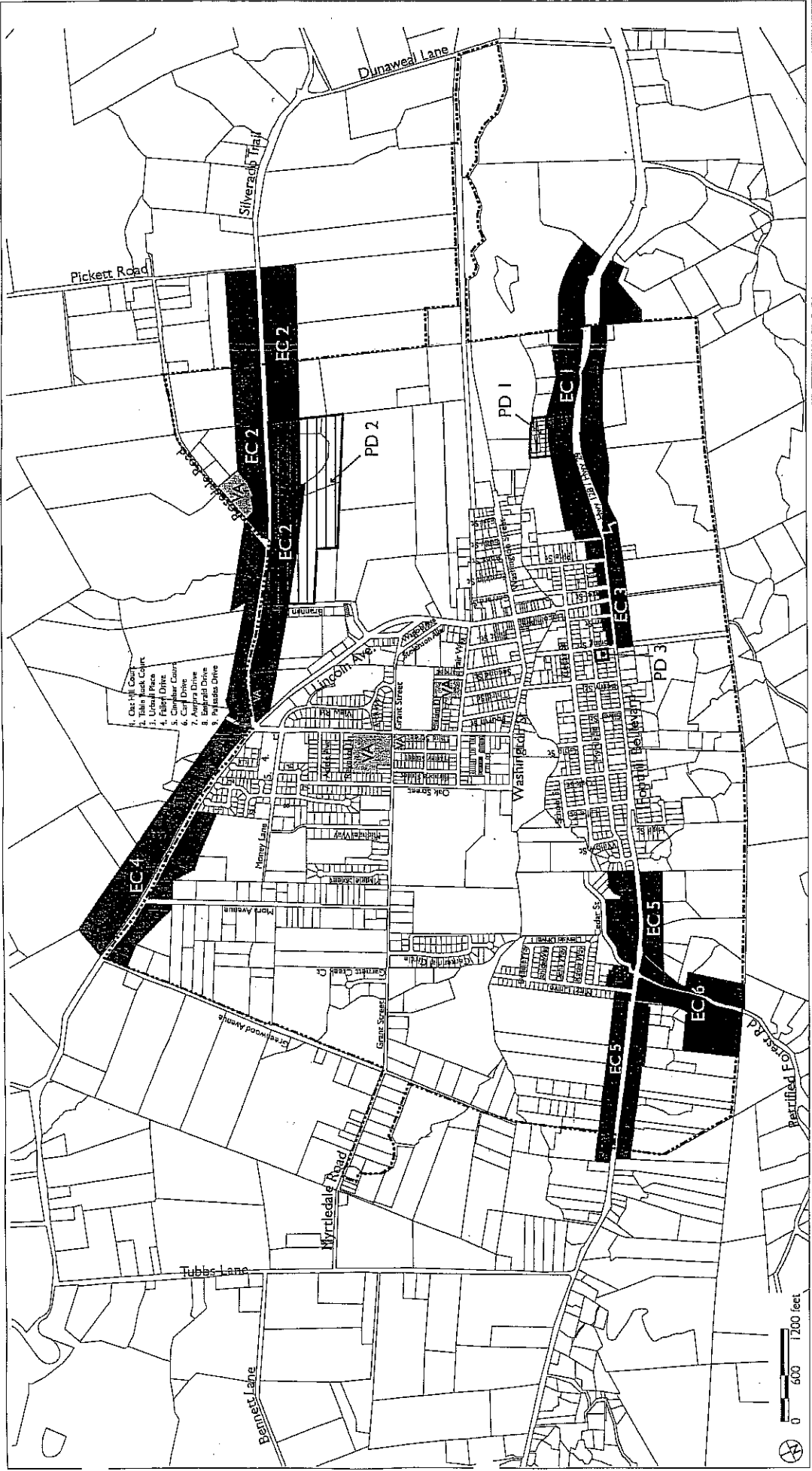


FIGURE LU-6
OVERLAY DISTRICTS



Notes:
Only portions of the indicated parcels visible from public right of way would be subject to gateway overlay designations and design review.

The City may consider expanding the area covered by this planned development designation if it finds that such expansion would support the rehabilitation of the hospital building.

F. Entry Corridors

Development of entry corridor properties will be regulated to ensure the retention and enhancement of Calistoga's small-town qualities and to create a perceptible separation between the city and surrounding, rural areas.

