



# City of Calistoga Planning Commission Agenda Item Summary

**DATE** August 24, 2011

**APPLICATION No.** GPA 2011-01

**OWNER / APPLICANT** City Initiated

## **REQUESTED ACTION**

Review and comment on draft General Plan amendments proposed for implementation of the 2010 Urban Design Plan. No formal action is requested at this time.

### STAFF REPORT TABLE OF CONTENTS

I.	Background	Page 1
II.	Discussion (Overview)	Page 2
III.	Draft Changes to Land Use Element	Page 3
	a. Downtown Character Area	Page 7
	b. Foothill Character Area	Page 12
	c. Gliderport Character Area	Page 14
	d. Lower Washington Character Area	Page 15
	e. Resort Character Area	Page 17
	f. State Highway 29 Character Area	Page 21
	g. Lincoln/Foothill Gateway Area	Page 23
	h. Petrified Forest Gateway Area	Page 25
	i. Silverado Trail Gateway Area	Page 27
IV.	Draft Changes to Community Identity Element	Page 29
V.	Draft Changes to Circulation Element	Page 31
VI.	Correspondence	Page 32

## **RECOMMENDATION**

Staff recommends that the Planning Commission review and discuss the proposed amendments to the General Plan and forward any comments or suggested revisions for consideration by the City Council.

# CITY OF CALISTOGA

## STAFF REPORT

**TO: CHAIRMAN MANFREDI AND MEMBERS OF THE  
PLANNING COMMISSION**

**FROM: KEN MACNAB, PLANNING AND BUILDING MANAGER**

**MEETING DATE: AUGUST 24, 2011**

**SUBJECT: GENERAL PLAN AMENDMENTS IMPLEMENTING  
URBAN DESIGN PLAN**

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1 **REQUEST**

2  
3 Review and comment on draft General Plan amendments proposed for  
4 implementation of the 2010 Urban Design Plan. No action is being requested at  
5 this time.

6  
7 **BACKGROUND**

8  
9 The 2003 General Plan focuses on eleven key topics (referred to as "Elements").  
10 These Elements provide broad level planning policy guidance for the physical  
11 growth and development of the City through the year 2020. The General Plan  
12 was a culmination of a three year community planning effort and is a respected  
13 and relevant planning policy document. However, it is not sufficiently focused  
14 with respect to land use policies related to more immediate development and  
15 redevelopment interests and needs. The General Plan recognizes this limitation  
16 and identifies the need to prepare an Urban Design Plan (UDP) as called for in  
17 the Community Identity Element.

18  
19 In response to this policy direction, the City Council directed staff to undertake an  
20 effort to develop an Urban Design Plan for review and consideration. The intent  
21 of the UDP is to insure that the character of Calistoga is retained and enhanced  
22 through the refinement of land use policies and regulations. It was envisioned  
23 that the UDP would be utilized to guide efforts to amend the General Plan and  
24 Calistoga Municipal Code to better articulate the expectations of the community  
25 for future development. By doing so, property owners will be better able to  
26 understand the goals and desired elements of land development.

27  
28 Development of the UDP was guided by an Oversight Committee made up of two  
29 Council members, two Planning Commissioners and two members from the

30 Council-appointed former Economic Vitality Group (EVG). The Committee  
31 worked for three years with staff and consultants to formulate the UDP based  
32 upon the General Plan and influenced by the findings and recommendations of  
33 the 2006 EVG report. Public meetings were held to introduce the idea of the  
34 UDP and to gain community input regarding UDP concepts and construction.  
35 Good suggestions, insight, and recommendations were provided through nearly  
36 forty meetings of the general public and smaller 'stakeholder' sessions.  
37 Extensive public input was also received during adoption proceedings, with many  
38 additional refinements reflecting the public's interest being incorporated into the  
39 final version of the UDP, which was adopted by the City Council on January 19,  
40 2010 (Attachment 1).

