

designations will be modified to fit the project that is designed but will be a mix of Central Business, Office and High Density Housing. The site will most likely be rezoned with a PD: Planned Development overlay zone to facilitate the mix of uses on the property. A Planned Development zoning will allow the greatest flexibility in development regulations. The General Plan and Zoning actions will be considered concurrently with project actions.

*Constraints:* The major constraint to the development of this property is the cost of the land and of the costs of construction of the infrastructure needed to develop the property. The City of St. Helena paid \$3,000,000 for the property and is carrying a mortgage of \$2,000,000. Infrastructure improvements that need to be completed for the development of the property include the construction of an extension of Adams St. to connect to Starr Ave. (as shown in the General Plan) to improve circulation on the east side of town and to relieve traffic congestion at the Main / Adams intersection. Water, sewer and storm drain lines are located in the public streets (Adams St. and Library Lane) that the property fronts on. The infrastructure improvements may add as much as \$1,000,000 to the costs. Part of the funding for the street improvements will be traffic mitigation fees that have been collected city-wide.

*Site # 44. 1.5 acres @ 20 DUA = 30 units.*  
*Number of units anticipated to serve very low income families: 15*  
*Number of units anticipated to serve low income families: 15*

*Responsibility: Planning Department (lead); Planning Commission; City Council*  
*Timeframe for construction : 2002 - 2004*

**1B-2 Facilitate development on the Romero Property (Land Inventory site #28)** The Romero parcel is 10 acres in size and is designated Medium Density Residential. The City will encourage the property owner and a nonprofit housing developer to promote the development of affordable housing on this key opportunity site with particular attention being given to meet workforce housing needs and special housing needs (seniors, people with disabilities, large families, etc.). Similarly the *Particelli property (Land Inventory site #29)*, located immediately south of the Romero property will be positioned for more

intensive housing use after the Romero property is developed.

The property will not need either a General Plan Amendment or a rezoning to facilitate residential development. The Medium Density Residential regulations are proposed to be amended (Policy 2A-1) to allow a maximum density of 16 dwelling units per acre (DUA), or up to 20 DUA (25% density bonus) for affordable projects. However, because land must be set aside on this site for the future extension of Starr Ave., as shown on the General Plan, and because the City would like to promote a mix of housing types, an estimate of 12 DUA, or 120 units was used for this property.

*Constraints:* Water, sewer and storm drain lines are available in Pope St. to serve the Romero property. Development will need to plan for the future extension of Starr Ave. as shown in the General Plan. Water, sewer, and storm drain in the new street will serve the Particelli property as will existing services in McCorkle Ave. Participation may include dedication of land and/or responsibility for a fair share proportion of the construction of the street.

*Site #28. 10 acres @ 12 DUA = 120 units.*  
*Number of units anticipated to serve very low income families: 6*  
*Number of units anticipated to serve low income families: 6*  
*Number of units anticipated to serve moderate income families: 24*  
*Number of units anticipated to serve above moderate income families: 84*

*Responsibility: Private property owner; Planning Department*  
*Timeframe to commence talks with owner: 2003*

**1B-3 Explore opportunities created through the Flood Protection Project. (Land Inventory sites #30 & #31)** Two parcels of land, one 15.5 acres and the other 17 acres in size, are west of the Napa river, adjacent to the future extension of Adams Street.

*Constraints:* The parcels are within the Napa River flood boundaries. Development opportunities will increase as a result of the Flood Protection Project, including the potential for purchase and relocation of existing mobile home units to create new affordable housing, and/or the potential residential use of lands that are currently flood prone. Development of sites will also be dependent upon improvements to traffic

# MEMORANDUM



**DATE:** December 19, 2006

**TO:** Planning Commission

**FROM:** Carol Poole, Planning Director

**RE: Growth Management Year End Summary for 2006**

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During the 2006 calendar year only three (3) of the nine (9) building permits for market rate housing were issued. A fourth building permit is being processed and may be issued before year end.

