

# CITY OF CALISTOGA

## STAFF REPORT

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

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

**MEETING DATE: FEBRUARY 22, 2012**

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

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### REQUEST

**GPA 2011-01:** Presentation of final draft General Plan Amendments implementing portions of the 2010 Urban Design Plan for review and recommendation to the City Council. The General Plan is the City's long term plan for guiding growth and development within the City. The proposed amendments would establish new land use "overlay districts" that set forth specific land use and development objectives for new development in certain areas of the City. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

### BACKGROUND

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

In response to this policy direction, the City Council directed staff to undertake an effort to develop an Urban Design Plan for review and consideration. The intent of the UDP is to insure that the character of Calistoga is retained and enhanced through the refinement of land use policies and regulations. It was envisioned that the UDP would be utilized to guide efforts to amend the General Plan and Calistoga Municipal Code to better articulate the expectations of the community

30 for future development. By doing so, property owners will be better able to  
31 understand the goals and desired elements of land development.

32  
33 Development of the UDP was guided by an Oversight Committee made up of two  
34 Council members, two Planning Commissioners and two members from the  
35 Council-appointed former Economic Vitality Group (EVG). The Committee  
36 worked for three years with staff and consultants to formulate the UDP based  
37 upon the General Plan and influenced by the findings and recommendations of  
38 the 2006 EVG report. Public meetings were held to introduce the idea of the  
39 UDP and to gain community input regarding UDP concepts and construction.  
40 Good suggestions, insight, and recommendations were provided through nearly  
41 forty meetings of the general public and smaller 'stakeholder' sessions.  
42 Extensive public input was also received during adoption proceedings, with many  
43 additional refinements reflecting the public's interest being incorporated into the  
44 final version of the UDP, which was adopted by the City Council on January 19,  
45 2010 (Attachment 3).

46  
47 The UDP focuses on six "character areas" which will, in the future, play an  
48 integral role in the quality of life and economic vitality of Calistoga. It provides a  
49 refined set of development objectives from those broadly established in the  
50 General Plan for key areas within the City. The intention of these objectives is to  
51 provide greater clarity and certainty and direction for change and improvement  
52 over time.

53  
54 The first phase of incorporating the UDP into the General Plan focuses on  
55 implementing Chapter 2 – Character Areas (Attachment 7). The selection of  
56 character areas as an initial focus for implementation was made for several  
57 reasons. First, character areas are the predominant element of the UDP.  
58 Second, implementation of the character areas and corresponding development  
59 objectives into the General Plan will advance economic development interests  
60 and facilitate future development of several key properties in the city. Last,  
61 implementation of the character areas into the General Plan can be expeditiously  
62 carried out at the staff level and does not require expenditures for technical  
63 assistance.

64  
65 At its regularly scheduled meeting on August 24, 2011, the Planning Commission  
66 held a public hearing on preliminary draft amendments to the General Plan for  
67 implementation of the UDP Character Areas into the General Plan. The  
68 preliminary amendments were generally well received by the public and the  
69 Planning Commission. A number of requested clarifications and/or modifications  
70 to the proposed amendments were requested by property owners or members of  
71 the public. The Planning Commission supported most of the requested  
72 modifications and forwarded its recommendations and support to the City  
73 Council.

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75 On October 18, 2011, the City Council held a public hearing to consider the  
76 preliminary draft amendments and recommendations from the Planning  
77 Commission. The City Council supported the preliminary amendments and  
78 requested modifications and directed staff to proceed with the adoption process.  
79

## 80 **DISCUSSION**

81  
82 As proposed, implementation of the UDP character areas will involve amendment  
83 of several elements of the General Plan, including the Land Use Element, the  
84 Community Identity Element and the Circulation Element. The subsections  
85 below provide an overview of the changes being made in each element followed  
86 by specific text and figure amendments. Attachments 4, 5 and 6 show how the  
87 proposed changes will appear within the context of their respective Element  
88

89 PLEASE NOTE that (1) the originally proposed amendments are noted in **red**  
90 **text**; (2) Council-directed modifications or additions to the originally proposed  
91 amendments are noted in **blue text**; and (3) deletions are noted in ~~strikeout~~.  
92

### 93 **Overview of Changes to the Land Use Element**

94  
95 In the interest of retaining the General Plan's current structure, character areas  
96 are proposed to be incorporated as a new "overlay designation" in the Land Use  
97 Element of the General Plan (along with Planned Developments, Entry Corridors  
98 and Visitor Accommodation overlays). Narrative for each individual character  
99 area will be added, including a general description/vision for the character area  
100 as well as specific considerations for land use, development and design, and  
101 connectivity (following the format presented in the UDP). In application, staff will  
102 interpret the considerations that are stated for each character as the City's  
103 preference for development and guide development proposals accordingly. The  
104 character areas will have the same regulatory effect as other overlay  
105 designations in the Land Use Element.  
106

107 There are two instances where the boundary of a proposed character area  
108 encompasses the boundary of an existing "Planned Development" overlay  
109 district. Specifically, the "Bounsall" and "Myrtle-Spring" Planned Development  
110 overlay districts fall completely within a character area boundary (the "State  
111 Highway 29" and "Foothill" character areas respectively). For purposes of clarity  
112 and simplicity, staff is proposing that these two Planned Development overlay  
113 districts be incorporated as part of the character area. The narrative from each  
114 Planned Development overlay district would be retained as part of the narrative  
115 for each respective character area. The Maxfield/Adams Beverage Company  
116 Planned Development overlay district is not proposed to be incorporated into its  
117 corresponding character area (the "Resort" character area) because its  
118 boundaries extend beyond the boundaries of the character area.  
119

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

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

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.

D) Revise the General Plan Land Use Designation of properties located between Franklin and Anna Streets that are owned by Calistoga Spa Hot Springs from “High Density Residential” to “Downtown Commercial.”

E) Revise the General Plan Land Use Designation of properties located between First and Second Streets that are owned by the Roman Spa Hot Springs Resort from “Community Commercial” to “Downtown Commercial”.

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.

165 **“Character Area and Gateway Overlays**

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

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

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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.”

Add new “side bar” notes summarizing the intent of the Character Area and Gateway overlay designation and the Entry Corridor overlay designation:

*Character Area and Gateway Sidebar*

“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.”

*Entry Corridor Sidebar*

“The Entry Corridor overlay designation is intended to 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.”

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).