41

42 As part of the budget process for Fiscal Year 2011-2012, the City Council  
43 identified implementation of the Urban Design Plan into the General Plan as a  
44 priority project. The draft amendments being presented with this staff report are  
45 the first step towards this end. The purpose of this presentation is to detail the  
46 approach in implementing the UDP into the General Plan and to receive initial  
47 feedback from both the Planning Commission and the public. No formal action is  
48 being requested at this meeting.

49

50 Following Planning Commission review and discussion, the draft amendments  
51 and any comments from the Commission will be presented to the City Council for  
52 review. Staff will then prepare a final draft of the amendments in accordance  
53 with Council direction. The final draft, along with a corresponding environmental  
54 document prepared pursuant to the requirements of CEQA, will be presented to  
55 the Planning Commission for a formal recommendation on adoption to the City  
56 Council later this year.

57

## 58 **DISCUSSION**

59

60 The UDP focuses on six "character areas" which will, in the future, play an  
61 integral role in the quality of life and economic vitality of Calistoga. It provides a  
62 refined set of development objectives from those broadly established in the  
63 General Plan for key areas within the City. The intention of these objectives is to  
64 provide greater clarity and certainty and direction for change and improvement  
65 over time.

66

67 The first phase of incorporating the UDP into the General Plan focuses on  
68 implementing Chapter 2 – Character Areas. The selection of character areas as  
69 an initial focus for implementation was made for several reasons. First, character  
70 areas are the predominant element of the UDP. Second, implementation of the  
71 character areas and corresponding development objectives into the General Plan  
72 will advance economic development interests and facilitate future development of  
73 several key properties in the city. Last, implementation of the character areas

74 into the General Plan can be expeditiously carried out at the staff level and does  
75 not require expenditures for technical assistance.

76  
77 As proposed, implementation of the UDP character areas will involve amendment  
78 of several elements of the General Plan, including the Land Use Element, the  
79 Community Identity Element and the Circulation Element. The subsections  
80 below provide an overview of the changes being made in each element followed  
81 by specific text and figure amendments. Attachments 2, 3 and 4 show how the  
82 proposed changes will appear within the context of their respective Element

83  
84 PLEASE NOTE that proposed deletions are shown in ~~strikeout~~, proposed  
85 additions are shown in **red text**, and new or revised graphics are labeled  
86 **"DRAFT"**.

### 87 88 **Overview of Changes to the Land Use Element**

89  
90 In the interest of retaining the General Plan's current structure, character areas  
91 are proposed to be incorporated as a new "overlay designation" in the Land Use  
92 Element of the General Plan (along with Planned Developments, Entry Corridors  
93 and Visitor Accommodation overlays). Narrative for each individual character  
94 area will be added, including a general description/vision for the character area  
95 as well as specific considerations for land use, development and design, and  
96 connectivity (following the format presented in the UDP). In application, staff will  
97 interpret the considerations that are stated for each character as the City's  
98 preference for development and guide development proposals accordingly. The  
99 character areas will have the same regulatory effect as other overlay  
100 designations in the Land Use Element.

101  
102 There are two instances where the boundary of a proposed character area  
103 encompasses the boundary of an existing "Planned Development" overlay  
104 district. Specifically, the "Bounsall" and "Myrtle-Spring" Planned Development  
105 overlay districts fall completely within a character area boundary (the "State  
106 Highway 29" and "Foothill" character areas respectively). For purposes of clarity  
107 and simplicity, staff is proposing that these two Planned Development overlay  
108 districts be incorporated as part of the character area. The narrative from each  
109 Planned Development overlay district would be retained as part of the narrative  
110 for each respective character area. The Maxfield/Adams Beverage Company  
111 Planned Development overlay district is not proposed to be incorporated into its  
112 corresponding character area (the "Resort" character area) because its  
113 boundaries extend beyond the boundaries of the character area.

### 114 115 Proposed Amendments to the Land Use Element (refer to Attachment 2)

- 116  
117 1. Page LU-15, Figure LU-4 – Land Use Designations within City Limits



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Revise figure to:

- A) Correct a mapping error on residential property located at 1998 Cedar Street, changing the General Plan Land Use Designation from "Public/Quasi Public" to "Low Density Residential".
- B) Adjust the City Limit line (per LAFCO adjustment following its Municipal Service Review in May, 2008).
- C) Adjust the illustrated alignment of Kortum Canyon Road to more closely reflect its actual alignment.

