

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION**

July 19, 2016

AGENDA ITEM: 7

FILE NUMBER: PL16-020

SUBJECT: Application for Design Review approval requesting to construct minor exterior modifications, including approximately 250-square feet of additions to the Gate House structure at the Culinary Institute of America's Greystone campus at 2555 Main Street in the Public-Quasi Public Zoning District.

PREPARED BY: Noah Housh, Planning Director

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: April 11, 2016 **ACCEPTED AS COMPLETE:** June 1, 2016

LOCATION OF PROPERTY: 2555 Main Street

APPLICANT: Culinary Institute of America

PHONE: 707-967-2310

APN: 009-131-003

GENERAL PLAN/ZONING: Agriculture / Public Quasi-Public

PROPERTY DESCRIPTION

The project location is the Chuck Williams Flavor Discover Center restaurant, which is housed in the Gate House building, a separate structure from the historic Greystone facility located on the Culinary Institute of America's (CIA) 13.5 acre campus at 2555 Main Street in the Public Quasi-Public Zoning District.

PROJECT DESCRIPTION

The project proposes to renovate the existing Gate House building which currently functions as a classroom, demonstration kitchen and event space, to accommodate a 50-seat restaurant. This renovation requires improvements to the kitchen which are being accommodated by expanding the structure in two different locations for a total of approximately 250 additional square-feet.

The renovations are part of a larger modification to the use of the Greystone facility by the CIA which is converting the use of the property to focus more on their educational offerings. The CIA is closing the current 230-seat Wine Spectator Greystone Restaurant in favor of a restaurant housed in the Gate House structure which will serve as a working/demonstration

restaurant run by the students. Also the relocation of restaurant services will reduce the overall restaurant activities on the property from a 7-day a week professionally staffed facility to a 5-day per week student run operation.

The requested 250 square foot Gate House expansion proposes to enclose an exterior patio space in the southwestern corner of the building under the existing roof line, construct a small “bump out” to the east facing wall, and install a new walk-in refrigerator under an existing patio area. The existing height of the building will not change and all materials are proposed to match the existing materials and design. The use of the newly added space will remain a part of the existing kitchen. The proposed changes are proposed to an addition to the Gate House constructed in 2003. There are no changes proposed to the original historic Gate House portion of the building.

None of the existing landscaping or access will change. The existing parking lot and handicapped accessible spaces will remain and access will continue to be from the existing driveway and turning lane on Highway 29. Maximum building occupant load is set for 75.

The smaller seating plan and shorter operating calendar has been identified as reducing water consumption in accordance with the St. Helena Water Neutral Policy for Development (see included water analysis).

ANALYSIS

GENERAL PLAN

The project site is designated as Agriculture by the General Plan. In describing the Agriculture land use designation, the 1993 General Plan states:

Agriculture (AG) Land Use & Growth Management

The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. Within the Agricultural Preserve Zoning District one residential unit per legal lot is permitted; new lots must have a minimum area of 40 acres. Within the A-20 and Winery Zoning Districts residential uses are permitted at a ratio of one (1) dwelling unit per 5 acres provided that after the first unit, any additional units would be restricted to parcels 0.5 acres or less in area; new lots must have a minimum area of 20 acres. The AG designation is applied to extensive areas of the valley floor that surround the urban core area. With the exception of those hillside areas designated WW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. (Rev. 4/95)

Further, the City of St Helena has established an Urban Service Area, defined by the Urban Limit Line. This area is discussed in the General Plan as:

Urban Service Area

In order to protect the City's agriculture and its historic small town character, the General Plan restricts new development to a well-defined Urban Service Area surrounded by agriculturally-designated land. The Urban Service Area includes enough developable land to accommodate projected growth, while maintaining competitive land values. The distribution of developable

land within the Urban Service Area has been balanced to ensure a rational and compact development pattern at buildout.

Some of the more relevant General Plan policies for the project include:

2.6.1 New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services.

2.6.2 Urban development shall be allowed to occur only within the Urban Service Area during the time frame of the General Plan.

