PLANNED DEVELOPMENT OVERLAY

Planning Department
1480 Main Street
St. Helena, CA 94574

Office Use Only - Do Not Write in this Area

File Number   _____
General Plan _____   Zoning _____

Background Files_____
Related Applications _____

Initial Fee Received _____   Received By _____

Please Type or Print
Project Name_____   Site Address_____

APN   ____-____-____   ____-____-____   Site Area _____ Sq. Ft. (or) _____ Acres

( ) Residential   ( ) Commercial   ( ) Industrial

# of Lots Existing   _____   _____   _____
# of Lots Proposed   _____   _____   _____

<table>
<tr><td colspan="2" align="center"><u>Units</u></td><td colspan="2" align="center"><u>Construction</u></td></tr>
<tr><td>Existing units</td><td>_____</td><td>Existing square footage</td><td>_____</td></tr>
<tr><td>Existing units to be demolished</td><td>_____</td><td>Existing s.f. to be demolished</td><td>_____</td></tr>
<tr><td>Proposed units</td><td>_____</td><td>Proposed square footage</td><td>_____</td></tr>
<tr><td><u>Total residential units:</u></td><td>_____</td><td><u>Total square footage</u></td><td>_____</td></tr>
</table>

<u>New Units</u>
Single-family attached _____   Multi-family (2-4 units) _____   Mobile homes _____
Single-family detached _____   Multi-family (5+ units) _____   Accessory dwellings _____

Property Owner(s) _____
          (Last Name, First Name)
     Mailing Address _____
     City_____ State ____ ZIP Code_____
     Phone Number_____
     Email Address _____

Applicant(s) _____
          (Last Name, First Name)
     Mailing Address _____
     City_____ State ____ ZIP Code_____
     Phone Number_____
     Email Address _____

NOTE: Additional property owners and/or applicants (name, address, phone number, and signature) shall be attached to the application. In the case of a partnership, all general and limited partners shall be identified. In the case of a corporation, all shareholders owning 10% or more of the stock and all officers and directors shall be identified.

If you would like project correspondence and notice of meetings to be sent to parties other than the applicant, please list their names, address and telephone numbers on a separate sheet.

I, _____, hereby file this application for a development project and agree to pay any and all processing fees imposed by the St. Helena Municipal Code and City Council Resolutions (as they may be amended from time to time).

Applications with a negative balance at the time of the public hearing will be continued until the balance is paid in full.

In the event the property owner is different from the applicant, the property owner must sign to indicate her/his/its consent to the filing and agreement to be liable with the applicant for payment of the processing fees.

A finance charge of 1% per annum shall accrue on any balance unpaid after 30 days.

In the event the City is required to take legal action to enforce any of the terms and conditions of this application, Applicant and Property Owner agree to pay to City reasonable attorney fees and costs incurred in such action.

We, the owner and the applicant, will defend, indemnify and hold the City, its agents, officers, and employees harmless from any claim, action or proceeding to attack, set aside, void or annul an approval of the City concerning the project, as long as the City promptly notifies the applicant of any such claim, action or proceedings and the City cooperates fully in the defense. We have also reviewed the requirement to disclose the complete list of partners and/or shareholders.

Date:_____   Applicant's Signature:_____

Date:_____   Property Owner's Signature:_____

_____

INFORMATION FOR FILING A COMPLETE
PLANNED DEVELOPMENT OVERLAY APPLICATION

Application for the establishment of a PD, Planned Development Overlay District shall include an application and approval of a Rezoning and Use Permit for all development within the district prior to establishment of the combining district.

Each application must contain the following information. Some specialized applications require additional information. Consult with a planning staff member to determine whether additional materials are required. Incomplete applications will not be scheduled for Planning Commission action.

[   ]   Completed **APPLICATION FORM**, with all property owner's signatures, including all parties holding a title interest

[   ]   **WRITTEN STATEMENT**, signed and dated, explaining the reasons for and details of each Parcel Map requested.

