



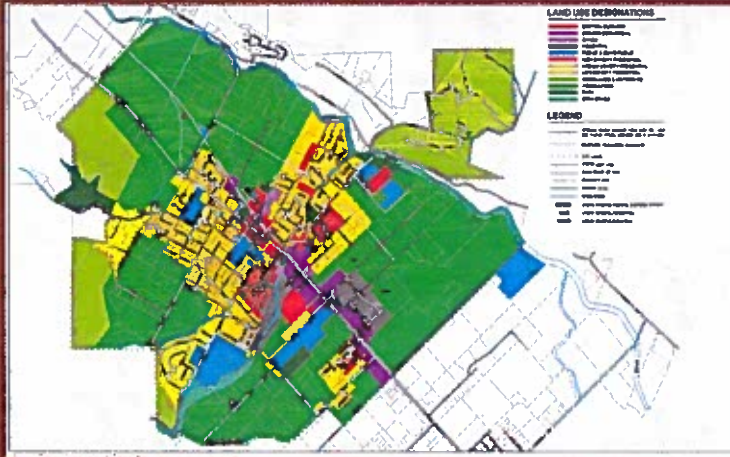
632 McCorkle St Helena, Ca

8-Unit Apartment Proposal
Appeal Rebuttal
City Council
1/24/2017

Rebuttal Outline

- Appellants "Arguments"
 - East-Side / West-Side argument of SHREGP
 - CEQA Exemption
 - General Plan Compliance
 - Historical District (7.5.9)
 - Health & Safety (8.5.2, 8.5.7)
- Address Design Review Concerns of Planning Commission
 - Site Constraints
 - Layout Options
 - Outdoor Space
 - Light & Air
 - Design Aesthetic
- Project vs. St Helena Policy Goals
- City Culture

SH Zoning Map



- HDR Zoning Designation actually fairly balanced East/West
- With the exception of Magnolia Oaks, on the West Side, virtually no multi-family apartments built anywhere in last 20 years
- McCorkle projects are not asking for re-zoning, but developing property for their entitled use
- These parcels have been zoned HDR for a generation
- Market forces drive what does or does not get built where

Class 32 CEQA Exemption:

- ✓ A) Consistent w/ General Plan, Zoning Designation, Regulations
- ✓ B) Within City Limits, < 5 acres, surrounded by urban use
- ✓ C) No value as habitat for endangered, rare, or threatened species
 - ✓ Refer Biological Assessment Report
- ✓ D) Not result in significant effects relating to traffic, noise, air quality, or water quality
 - ✓ Traffic. Cumulative Impact including Brenkle project is "less than significant"
 - ✓ Noise. Consistent w/ zoning designation
 - ✓ Air. Consistent w/ zoning designation
 - ✓ Water. Complies w/ strict BASMAA requirements. No runoff to city streets.
- ✓ E) Adequately served by all required utilities and public services
 - ✓ Gas & Electric
 - ✓ Water & Sewer
 - ✓ Public ROW. Project dedicates 28' ROW and develops street to City Standard. This is not a private street.
 - ✓ Site has it's own fire turnaround
 - ✓ Municipal Project Fees & Permits tally to ~ \$250K

* will address in detail

HOW CEQA DEFINES "EFFECTS":

http://www.dir.ca.gov/ser/cumulative_guidance/ceqa_guidelines.htm

- Direct or primary effects that are caused by a project and occur at the same time and place.
- Indirect or secondary effects that are reasonably foreseeable and caused by a project, but occur at a different time or place.

➢ EIR is required w/ categorical exemption only if there is "substantial" evidence ...that a project may have a "significant, non-mitigatable" effect

General Plan 8.5.7: Infrastructure

“Ensure that all street and roads are adequate in terms of width, turning radius and grade to to facilitate access to by City Firefighting apparatus and to provide alternative emergency ingress and egress.”