210 E) Adjust illustrated alignment of Kortum Canyon Road to more closely  
211 reflect its actual alignment.  
212

213 6. Page LU-29, Section E – Planned Development Goals  
214

215 Delete the narrative for the “Bounsall Property” Planned Development  
216 overlay designation (NOTE: Portions of the deleted narrative have been  
217 incorporated into the introductory narrative for the “State Highway 29”  
218 character area on Page LU-55).  
219

220 **“Bounsall Property**  
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222 ~~This property is one of the first large parcels approached from the down-~~  
223 ~~valley entrance to Calistoga. As such, its appearance and land use can~~  
224 ~~play a key role in maintaining Calistoga’s rural, small town character.~~  
225 ~~Development of this site shall be designed to convey the agricultural~~  
226 ~~qualities of the upper Napa Valley, including viticulture and orchards, and~~  
227 ~~shall encourage for the preservation of open space. Consequently, it~~  
228 ~~would be appropriate to enhance the property’s viability as agricultural~~  
229 ~~open space. Therefore, development of the property with a winery and/or~~  
230 ~~inn, scaled proportionately to the amount of open space and set within~~  
231 ~~vineyards or orchards, is allowed as a means to encourage agricultural~~  
232 ~~preservation. Residential uses shall be prohibited, except for employee~~  
233 ~~housing, such as a resident manager’s quarters.”~~  
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235 7. Page LU-31, Section E – Planned Development Goals  
236

237 Delete the narrative for the “Myrtle-Spring Property” Planned Development  
238 overlay designation (NOTE: The deleted narrative has been incorporated  
239 into the narrative for the “Foothill” character area under ‘Land Use  
240 Considerations’ on Page LU-44).  
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242 **“Myrtle-Spring Property**  
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244 ~~This property at 1403 Myrtle Street contains a currently vacant building,~~  
245 ~~which was constructed in 1886 and was used for many years as a~~  
246 ~~hospital. Although presently in a state of disrepair, it is a fine example of~~  
247 ~~the Second Empire Style of architecture.~~  
248

249 ~~As an incentive to protect and preserve this historic resource, uses such~~  
250 ~~as visitor accommodations shall be permitted, provided that:~~  
251

- 252 ~~• The architectural qualities of the exterior of the structure are~~  
253 ~~maintained.~~  
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255                   • ~~Reuse is suitable to the residential surroundings (e.g., retail~~  
256                   ~~functions would not be appropriate).~~

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

260  
261                   ~~The City may consider expanding the area covered by this planned~~  
262                   ~~development designation if it finds that such expansion would support the~~  
263                   ~~rehabilitation of the hospital building.”~~

264  
265                   8.     Page LU-31, Section E – Planned Development Goals  
266  
267                   Relocate “side bar” note calling for application of Community Identity  
268                   Element policies related to historic preservation to re-use of the Myrtle-  
269                   Spring property to Page LU-44 (see description for No. 7 above).

270  
271                   9.     Page LU-35, new section – “Section G – Character Areas and Gateways”  
272  
273                   Add new section establishing and defining individual character and  
274                   gateway areas:

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276                   **“G.     Character Areas and Gateways**  
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278                   **Downtown Character Area**

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280                   The Downtown Character Area extends from Foothill Boulevard to  
281                   the northerly end of Wappo Avenue, encompassing the City’s  
282                   commercial core. The area is comprised of several sub-areas,  
283                   including the historic commercial district (“Historic District”),  
284                   properties along Stevenson Avenue and Grant Street area  
285                   (“Stevenson/Grant”), and properties within the Lincoln/Foothill  
286                   Gateway area.

287  
288                   The Historic District sub-area extends from the Lincoln/Foothill  
289                   Gateway area to Stevenson Street. The district is characterized by  
290                   traditional storefront buildings and restored historic structures.  
291                   Future development in this area should continue to convey and  
292                   define Calistoga’s community heritage of a small town lined with  
293                   pedestrian oriented shopping and services for residents and  
294                   visitors. The district should be enhanced with nooks and alcoves to  
295                   strengthen the unique identity of Calistoga and make it an  
296                   interactive and inviting place to spend time. Redevelopment of  
297                   downtown’s “second streets” (e.g., First Street, Gerrard Street, Elm  
298                   Street) and activity generating uses along connecting east-west  
299                   streets will serve to broaden and enhance the downtown

300 experience. The Napa River corridor, as an important natural water  
301 feature for Calistoga, should be showcased through development of  
302 an inviting river promenade that would serve as a convenient and  
303 attractive accessway from the public parking areas at the  
304 Sharpsteen Museum/Police Station and the Fire Station to the  
305 downtown area.

306  
307 The Stevenson/Grant sub-area includes the intersection of Lincoln  
308 and Stevenson avenues, Wappo Avenue, Stevenson Avenue and  
309 the beginning of Grant Street (including the Gumina property, the  
310 Monhoff Building and the public tennis courts). This area is a  
311 transitional area between the historic downtown area and the  
312 Resort Character Area. It's comprised of an effective mixed use  
313 development pattern, with older structures existing alongside more  
314 modern structures. Some structures are of historical and  
315 architectural significance and should be retained and enhanced.  
316 There is significant potential for redevelopment in this area which  
317 should build upon the complementary mix of uses that currently  
318 exist.

319  
320 *Land Use Considerations*

321  
322 Historic District

- 323
- 324 • The range of land uses allowed in the Downtown Commercial  
325 land use designation is appropriate for this area. A diversity of  
326 uses should be encouraged and supported.
  - 327
  - 328 • Redevelopment should be encouraged to increase the  
329 intensity, activity and vibrancy of downtown's "second streets",  
330 including: First Street, Gerrard Street and Elm Street.
  - 331
  - 332 • Encourage the establishment of land use "anchors" in the form  
333 of signature development at either end of the character area.  
334 The northern anchor should complement the Historic District  
335 with a retail-commercial component and provide a distinct  
336 connection to the Resort Character Area.
  - 337
  - 338 • Encourage greater building density/intensity and allow required  
339 parking to be located on-site in shared parking spaces, off-site  
340 in shared parking spaces, and/or in public parking facilities  
341 spaces located on the street or in a public parking facility.
  - 342
  - 343 • Expand commercial/office development and/or parking at the  
344 Fire Station parking lot area and require improvements along



- 345 the river frontage to facilitate development of a river  
346 promenade.
- 347
- 348 • Support renovation of Doctor Wilkinson’s Hot Springs Resort.  
349 Renovations should maintain its signature thermal hot springs  
350 resort status and be respectful of its historic presence in town.  
351 Ground level retail-commercial active uses should may be  
352 provided along its street frontages.
- 353
- 354 • Redevelopment of the Doctor Wilkinson’s Hot Springs Resort  
355 and the former Gliderport properties should collectively form  
356 an “anchor” at the northern end of the Historic District. Along  
357 each property’s Lincoln Avenue frontage, development should  
358 be comparable in scale and mutually supportive in use.
- 359
- 360 • Evaluate current parking standards to minimize the impact of  
361 parking requirements on new development and to reduce  
362 redundant parking.
- 363
- 364 • Allow redevelopment of existing small parking lots within the  
365 area with multi-story mixed use buildings provided that  
366 adequate parking can be provided on site or within a  
367 reasonable distance.
- 368
- 369 • Support the development of multi-story mixed use buildings on  
370 the east side of Elm Street.
- 371
- 372 • Consider relocating the Community Center to allow for the  
373 reconfiguration and improvement of the Sharpsteen/Police  
374 Station parking lot areas into a public event plaza.
- 375
- 376 • Opportunities to create an inviting promenade along the Napa  
377 River and a public event plaza in the Sharpsteen/Police Station  
378 parking lot should be explored as part of public and/or private  
379 improvement projects.

