AGENDA ITEM: 6

FILE NUMBER: PL16-074

SUBJECT: The City of St. Helena Public Works Department requests Design Review approval in order to construct a public restroom facility at the public parking lot located adjacent to Telegraph Alley between Oak Street and Money Way in the CB: Central Business district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 10/04/16 ACCEPTED AS COMPLETE: 10/04/16

LOCATION OF PROPERTY: 1300 Block of Money Way

APN: 009-240-013

GENERAL PLAN/ZONING: CB: Central Business

APPLICANT: Tobias Barr, Project Manager PHONE: (707) 968-2746

BACKGROUND

St. Helena residents, downtown businesses and visitors have expressed the need for a public restroom facility in the central business district of Main Street. As a result, the City Council approved $100,000 of match funding to the St. Helena Downtown Renaissance Foundation on May 13, 2014 (Resolution 2014-25). However, following the determination that the City would eventually own and maintain the facility, the City suggested that the project should be managed by the City. In the 2015, the City's 5-year Capital Improvement Program allocated $296,000 from the General Fund for the project. This was approved on June 23, 2015 by Resolution 2015-66. Following the approval of the project in the City’s Capital Improvement Program, the St. Helena Public Works Department (Public Works) took over the project from St. Helena Renaissance in the fall of 2015. Following Fire Department recommendations to utilize concrete block and the need for detailed plans and specifications for Public Works project bidding, Public Works requested proposals from architects and selected Valley Architects to update the plans and complete detailed specifications needed for Public Works project bidding. The City Council approved the Professional Services Agreement with Valley Architects for $50,450 on February 9, 2016 (Resolution 2016-21) and Valley Architects proceeded with updating the design and preparing final plans and specifications. This
The project has been supported and budgeted for by the City Council, only the project's appearance and design are before the Planning Commission.

**PROJECT DESCRIPTION**

The project consists of two 88-sf block restroom buildings with an adjacent combined water fountain and water bottle filling station. The building has been designed to be sustainable and low impact as described below.

Sustainable Features
Sustainable features include locally made block from Watershed Materials, located in the City of Napa. Watershed Materials uses local geological materials combining them with mineral based geopolymer clays. Using a rammed earth process Watershed Materials produces block that withstands compressive strength of 7,000 lbs/square-inch. This process offers a 50 percent reduction in cement and 65 percent reduction in process energy, compared to a traditional Portland cement based CMU block. When completed, the buildings will be coated with a clear anti-graffiti treatment, which will create a clear but impermeable layer, allowing the buildings to be scrubbed clean if they are vandalized with paint, ink or other markings.

Energy Efficiency
Sky wall roofing materials have been selected to maximize natural light in each restroom. Pre-engineered translucent roofing from Kalwall will provide natural light during daylight hours, minimizing the energy needed for lighting the restrooms. Kalwall pre-engineered roofing is designed to minimize passive solar heat gain, keeping the space comfortable while providing maximum natural light. At dusk, outdoor LED lighting will be activated via timers and motion sensors in the interior will be energized, via a photocell. The interior lighting will be motion activated. All lighting will be turning on the lights when

The project also decided to utilize natural ventilation, rather than mechanical exhaust fans. The section below the Kalwall roof is metal screening, covered gaped hardwood slating, providing a classic wood siding architectural feature while functioning as natural, open ventilation.

Water Efficiency
Each bathroom will be equipped with low flow, dual flush toilets. The men's room will feature a waterless urinal. The water fountain and water bottle filling station will be equipped with a graywater system, draining to adjacent plantings surrounding the buildings.

Other Sustainable Features
The parking lot will be improved with exterior overhead LED lighting. DC Fast electric vehicle charging, will be installed by EVgo in the parking lot across from the restrooms. Additional electrical conduit will be installed to incorporate additional electric vehicle charging stations in the future, as needed. Communications conduit will also be installed, so security cameras can be easily installed in the future if they are needed.
ANALYSIS

CEQA
The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.

GENERAL PLAN/ZONING
The property has a General Plan and Zoning designation of Central Business (CB). This district provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. Emphasis is on pedestrian-oriented retail and service uses on the ground floor level, with office and residential uses on the upper levels. The intent is for the CB district to remain primarily local resident-serving in character. New uses which serve both local residents and tourists will be allowed. Uses which are primarily tourist-serving are not permitted. Pursuant to Chapter 17.164 all signs, new structures or buildings, or exterior revisions (including, but not limited to, change in exterior color) of any existing structures or buildings for both permitted and conditional uses shall require design review.

The project as designed meets all the required development standards of the CB district including height, setbacks, floor area, etc.

DESIGN REVIEW
The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the Planning Commission in review of this application (Zoning Ordinance Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project’s design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff believes that the proposed project is consistent with the required design review criteria listed above.

CORRESPONDENCE
At the time of packet distribution staff had received no letters in support or opposition to this application.

STAFF RECOMMENDATION
Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general and therefore recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.
2. Accept the required findings and approve design review for the proposed new public restroom facility at the public parking lot located between Oak Street and Money Way in the CB: Central Business district.

ATTACHMENTS
1. Resolution / Conditions of Approval
2. APN Map
3. Plans
4. Photos
Recitals

1. The City of St. Helena Public Works Department requests Design Review approval in order to construct a public restroom facility at the public parking lot located adjacent to Telegraph Alley between Oak Street and Money Way in the CB: Central Business district.


3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on October 18, 2016.

Resolution

A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction of small structures or facilities and the installation of new equipment and facilities in small structures.

B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Planning Department Conditions of Approval

C. The Planning Commission approves design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.

3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City’s approval of applicant’s Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages,
costs, attorney’s fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.

6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.

8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on October 18, 2016, except as modified herein.

9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

10. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

11. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

12. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and
approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

13. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.

14. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

15. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.

16. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.

17. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

18. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

**Building Department Conditions of Approval**

19. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.

20. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

21. The applicant shall provide a construction waste management plan with the building permit application.

22. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

23. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
24. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing variance and design review were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 18, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:  ATTEST:

Grace Kistner  Noah Housh
Chair, Planning Commission  Planning Director
FLOOR PLAN

Scale: 1/4" = 1'-0"