[   ]   Processing fee: **$2,600**

[   ]   Public Hearing Notice: **$ 400**

[   ]   Request Preparation of Mailing Labels: **$ 200 *(Additional Fee)***

Section 17.96.010.   **Purpose.**
Section 17.96.020.   **Required application.**
Section 17.96.030.   **Uses permitted.**
Section 17.96.040.   **Development standards.**
Section 17.96.050.   **Parking requirements.**
Section 17.96.060.   **Findings required--Project approval.**
Section 17.96.070.   **Revocation.**

Section 17.96.010.   **Purpose.**

It is the purpose of the PD, Planned Development Overlay district to encourage high quality, innovative and creative development in the City. The PD, Planned Development Overlay district is intended to provide for the consideration and approval of development plans which serve public objectives more fully than development permitted under conventional zoning regulations. Planned Development Overlay districts are typically characterized by (in whole or in part): significant variations from the standards of the zoning ordinance, mixed land uses, a variety of housing types, the assembly of small parcels of land into a larger more effective unit, the preservation of open space, natural features or historical structures and structures with diverse building setbacks, lot sizes and building heights. The PD, Planned Development Overlay district may be combined with any existing zoning district provided both design and the proposed uses including density for residential land use designations can be found consistent with the policies of the General Plan. (Prior code § 27.185)

Sec. 17.96.020.   **Required application.**

Application for the establishment of a PD, Planned Development Overlay district shall include an application and approval of a rezoning and use permit for all development within the district prior to establishment of the combining district. Such application for a rezoning and use permit shall be pursuant to Chapters 17.08, 17.12, 17.168 and 17.172 and shall include but not be limited to the following:

A. A map or maps showing:

    1. Topography of the land, contour intervals as required by the city,

    2. Proposed street system and lot design,

    3. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such areas,

    4. Areas proposed for commercial uses, off-street parking,

5. Proposed location of buildings on the land;

B. General elevations or perspective drawing of all proposed buildings and structures;

C. Other data and information which may be deemed necessary by the city for proper consideration of the application. (Prior code § 27.186)

Sec. 17.96.030.   Uses permitted.

Uses permitted within the zoning district with which the Planned Development district is being combined shall be permitted upon approval of a use permit. (Prior code § 27.187)

Sec.17.96.040.   Development standards.

Development standards applicable to the zoning district which the Planned Development district is being combined shall be required unless modified in conjunction with approval of the Planned Development Overlay district. The City shall address issues related to landscaping, parking, site design, ingress and egress, signage, lighting, relationship to adjoining properties and land uses, setbacks and yards and any other items toward achieving an integrated and compatible project within the City and environs. (Prior code § 27.188)

Sec. 17.96.050.   Parking requirements.

Off-street parking and loading shall be provided in compliance with Chapter 17.124. (Prior code § 27.189)

Sec. 17.96.060.   Findings required--Project approval.

The Planning Commission in recommending the approval of a Planned Development Overlay district to the City Council and the City Council in approving a Planned Development combining district must make the following findings:

1. The proposed project is in all aspects superior to a similar project designed to meet the standards of this section and the district in which it is located;

2. Any variations from the standards of this section and the district in which the project is located are justified by the high quality design of the proposed development when taken together as a whole;

3. Each phase (if any) of the development, as well as the development as a whole, can exist as an independent unit capable of creating an environment of sustained desirability and stability;

4. The proposed project is planned in coordination and substantial compatibility with the existing and planned uses in the surrounding area;

5. The proposed use or structure is consistent with the General Plan and applicable Specific Plans;

6. That any additional conditions stipulated as necessary in the public interest have been imposed; and

7. The proposed use or structure will not be detrimental to the public, health, safety and welfare of the community. (Prior code § 27.190)

Sec. 17.96.070.   Revocation.

In the event that the use permit granted for the Planned Development Overlay district shall be revoked or become null and void under Chapters 17.08, 17.12, 17.168 and 17.172, the land shall immediately revert to its former land use classification prior to establishment of the Planned Development Overlay district. (Prior code § 27.191)