380

381 Stevenson/Grant

382

- 383 • New development or redevelopment of properties in this area  
384 should continue/further the mixed use pattern that presently  
385 exists within the area.
- 386
- 387 • Support redevelopment of the Gumina property with a mixed  
388 use project that includes ground floor commercial uses fronting

- 389 on Grant Street and with higher density residential uses on the  
390 interior of the site.  
391  
392 • The Monhoff Building should be renovated and the site  
393 landscaped to enhance the appearance of the area and  
394 provide needed community-serving recreational opportunities.  
395 The tennis court complex should be improved to better serve  
396 residents and visitors.  
397  
398 • Provision of public restroom facilities should be considered at  
399 or near the Monhoff Building.  
400

### *Development and Design Considerations*

#### Historic District

- 401  
402  
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405 • New development in the district shall be compatible in mass,  
406 scale and character with the historic context and immediate  
407 neighborhood setting.  
408  
409 • Traditional store front design should be reflected in new  
410 development or redevelopment of buildings along Lincoln  
411 Avenue from Cedar Street to Fair Way.  
412  
413 • Three-story buildings should be designed so that the upper  
414 floor is “stepped back” to lessen the perceived scale at street  
415 level.  
416  
417 • Buildings should convey traditional widths of earlier structures  
418 in this area. New buildings with larger frontages should be  
419 modulated and articulated to maintain the historic architectural  
420 rhythm and scale of Lincoln Avenue.  
421  
422 • Use of historic building materials such as stucco, brick and  
423 wood is encouraged. More contemporary materials may be  
424 considered for new development or redevelopment along First,  
425 Gerrard and Elm streets.  
426  
427 • As opportunities present themselves, building elevations that  
428 face alleys, the Napa River and other public areas should be  
429 enhanced.  
430  
431 • Encourage new development to accommodate outdoor seating  
432 in areas adjacent to the Napa River, parking lots, public areas,

- 433 and public rights-of-way through the creation of nooks and  
434 alcoves.  
435  
436 • New development or redevelopment of buildings backing to the  
437 Sharpsteen/Police Station and Fire Station parking lots should  
438 provide some design orientation to these areas.  
439  
440 • Care must be taken in project design to ~~ensure that~~ balance  
441 the vitality of historically commercial development of areas  
442 along First Street and Elm Street ~~does not intrude upon or~~  
443 ~~erode~~ with the residential character ~~or~~ and integrity of the  
444 Second, Elm and Myrtle street neighborhoods.  
445  
446 • Encourage and support landscaping, redevelopment or new  
447 construction on the CalMart supermarket property to enhance  
448 the appearance of the parking lot area. Possible integration of  
449 the Valley Business Forms property with the CalMart site on  
450 the east side of First Street should be explored.  
451  
452 • All overhead utilities shall be placed underground.

453  
454 Stevenson/Grant  
455

- 456 • In general, the development and design considerations  
457 specified for the Historic District of the Downtown Character  
458 Area should be applied in this area.  
459  
460 • The existing tree canopy should be preserved and integrated  
461 as part of all future development.  
462  
463 • Encourage the creation of a pedestrian and bicycle connection  
464 between the Gumina and Hemberger properties and properties  
465 fronting on Wappo Avenue.  
466  
467 • Outdoor lighting shall be designed to preserve and protect the  
468 nighttime environment in accordance with the following  
469 International Dark Sky Association model ordinance  
470 objectives:  
471  
472 - Provide the minimum lighting level necessary for night-time  
473 safety, utility, security, productivity, enjoyment, and  
474 commerce.  
475  
476 - Minimize adverse offsite impacts such as sky glow, light  
477 overspill and obtrusive light.

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- Conserve energy and resources to the greatest extent possible.

*Connectivity Considerations*

- Create new pedestrian connections to adjacent streets and public areas through new development or redevelopment activities.
- Work with CalTrans to identify alternative routes for truck traffic with the objective of eliminating truck traffic on Lincoln Avenue.
- Enhance pedestrian connections by preserving and creating accessways from Lincoln Avenue to the Sharpsteen/Police Station Plaza, First Street, Fire Station parking lot, Gerrard Street and Elm Street.
- Where possible, access, circulation and parking shall be shared by adjacent properties.
- Encourage reconfiguration or other improvements to the CalMart parking lot to facilitate vehicular access from Fair Way or First Street.
- Extend and connect Gerrard Street to the Fair Way extension to facilitate area circulation and access.
- When appropriate, enhance pedestrian connections to and along the Napa River with the goal of creating a river promenade.
- Consider establishing a pedestrian bridge over the Napa River at Hazel Street to the Fire Station parking lot and development of a river overlook at the Gerrard Street terminus.
- 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~~ New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.

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### **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.
- 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.

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*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.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
  - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
  - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
  - Conserve energy and resources to the greatest extent possible.

*Connectivity Considerations*

- Pedestrian pathways and crosswalks with attractive street lighting should be provided on both sides of Foothill Boulevard. The pathways shall be rural in character and be designed to minimize physical alterations to properties along Foothill Boulevard to the extent possible.

- 613 • Measures to calm traffic along Foothill Boulevard should be
- 614 installed.
- 615
- 616 • Pedestrian and bicycle path connections to neighboring
- 617 residential streets should be provided to create shortcuts to the
- 618 Riverlea Square and downtown areas.
- 619
- 620 • Provide safe access and parking at Pioneer Cemetery.
- 621
- 622 • Properties with existing single-family homes shall not be
- 623 required to participate in the costs of constructing pedestrian
- 624 and bicycle improvements along Foothill Boulevard.
- 625

### 626 **Gliderport Character Area**

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

### 638 *Land Use Considerations*

- 639
- 640
- 641 • Land uses to be considered in the redevelopment of properties
- 642 in this area should include retail/commercial uses, a signature
- 643 full service resort and spa, residential uses and community and
- 644 visitor serving uses.
- 645
- 646 • New development and redevelopment should consider and
- 647 accommodate to the extent possible area access, circulation
- 648 and parking needs.
- 649
- 650 • Care must be taken to ensure that development of the
- 651 disproportionately large former Gliderport properties reflects
- 652 Calistoga's small town character.
- 653
- 654 • Any change from the existing General Plan land use
- 655 designations of Downtown Commercial, Community
- 656 Commercial or Airport Commercial for properties located within

657 this character area should be accompanied by a project-  
658 specific land use plan and supporting reports.

