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Conservation, Development and Planning

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Hillary Gitelman
Director

To: Planning Commission	From: Sean Trippi
Date: January 20, 2010	Re: St. Helena Hospital Woodside Subdivision – Agenda Item 9A

Attached are additional materials that were not included in the staff report for the St. Helena Hospital Woodside Subdivision. There are two additional sets of findings related to exceptions to roadway improvements and the proposed road improvement details. Discussion regarding the exceptions to the road and street standards is included on page 6 of the staff report. The proposed action has also been modified to reflect the attached findings and is shown below.

Exhibit A has been modified to add the road exception to the scope of the project (see excerpt below)

I would also like to note that there is one Assessor's parcel, (APN 021-181-008) listed in the title of the proposed draft zoning ordinance amendment (Exhibit D) that is not included in the rezoning. The assessor's parcels listed in section 1 and shown on the attached exhibit list the correct parcels. This will be corrected prior to the Board of Supervisor's hearing. The title of the Ordinance is included below.

Proposed Action:

That the Planning Commission recommends to the Board of Supervisors:

1. Adoption the proposed Negative Declaration based on findings 1-6 of Exhibit A;
2. Approval of Use Permit (P07-00855-UP) based on findings 7-12 of Exhibit A and subject to the Draft Conditions of Approval (Exhibit B);
3. Approval of Tentative Map (P07-00856-TM), including granting an Exception to the County Road and Street Standards and an Exception to the Subdivision Ordinance Improvement Standards based on findings 13-25 of Exhibit A and subject to the Draft Conditions of Approval (Exhibit B); and,
4. Adoption of Rezoning Ordinance (P07-00857-RZ) based on finding 26 of Exhibit A including finding the proposed ordinance consistent with the County General Plan and Zoning Ordinance.

1. SCOPE:

- a) The use permit is limited to:
- Remodel and/or expansion of residential structures and the construction of residential accessory structures within the PD district.
 - Remodel of non-residential structures within the PD district, provided no change of use or expansion of the structure is proposed.
 - The use of 12 buildings as “flex” space A (Administrative / Commercial / Residential) or “flex” space B (Administrative / Commercial) as designated on the master development plan. The term commercial refers to medical support services, clinics, offices, maintenance and other uses associated with the medical facility. No retail uses are authorized with this permit.
 - A development plan establishing setbacks for the new lots created by the tentative map. All setbacks for the single-family homes in the PD district shall generally be consistent with the RS district standards. Where the minimum setbacks are not provided compensating yards areas shall be provided.
 - A parking plan showing required off-street parking for each new lot created for the existing single-family homes including the exceptions identified on the plans.
 - A vegetation management plan.
 - Various road widening improvements to portions of Hillcrest Road, Krug Road, and Gist Road and the associated exceptions to the Road and Street Standards and the Subdivision Ordinance Improvement Standards.

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, REZONING A CERTAIN PARCELS WITHIN THE UNINCORPORATED AREA OF THE COUNTY FROM A RESIDENTIAL SINGLE-BUILDING SITE COMBINATION DISTRICT-5 ACRE MINIMUM LOT SIZE (RS:B-5) TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT

(APN’S 021-171-001; 002, 003, 004, 005, 006, 007, 008, 120, 130, 021-172-004; 021-181-001, 002, 005, 007, 008, 009, 010; and, 021-400-011)

EXHIBIT A - FINDINGS

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT CONSERVATION & DEVELOPMENT PLANNING COMMISSION

ST. HELENA HOSPITAL WOODSIDE SUBDIVISION USE PERMIT (#P07-00855-UP), TENTATIVE MAP (#P07-008562TM) & REZONING (#P07-00857-RZ) January 20, 2010

ENVIRONMENTAL:

The following findings must be made in order to adopt the Negative Declaration:

1. Find that the Planning Commission has read and considered the Negative Declaration prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. Find that the Negative Declaration is based on independent judgment by the Planning Commission.
3. Find that the Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. Find that there is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
5. Find that the Secretary of the Planning Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Conservation, Development & Planning Department, 1195 Third Street, Room 210, Napa, California.
6. Find that considering the record as a whole there is no evidence that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.

