordable housing." (Emphasis added).

As it is the City Council duty that sets policy for the City staff to follow based upon the clear reading of the Councils adoption of their Three-Year Goals which specifically included the Adams Street parcel now is the time for the Council to make abundantly clear to the Planning Department that the Adams Street parcel is to be included in those sites designated as Opportunity Sites in the forthcoming Housing Element document.

It is by the decision you make that you will be judged as either fiduciaries of community interests of special interest.

Respectfully submitted:

Rick Crebs
SHHC
707-580-0418