659  
660 • A Planned Development (“PD”) zoning overlay approach may  
661 be utilized for future development of properties within this  
662 character area.

663  
664 *Development and Design Considerations*

665  
666 • Building and landscape design should be of the highest quality  
667 and should utilize high quality authentic materials appropriate  
668 for Calistoga.

669  
670 • Design concepts should be imaginative and contemporary in  
671 nature consistent with the Napa Valley architectural heritage  
672 while reflecting the small town character of Calistoga.

673  
674 • Shared parking opportunities should be considered as part of  
675 new development or redevelopment.

676  
677 • Geothermal waters should be celebrated through tastefully  
678 designed water features.

679  
680 • All overhead utilities shall be placed underground.

681  
682 • Outdoor lighting shall be designed to preserve and protect the  
683 nighttime environment in accordance with the following  
684 International Dark Sky Association model ordinance  
685 objectives:

686  
687 - Provide the minimum lighting level necessary for night-time  
688 safety, utility, security, productivity, enjoyment, and  
689 commerce.

690  
691 - Minimize adverse offsite impacts such as sky glow, light  
692 overspill and obtrusive light.

693  
694 - Conserve energy and resources to the greatest extent  
695 possible.

696  
697 *Connectivity Considerations*

698  
699 • The Fair Way extension should connect with Washington  
700 Street via cross streets within the Lower Washington Character  
701 Area to facilitate adequate circulation.



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- The extension of Fair Way on the east side of Lincoln Avenue should be designed to accommodate surface parking and include generous canopy tree landscaping, appropriate lighting and pedestrian amenities.
- A Class I bicycle path should be constructed along the Fair Way extension from Lincoln Avenue to the existing Class I path located at lower Washington Street.
- ~~Future development and redevelopment~~ New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.

### **Lower Washington Character Area**

The Lower Washington Character Area is an older area comprised of a wide variety of land uses, including: commercial services, a medical clinic, a church, single- and multi-family residential, warehousing, a softball field, the City's Public Works yard and the City's wastewater treatment plant and irrigation ponds. This area offers unique redevelopment potential and presents an opportunity to address a number of needs, including affordable housing and development of new leasable space for small start-up businesses. Given these opportunities, the Lower Washington Character Area should be reserved primarily for more intensive mixed use developments. New development should create a vibrant and interesting overall environment with limited gaps of commercial inactivity. Because the southern boundary of the character area is defined by the Napa River, consideration of river access and experience should be evaluated and incorporated as appropriate.

#### *Land Use Considerations*

- 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.
- Development of new rental housing and "live-work" space is encouraged.
- Mixed use development is strongly encouraged.

- 746 • Small scale light industrial uses that keep within the character  
747 of the area and existing neighborhood constraints should be  
748 allowed.
- 749
- 750 • Current parking standards should be evaluated to minimize the  
751 impact of parking requirements on new development and to  
752 reduce redundant parking.
- 753
- 754 • Land should be designated/reserved for future relocation of  
755 municipal facilities that will serve as an “anchor” at the eastern  
756 end of Washington Street. Future municipal facilities should  
757 include public parking.
- 758

759 *Development and Design Considerations*

- 760
- 761 • Architecture should be creative and timeless in design and  
762 feature high quality materials such as brick, sheet metal,  
763 stucco and true wood vertical siding.
- 764
- 765 • Commercial and residential development along the northern  
766 edge of the character area should be compatible with uses and  
767 improvements envisioned for the adjacent Gliderport Character  
768 Area. Development should also be designed with some  
769 orientation towards the Fair Way extension.
- 770
- 771 • Identify opportunities to create a shared parking facility that  
772 can be used to support new development in the area.
- 773
- 774 • Identify opportunities to create a suitably sized recreation  
775 facility to serve existing and future residents of the area. Such  
776 facilities could include a playground, athletic fields, and/or a  
777 dog park.
- 778
- 779 • New development should embrace the Napa River as an open  
780 space, recreational and social resource. Where appropriate,  
781 new development should provide design orientation towards  
782 the river and accommodate river access. River access shall  
783 only be provided where there is demonstrable public benefit  
784 and shall be designed to respect the private property rights  
785 single-family residences.
- 786
- 787 • Development along Washington Street shall provide for  
788 streetscape improvements, including installation of street trees  
789 and effective traffic calming elements.
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- All overhead utilities shall be place underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
  - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
  - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
  - Conserve energy and resources to the greatest extent possible.

### *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~~ New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.
- Consider establishing public access along the Napa River, where appropriate and with exception to developed single-family residences, in conjunction with major development proposals or with the willing cooperation of private property owners. Public access shall be designed in consideration of the security and privacy of adjacent residences.

### **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

836 established entry to Calistoga for travelers and visitors approaching  
837 from down-valley via Silverado Trail.

838  
839 Development or redevelopment of large parcels along Silverado  
840 Trail shall be designed to be visually suitable for its entry corridor  
841 location on the edge of town and should contribute to the economic  
842 and/or community vitality of Calistoga. Development shall be  
843 sensitively designed to respect the natural landscape, scenic vistas  
844 (particularly to the Palisades) and other site features, including  
845 retention of creeks, mature trees and sensitive habitat areas.

846  
847 Along Lincoln Avenue, clustered residential development such as  
848 apartments, townhomes and condominiums is strongly encouraged.  
849 Other commercial uses should be limited in size and  
850 complementary to the signature resorts and residential  
851 neighborhoods.

852  
853 Overall, development in the Resort Character Area must reflect a  
854 low intensity pattern with generously landscaped setbacks. User  
855 friendly pathways and road crossings for pedestrians and bicyclists  
856 must be provided to encourage access from resorts and residential  
857 neighborhoods to the downtown area.

858  
859 *Land Use Considerations*

860  
861 Silverado Trail Section

862  
863 • Land uses shall be limited to agriculture, residences and visitor  
864 accommodations, including hotels, motels, and destination  
865 resorts. Agricultural uses may include, but are not limited to,  
866 horticulture, floriculture, viticulture, apiaries, and similar uses  
867 (excluding stockyards or commercial feeding of animals), and  
868 related uses such as wineries and retail wine sales, provided  
869 that these uses are clearly subordinate to the primary  
870 agricultural use. Light industrial land uses may only be  
871 permitted in areas designated as Light Industrial on Figure LU-  
872 4 (Land Use Designations within the City Limits).