2.6.30 Protect historic resources in the commercial areas, and encourage their rehabilitation and re-use.

Staff Response: Staff finds that the project is consistent with the General Plan in that the project is within the Urban Service Area; is proposing a logical extension of the building which has the necessary urban services to serve it; and preserves the historic elements of the building, making minor modifications to the portions of the structure built in 2003.

ZONING

The project site is located in the Public/Quasi-Public (PQP) Zoning District. The PQP zoning district is consistent with the Agriculture General Plan designation in that this zoning district may be implemented in any General Plan designation.

Section 17.68.010 A. of the zoning code identifies:

It is the purpose of the PQP public and quasi-public district to provide for government-owned facilities, public and private schools and quasi-public uses such as churches and cemeteries. The PQP district occurs throughout the city, and includes City Hall, the city library, all of the public schools, all of the churches, emergency transportation service, the cemetery and the wastewater treatment plant.

Further, Code Section 17.68.020 identifies that private schools are conditional uses in the PQP District and 17.68.040 identifies that “Other uses which are customarily incidental and clearly subordinate to conditional uses”, are accessory uses permitted in the PQP District.

The PQP Zoning District does not identify any specific height, set back or lot size requirements, relying on the Use Permit review to identify the specific requirements appropriate for each individual project. One of the proposed additions does push the eastern façade three feet closer to the (eastern) property line however this addition still provides a 19-foot setback from the property line, which is screened by a historic rock wall and heavy landscaping. Staff finds this in substantial conformance with the approved Use Permit and design of the existing building.

Parking requirements must be consistent with the provisions of 17.124 which identifies restaurant uses require one space per four seats. The project will structure will house a 50-seat restaurant which requires 13 parking spaces be provided. There are 39-spaces directly adjacent to the Gate House structure to serve this need. Further, this application is part of a broad restructuring of the operations at the CIA, including a significant reduction in the number of onsite restaurant seats, which further supports the staff determination that the current parking is adequate for the restaurant use.

The PQP zoning district identifies that landscaping shall be established in accordance with Section 17.112 of the zoning code. The primary goal of Section 17.112 is to ensure the implementation of Water-Efficient landscaping. No changes to the existing landscaping are proposed as a component of the project.

Staff Response:

Staff finds that the proposed 250-square foot additions to the existing Gate House structure at the CIA are consistent with the development criteria identified in the PQP zoning district in that the project will facilitate a teaching kitchen and restaurant serving as an accessory use to the CIA campus, the design incorporates a 19-foot setback from the eastern property line in similar to the existing previously approved building design; and the site provides the required parking and landscaping identified in the code.

CEQA

Given that the project proposes a minor modification to an existing building which preserves all historic elements of the structure, staff finds that the project qualifies for a Class 1 Categorical Exemption under Section 15301.

WATER

The current Wine Spectator restaurant uses approximately 8,625-gallons of water per day to serve their 230-seats. This restaurant will serve 50-seats, requiring 1,875 gallons per day. Based on this description of the proposed use, and the formulas for water usage in the Neutrality Ordinance, the project will remain water neutral and in compliance with the requirements of the Ordinance.

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 Code Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan in that the project maintains the standards for lot sizes and development, identified in the Agriculture designation;
2. Compatibility of design with the immediate environment of the site given that the design maintains historic design features and materials;
3. Relationship of the design to the site given the scale of the addition, the proposed setbacks and the context of the neighborhood;
4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use given the surrounding agricultural properties;

6. Compatibility with future construction both on and off the site given the access, context and historic nature of the surrounding neighborhood;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project providing appropriate design elements and exterior features;
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 which the project does through appropriate setbacks and thoughtful site planning;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan and setbacks proposed;
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 which the kitchen expansion and exterior modifications are found to be;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the CIA use and maintenance of the existing access to the property;
12. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning;
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 which they are, given the historic design compatibility and materials;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above;
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 which it does through careful and appropriate maintenance of existing landscaping;
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, which it is given the drought tolerant elements;
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 which is, based on the significant energy and water saving requirements of the California Building Code and City of St Helena development criteria.

Staff finds that the proposed project is consistent with the required design review criteria as identified above and in the discussion of the project. These findings have been included into the resolution to approve the project.