1. **Smith.** 1230 Oakwood Lane. Single family home. 9/25/06
2. **Lenson.** 925 Pratt. Single family home. 9/18/06
3. **Schoendorf.** 1234 Big Rock Road. 11/9/06
4. **Vickers.** *Spring Street. (may be issued before end of 06)*

All unused market rate building permits remaining at the end of the year will roll over into the subsequent year. It should be noted that these carried over permits will only be available for the construction of market rate units in development projects that include a minimum of 40% affordable units.

In January of 2006 there were 29 residential building permits available within this rollover permit category. With the addition of 5 or 6 market rate building permits that will remain unused at the end of 2006, the total available in the rollover category for 2007 will increase to 34 or 35 permits.

To clarify, these rollover permits are available only for the market rate component of residential housing projects in which at least 40% of the proposed units are affordable. Affordable housing units are exempt from the Growth Management Allocation System. Therefore, the rollover permit category would support development of a maximum of 57/58 housing units, with 34/35 (60%) market rate units and 23/24 (40%) affordable units. The number of affordable units may be greater than 23/24, but the market rate component may not be greater than 34/35 unless they are second (granny) units. Second units are exempt from the growth management allocation system, yet still qualify to meet our Regional Housing Need Determination (RHND) from ABAG.

**2007 Projects:**

The Magnolia Oaks project that is currently being processed is a 40% affordable project with a total of 45 housing units (18 affordable and 27 market rate units). However, 1 of the market rate units is designed as a second unit and is exempt from the Growth Management Allocation System. If the Magnolia Oaks project is approved it will absorb 26 of the building permits from the rollover category.

Additionally, the recently approved Sherwin project will use 3 of the building permits from the market rate category for a 5 unit subdivision project on Allison Street. This project includes two units that are exempt from the Growth Management Allocation System; one is a replacement unit and the other is an affordable unit.

*Sewer.* From 1981 to 1988, St. Helena had a State-mandated sewer hookup moratorium policy due to the limited capacity of the City's wastewater treatment plant. During that period, the City's Project Allocation Growth Management System allowed the construction of 179 dwelling units.

In 1988, Phase 2 upgrading of the wastewater treatment plant was completed. This upgrade consisted of installation of irrigation pumps and an 87-acre spray field for disposal of liquid effluent when the Napa River runs too low to allow discharge into the stream flow. The moratorium on sewer hookups was lifted once the upgrades were completed. The plant now has a permitted treatment capacity of 0.5 million gallons per day (MGD).

To address the future need for an expanded treatment capacity, the City is planning construction of a new wastewater reclamation plant. The City is currently applying for low-interest loans and grants through the State of California Water Recycle Construction Program. These grants could provide up to 50 percent of the planning costs and 25 percent if the construction costs for a new wastewater recycling plant. The City will be eligible for a low-interest loan for the balance of the project cost.

*Water.* The City of St. Helena is operating near its capacity for water service. The City depends on a water supply from the Bell Canyon Reservoir and two wells within the City limits. The water treatment plant is designed to supply a maximum output of 4.3 MGD and is currently supplying approximately 3.5 MGD.

Storage of treated water has been increased to 4.1 million gallons (MG) with the addition of the Westside Tank. The storage tank at the water treatment plant has a capacity of 1.4 MG and the Westside Tank can hold up to 2.7 MG. The original City well has a capacity of 240 gallons per minute (gpm). Another well recently purchased by the City can deliver 500gpm.

In the old town area of the City, the water pipes are undersized. A program is underway to upgrade these mains and to provide better circulation. This program is about 75 percent complete. The location of new residential development could add costs to housing developments if extensive lines are needed to bring water service to the project or if existing lines need to be replaced to support the increased service demand.

General Plan policies concerning water issues are as follows:

1. No building permits that will result in water usage exceeding the "safe yield" established by the City will be issued. The "safe yield" has been determined to be 1,700 acre-feet per year (AF/yr). The City is currently using between 1,600 AF/yr and 1,700 AF/yr.
2. Ground (well) water will not exceed the "safe yield" of 360 AF/yr.
3. 70 percent of available water will be allocated for residential use and 30 percent will be allocated for non-residential use.

To meet the future need for additional water, the City will implement the following improvements:

1. Purchase Kern County water through the State Water Project. Negotiations are under way to purchase 1,000 AF/yr, to be phased in over a five (5) year period.
2. Pursue the planning and development of additional wells.
3. Accelerate the planned conversion of wastewater effluent to tertiary quality water. The City hopes to use the tertiary quality water for irrigation, thereby reducing demand on the existing water supply.