873  
874 • Renovation and/or redevelopment of existing resorts should  
875 feature Calistoga's unique attributes and be developed to the  
876 highest current standards of the industry.

877  
878 • Visitor accommodations may include related visitor services  
879 such as restaurants, recreational amenities, wine retail sales  
880 and storage, spa and retail shops that do not compete with

881                   downtown commercial enterprises, provided that they are  
882                   clearly secondary to the visitor accommodation use.

- 883
- 884                   • Residential uses may include single-family homes, multi-family  
885                   apartments, mixed use/density development, and senior  
886                   housing.
  - 887
  - 888                   • Commercial development of properties designated as Rural  
889                   Residential by the General Plan shall require approval of a  
890                   Planned Development (PD) zoning overlay.
  - 891
  - 892                   • Re-use, expansion or improvement of the Calistoga Beverage  
893                   Company site should be consistent with the development and  
894                   design considerations outlined in this character area.
  - 895
  - 896                   • Consider passive recreational opportunities on Mount  
897                   Washington and a pedestrian pathway on the site to provide  
898                   public access to this area.
  - 899

900                   Lincoln Avenue Section

- 901
- 902                   • Renovation and/or redevelopment of existing resorts should  
903                   feature Calistoga's unique attributes and be developed to the  
904                   highest current standards of the industry.
  - 905
  - 906                   • All lands are encouraged to be developed with residential uses  
907                   at the densities allowed by the Community Commercial land  
908                   use designation.
  - 909
  - 910                   • Visitor accommodation uses are allowed and may include  
911                   related visitor services such as restaurants, recreational  
912                   amenities, wine retail sales and storage, spa and retail shops,  
913                   provided that they are clearly secondary to the visitor  
914                   accommodation use.
  - 915
  - 916                   • Other commercial uses shall be limited in size and  
917                   complementary to resort and residential uses.
  - 918
  - 919                   • Development of the vacant portion of the Calistoga Beverage  
920                   Company site should be consistent with the development and  
921                   design considerations outlined in this character area.
  - 922
  - 923                   • Renovation and landscaping of the farm equipment dealership  
924                   on property in a manner consistent with the development and

925 design considerations outlined in this character area shall be  
926 encouraged.

- 927
- 928 • Consider opportunities to provide shared parking facilities.

929

930 *Development and Design Considerations*

931

932 Silverado Trail Section

- 933
- 934 • Development shall be simple in design, rural in nature and of a  
935 scale that is subordinate to surrounding agricultural uses.

- 936
- 937 • Development should be clustered to allow for the retention of  
938 sensitive resources, scenic vistas and open spaces.

- 939
- 940 • Development shall be designed to minimize impacts on  
941 adjacent land uses, including appropriate siting of noise  
942 generators, lighting, and building location, height and style.

- 943
- 944 • Adequate landscaping along Silverado Trail, such as provision  
945 of a landscaped setback area or landscaped berm shall be  
946 provided as part of new development.

- 947
- 948 • Calistoga Beverage Company must continue to maintain its  
949 setbacks, massing and landscaping along the Silverado Trail.

- 950
- 951 • On-site parking and circulation that includes safe access to  
952 Silverado Trail shall be provided.

- 953
- 954 • Outdoor lighting shall be designed to preserve and protect the  
955 nighttime environment in accordance with the following  
956 International Dark Sky Association model ordinance  
957 objectives:

- 958
- 959 - Provide the minimum lighting level necessary for night-time  
960 safety, utility, security, productivity, enjoyment, and  
961 commerce.

- 962
- 963 - Minimize adverse offsite impacts such as sky glow, light  
964 overspill and obtrusive light.

- 965
- 966 - Conserve energy and resources to the greatest extent  
967 possible.

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Lincoln Avenue Section

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- All development in this area shall be simple in design and rural in nature.
  - Design should be imaginative and of high quality, built upon the region's heritage and avoiding details of a generic nature.
  - Lush landscaping shall be provided along Lincoln Avenue.
  - Development of vacant land on the west side of Lincoln Avenue that borders the rear yards of residences on Arch Way and View Drive shall be designed to maintain the privacy of adjoining residences. When in close proximity to the common property line with the adjacent residences, development shall be limited to one-story in height.
  - Water features should be part of the public landscape and included within private development projects.
  - Building setbacks should be large and varied with ample space for interesting pathway alignments along Lincoln Avenue.
  - ~~• Lighting shall be of low intensity, subtle (low bollards preferred) to protect the dark sky.~~
  - Parking lots must be set away from public view and substantially landscaped with heavy shade tree planting.
  - Project signage shall be of a tasteful, high quality design and very subtle in its presentation.
  - Utilities on Lincoln Avenue should be placed underground.
  - Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
    - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
    - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.

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- Conserve energy and resources to the greatest extent possible.

### *Connectivity Considerations*

- ~~Future development and redevelopment~~ New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking in this area.
- Properties within this area are encouraged to have vehicular, pedestrian and bicycle interconnectivity.
- Inviting and user-friendly pathways and road-crossings for pedestrians/bikers must be provided leading to and from the downtown area. Along Silverado Trail, the pathways shall be designed to be rural in character.
- A study should be initiated to evaluate all feasible alternatives for the Silverado Trail/State Highway 29 intersection including signalization, intersection realignment, a roundabout and other alternatives to address deficiencies and objectives.

### **State Highway 29 Character Area**

The State Highway 29 Character Area extends along State Highway 29 from Pine Street east to City limits. This area is the most important and established entry to Calistoga for travelers and visitors. It should announce a sense of arrival to Calistoga and convey a transition from agricultural countryside to a rural small town community. Development should complement the dominant agricultural character with active related uses that integrate the agricultural qualities of the upper Napa Valley, including viticulture and orchards, vistas of surrounding lands and preservation of open space. Development should also embrace the Napa River on the north side and the forested hillside which defines the valley edge on the south side.

### *Land Use Considerations*

- In ~~commercially designated areas~~ areas designated for commercial or light industrial uses, uses related to agriculture and tourism such as wineries, country stores with picnic grounds and production of other agricultural products produced



- 1060 on- or off-site are appropriate. Small vineyards, gardens,  
1061 orchards and livestock pastures related to the commercial use  
1062 are encouraged.  
1063  
1064 • As a means to encourage agricultural preservation, allow the  
1065 Bounsall and Bingham Ranch properties to be developed with  
1066 a mix of commercial uses, including wineries, wine tasting and  
1067 sales, an inn, a venue for special events, and small workshops  
1068 or offices (provided that they are accessory and subordinate to  
1069 the principal use of the property).  
1070  
1071 • Commercial development of properties designated as Rural  
1072 Residential by the General Plan shall require approval of a  
1073 Planned Development (PD) zoning overlay.  
1074  
1075 • Clustered housing along the Napa River may be considered to  
1076 the extent allowed by the General Plan, provided it does not  
1077 detract from the more rural identity of the State Highway 29  
1078 frontage.