USE PERMIT/DEVELOPMENT PLAN:

In the PD district The Planning Commission may approve a use permit and development plan provided that in each case it makes the following findings:

7. The proposed use permit and development plan have been reviewed in relation to the Napa County General plan and have been found to be consistent with said plan.

Analysis: The proposal is consistent with the goals and policies established by the General Plan. The site is designated Rural Residential which allows single-family homes and the existing medical facility. Policy AG/LU-35 allows smaller parcel size as part of the master planned area associated with the hospital. Policy AG/LU-76 recognizes the hospital's role in providing medical services and employment to Napa County residents and supports its continued operation.

8. In the case of a proposed residential development, such development plan will be in harmony with the character of the surrounding area and that the sites proposed for facilities such as schools, playgrounds and parks are adequate to serve the anticipated total population of said development in any single application.

Analysis: The proposal does not include a request for new development nor does it create new areas for future development. The proposal includes creating individual lots for existing residences and incorporating existing homes into the master plan for the properties owned by the hospital. The existing residences are currently served by existing schools, playgrounds and parks. No increase to the total population of the area is anticipated with this proposal.

9. The various elements of the development plan, including structures, grounds, open space and land use, relate to one another in such a way as to form a harmonious whole.

Analysis: The development includes an existing residential neighborhood, a hospital/medical complex and associated support buildings and services, apartments, and opens space. The area began development in the late 1860's blending the various uses over the course of continued development into what is seen today.

10. In the case of non-residential uses, such development plan will be appropriate in area, location, character and overall planning to the purpose proposed and that surrounding areas are reasonably protected from adverse effects from such development.

Analysis: As noted above, the proposal does not include a request for new development nor does it create new areas for future development. The proposal includes creating individual lots for existing residences and incorporating existing homes into the master plan for the properties owned by the hospital. The project area is currently developed as mentioned in item #8 with the non-residential uses operating since the late 1860's. Previous expansion to the medical complex have been reviewed and approved to ensure that surrounding area is not adversely affected.

11. The streets proposed are suitable and adequate to carry the anticipated thereon.

Analysis: All streets within the project area are existing and have been adequately accommodating traffic generated by the existing land uses. No new development is proposed and no new impacts from the request are anticipated.

12. The utilities proposed are adequate to meet the site characteristics and physical needs of the development.

Analysis: No new utilities or conveyance systems are proposed with this request. The existing utility systems will not be affected by the proposal as no new development is proposed.

TENTATIVE MAP:

Pursuant to Section 17.14.060 of the Napa County Code, the Planning Commission shall deny approval of a tentative map if the Commission makes any of the following findings:

13. That the proposed map is not consistent with applicable general and specific plans. A proposed subdivision shall be deemed consistent with the Napa County General Plan and any applicable specific plan the County has officially adopted for the area where the land is located if the proposed subdivision or related land uses are compatible with objectives, policies, general land uses and programs specified by such plan or plans.

Analysis: The proposal is consistent with the goals and policies established by the General Plan. The site is designated Rural Residential which allows single-family homes and the existing medical facility. Policy AG/LU-35 allows smaller parcel size as part of the master planned area associated with the hospital. Policy AG/LU-76 recognizes the hospital's role in providing medical services and employment to Napa County residents and support's its continued operation

14. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Analysis: The tentative map would create individual lots for 25 existing homes east and southeast of the St. Helena Hospital. The lots have been design to provide lot area consistent with RS (Residential Single) zoning standards while providing adequate open space area per the PD district. The General Plan allows smaller parcels when included in a master plan area associated with the hospital.

15. The site is not physically suitable for the type of development.

Analysis: The proposed subdivision includes creating individual lots for existing homes. No new development is included with this proposal. The site is physically suitable for the development.

16. The site is not physically suitable for the proposed density of development.

Analysis: No new development or increase to density is included with the proposal. The extent of potential development on this site will not change as a result of the subdivision.

17. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: An Initial Study and Negative Declaration were prepared for the proposal which finds that the proposed project will not have a significant impact on any special status plant or animal species, wetlands or wildlife corridors on the project site or within the immediate vicinity. The design of the tentative map will not injure fish or wildlife or their habitat.