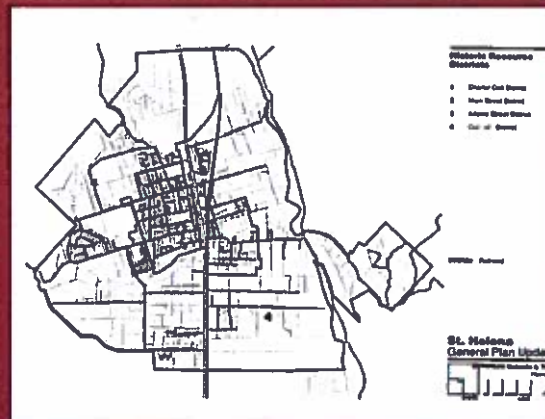
- McCorkle is 36' wide. That is the city standard
 - City has Public Right-of-Way for McCorkle. It is on private property but is not a private road
 - McCorkle is flat with nominal grade
 - The project has fire suppression and hydrant. This will be the safest building in the neighborhood.
 - The project has a fire turnaround on site
 - Kidd Road also serves as fire turnaround and is 300' from site
- This project contributes over \$45K to city coffers for Civic Improvement, Public Safety, and Transportation Fees, and will generate approx \$30K / year in property taxes.



General Plan 7.5.9 Historic District

“Require new development in or adjacent to historic areas or buildings to be compatible in pattern and character w/ existing historic buildings”

- Virtually the entire town is “in” a Historic District
- The City does not have Design Guidelines that illustrate “pattern and character”
- Without design guidelines, these characteristics are highly subjective (refer handout)



Historic District: "pattern & character"

- Proposed design uses architectural vernacular quite common in farmhouses & barn structures built between 1885-1910
 - Vertical Board & Batten Siding
 - Corrugated Roofing
 - Gable Roof
- Proposal goes to great lengths to "respect" and "embrace" the streetscape with a single-family look, hide parking, and contains contextual landscaping
- No such similar opposition to Brenkle Project
- Materials, Colors, Textures are even very similar to portions current remodel at historic Moody property at end of McCorkle Ave



Brenkle Project - Approved 11/15/16



632 McCorkle SouthEast Elevation

McCorkle Area

664 McCorkle Apts

684 Brenkle Project
Approved 11/16

Mariposa condos



Neo-Victorian

Silverado Orchards

"Mid-century" & "tract"

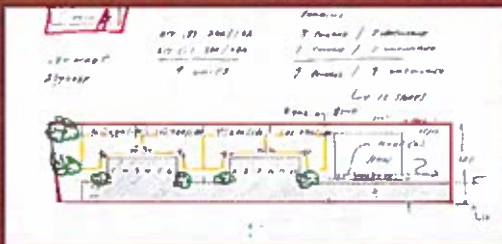
Moody Site - Actual historic structure. Under remodel. Uses similar vertical board & batten "pattern" and "countrylane" red color

Design Review:

Major Project / Site constraints

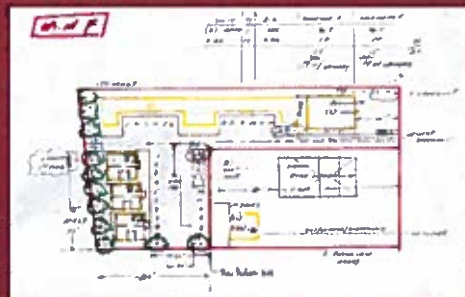
- 8 Units minimum required for 1/2 acre parcel
- Parcel is legal, but it is narrow. 68.5' wide, ~310' long
- 16 Parking Spaces required for 8 units w/ 8 Covered Parking Spaces required
- 1 "Van" Handicap space (17' wide) required
- Fire Truck turnaround on-site required due to depth of lot
- 48' Front Setback required due to property line at street center and City Street development standards
- 10' Sideyard, 20' Rear Yard setbacks
- ADA accessibility for all ground units & common space on site

Explored many, many layouts...

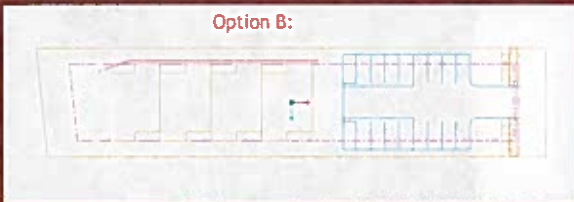


...including options that kept & remodeled (e) house

...and even options that reflected active negotiations with now a co-appellant to acquire a portion of her property and build additional units, and units on her remaining property...



...concluded that there are 3 viable basic layout options...(b), (e), and...