1079  
1080 *Development and Design Considerations*

- 1081  
1082 • Any commercial development in areas designated as Rural  
1083 Residential should be scaled proportionately to the amount of  
1084 open space and set within vineyards or orchards.  
1085  
1086 • Future development of the Bounsall and Enchanted Resort  
1087 properties shall include frontage improvements that provide a  
1088 sense of entry into Calistoga. Site and design elements along  
1089 each frontage must be appropriately scaled, imaginative and of  
1090 the highest quality.  
1091  
1092 • Development of the Enchanted Resorts property must  
1093 preserve the mountain view-shed and the integrity of the  
1094 forest.  
1095  
1096 • The design of major new development on the north side of  
1097 State Highway 29 must be inviting with farm-like structures of  
1098 authentic design. Traditional materials such as stone,  
1099 redwood, stucco and sheet metal should be utilized.  
1100  
1101 • Parking must be shaded and screened from highway view.  
1102  
1103 • ~~Overhead~~ On-site overhead utility lines should be placed  
1104 underground as part of new development or redevelopment.

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- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
  - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
  - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
  - Conserve energy and resources to the greatest extent possible.

*Connectivity Considerations*

- As part of larger development proposals, consider opportunities to establish a pedestrian and bicycle connection between State Highway 29 and lower Washington Street via a pedestrian and bicycle bridge crossing over the Napa River.
- A pedestrian walkway and bikeway with appropriate lighting should be considered along the north side of State Highway 29 to accommodate safe passage to downtown. The walkway shall be designed to be rural in character.
- ~~Consideration to~~ establishing public access along the Napa River, where appropriate and with exception to developed single-family residences, ~~should occur~~ in conjunction with major development proposals or with the willing cooperation of private property owners. Public access shall be designed in consideration of the security and privacy of adjacent residences.
- Street access should be extended from Pine Street to service and connect with properties within the character area.
- ~~Future development and redevelopment~~ New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.

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## **Lincoln Avenue/Foothill Boulevard Gateway**

The Lincoln /Foothill Gateway serves as a key intersection for bypass traffic and as an entrance into downtown. The area has a distinct and different development pattern than the Historic District in the Downtown Character Area. New development or redevelopment within this area should strive to extend development characteristics found in the Historic District. Attention also needs to be given to more efficient movement of bypass traffic through the Lincoln/Foothill intersection.

### *Land Use Considerations*

- 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.
- Encourage the establishment of an “anchor” land use on the lands located south of the Lincoln Avenue / Foothill Boulevard intersection. The anchor should include a signature development with enhanced public and shared parking facilities.
- Retain, enhance and supplement the existing conforming retail, commercial, artisan and lodging establishments in the area.
- Gas stations may remain but should be encouraged to enhance the aesthetic appearance of their facilities.

### *Development and Design Considerations*

- Characteristics found in the Historic District of the Downtown Character Area must be carried through the gateway area to effectively “join” the two areas through common physical and functional improvements.
- In general, development and design considerations specified for the Historic District of the Downtown Character Area should be applied in this area.
- The defining streetscape elements of the Historic District of the Downtown Character Area should be extended to the Lincoln/Foothill intersection and along Foothill east to Pine Street and west to Elm Street.

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- As opportunities present themselves, enhance the appearance of properties in this area and coordinate improvements to area access, circulation and parking.
- Encourage the gas stations at the Lincoln/Foothill intersection to maintain their facilities in a clean and orderly fashion. Encourage building improvements as well as more subtle signage, lighting and landscaping.
- All overhead utilities should be placed underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
  - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
  - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
  - Conserve energy and resources to the greatest extent possible.

#### *Connectivity Considerations*

- A study should be initiated to evaluate all feasible intersection improvement alternatives to address deficiencies and objectives for the Lincoln/Foothill intersection, including pedestrian safety control measures to facilitate access to the downtown area.
- Wayfinding signage should be integrated into the intersection design to direct visitors to the downtown area and other destinations
- Consider prohibiting through-traffic on Hazel Street from Myrtle Street to Foothill Boulevard and encourage private or public improvements to the intersection.
- Improve pedestrian and bicycle circulation and facilities in the area.

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- Establish a pedestrian crosswalk on State Highway 29 at Pine Street.
- ~~Future development within the area~~ New development projects or major redevelopment of non-residential properties shall participate in necessary mitigation to accommodate the improvements to the intersection.

### **Petrified Forest Gateway**

The Petrified Forest Gateway is a “country crossroads” located at the intersection of Petrified Forest Road and Foothill Boulevard. This intersection primarily serves commute traffic between Lake, Napa and Sonoma counties. Commercial uses in the area should serve travelers but also include limited services for nearby residents. Although safety and circulation improvements are needed, the intersection should remain compact to avoid encouragement of commercial sprawl. The character of the area should have an understated visual appearance and provide a preview of the community’s unique qualities.

### *Land Use Considerations*

- The range of uses established for the Community Commercial land use designation is generally appropriate for the area.
- Agriculturally oriented uses such as produce stands, nurseries, winery and vineyard related uses are encouraged.
- Development or redevelopment around the intersection shall not be of a design or style that is typical for a suburban strip center. Formula chain businesses are discouraged.
- Commercial uses should primarily serve the commuter-traveler. Uses that also serve nearby residents but do not compete with downtown businesses may also be allowed.
- A Planned Development (“PD”) zoning overlay approach may be utilized for future development or redevelopment of larger properties within the area to address shared access opportunities and circulation needs.

### *Development and Design Considerations*

- 1285 • The scale of new development or redevelopment must not
- 1286 overpower the surrounding neighborhoods and should be
- 1287 understated, using small scale and low-rise building design.
- 1288
- 1289 • The approach to town from a rural setting must convey a
- 1290 sense of arrival and signify the characteristics of a unique,
- 1291 small visitor-friendly town.
- 1292
- 1293 • Building massing, form and lay-out must convey a diverse
- 1294 village character and reflect Calistoga's individualistic nature.
- 1295
- 1296 • Where appropriate, new development or redevelopment
- 1297 should provide some orientation toward Cyrus Creek.
- 1298
- 1299 • Landscaping should convey a rural rather than manicured
- 1300 urban setting.
- 1301
- 1302 • Parking should be screened from street view and placed at the
- 1303 rear of properties while buildings should be placed in close
- 1304 proximity to the road.
- 1305
- 1306 • Uniform setbacks, heights, roof forms and architectural
- 1307 language should be avoided so that the appearance of a large
- 1308 development is that of one which was built over time.
- 1309
- 1310 • Outdoor lighting shall be designed to preserve and protect the
- 1311 nighttime environment in accordance with the following
- 1312 International Dark Sky Association model ordinance
- 1313 objectives:
- 1314
- 1315 - Provide the minimum lighting level necessary for night-time
- 1316 safety, utility, security, productivity, enjoyment, and
- 1317 commerce.
- 1318
- 1319 - Minimize adverse offsite impacts such as sky glow, light
- 1320 overspill and obtrusive light.
- 1321
- 1322 - Conserve energy and resources to the greatest extent
- 1323 possible.
- 1324
- 1325 *Connectivity Considerations*
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- 1327 • Intersection improvements are needed to allow for increased/
- 1328 more efficient traffic flow during peak commuter traffic periods
- 1329 and to improve pedestrian and vehicular safety.