18. The design of the subdivision or the type of improvements is likely to cause serious public health or safety problems.

Analysis: All utilities and improvements, including water, sewer, fire protection and streets and sidewalks, have been installed as part of previous development of the project area.

19. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: No new development or improvements is associated with the tentative map. Any existing public easements will be reflected on the final map.

Exception to Road and Street Standards:

The Commission has reviewed the Road and Street Standards exception in accordance with Road and Street Standards Section 3 and makes the following findings:

20. The exception is necessary to accommodate other limiting factors such as the recorded historical sites or legal constraints.

Analysis: The subdivision request consists of creating property lines around existing single-family homes, most constructed over 50 years ago. The roads associated with the subdivision proposal also were constructed a number of decades ago. No new lots will be created for subsequent development and no increase in density is proposed. The applicant has proposed to widen the existing roads to the extent possible. The Public Works Department has recommended waiving the requirement for curb, gutter and sidewalks as it would be inconsistent with the existing neighborhoods in the project vicinity. Strict application of the Road and Street Standards could change the rural character of the area and result in the removal of numerous mature trees and rock outcroppings.

21. The requested exception is necessary to protect and ensure the preservation of unique features of the natural environment.

Analysis: As noted above, numerous mature trees and rock outcroppings would be affected by requiring additional widening and curb, gutter and sidewalks. In addition, the existing drainage patterns of the area could be adversely affected by additional improvements as there would be portions of the streets in the area that would be improved as they are not within the boundaries of the proposed tentative map. Section 3 of the Standards states that, "standards that affect native trees or other geologic features are prime examples of those circumstances where exceptions may be reviewed." The County Planning and Public Works Departments have reviewed the proposal and are supportive that the request is consistent with this goal provided the conditions of approval outlined in the comments memorandum from Drew Lander, Assistant Engineer, Department of Public Works, dated November 6, 2009, are met.

22. The Road and Street Standards Exception allows a situation that provides the same overall practical effect as the Standards do in providing defensible space, and does not adversely effect the life, safety, and welfare of the public or persons coming to the property.

Analysis: The proposed road improvements will improve emergency vehicle access and general traffic flow along the existing road network while protecting the unique features of the natural environment near the roadway. As mentioned above, these unique features of the natural environment include numerous mature trees, rock outcroppings and neighborhood character. In addition, the proposal includes a fire management plan

improving the defensible space around the existing homes. Thus, the Project has been designed to comply with emergency access and response requirements including Napa County Fire Protection requirements for defensible space, fire department access and public safety and has been reviewed by the Napa County departments responsible for emergency services; it will not have a negative impact on the health, safety, or welfare of the public or persons coming to the property and will generally be an improvement to an existing neighborhood.

Exception to Subdivision Ordinance Improvement Standards:

Pursuant to Section 17.36.100 of the Napa County Code, the Commission has reviewed the exceptions to the Improvement Standards and makes the following findings:

- 23. There are special circumstances or conditions applicable to the property, including but not limited to size, shape or topographical conditions

Analysis: As noted above, the subdivision request consists of creating property lines around existing single-family homes in an older established neighborhood. The roads associated with the subdivision proposal also were constructed a number of decades ago. The applicant has proposed to widen the existing roads to the extent possible. The Public Works Department has recommended waiving the requirement for curb, gutter and sidewalks as it could affect numerous mature trees and rock outcroppings.

- 24. The exception is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Analysis: The Public Works Department has recommended waiving the requirement for curb, gutter and sidewalks. Construction of these additional improvements would be inconsistent and would not relate to the existing street system in the area. It would also result in a decrease in the existing yard area of the homes included in the proposed subdivision, and impact existing drainage in the area.

- 25. Granting of the modification will not be detrimental to the public health, safety or welfare, or be damaging to the property in the vicinity.

Analysis: the Project has been designed to comply with emergency access and response requirements including Napa County Fire Protection requirements for defensible space, fire department access and public safety and has been reviewed by the Napa County departments responsible for emergency services; it will not have a negative impact on the health, safety, or welfare of the public or persons coming to the property and will generally be an improvement to an existing neighborhood.