2. Page LU-25, Section D – Overlay Designations

Modify introductory paragraph to reference a new figure illustrating the character area overlay districts:

**"D. Overlay Designations**

This General Plan includes three overlay designations that provide special design and development guidance for key sites in Calistoga. Except where specified differently below, allowable uses for overlay designations are the same as those of the underlying designation. Overlay designations are mapped in **Figure LU-6 Figures LU-6 and LU-7.**"

3. Page LU-26, Section D – Overlay Designations

Add new paragraph in Overlay Designations section establishing the "Character Area and Gateways" overlay designation and providing descriptive narrative.

**"Character Area and Gateway Overlays**

**Character Area and Gateway overlay designations are applied to areas that will play an integral role in the quality of life and economic vitality of Calistoga. Guidance for development and/or redevelopment of these areas is necessary to ensure that the values and vision of the community are realized and that Calistoga's identity as a unique historic small town is preserved. Character and Gateway areas are mapped on Figure LU-7. Land use, design and connectivity considerations are identified for each Character and Gateway area in Section G."**

4. Page LU-26, Section D – Overlay Designations



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Add new "side bar" note summarizing the intent of the Character Area and Gateway overlay designation:

**"Properties designated with the Character Area or Gateway overlay merit particular attention to ensure that the values and vision of the community are realized and that Calistoga's identity as a unique historic small town is preserved."**

5. Page LU-27, Figure LU-6 – Overlay Districts

Revise figure to:

- A) Eliminate the "Bounsall" Planned Development overlay district
- B) Eliminate the "Myrtle-Spring" Planned Development overlay district
- C) Eliminate the "Visitor Accommodation" overlay district on Jehovah's Witness Church property.
- D) Adjust the City Limit line (per LAFCO adjustment following its Municipal Service Review in May, 2008).
- E) Adjust illustrated alignment of Kortum Canyon Road to more closely reflect its actual alignment.

6. Page LU-29, Section E – Planned Development Goals

Delete the narrative for the "Bounsall Property" Planned Development overlay designation (NOTE: Portions of the deleted narrative have been incorporated into the introductory narrative for the "State Highway 29" character area on Page LU-55).

**"Bounsall Property**

~~This property is one of the first large parcels approached from the down-valley entrance to Calistoga. As such, its appearance and land use can play a key role in maintaining Calistoga's rural, small town character. Development of this site shall be designed to convey the agricultural qualities of the upper Napa Valley, including viticulture and orchards, and shall encourage for the preservation of open space. Consequently, it would be appropriate to enhance the property's viability as agricultural open space. Therefore, development of the property with a winery and/or inn, scaled proportionately to the amount of open space and set within~~

206 ~~vineyards or orchards, is allowed as a means to encourage agricultural~~  
207 ~~preservation. Residential uses shall be prohibited, except for employee~~  
208 ~~housing, such as a resident manager's quarters."~~  
209

210 7. Page LU-31, Section E – Planned Development Goals

211

212 Delete the narrative for the "Myrtle-Spring Property" Planned Development  
213 overlay designation (NOTE: The deleted narrative has been incorporated  
214 into the narrative for the "Foothill" character area under 'Land Use  
215 Considerations' on Page LU-44).

216

217 **~~"Myrtle-Spring Property~~**

218

219 ~~This property at 1403 Myrtle Street contains a currently vacant building,~~  
220 ~~which was constructed in 1886 and was used for many years as a~~  
221 ~~hospital. Although presently in a state of disrepair, it is a fine example of~~  
222 ~~the Second Empire Style of architecture.~~

223

224 ~~As an incentive to protect and preserve this historic resource, uses such~~  
225 ~~as visitor accommodations shall be permitted, provided that:~~

226

227 ~~• The architectural qualities of the exterior of the structure are~~  
228 ~~maintained.~~

229

230 ~~• Reuse is suitable to the residential surroundings (e.g., retail~~  
231 ~~functions would not be appropriate).~~

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233 ~~• The owner commits to restoration of the building in a fixed period~~  
234 ~~of time.~~

235

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

239

240 8. Page LU-31, Section E – Planned Development Goals

241

242 Relocate "side bar" note calling for application of Community Identity  
243 Element policies related to historic preservation to re-use of the Myrtle-  
244 Spring property to Page LU-44 (see description for No. 7 above).

