

Chapter 17.152
RESIDENTIAL GROWTH MANAGEMENT SYSTEM*

Sections:

17.152.010 Purpose.

17.152.020 Regulation of building permits.

17.152.030 Population caps and annual growth rate calculation.

17.152.040 Exempted and regulated development categories.

17.152.050 Distribution of permits.

* Prior code history: Prior code §§ 27.340—27.345.

17.152.010 Purpose.

The purpose of this chapter is to implement the “St. Helena General Plan Residential Growth Management System” as adopted in 1979 and revised in September 1993, with the adoption of a new general plan, and again in June 2002, with the adoption of an updated “Housing Element of the General Plan.” The purpose of the policies is to regulate the residential growth of the city to approximately two percent per year, while providing for both market rate and affordable housing units. (Ord. 04-10 (part))

17.152.020 Regulation of building permits.

No building permit for a new residence shall be issued except in conformance with this chapter. (Ord. 04-10 (part))

17.152.030 Population caps and annual growth rate calculation.

The 2002 Housing Element update stated that the prior General Plan Goal 2.6.10 should be amended to reflect the data of the year 2000 census. The 2000 census found that the city had two thousand seven hundred seven (2,707) total dwelling units. With a limitation of nine building permits for market rate housing per year, issued over ten (10) years, the number of dwelling units will be approximately two thousand eight hundred (2,800), not including regulated affordable units, guest cottages, accessory dwelling units or second units. This number shall not be construed as a goal, but as a maximum number of units. (Ord. 04-10 (part))

17.152.040 Exempted and regulated development categories.

A. Exempted Development Categories. This chapter shall not apply to the issuance of building permits for the following projects:

1. Industrial;
2. Commercial;
3. Commercial/residential (daily rental);
4. Replacement housing (on the same site as a preexisting unit which has been removed, demolished or burned within the immediately preceding two years) but not in conjunction with subsection (A)(5) of this section;
5. Relocation of units already existing in the city;
6. Additions, renovations and refurbishment of existing dwelling units;

7. Accessory buildings of any type (except dwelling units);
8. Guest cottages (detached bedroom(s) without kitchen facilities);
9. Second units as defined in Section 17.04.160 and regulated by Section 17.116.030;
10. Affordable Housing. Affordable units are those dwelling units which are required to be rented at affordable rents or purchased at an affordable sales price, consistent with Chapter 17.146. The number of affordable housing units constructed shall be determined by the city council at the time of review of the development agreement authorizing the units. The agreement shall contain guarantees that the dwelling units would continue to be affordable to persons of very low, low, or moderate income for an agreed upon period of time.

B. Annual Allocations and Carryover. No more than nine building permits for market rate housing may be issued each year. Permits remaining unused at the end of the year will carry over into the subsequent year, but shall only be available for allocation for the construction of market rate units in development projects that include a minimum of forty percent (40%) affordable units. (Ord. 04-10 (part))

17.152.050 Distribution of permits.

- A. Annual allocations of regulated building permits shall be issued on January 1st of each year on a first approved, first served basis.
- B. Each building permit shall indicate whether the permit is exempt from the growth management system, or from what category the permit was drawn. The planning department shall maintain a list of how many permits remain available for the year.
- C. Each dwelling unit, including those within a multifamily building, is counted as one unit for purpose of allocation of building permits under this chapter. Attached housing units with floor area of eight hundred fifty (850) square feet or less per dwelling unit shall count as one-half unit.
- D. After all permits have been allocated in a given year, building permit applications and plans for new units regulated by this chapter will continue to be reviewed and approved. Building permits are reviewed under the residential growth management system after a building permit application is deemed complete. A building permit application cannot be considered complete until it is found in compliance with the general plan and zoning ordinance. Building permit allocations begin on January 1st of each year. Permits are allocated within the priority in which they were deemed complete until all permits have been issued. A building permit will not be issued until the following allocation period in which permits become available for that category.
- E. All approved building permits shall be automatically extended to the time when permit availability occurs unless the permit is withdrawn by the applicant.
- F. Building permits must be obtained within thirty (30) days after notification of permit availability. If the permit is not obtained within thirty (30) days the application will be deemed withdrawn and the building permit will become available to the next priority number.
- G. Permits may not be transferred to a different site or substituted for a different dwelling. Minor design changes may be approved by the planning director. The action of the planning director may be appealed to the planning commission in accordance with the provisions of Chapter 17.08.

H. The city council shall review the provisions of the ordinance codified in this chapter at their first regularly scheduled meeting of September of each year. (Ord. 04-10 (part))