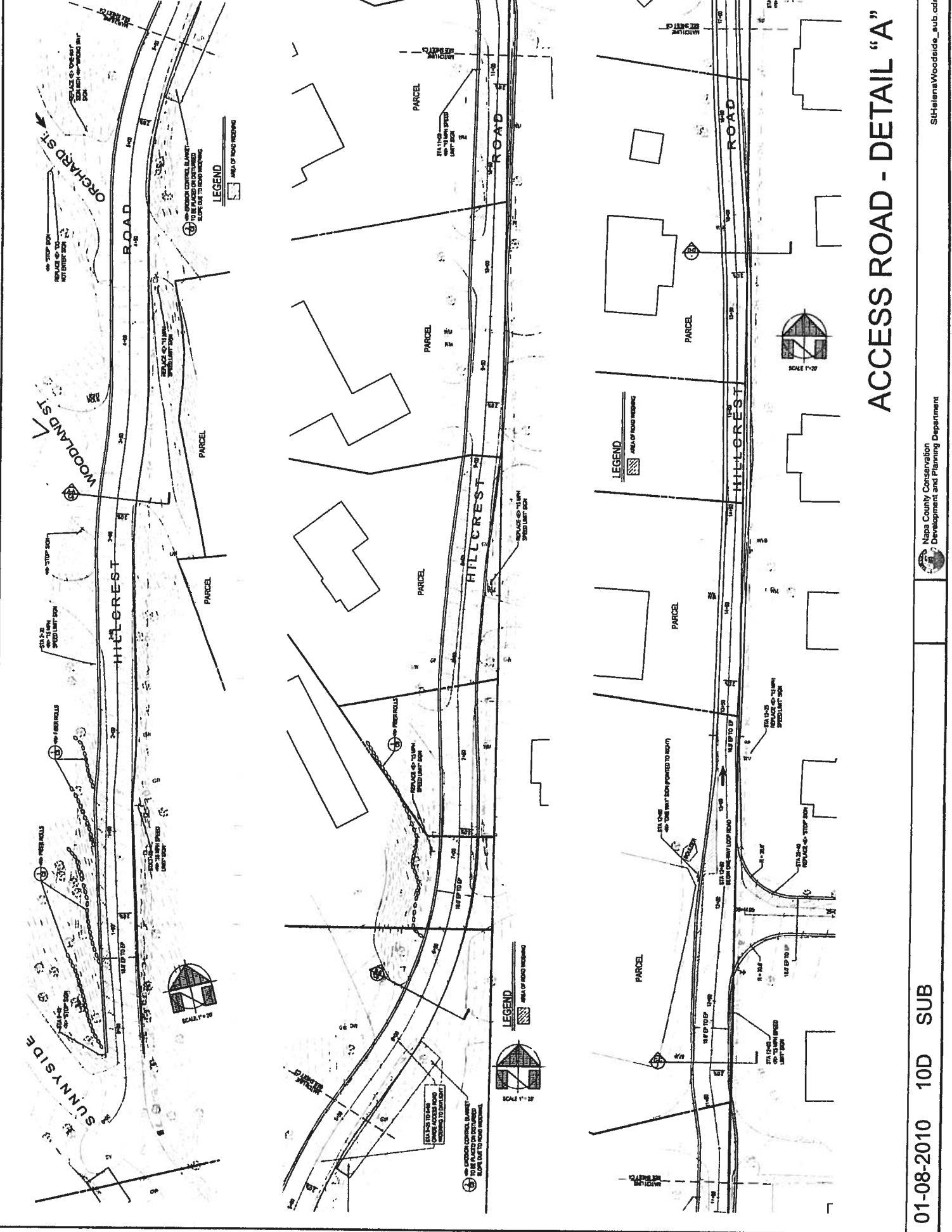
REZONING

The Planning Commission has reviewed the rezoning request in accordance with the requirements of Napa County Code Chapter 18.136 and finds that:

- 26. The proposed rezoning complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: This application proposes the redesignation of properties owned by the St. Helena Hospital from RS;B-5 to PD associated with a master development plan for the existing hospital, associated support services and facilities and residential uses. The project area has a General Plan designation of Rural Residential (RR). The project area is part of the Deer Park rural residential area which allows rezoning from residential districts to achieve minimum parcel sizes consistent with General Plan Policy AG/LU-35. The minimum lot size for lands designated RR is generally 10 acres. However, General Plan AG/LU-35 allows smaller lot sizes when an area is master planned as part of the St. Helena Hospital.

ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



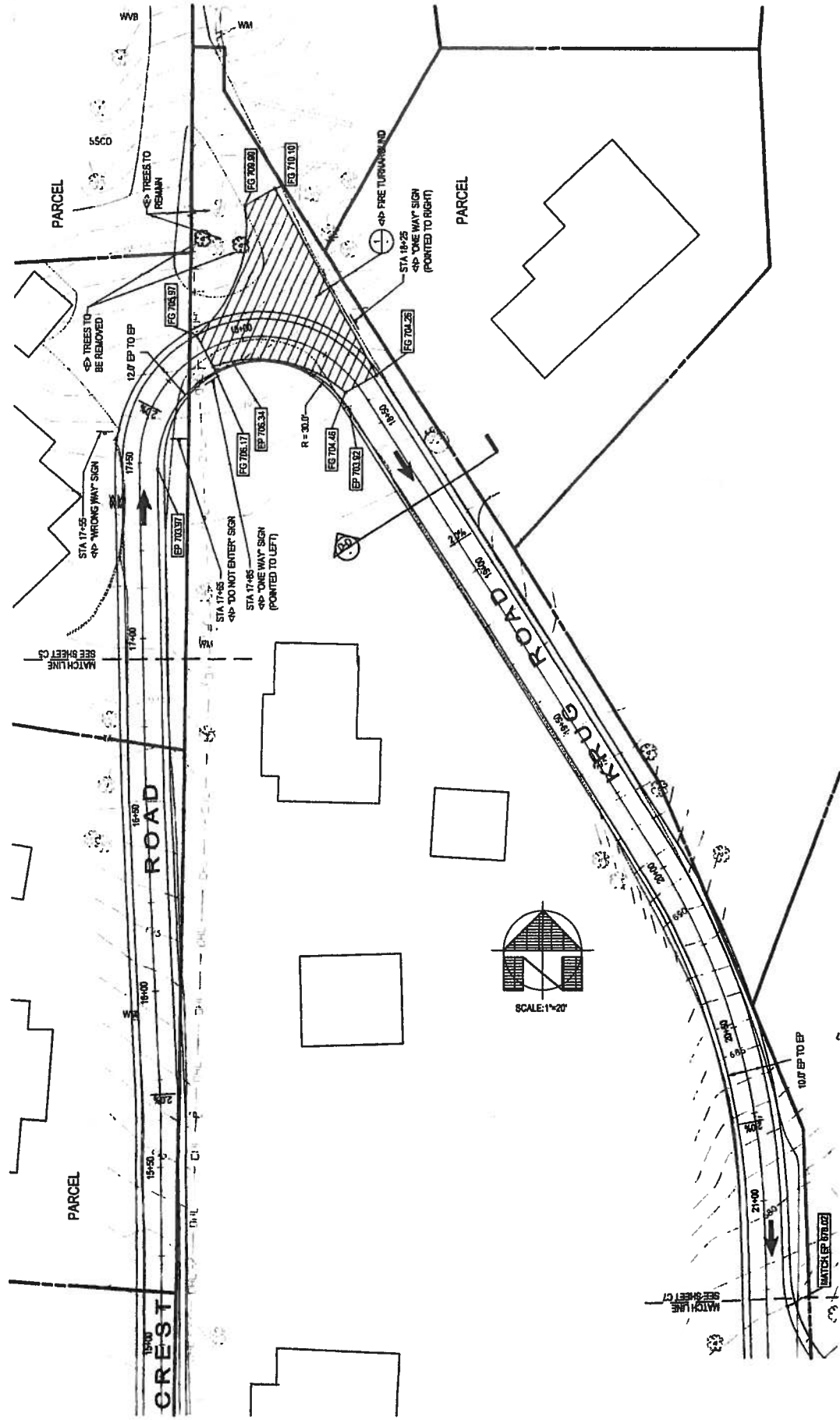
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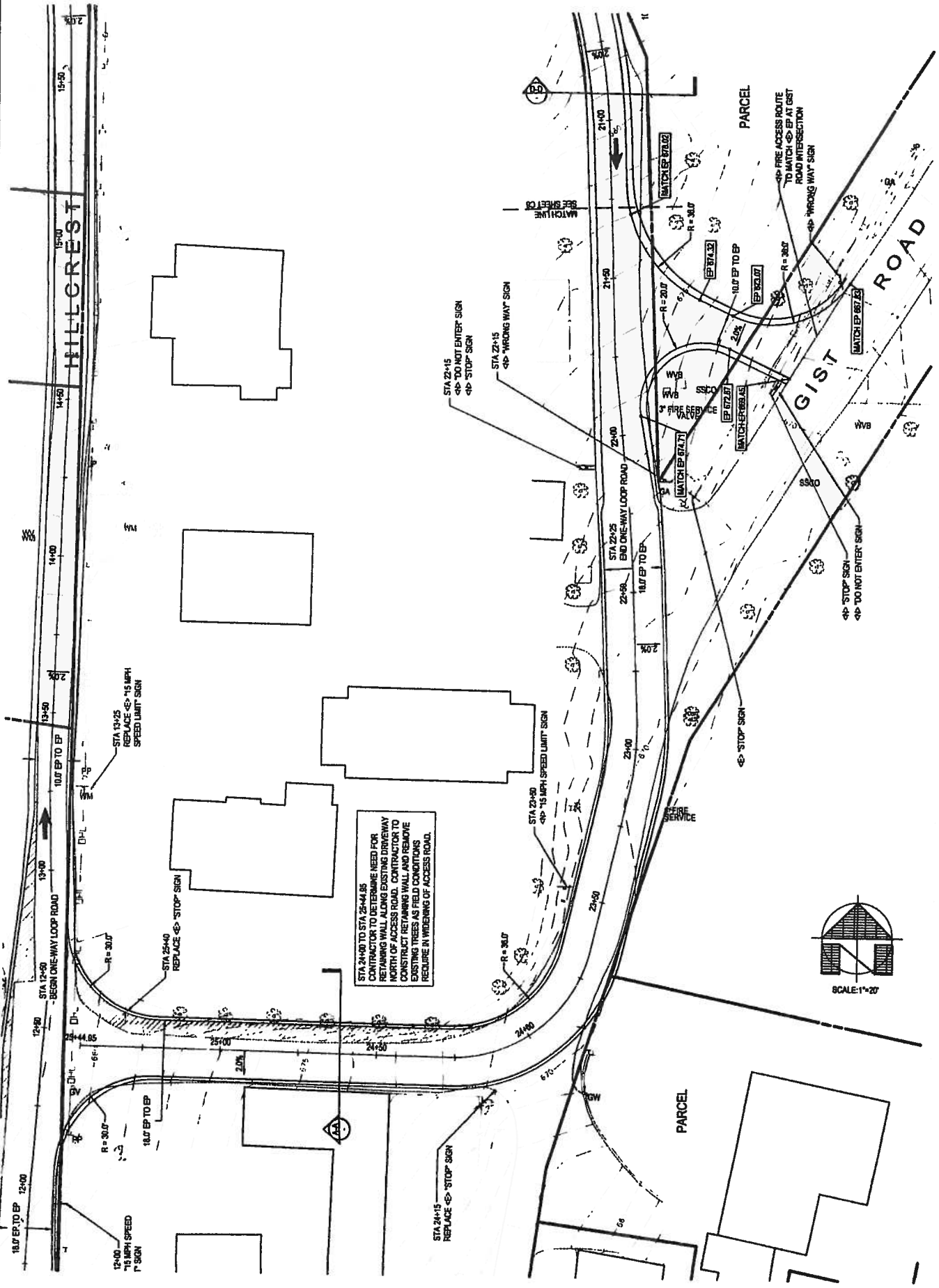
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ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



ACCESS ROAD - DETAIL "B"

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ACCESS ROAD - DETAIL "C"