Option B: Parking lot at street. Units at rear of lot

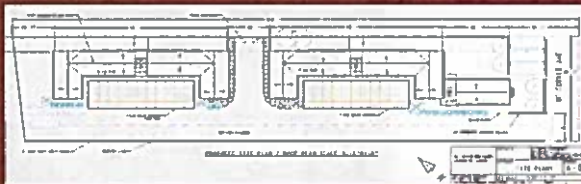
- + 2 story; townhouse, or 1 story flat options
- + least costly option
- no regard / respect for streetscape
- firetruck backs out on street
- Long distance from parking to farthest units
- 150' fireline distance challenge



Option E: Three Story Garages ground floor.

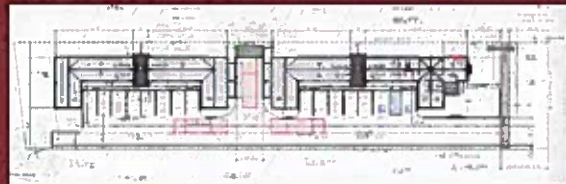
- + best light & air
- + smallest footprint
- no access to private exterior (non-balcony) space
- 3-stories, 35', flat or low-slope roof
- most costly option
- no ADA accessible units

...and option (d) and (d')



Option D: 2 "U"s - Parking tucked into "U"s 02/18/16

- embraces street
- 10 units, studios at street
- 3 parking spaces just off McCorkle
- 25' height; 2 story
- firetruck turnaround on site
- +/- parking close to units

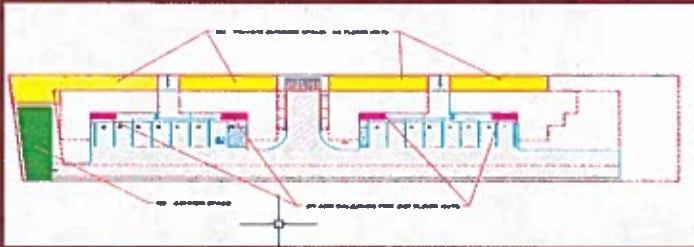


Option D': Design Review Design 12/6/16

- embraces street
- 8 units, 2 3BR, 6 2BR
- removed parking from McCorkle
- 25' height, 2-story
- firetruck turnaround on site
- 4 ADA units
- +/- parking close to units
- handicap parking
- developed street to City Standards
- reduced carport size to min required
- added storage units
- added trash enclosure

Design Review:

Private/Common Outdoor Space



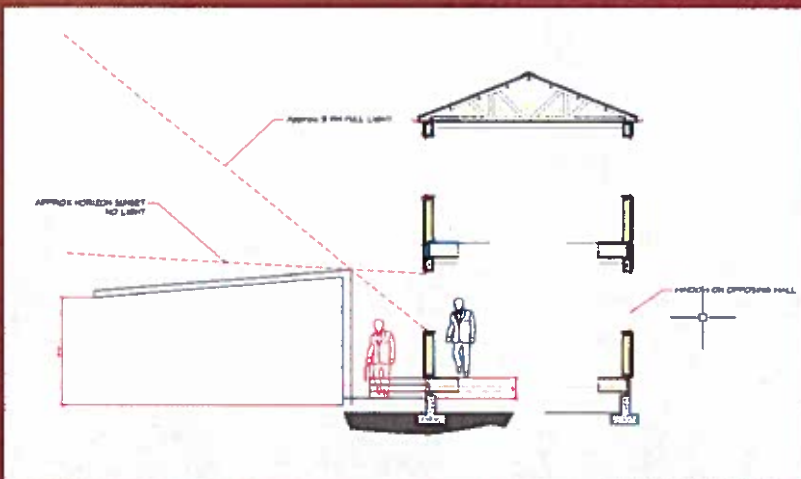
Please note that there are \$98K in Parks and Rec fees associated with this proposal

- City fee structure much higher for multi-family (~\$13/SF)

- Lower units have private backyards. It was stated at DR that they did not. They are similar in size to the private yards at Brenkle project
- We are happy to add condition of either front balcony at upper units (pink), or Juliet balcony at rear kitchen. We did not place upstairs balconies due to neighbor concerns over potential noise
- We are happy to add condition to dedicate northern portion of property (green) to public "open space." Very similar in size and location to Brenkle project (w/ fewer residents).

Design Review:

Light & Air



Nearly every living area in proposal has windows on two walls!