CORRESPONDENCE

As of the time this report was completed, staff has received no comments on the proposal.

ISSUES

Timing of Occupancy

Due to the limitations on the use of the Greystone Facility and the basis for the finding that the project is in compliance with the water neutrality requirements, staff has conditioned the project to limit occupancy of the project building until the Wine Spectator Restaurant has closed. This condition addresses the only identified issue with the proposed project.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA under Section 15301 and therefore qualifies for a Class 1 Categorical Exemption.
2. Accept the required design criteria and approve the Design Review for the proposed addition to the Gate House structure at the CIA Greystone facility.

ATTACHMENTS

Resolution to Approve the Project

Applicant Provided Project Description/Summary

Project Plans (Vicinity Map, Site Plans, Photos, Civil Plan, Demolition Plan, Floor Plans Elevations, Details)

Water Use Analysis

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2016-020

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DESIGN REVIEW
FOR MINOR MODIFICATIONS TO THE CULINARY INSTITUTE OF AMERICA GATE
HOUSE BUILDING, INCLUDING ADDITIONS OF APPROXIMATELY 250 SQUARE
FEET, LOCATED AT 2555 MAIN STREET**

PROPERTY OWNER: Culinary Institute of America

APN: 009-131-003

Recitals

A. Whereas, Thomas Benzel submitted an application for Design Review to renovate the CIA Gate House and construct additions totaling (approximately) 250 square feet at 2555 Main Street in the Public Quasi-Public Zoning District; and

B. Whereas, 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 July 19, 2016.

C. Now, therefore let it be found that, the Planning Commission approves the requested Design Review on the following basis:

Resolution

A. The Planning Commission hereby finds that this project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301, of the California Environmental Quality Act (CEQA).

B. The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:

1. Consistency and compatibility with applicable elements of the general plan in that the project maintains the standards for lot sizes and development, identified in the Agriculture designation;
2. Compatibility of design with the immediate environment of the site given that the design maintains historic design features and materials;
3. Relationship of the design to the site given the scale of the addition, the proposed setbacks and the context of the neighborhood;

4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use given the surrounding agricultural properties;
6. Compatibility with future construction both on and off the site given the access, context and historic nature of the surrounding neighborhood;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project providing appropriate design elements and exterior features;
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 which the project does through appropriate setbacks and thoughtful site planning;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan and setbacks proposed;
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 which the kitchen expansion and exterior modifications are found to be;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the CIA use and maintenance of the existing access to the property;
12. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning;
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 which they are, given the historic design compatibility and materials;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above;
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 which it does through careful and appropriate maintenance of existing landscaping;

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, which it is given the drought tolerant elements;

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 which is, based on the significant energy and water saving requirements of the California Building Code and City of St Helena development criteria.

D. Now, therefore be it resolved that the Planning Commission, in keeping with Zoning Code Section 17.92.050, identifies that the requested Design Review meets the requirements for modification of structures within the -Historic Preservation (-HP) Overlay District and finds that:

18. That the alteration is compatible with the architectural style of the existing structures based on the material choices and location of the modifications;

19. That the alteration does not eliminate elements that are required to maintain the essential form and character of the structure given that all historic elements of the Gate House structure are preserved and none are effected by the proposed project;

20. That the alternation is compatible with adjoining structures and the use of such structures given the continuation of use of the use of the Gate House.

E. Now therefore be it further resolved that, the Design Review for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. Permit 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 approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Use Permit and Design Review decision or these approvals shall expire; provided however that the approved Use Permit and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
2. This permit is valid for this use and design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
3. The Design Review 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.

4. Any request for an extension of the Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
6. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
8. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
9. This Design Review 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.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
11. Construction documents shall be in compliance with approved plans and exhibits.
12. Restaurant occupancy for the renovated Gated House building cannot be granted until after the existing Wine Spectator restaurant has been closed to ensure compliance with St. Helena Municipal Code Chapter 13.12 Water Use Efficiency and Use Guidelines.
13. All chain link fencing surrounding the Gate House building is required to be removed.

Public Works Department Conditions of Approval

14. 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.