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246 9. Page LU-35, new section – "Section G – Character Areas and Gateways"

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248 Add new section establishing and defining individual character and  
249 gateway areas:



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**"G. Character Areas and Gateways**

**Downtown Character Area**

The Downtown Character Area extends from Foothill Boulevard to the northerly end of Wappo Avenue, encompassing the City's commercial core. The area is comprised of several sub-areas, including the historic commercial district ("Historic District"), properties along Stevenson Avenue and Grant Street area ("Stevenson/Grant"), and properties within the Lincoln/Foothill Gateway area.

The Historic District sub-area extends from the Lincoln/Foothill Gateway area to Stevenson Street. The district is characterized by traditional storefront buildings and restored historic structures. Future development in this area should continue to convey and define Calistoga's community heritage of a small town lined with pedestrian oriented shopping and services for residents and visitors. The district should be enhanced with nooks and alcoves to strengthen the unique identity of Calistoga and make it an interactive and inviting place to spend time. Redevelopment of downtown's "second streets" (e.g., First Street, Gerrard Street, Elm Street) and activity generating uses along connecting east-west streets will serve to broaden and enhance the downtown experience. The Napa River corridor, as an important natural water feature for Calistoga, should be showcased through development of an inviting river promenade that would serve as a convenient and attractive accessway from the public parking areas at the Sharpsteen Museum/Police Station and the Fire Station to the downtown area.

The Stevenson/Grant sub-area includes the intersection of Lincoln and Stevenson avenues, Wappo Avenue, Stevenson Avenue and the beginning of Grant Street (including the Gumina property, the Monhoff Building and the public tennis courts). This area is a transitional area between the historic downtown area and the Resort Character Area. It's comprised of an effective mixed use development pattern, with older structures existing alongside more modern structures. Some structures are of historical and architectural significance and should be retained and enhanced. There is significant potential for redevelopment in this area which should build upon the complementary mix of uses that currently exist.



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*Land Use Considerations*

Historic District

- The range of land uses allowed in the Downtown Commercial land use designation is appropriate for this area. A diversity of uses should be encouraged and supported.
- Redevelopment should be encouraged to increase the intensity, activity and vibrancy of downtown's "second streets", including: First Street, Gerrard Street and Elm Street.
- Encourage the establishment of land use "anchors" in the form of signature development at either end of the character area. The northern anchor should complement the Historic District with a retail-commercial component and provide a distinct connection to the Resort Character Area.
- Encourage greater building density/intensity and allow required parking to be located off-site in shared and/or public parking facilities.
- Expand commercial/office development and/or parking at the Fire Station parking lot area and require improvements along the river frontage to facilitate development of a river promenade.
- Support renovation of Doctor Wilkinson's Hot Springs Resort. Renovations should maintain its signature thermal hot springs resort status and be respectful of its historic presence in town. Ground level retail-commercial active uses should be provided along its street frontages.
- Evaluate current parking standards to minimize the impact of parking requirements on new development and to reduce redundant parking.
- Allow redevelopment of existing small parking lots within the area with multi-story mixed use buildings provided that adequate parking can be provided on site or within a reasonable distance.

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- Support the development of multi-story mixed use buildings on the east side of Elm Street.
  - Consider relocating the Community Center to allow for the reconfiguration and improvement of the Sharpsteen/Police Station parking lot areas into a public event plaza.
  - Opportunities to create an inviting promenade along the Napa River and a public event plaza in the Sharpsteen/Police Station parking lot should be explored as part of public and/or private improvement projects.