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- In addressing intersection design deficiencies, all feasible alternatives including signalization, intersection realignment and installation of a roundabout should be evaluated.
- Commuter traffic congestion must be monitored and managed to ensure that it does not become hindrance to visitor access.
- Development should be coordinated to ensure logical and efficient circulation. Particular attention should be paid to minimizing site access points and creating opportunities for shared parking.
- Opportunities to improve pedestrian, bicycle and vehicular access to sites within close proximity to the intersection should be explored as part of public and private improvement projects.
- Pedestrian and bicycle path connections to the downtown area should be accommodated so that commercial opportunities and services can become more accessible.

### **Silverado Trail Gateway**

The Silverado Trail Gateway is located approximately one-half mile north of downtown and lies within the Resort Character Area. At its center is the intersection Silverado Trail, Lincoln Avenue/State Highway 29 and Lake Street. As a major entry into town, the Silverado Trail Gateway must convey several strong messages. Design and development should provide a clear sense of entry into Calistoga and build anticipation of the City's unique character. It should incorporate local elements such as a geothermal feature to highlight Calistoga's unique resource. Special attention must also be given to the Oat Hill Mine Trail trailhead which also lies within this gateway area. The trailhead area should be showcased, and facilities for accommodating access by residents and visitors should be provided.

### *Land Use Considerations*

- Development and redevelopment of land within this area must substantially enhance the appearance of this critical entry.
- Opportunities to provide parking accommodations and quality trailhead amenities for Oat Hill Mine Trail users should be explored as part of public or private improvement projects.

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*Development and Design Considerations*

- Design of all improvements around the intersection must convey a strong sense of arrival to Calistoga and signal aspects of its identity.
- Landscaping at the intersection shall be attractive and appropriately design and should borrow from the prevailing landscaping theme within the Resort Character Area.
- Development leading to and around the intersection must be setback from the street edge to accommodate installation of meandering and well landscaped pathways.
- Improvements to the Oat Hill Mine Trail trailhead must be of high quality, yet simple and rural in character with heavy use of stone and wood.
- All parking should be screened from public view to the extent possible.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
  - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
  - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
  - Conserve energy and resources to the greatest extent possible.

*Connectivity Considerations*

- Inviting and user-friendly pathways and road-crossings for pedestrians and bicyclists shall be provided to and from the resorts located within the Resort Character Area. Pathways shall be designed to be rural in character.



- 1419                   • ~~Development and redevelopment of land~~ New development  
1420                   projects or major redevelopment of non-residential properties  
1421                   within ~~this area and~~ the Resort Character Area shall participate  
1422                   in the funding of needed improvements to the intersection to  
1423                   the appropriate extent.
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- 1425                   • Traffic calming techniques to slow traffic in this area should be  
1426                   explored as part of public or private improvement projects.
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- 1428                   • In addressing intersection design deficiencies, all feasible  
1429                   alternatives including signalization, intersection realignment  
1430                   and installation of a roundabout should be evaluated.
- 1431
- 1432                   • Wayfinding signage should be integrated into the intersection  
1433                   design to direct visitors to the downtown area and other  
1434                   destinations.”
- 1435

1436   10.   Page LU-37, New Figure

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1438                   Add new figure (Figure LU-7) titled “Character Area Overlay Districts”  
1439                   illustrating location and boundaries of all character and gateway areas.

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1441                   Modify boundary of the Downtown Character area (Historic District) to  
1442                   include vacant properties located between Franklin and Anna Streets  
1443                   immediately east of the Calistoga Spa Hot Springs Resort (also see 1.D).

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1445   11.   Page LU-71, Figure LU-8 – Land Use Designations in the Unincorporated  
1446           Part of the Planning Area

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1448                   Renummer figured to Figure LU-8 (this figure is Figure LU-7 in the current  
1449                   General Plan)

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1451   **Overview of Changes to the Community Identity Element**

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1453   The Community Identity Element contains goals and policies addressing urban  
1454   design and community character – including the directive to prepare an Urban  
1455   Design Plan. Amendments to this Element include the addition or modification of  
1456   policies to support implementation of the character area overlay districts as  
1457   described in the Land Use Element and the addition of a few specific actions that  
1458   identified in the UDP that warrant inclusion as an action (as opposed to inclusion  
1459   as general narrative).

1460

1461   Proposed Amendments to the Community Identity Element (refer to Attachment  
1462   3)

1463

- 1464 1. Page CI-21, Policies under Objective CI-1.1, Goal CI-1  
1465  
1466 Add new policy (Policy P8) requiring that the considerations set forth for  
1467 each character area overlay designation be followed:  
1468  
1469 “P8. The considerations specified for each Character Area and Gateway  
1470 overlay designation and each Entry Corridor overlay designation in  
1471 the Land Use Element shall be followed.”  
1472
- 1473 2. Page CI-24, Policies under Objective CI-1.2, Goal CI-1  
1474  
1475 Add new policy (Policy P10) calling for the vision of the more commercial  
1476 character areas to be implemented.  
1477  
1478 “P10. Implement the vision for the Downtown, Gliderport and Lower  
1479 Washington Character Areas and all Gateway areas as described  
1480 in the Land Use Element and the Urban Design Plan.”  
1481
- 1482 3. Page CI-24, Actions under Objective CI-1.2, Goal CI-1  
1483  
1484 A) Delete Action A1 calling for preparation of an Urban Design Plan  
1485 (completed).  
1486  
1487 B) Renumber actions A2, A3 and A4 pursuant to “A” above.  
1488  
1489 C) Add new Action (Action A4) calling for preparation of a River  
1490 Promenade plan:  
1491  
1492 “A4. Prepare a plan for creating a river promenade along the  
1493 Napa River from the Sharpsteen Museum/Police Station  
1494 parking lot to the Fire Station parking lot. Components of the  
1495 plan should include:  
1496  
1497 • Provision of safe and attractive passages along the river  
1498 from public parking areas to Lincoln Avenue.  
1499  
1500 • Redesign of the Sharpsteen Museum/Police Station  
1501 parking lot area for use as a public event plaza.  
1502  
1503 • Physical and visual connections with Pioneer Park.”  
1504
- 1505 4. Page CI-33, Actions under Objective CI-3.5, Goal CI-3  
1506  
1507 Add new action (Action A1) calling for the preparation of a Pioneer  
1508 Cemetery beautification plan.