15. 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.
16. 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.
17. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
18. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
19. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
 - a. Building plans shall show, dimension, and note all easements listed in the preliminary title report including those defined in the following Official Records: Book 1763 at page 774
 - b. Series Number 1994 017853
 - c. Series Number 1994 037420
 - d. Series Number 1995 016012

Building Department Conditions of Approval

20. 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 has the 2013 Title 24 codes, parts: 1-Administrative, 2.5- Residential Building, 3-Electrical, 4-Mechanical, 5- Plumbing, 6-Energy, 9-Fire, 11-Green Building Standards, and Part 12, Referenced Standards codes adopted.
21. When submitting plans for a building permit, the plans shall include a. Title page. b. Site plan. c. Foundation plan and footings detail. d. Floor plan. e. Floor framing plan.

f. Framing plan. g. Roof framing plan. h. Elevations of all sides. i. Cross sections. J. Window and door schedule. k. Electric plan. l. Plumbing plan. m. Mechanical plan. n. Energy plan, calculations, and report or analysis. o. Structural calculation.

22. The applicant shall provide a construction waste management plan.

23. 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.

24. When submitting plans, the title page shall include: a. Parcel number, b. job site address, c. Architect/Engineer/Geotechnical/Design professional information such as name, address, phone number, email address etc., d. date, e. work description, f. design codes, g. square footage, if it is an addition to existing structure, include square footage of existing and proposed, conditioned/unconditioned, h. construction type, i. use and occupancy, j. table of contents/page numbers, k. live loads, floor and roof, all required demand loads, l. fire hazard severity zone if applicable, m. wind design data regardless of whether seismic loads govern the design of the lateral-force-resisting system of the building. Include basic wind speed, wind importance factor, and occupancy category, wind exposure, applicable internal pressure coefficient and components and cladding, n. seismic design data, include seismic zone information regardless of whether seismic loads govern the design of the lateral-force-resisting system of the building, o. flood design data such as when buildings in whole or in part are in flood hazard areas. Documentation pertaining to design shall be included, p. special loads that are applicable to the design of the building shall be indicated, along with the specified section of the code that addresses the condition, q. special inspections for those systems and components requiring special inspection, the requirements for seismic resistance must be included, r. 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. NOTE: deferral of fire sprinklers are not allowed.

I HEREBY CERTIFY that the foregoing Design Review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 19, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Sarah Parker

Noah Housh,

Chair, Planning Commission

Planning and Community
Improvement Director

23 March 2016

To whom it may concern,

Please take into consideration the included plans for the Chuck Williams Flavor Discovery Center at The Culinary Institute of America, 2555 Main St, St Helena, Ca. It is our intent to retrofit the existing classroom and demonstration space to relocate the current Wine Spectator Greystone Restaurant. As part of the relocation of the restaurant, the seating capacity will drop from the current 230 seats to 50 seats. Also the restaurant will go from a 7 day a week professionally staffed facility to a 5 day per week student run operation. The smaller seating plan and shorter operating calendar will reduce water consumption by 6750 gallons per day based on Table 4 of St. Helena Water Neutral Policy for Development (see included water analysis).

The existing "Gate House" will be expanded by 248 square feet by enclosing exterior space under existing roof line and by adding a small bump out to the east facing wall. The maximum existing height of the building will not change. The use of this space will remain as currently designated.

The proposed changes are located in the addition constructed in 2003. There is no impact to the original historic building.

As part of this renovation, none of the existing landscape or grading will change. The existing parking lot and handicapped accessible spaces will be provided and access will be from the existing driveway and turning lane on Highway 29. Maximum building occupant load is set for 75.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Benschel", written over the word "Sincerely,".

Thomas Benschel, Managing Director, Culinary Institute of America, Greystone

Gallons Per Meal served + Person Total GPD	Theoretical Demand	230 seats (x2.5 turns per day)		50 Seats (x2.5 turns per day)	
		Current WSGR	GPD	Proposed new	GPD
	5 GPD	575	2875	125	625
	10 GPD	575	5750	125	1250
			8625		1875

-6750 Reduction in GDP

THIS PAGE
INTENTIONALLY
BLANK