In 1994 the City of St. Helena adopted a toilet retrofit program that compensates for the water use of new commercial and residential growth by creating water savings from existing development. For residential units, developers are required to retrofit 5 existing homes to compensate for the water use of one new home. Commercial properties are required to retrofit a number of toilets dependent upon size and use of the structure. Approximately 1,300 retrofits had been accomplished through the end of the year 2000.

The provision for sewer and water services does not currently constrain housing development in the City of St. Helena, though they represent potential constraints on future development. The City of St. Helena's wastewater treatment plant has a permitted treatment capacity of 0.5 million gallons per day. To address the future need for an expanded treatment capacity, the City is planning construction of a new wastewater reclamation plant. The City of St. Helena is in the process of supplementing water resources through the purchase of 1,000 AF/y of Kern

County water through the State Water Project; through the planning and development of additional wells; and by accelerating the planned conversion of wastewater effluent to tertiary quality water.

The following statement shows our commitment to provide water and sewer services to affordable housing:

*The City of St. Helena has adequate water and sewer capacity to serve eighty-seven affordable housing units through the year 2006. If the situation arises where the City of St. Helena is unable to provide sewer and water services to all requested new development, the City will give the highest priority to provision of services to the eighty-seven affordable housing units.*

#### Parking

The current parking requirements for residential uses are:

One and Two Family Dwelling Units: Two (2) spaces for each dwelling unit, one (1) of which shall be contained within a garage or carport that complies with all building, yard and/or setback requirements.

Three or More Dwelling Units: One (1) covered space for each dwelling unit plus one-half (1/2) space for each dwelling unit which need not be covered.

Rooming, Boarding, or Lodging House: Two (2) spaces for the resident owner plus one (1) space for each guest room.

Mixed Use: The City of St. Helena has not adopted a parking standard for mixed use. The regulations allow for the Planning Commission to determine the parking requirements for uses not specifically listed. In determining such requirements, the Planning Commission shall use the above requirements as a general rule and guide.

The Housing Element includes a policy that will allow the Commission to review the parking standards to insure that they are not a constraint on the construction of affordable housing. Housing Element Policy 2C-1 (n) states that the City of St. Helena shall: *Review standards to provide parking on a per unit/parking space ratio that is variable depending upon the size of the residential units in a multi-family development.*

#### Other

All developments must plant street trees and construct curb, gutter, and sidewalk where parcels front a public street. Development may be required to construct storm drain on and/or off site depending upon project design and availability of existing systems. Fire truck access and turnarounds are required for all housing if the structures are more than 150 feet from the public street. Installation of fire hydrants may be required if access to the parcel is more than 200 feet from an existing hydrant.

#### *Processing and Permitting Procedures*

The planning approval process in St. Helena is similar to the process in other cities in California. Delays in the approval process are often caused by controversy over project related environmental concerns or land use considerations. The City of St. Helena has never been required to approve a project because of delays in processing that violated the State of California Permit Streamlining Act.

The permit process for single family detached homes varies depending upon the date that the parcel was created. Houses proposed for construction on parcels that were created as part of a land division prior to January 2, 1992 (generally infill) do not have to go through a Design Review process, but only need to obtain a building permit. Single family detached homes that are constructed on subdivisions created after that date are required to undergo Design Review with approval by the Planning Commission. Notice of Design Review is given to neighboring property owners. The purpose of Design Review is to encourage diversity of housing - height, bulk, architecture - within a new subdivision neighborhood.

The permit process for multi-family developments currently includes the processing of applications for a Conditional Use Permit and Design Review. Mixed use or condominium projects may also include the processing of a parcel map or subdivision map, depending upon the specific project proposal. Because this process can be an impediment to the construction of affordable housing, Policy 1C-2 states that a goal of the City of St. Helena is as follows:

*Remove conditional use requirements for multi-family developments. Revise the Zoning Ordinance to list multi-family housing as a permitted use (not a conditional use) in multi-family zones. Developments would be subject to design review and other routine development*