- This is quite uncommon in apartment construction. Typically only corner units enjoy this.

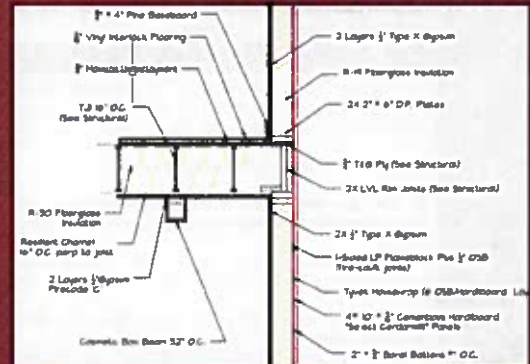
We would be happy to condition the elimination of the carports to further improve light in lower units.

- Covered parking is required by City, and adds no value to project.

Design Review:

Stacked Flats vs Townhouse Style (ceiling noise concern for tenants)

- Tenants prefer single-floor units
- Design has 2 sets stairs vs. 8 sets
- The stacked flats configuration creates 4 ADA accessible ground floor units
- Townhouse style does not enable, nor would require ADA access
- Ceiling/Floor Assembly is 1-hr fire rated and designed to an STC rating of 55 for Sound Transmission



Floor/Ceiling Assembly

- 1-HR Fire
- STC 55

Other Design Review items

- Carports vs. Garages
 - Comparisons made to Brenkle project garages.
 - Apples and Oranges in "own" vs "lease"
 - In low-mod income "lease" model, garages become fire hazards and/or sublets, not parking spaces
 - Garages in lease model would place additional parking stress on street - guaranteed.
- Open Stairwell Design
 - Safer fire egress
 - Safer regarding personal safety due to lack of blind spots
 - Breaks up building massing and creates height undulation
- "What if lot was 35' wide?" arguments
 - Very few "ideal" lots exist in urban boundary of St Helena for multi-family development
 - If this lot was 5' less wide, it simply would not work. Could not meet Parking, ADA, Fire requirements...
 - A proposal w/ a 35' wide lot is not under review here

17.164.040 Limitations of Design Review

17.164.040 Limitations of review.

- A. The commission shall not design or assist in the design of any buildings or projects submitted for approval except on request of the proponent or his or her architect. The commission shall restrict its considerations to a reasonable and professional review of the proposal and plans, leaving full responsibility for the design and development to the applicant.
- B. Individual initiative and experimentation are to be encouraged.
- C. Only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030, shall justify the commission's disapproving a proposal solely on the basis of design.**
- D. In its endeavor to improve the quality of a design, the commission shall keep considerations of cost in mind. But consideration of cost shall not override the other objectives of this title.
- E. The commission is not to use design review intentionally or inadvertently to exclude housing for minority groups or housing for low and moderate income persons.
- F. The commission is not to use design review intentionally or inadvertently to prohibit or unduly restrict building types, materials or methods or to vary the specific allowances or other development controls. (Prior code § 27 37B)

General Plan & 2014 Housing Element Policy

- ✓ GP 2.6.4 Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion
- ✓ GP 2.6.14 Encourage a mix of housing types and price ranges to allow for current and future generations of St Helenans
- ✓ HE 1.4 Address workforce housing needs by supporting improved jobs/housing "match"
- ✓ HE 1.5 Encourage innovative housing types and designs
- ✓ HE 2.1 Encourage higher density development where appropriate
- ✓ HE 2.2 Ensure that higher density housing opportunity sites are not lost to lower density uses
- ✓ HE 2.5 Allow conversion of single-family homes to multi-unit dwellings
- ✓ HE 2.6 Promote a balance of types of housing throughout the whole community

This project is exactly what the City has endorsed in GP and HE

Finally... culture and character

What kind of town does St Helena want to be?

A half-vacant city of second homes w/ transient workforce, and incessant traffic?

or,

A vibrant, socio-economically diverse, and self-sufficient community,
with a mix of housing types integrated into neighborhoods?

Thank You

Questions?

Appendix: Procedural Issues

- 30-Day Appeal Period
- Brown Act Violation.
 - Recused Commissioner taking position, advocating outcome w/ Commission quorum in non-public meeting
- Design Review public speaker
 - Community member allowed to present, not just speak, as "expert" for over 15 mins (3 mins allotted) w/o any professional site evaluation