350 Stevenson/Grant

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- New development or redevelopment of properties in this area should continue/further the mixed use pattern that presently exists within the area.
  - Support redevelopment of the Gumina property with a mixed use project that includes ground floor commercial uses fronting on Grant Street and with higher density residential uses on the interior of the site.
  - The Monhoff Building should be renovated and the site landscaped to enhance the appearance of the area and provide needed community-serving recreational opportunities. The tennis court complex should be improved to better serve residents and visitors.
  - Provision of public restroom facilities should be considered at or near the Monhoff Building.

370 *Development and Design Considerations*

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372 Historic District

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- New development in the district shall be compatible in mass, scale and character with the historic context and immediate neighborhood setting.
  - Traditional store front design should be reflected in new development or redevelopment of buildings along Lincoln Avenue from Cedar Street to Fair Way.



- 382 • Three-story buildings should be designed so that the upper  
383 floor is “stepped back” to lessen the perceived scale at street  
384 level.  
385
- 386 • Buildings should convey traditional widths of earlier structures  
387 in this area. New buildings with larger frontages should be  
388 modulated and articulated to maintain the historic architectural  
389 rhythm and scale of Lincoln Avenue.  
390
- 391 • Use of historic building materials such as stucco, brick and  
392 wood is encouraged. More contemporary materials may be  
393 considered for new development or redevelopment along First,  
394 Gerrard and Elm streets.  
395
- 396 • As opportunities present themselves, building elevations that  
397 face alleys, the Napa River and other public areas should be  
398 enhanced.  
399
- 400 • Encourage new development to accommodate outdoor seating  
401 in areas adjacent to the Napa River, parking lots, public areas,  
402 and public rights-of-way through the creation of nooks and  
403 alcoves.  
404
- 405 • New development or redevelopment of buildings backing to the  
406 Sharpsteen/Police Station and Fire Station parking lots should  
407 provide some design orientation to these areas.  
408
- 409 • Care must be taken in project design to ensure that  
410 commercial development of First Street and Elm Street does  
411 not intrude upon or erode the residential character or integrity  
412 of the Second, Elm and Myrtle street neighborhoods.  
413
- 414 • Encourage and support landscaping, redevelopment or new  
415 construction on the CalMart supermarket property to enhance  
416 the appearance of the parking lot area. Possible integration of  
417 the Valley Business Forms property with the CalMart site on  
418 the east side of First Street should be explored.  
419
- 420 • All overhead utilities shall be placed underground.  
421

Stevenson/Grant

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423



- 424 • In general, the development and design considerations  
425 specified for the Historic District of the Downtown Character  
426 Area should be applied in this area.  
427
- 428 • The existing tree canopy should be preserved and integrated  
429 as part of all future development.  
430
- 431 • Encourage the creation of a pedestrian and bicycle connection  
432 between the Gumina and Hemberger properties and properties  
433 fronting on Wappo Avenue.  
434

435 *Connectivity Considerations*

- 436
- 437 • Create new pedestrian connections to adjacent streets and  
438 public areas through new development or redevelopment  
439 activities.  
440
- 441 • Work with CalTrans to identify alternative routes for truck traffic  
442 with the objective of eliminating truck traffic on Lincoln Avenue.  
443
- 444 • Enhance pedestrian connections by preserving and creating  
445 accessways from Lincoln Avenue to the Sharpsteen/Police  
446 Station Plaza, First Street, Fire Station parking lot, Gerrard  
447 Street and Elm Street.  
448
- 449 • Where possible, access, circulation and parking shall be  
450 shared by adjacent properties.  
451
- 452 • Encourage reconfiguration or other improvements to the  
453 CalMart parking lot to facilitate vehicular access from Fair Way  
454 or First Street.  
455
- 456 • Extend and connect Gerrard Street to the Fair Way extension  
457 to facilitate area circulation and access.  
458
- 459 • When appropriate, enhance pedestrian connections to and  
460 along the Napa River with the goal of creating a river  
461 promenade.  
462
- 463 • Consider establishing a pedestrian bridge over the Napa River  
464 at Hazel Street to the Fire Station parking lot and development  
465 of a river overlook at the Gerrard Street terminus.  
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- As part of the reconfiguration of the Police Station/Sharpsteen Museum parking lot area into a public event plaza area, design a deliberate connection to Pioneer Park that would establish a synergy between the two public spaces.
- Future development and redevelopment must participate in the necessary mitigation to accommodate improved access, circulation and parking.

