



City of St Helena Growth Management System Update

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Residential Growth Management Update

St. Helena Residential Growth Management System (GMS)-limits the number of residential building permits issued each year (Municipal Code Chapter 17.152).

- Maximum of 9 building permits for new market rate housing units/year. Issued on January 1st of each year on a first approved, first served basis.
- Permits that are not issued during the year are banked. These 'banked' units are then available for development projects that include a minimum of 40% regulated affordable housing.



Residential Growth Management Update

- 2016= 3 New Residential Units Approved;
9 Additional Units Under Review
- Current Ordinance is Problematic:
 - January 1 Issuance Date
 - Building Permit as Trigger
 - Competition With No Criteria or Metrics
- Issues Identified in Last Update - Staff Interpretation of Allotments Tied to Discretionary Approval is Working



Residential Growth Management Update

Year	Permits Available			Permits Issued	
	Rollover	New	Total	Total	Rollover
2012	70	9	79	13	66
2013	66	9	75	5	70
2014	70	9	79	25	54
2015	54	9	63	3	60
2016	60	6	66**	3*	-

No 2016 allotments were issued January 1, 2016-Granted with the entitlement decision for the project or will be issued based on the discretionary approval dates.



Residential Growth Management Update

- Staff has included draft Ordinance for Council review, incorporating changes consistent with the current interpretation.
- Other Considerations for review in Directing GMS Revisions:
 - Timing-General Plan Update & Other Staff Commitments
 - General Plan Direction-Policies Affecting GMS
 - Additional Questions for GMS Revisions



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Additional Questions for GMS Update

1. Should the City look to incentivize certain development types through the use of growth management allotments?
2. Should the Ordinance limit the number of allotments that can be issued to one individual project without Council approval?
3. Should the issuance of allotments be prioritized based on specific criteria other than the date of approval, such as a project's overall community benefit?



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RECOMMENDED ACTION

Staff recommends that the City Council receive the proposed update on the Growth Management Ordinance and provide direction on potential revisions to the Ordinance.



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Questions?