As shown in Figure LU-6, properties located at entry corridors into Calistoga are all designated with Entry Corridor Overlays. These overlay designations will enhance Calistoga's small-town, rural character by interweaving elements of the natural and built environment between primarily agricultural lands in the County and developed lands in the City. This will be reinforced through appropriate land uses, design elements and landscaping. All development in this area should maintain existing rural and open space qualities. Appropriate site layout, architecture, and setbacks should be used to create an understated visual appearance for development visible from the roadway.

Development in all entry corridors shall incorporate the following features:

- ◆ Setbacks shall be wide in order to preserve rural characteristics and shall be landscaped with trees, vineyards and/or native vegetation. These setbacks shall not be deducted from the calculation of net density (i.e. the same amount of development is permitted, shifted elsewhere on the property).
- ◆ Walls, fences and berms included in landscaping should incorporate materials and design that blend harmoniously with the surrounding landscape.
- ◆ Existing orchards and stands of mature trees shall be maintained or replaced with similar vegetation.
- ◆ Unique natural features shall be preserved and remain visible.

- ◆ The appearance of historic buildings visible from public streets shall be preserved.
- ◆ New buildings should reflect small-scale, low-rise design characteristics with an understated visual appearance, and should maintain existing small-town rural and open space qualities.
- ◆ Parking areas should not be visible from the entry corridor roadway.
- ◆ All development within designated entry corridors shall be subject to design review.
- ◆ New development shall not include shopping centers, gas stations, “big-box” retailers, or other commercial centers with strip retail characteristics, and formula businesses shall be discouraged.
- ◆ Commercial uses permitted in the entry corridor should complement rather than compete with Calistoga’s downtown commercial core. Examples of such uses include, but are not limited to, nurseries, destination spas and resorts, museums, winery and vineyard-related businesses and community facilities such as a library or recreational use. Such uses shall be allowed only if they are consistent with the underlying land use designation.

For those parts of the entry corridors located outside of city limits, the City shall provide input to the County Planning Department and other County review authorities.

The following sections describe each entry corridor and give additional guidance for their development:

Entry Corridor 1: Downvalley Foothill Boulevard

The majority of people approach Calistoga along Foothill Boulevard from the southeast, and pass through this entry corridor. The entry corridor is currently undeveloped except for a small number of single-family homes

set back from the road, and some vineyards and orchards outside of the city limits. A portion of the right-of-way is an open gravel area running alongside the road, which is controlled by Caltrans. All development in this area should maintain the rural and open space qualities, with minimal visibility from the highway.

Entry Corridor 2: Downvalley Silverado Trail

Much of this is currently undeveloped. Vineyards are the predominant use of land in this area, both inside the city limits and in the adjacent unincorporated area. Properties located between Silverado Trail and Rosedale Road are occupied by vineyards and related uses. Land on the north side of Silverado Trail is outside of city limits or is currently vacant. An extensive tree corridor exists on the Maxfield/Adams property in this area. Further along Silverado Trail, between Brannan Street and Lincoln Avenue, uses include a light industrial facility, and some rural residential use.

All development in this area should preserve vineyards and existing trees along Silverado Trail and conform to the rural quality of the area.

Entry Corridor 3: Lincoln Avenue at Foothill Boulevard

With its flashing light and historic directional arrow sign, this three-way intersection is the visual entrance to downtown Calistoga. Most properties in this entry corridor are highway-oriented — there is limited landscaping and substantial amounts of land on each parcel is set aside for automobile access and parking. The City desires that new development in this area include minor landmark features such as small signs or gateway landscaping to mark the entrance to the Downtown on Lincoln Avenue. One- and two-story construction, oriented toward the intersection, would be appropriate. Development at the intersection of Foothill Boulevard and Petrified Forest Road should have positive visual qualities to mark the entrance to the town.

Goal CI-2 Preserve and enhance all the entry corridors to Calistoga.

Objective CI-2.1 Protect Calistoga's entrance points as important components of local community identity.

Policies

- P1. The entry corridor policies and principles specified for each entry corridor in the Land Use Element shall be followed.
- P2. The Design Review Process shall be used to require new development at the major entrances to the city to be aesthetically pleasing, provide buffering between land uses, and retain open space, unique land features and small-town rural character.

Actions

- A1. Collaborate with the County to prepare an Urban Design Plan for major entry corridors.
- A2. Design and install signs or markers that are evocative of Calistoga's character at its six entries, as mapped in Figure CI-1.