### **Foothill Character Area**

The Foothill Character Area extends along Foothill Boulevard from the Petrified Forest Gateway to the Lincoln/Foothill Gateway. The southern portion of this area is predominantly developed with hillside residential uses and several small Bed and Breakfast Inns of good architectural character. The northern portion consists of single-family residential uses and includes the historic Hospital property and the Herrero Italian olive farm reproduction.

Development in this area should convey a sense entering at the edge of a small, historic town. Infill development should reinforce the area's character as an older, well-established neighborhood. Enhancements to Foothill Boulevard such as pedestrian pathways, crosswalks, appropriate street lighting and street trees will help to slow traffic and signal to travelers that that have entered town.

### Land Use Considerations

- As an incentive to protect and preserve the historic Hospital property, uses such as visitor accommodations shall be permitted provided that:
- The architectural qualities of the exterior of the structure are maintained.
- Reuse is suitable to the residential surroundings (e.g., retail functions would not be appropriate).
- The owner commits to restoration of the building in a fixed period of time.
- The City may consider expanding these uses to adjoining properties if it finds that such expansion would support the rehabilitation of the hospital building.



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- Infill development and second units should be encouraged in this area to alleviate the vital need for rental-based workforce housing.
- A limited number of Bed and Breakfast Inn uses may be allowed.
- “Home occupations” that are clearly incidental and secondary to the use of the residence should be encouraged.

*Development and Design Considerations*

- Architecture should reflect an older mixed density residential neighborhood. Some modern interpretations may be appropriate.
- New development should generally be limited to two stories in height.
- A variety of building setbacks along Foothill Boulevard is encouraged.
- New development shall reflect a positive or deliberate orientation towards Foothill Boulevard.
- All new development must be designed to provide orientation to accommodate vehicles accessing Foothill Boulevard in a forward direction.
- The appearance and presence of Pioneer Cemetery should be enhanced.

*Connectivity Considerations*

- Pedestrian pathways and crosswalks with attractive street lighting should be provided on both sides of Foothill Boulevard.
- Measures to calm traffic along Foothill Boulevard should be installed.
- Pedestrian and bicycle path connections to neighboring residential streets should be provided to create shortcuts to the Riverlea Square and downtown areas.



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- Provide safe access and parking at Pioneer Cemetery.

### **Gliderport Character Area**

The Gliderport Character Area includes the former Gliderport properties and several smaller parcels located in the southwest portion of the character area. These properties are currently underutilized and are anticipated to be redeveloped in the future. Redevelopment presents an opportunity to add to the excitement and vitality of the downtown area and improve area access and circulation. It is expected that redevelopment efforts will result in a vibrant and synergistic mix of uses that complement current uses in the downtown area and serve as a catalyst for further redevelopment and improvement of other properties in the City.

### *Land Use Considerations*

- Land uses to be considered in the redevelopment of properties in this area should include retail/commercial uses, a signature full service resort and spa, residential uses and community and visitor serving uses.
- New development and redevelopment should consider and accommodate to the extent possible area access, circulation and parking needs.
- Care must be taken to ensure that development of the disproportionately large former Gliderport properties reflects Calistoga's small town character.
- Any change from the existing General Plan land use designations of Downtown Commercial, Community Commercial or Airport Commercial for properties located within this character area should be accompanied by a project-specific land use plan and supporting reports.
- A Planned Development ("PD") zoning overlay approach may be utilized for future development of properties within this character area.

