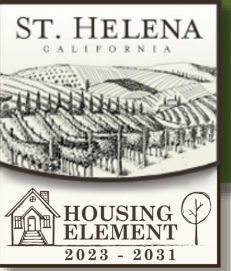


Housing and Safety Element Update

City of St. Helena

Focus Group Meeting #4
January 27, 2022

Agenda

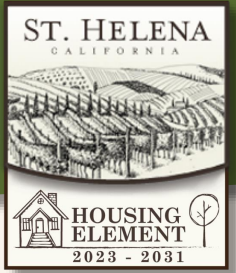


- **Community Discussion on Potential Sites**
- **Next Steps**



Community Discussion on Potential Sites

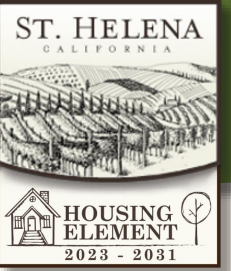
Community Discussion on Potential Sites



Accessory Dwelling Units

- Concern with ADUs not being rented
- Often built in-conjunction with large homes in low density areas
- Units should be assumed moderate or above-moderate
- HCD:
 - Counts ADUs annually in Annual Progress Report
 - Considers ADUs important to providing a diversity of housing types, particularly in low density single-family areas
 - Wants ADU programs with metrics and milestones

Community Discussion on Potential Sites



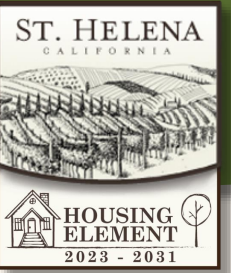
Adams Street

- Removed because future City priorities are unknown

Crane Avenue

- PG&E lines pose a constraint to residential development
- Currently removed from sites inventory

Community Discussion on Potential Sites



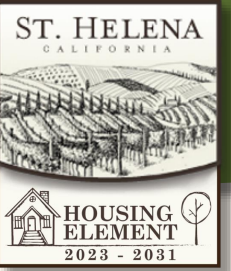
McCorkle Sites

- Property owner is interested in small-scale subdivision
- Included in the inventory without a proposed rezone, in line with the owner's intent

1998 Spring Street

- Property just changed hands and there is an existing lease
- Currently zoned for residential and can be included in the vacant land inventory, if desired.

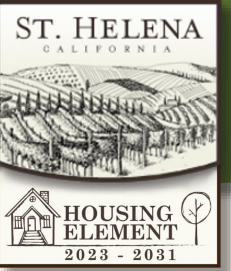
Community Discussion on Potential Sites



Church Sites

- Multiple church sites with potential
- Redevelopment challenges are serious constraints
 - Not designated for housing: General Plan Amendment and Rezone required
 - Sites are not vacant and would require redevelopment
 - No indication of owner interest at this time
- Not feasible as Housing Element sites due to impediments
- Sites can still be redeveloped but can't be counted toward current residential capacity in the Housing Element.

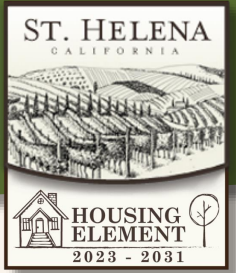
Community Discussion on Potential Sites



Feasibility

- Desire to include the land most likely to develop
- Provide sites with capacity but with realistic RHNA assumptions
- HCD requirements, urban growth limit, and flood constraints limit the amount of land available for consideration
 - 11 sites we feel are have realistic development potential within the next 8 years
 - 10 additional sites seriously considered but eliminated due to constraints
 - Sites not included in the Housing Element can still develop housing
 - Situations change; City has little control beyond identifying sites likely to be most feasible and removing governmental constraints

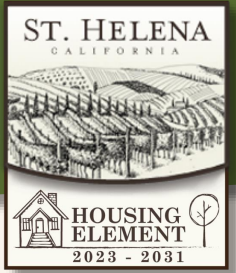
Community Discussion on Potential Sites



Sites Inventory:

- 1480 Main Street
- 1572 Railroad
- 905 Main Street
- Phelps Property
- 709 and 741 McCorkle
- 601 Pope Street
- 821 Pope Street
- 882 and 886 College Ave
- 1447 and 1515 Spring Street
- Spring Street Site (APN 009-441-023)
- 1817 Spring Steet

Community Discussion on Potential Sites



Sites Considered but Removed	Reasoning
900 Crane Avenue	Large PG&E lines and possible easements
Adams Street	Future City priorities of the site are unknown
1340 Tainter Street	Would require a GPA/rezone, not vacant, and no indication that the church would sell or has any interest in developing housing
1405 Charter Oak Avenue	City Corp Yard. Located within flood zone
1998 Spring Street	Recently changed ownership and existing vineyard lease
Unnamed 13-acre site	Large site which would require infrastructure and utility improvements
591 McCorkle	Would require roadway extensions, potential traffic issues, not required to meet above moderate numbers
1255 Oak Street	Would require a GPA/rezone, not vacant, and no indication that the church would sell or has any interest in developing housing
Behind Gotts (APN 009-180-036)	Toogood property. Located within flood zone
1301 Mitchell Drive	Former clean-up site, not for sale, large easement



Next Steps

Next Steps



- Finalize Draft Sites Inventory and present at a PC/CC Joint Study Session (February 22)
- Finalize the Draft AFFH analysis and present at Focus Group #5 and Community Workshop #3 (March/April)
- Public Review Draft Housing Element Background Report and Policy Document (May)