



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	November 9, 2016
ITEM	Napa Valley Tours and Transportation Use Permit UP 2016-7
APPLICANT	Napa Valley Tours and Transportation c/o Michael Graham
STAFF CONTACT	Erik V. Lundquist, Senior Planner
POTENTIAL CONFLICTS	Commissioner Coates - Proximity to business Commissioner Cooper – Project Representative
RECOMMENDATION	Approve use permit with conditions
SUGGESTED MOTION	“I move that the Planning Commission adopt a resolution approving a use permit allowing vehicle storage and a dispatch office associated with a tour, transportation and concierge service at 505 Washington Street.”

CITY OF CALISTOGA

STAFF REPORT

TO: CALISTOGA PLANNING COMMISSION
FROM: ERIK V. LUNDQUIST, SENIOR PLANNER
MEETING DATE: NOVEMBER 9, 2016
SUBJECT: NAPA TOURS AND TRANSPORTATION
505 WASHINGTON STREET

1 **ITEM**

2 Consideration of a use permit allowing vehicle storage and a dispatch office associated
3 with a tour, transportation and concierge service at 505 Washington Street.

4 **BACKGROUND AND SETTING**

5 On September 22, 2016, the Planning and Building Department received an application
6 for a use permit to allow the storage of 35 vehicles and a dispatch office at 505
7 Washington Street. Napa Valley Tours and Transportation (NVT) propose to move a
8 portion of their City of Napa operations up to Calistoga in order to provide better service
9 by decreasing response times. NVT's fleet consists of over 90 vehicles: sedans, SUV's,
10 luxury vans, limousines, shuttles, mini coaches and motor coaches.

11 The subject property would house 35 vehicles and would include a vehicle detailing
12 area. The vehicles will be stacked primarily in the northernmost corner with the larger
13 vehicles parked at the perimeter - three vehicles on an existing concrete pad and four
14 others within the southernmost corner. The existing single-family residence would be
15 converted to a dispatch office. Employee and patron parking would be provided directly
16 in front of the residence.

17 The property is located at the end of Camp Drive, a private driveway extending from
18 Washington Street. Camp Drive provides access to four other properties, which are
19 currently established with a duplex, a landscaping contractor's office, a general
20 contractor's office with detached apartment, and a single-family home at the corner of
21 Camp Drive and Washington Street. The property is situated between the Crystal
22 Geyser water plant and the Napa River.

23 The property has a code enforcement history but in recent months has undergone a
24 significant transformation. After the passing of the property owner, family and friends
25 expended great effort to rid the property of debris and materials with the intent of selling
26 the property. Currently, there remains on the property a couple of inoperable vehicles,
27 some miscellaneous debris, some storage structures and a single-family residence.

28 As noted, the single-family structure would be converted to a dispatch office. The
29 storage structures located along the river would be removed and a portion of the

30 structure along the eastern property line would be used as the detailing area. The other
31 portion of this structure is located within the private 40 foot driveway right-of-way¹.

32 **ANALYSIS**

33 **A. General Plan Consistency**

34 Land Use Designation: The General Plan designation for the property is Light Industrial,
35 which allows automobile-related uses and accessory offices. The Lower Washington
36 Character Area overlay, which also applies to the property, allows small scale light
37 industrial uses that keep within the character of the area and existing neighborhood
38 constraints. The property's location off of Washington Street is suitable for this light
39 industrial use since it is well screened and not visible from the public right-of-way.

40 Economic Development: The use is consistent with General Plan Objective ED-1.2
41 since the service supports the lodging industry, which is a valuable asset to the
42 community.

43 **B. Zoning Ordinance Compliance**

44 The site's Light Industrial zoning (I District) does not specifically state that vehicle
45 storage is a conditionally-permitted use (all uses within the I District require a use
46 permit). However, it is recognized that in the development of a zoning district, not all
47 uses of land can be listed, nor all future uses be anticipated. As such, the Zoning Code
48 provides the authority to the Planning Commission to allow uses similar in nature to
49 those uses listed upon making certain compatibility findings. Staff believes that the
50 Planning Commission can make the necessary findings to conditionally-permit the
51 proposed use, as provided in the attached resolution.

52 The I District development standards are somewhat liberal. The setbacks for buildings
53 are based upon the use permit, unless abutting a residential district in which case the
54 setbacks shall not be less than the residential district. In this case, the properties on the
55 north, east and west are also within the I District. South of the property, across the Napa
56 River, is a Rural Residential property. However, the required stream setback is more
57 restrictive in this case, as discussed in the conservation section below. As such, staff
58 recommends that this use permit allow a 0-foot setback for parking and a 10-foot
59 setback for any new structure on the property. The draft Resolution reflects these
60 suggested setbacks.

61 Any future structure on the property must comply with the 30-foot height limitation and
62 40 percent lot coverage allowance. Any substantive construction would also warrant
63 design review subject to the review and approval of the Planning Commission. No new
64 structures are proposed at this time.