### *Development and Design Considerations*



- 599 • Building and landscape design should be of the highest quality  
600 and should utilize high quality authentic materials appropriate  
601 for Calistoga.  
602
- 603 • Design concepts should be imaginative and contemporary in  
604 nature consistent with the Napa Valley architectural heritage  
605 while reflecting the small town character of Calistoga.  
606
- 607 • Shared parking opportunities should be considered as part of  
608 new development or redevelopment.  
609
- 610 • Geothermal waters should be celebrated through tastefully  
611 designed water features.  
612
- 613 • All overhead utilities shall be placed underground.  
614

#### 615 *Connectivity Considerations*

- 616
- 617 • The Fair Way extension should connect with Washington  
618 Street via cross streets within the Lower Washington Character  
619 Area to facilitate adequate circulation.  
620
- 621 • The extension of Fair Way on the east side of Lincoln Avenue  
622 should be designed to accommodate surface parking and  
623 include generous canopy tree landscaping, appropriate lighting  
624 and pedestrian amenities.  
625
- 626 • A Class I bicycle path should be constructed along the Fair  
627 Way extension from Lincoln Avenue to the existing Class I  
628 path located at lower Washington Street.  
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- 630 • Future development and redevelopment must participate in the  
631 necessary mitigation to accommodate improved access,  
632 circulation and parking.  
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#### 634 **Lower Washington Character Area**

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636 The Lower Washington Character Area is an older area comprised  
637 of a wide variety of land uses, including: commercial services, a  
638 medical clinic, a church, single- and multi-family residential,  
639 warehousing, a softball field, the City's Public Works yard and the  
640 City's wastewater treatment plant and irrigation ponds. This area  
641 offers unique redevelopment potential and presents an opportunity  
642 to address a number of needs, including affordable housing and



643 development of new leasable space for small start-up businesses.  
644 Given these opportunities, the Lower Washington Character Area  
645 should be reserved primarily for more intensive mixed use  
646 developments. New development should create a vibrant and  
647 interesting overall environment with limited gaps of commercial  
648 inactivity. Because the southern boundary of the character area is  
649 defined by the Napa River, consideration of river access and  
650 experience should be evaluated and incorporated as appropriate.

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#### *Land Use Considerations*

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- Land uses in this area should primarily serve local needs, such as resident-serving uses, commercial storage, office space, artist studios and restaurant (including take-out) uses.

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- Development of new rental housing and “live-work” space is encouraged.

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- Mixed use development is strongly encouraged.

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- Small scale light industrial uses that keep within the character of the area and existing neighborhood constraints should be allowed.

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- Current parking standards should be evaluated to minimize the impact of parking requirements on new development and to reduce redundant parking.

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- Land should be designated/reserved for future relocation of municipal facilities that will serve as an “anchor” at the eastern end of Washington Street. Future municipal facilities should include public parking.

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#### *Development and Design Considerations*

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- Architecture should be creative and timeless in design and feature high quality materials such as brick, sheet metal, stucco and true wood vertical siding.

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- Commercial and residential development along the northern edge of the character area should be compatible with uses and improvements envisioned for the adjacent Gliderport Character Area. Development should also be designed with some orientation towards the Fair Way extension.

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- Identify opportunities to create a shared parking facility that can be used to support new development in the area.
- Identify opportunities to create a suitably sized recreation facility to serve existing and future residents of the area. Such facilities could include a playground, athletic fields, and/or a dog park.
- New development should embrace the Napa River as an open space, recreational and social resource. Where appropriate, new development should provide design orientation towards the river and accommodate river access. River access shall only be provided where there is demonstrable public benefit and shall be designed to respect the private property rights single-family residences.
- Development along Washington Street shall provide for streetscape improvements, including installation of street trees and effective traffic calming elements.
- All overhead utilities shall be place underground.

#### *Connectivity Considerations*

- Prioritize the extension/improvement of Fair Way from Lincoln Avenue to Earl Street to facilitate good circulation and access to local streets (e.g., Anna Street, Eddy Street, etc.).
- Pursue opportunities to establish a pedestrian and bicycle connection to State Highway 29 via a pedestrian and bicycle bridge crossing over the Napa River.
- Future development and redevelopment must participate in the necessary mitigation to accommodate improved access, circulation and parking.

#### **Resort Character Area**

The Resort Character Area encompasses land adjacent to Silverado Trail from the Silver Rose Inn and Winery and the Solage Resort to the Silverado Trail Gateway and then south along Lincoln Avenue to the Indian Springs Resort. This area is the second most