¹ The private 40-foot driveway right-of-way is held in separate ownership by Georgia Grimsley, who is deceased. A representative of the family is working on transferring the property into Ms. Grimsley's Estate. Once the transfer has occurred, the applicant has indicated that they may pursue acquisition of the 244 feet of the right-of-way that exists along the entire northern property line, which is approximately 9,760 square feet.

65 Regarding parking compliance, the Zoning Code requires 1 space per 250 square feet
66 of office. The project proposes 6 parking spaces including 1 handicap, which would
67 meet the parking requirements. These parking stalls would be designed to meet the
68 dimension and layout requirements as well. The vehicles for hire would be parked as
69 described in the project description.

70 Based upon the above zoning compliance assessment, staff finds that the project may
71 be conditionally-permitted in the I District and would comply with all of the applicable
72 Zoning Code regulations.

73

74 **C. Conservation Regulations**

75 The Conservation Regulations (CMC Chapter 19.08) apply to properties located along
76 the Napa River. The regulations are intended to protect the riparian corridor by
77 establishing setback requirements and permissible uses within the setback. The
78 required setback for the property, based upon the slope, is 35 feet from the top of the
79 river bank. However, the applicant has requested an exception to this setback
80 requirement in accordance with CMC Section 19.08.090 to allow a 25-foot setback,
81 which would include three parking spaces on an existing concrete slab. The Planning
82 Commission may allow a 25-foot setback and parking within the setback upon granting
83 this use permit.

84 The historic impacts on the Napa River resulting from the former uses on the property
85 would be significantly lessened by the proposed project. Areas along the river would be
86 restored by the removal of the structures located within the setback and the replanting
87 of appropriate vegetation. Conditions of approval have been incorporated into the
88 use permit that require the protection and enhancement of this area, and to further
89 protect this area from intrusion, the conditions require a conservation and scenic
90 easement to be established along the entire river frontage.

91 Moreover, if the Camp Street right-of-way, or a portion thereof, is vacated in the future,
92 additional parking areas would become available. Having the additional parking would
93 allow the parking along the river to be relocated. Staff believes that allowing the limited
94 encroachment into the required setback to continue is appropriate at this time.

95 **D. Growth Management and Public Services**

96 The property carries a water allocation of 0.428 acre-feet water as a result of the
97 existing single-family dwelling unit. The property is currently served by an on-site septic
98 system so the property does not have an existing wastewater allocation. Upon
99 conversion of the office, the existing water allocation would become the commercial
100 baseline, which is sufficient to accommodate the proposed office use. Since the city's
101 sanitary sewer mainline is located over 200 feet of the property, connection is not
102 required per CMC Section 13.08.140, unless Napa County Environmental Health
103 determines that the connection is warranted due to septic failure or other regulatory
104 reasons. If connection to the City's sanitary sewer system is warranted, a wastewater
105 allocation would be required prior to the connection.

106 **E. Grading, Drainage and Flood Hazards**

107 The site is relatively flat with the property and neighboring properties to the north
108 draining overland to the Napa River. The historic drainage pattern would essentially be
109 continued, however some re-contouring of the land would be needed to complete the
110 site remediation. The lot would be leveled in a manner that would not create a
111 concentrated discharge point and would be surfaced with gravel to allow rain water
112 absorption and groundwater recharge. The detailing area would include run-off
113 contentment to prevent pollutants from entering the storm drainage system. Conditions
114 of approval have been incorporated regarding stormwater quality and quantity.

115 Due to the property's proximity to the Napa River, it is located within a special flood
116 hazard area, floodway fringe and floodway. Pursuant to the City's Floodplain
117 Management Ordinance, Chapter 18 CMC, structures are not allowed within the
118 floodway. This proposal does not request the placement of any structure within the
119 floodway; only an existing driveway would be within the floodway.

120 The existing residential structure is located in the floodway fringe and must maintain its
121 lowest floor elevation two feet above the base flood elevation. It is unknown if the
122 residential structure would meet the elevation requirements. However, since the
123 residential structure is being converted to a nonresidential use (i.e., an office), a
124 nonresidential structure does not need to meet the elevation requirements but would still
125 need to be floodproofed and have structural components capable of resisting
126 floodwaters. Conditions of approval have been incorporated to ensure compliance with
127 the floodplain regulations upon conversion of the structure to the office use.

128 **PUBLIC COMMENTS**

129 As of November 4, 2016, no public comments had been received regarding this
130 application.

131 **FINDINGS**

132 To reduce repetition, all of the necessary findings to approve the use permit application
133 are contained in the draft resolution.

134 **ENVIRONMENTAL REVIEW**

135 The proposed project is Categorical Exempt from the requirements of the California
136 Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development
137 Projects) of the CEQA Guidelines.

138 **RECOMMENDATION**

139 Approve the use permit with conditions

ATTACHMENTS

1. Location Map
2. Draft Resolution

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3. Project Description received September 22, 2016
4. Site Plan received October 24, 2016