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“A1. Commission and implement a Pioneer Cemetery beautification plan to enhance the Cemetery’s presence and appearance as a picturesque small-town cemetery.”

**Overview of Changes to the Circulation Element**

The Character Area chapter of the UDP contains a number of circulation and parking related directives that are proposed to be incorporated into the Circulation Element. These directives are more action-oriented and have been incorporated primarily as actions under relevant policies (as opposed to inclusion as general narrative). It should also be noted that staff, in response to an interest in updating the City’s current parking requirements, is proposing a new policy that would provide a basis for considering reductions to City parking requirements. This policy is intended to serve as an interim approach to addressing outdated parking requirements until resources are available to conduct a formal study and update of current parking standards.

Proposed Amendments to the Circulation Element (refer to Attachment 4)

1. Page CIR-13, Figure CIR-3 – City Bicycle Network  
Revise figure to:
  - A) Eliminate planned Class I bicycle path crossing the Merchant-owned Indian Springs and old gliderport properties.
  - B) Add planned Class II bicycle lanes along Lincoln Avenue from Brannan Street to Fair Way as a replacement for the Class I path eliminated in “A” above.
  - C) Add existing Class II bicycle lane on N. Oak Street from Grant Street to Washington Street.
  - D) Add existing Class III bicycle route on Centennial Circle loop.
  - E) Add new Class III bicycle route on Petrified Forest Road from Foothill Boulevard to city limit line.
  - F) Revise the alignment of the future Fair Way extension Class I bike path so that it turns and connects with Washington Street behind Tedeschi Field.
2. Page CIR-28, Actions under Objective CIR-1.4, Goal CIR-1

1553 Add new Action (Action A2) calling for the City to pursue small-scale  
1554 landscape and parking improvements in the excess CalTrans right-of-way  
1555 along the southern edge of Highway 29, east of Lincoln Avenue:

1556  
1557 “A2. Pursue improvement of the excess CalTrans right-of-way along the  
1558 southern edge of Highway 29 (east of Lincoln Avenue) to provide  
1559 small scale landscaped parking and rest areas.”

1560  
1561 3. Page CIR-29, Policies under Objective CIR-2.1, Goal CIR-2

1562  
1563 Add a new Policy (Policy P2) to allow for reductions in required on-site  
1564 parking.

1565  
1566 “P2. Allow a reduction to on-site parking requirements for the following  
1567 adjustments to on-site parking requirements when substantiated  
1568 through a professionally prepared parking study:

- 1569
- 1570 • Reduction to the number of required on-site parking  
1571 spaces.
  - 1572
  - 1573 • Shared use of existing and/or proposed parking spaces  
1574 to satisfy on-site parking requirements.
  - 1575
  - 1576 • Use of adjacent on-street parking spaces to satisfy on-  
1577 site parking requirements.”
  - 1578

1579 4. Page CIR-30, Actions under Objective CIR-2.1, Goal CIR-2

1580  
1581 Revise Action A5 to call for the preparation of plan to create public parking  
1582 in the area referred to as the “Fair Way Extension”.

1583  
1584 “A5. ~~Develop additional temporary~~ Prepare a plan for creating public  
1585 parking in the area known as the “Fair Way Extension,” ~~north of~~  
1586 ~~The Depot.~~ east of Lincoln Avenue.”

1587  
1588 5. Page CIR-34, Actions under Objective CIR-3.2, Goal CIR-3

1589  
1590 Add new Action (Action A7) calling for a feasibility study to evaluate the  
1591 ability to improve pedestrian circulation along Foothill Boulevard.

1592  
1593 “A7. Conduct a feasibility study with CalTrans to determine the ability to  
1594 improve pedestrian circulation along Foothill Boulevard.”

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1596 6. Page CIR-34, Actions under Objective CIR-3.2, Goal CIR-3

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Add new Action (Action A8) calling for a determination on the locations best suited for pedestrian access along the Napa River.

**A8. Determine appropriate locations for pedestrian access to and along the Napa River corridor. Access shall avoid properties developed with single-family residences and be respectful of single-family residence private property rights. All future improvements required of private land owners should have demonstrable public benefit and minimize impacts on privacy and security.**

**ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA), the City of Calistoga Planning and Building Department has prepared an Initial Study for the project. As documented in the Initial Study, it has been determined that the proposed amendments to the General Plan for implementation of the UDP Character Areas will not have a significant adverse effect on the environment and that a Negative Declaration should be prepared.

A copy of the Initial Study and draft Negative Declaration was sent to the State Clearinghouse for distribution to state agencies. The state comment period for the environmental document was January 6, 2012, to February 1, 2012. In addition, a Notice of Intent to Adopt a Negative Declaration was published in the Tribune on January 6, 2012. The notice provided 30 days for the public to comment on the draft Negative Declaration.

No comments have been received from state agencies or the public in response to the Initial Study or Notice of Intent to Adopt a Negative Declaration.

**CORRESPONDENCE**

As of the writing of this report, staff has not received any communications regarding the effort to implement the UDP into the General Plan.

**RECOMMENDATION**

**Environmental Review**

Staff recommends that the Planning Commission adopt Planning Commission Resolution PC 2012-03 recommending that the City Council adopt a Negative Declaration based on the Initial Study that has been prepared for the General Plan Amendments implementing the Urban Design Plan Character Areas.

1643 General Plan Amendments

1644

1645 Staff recommends that the Planning Commission adopt Planning Commission  
1646 Resolution PC 2012-04 recommending that the City Council adopt the proposed  
1647 amendments to the Land Use, Community Identity and Circulation Elements of  
1648 the General Plan for implementation of the Urban Design Plan Character Areas.

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1650 **ATTACHMENTS**

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1652 1. Draft PC Resolution 2012-03 recommending that the City Council adopt a  
1653 Negative Declaration for the General Plan Amendments implementing the  
1654 Urban Design Plan Character Areas.

1655 2. Draft PC Resolution 2012-04 recommending that the City Council adopt  
1656 the proposed amendments to the Land Use, Community Identity and  
1657 Circulation Elements of the General Plan for implementation of the Urban  
1658 Design Plan Character Areas.

1659 3. Urban Design Plan (adopted January 19, 2010) – *Previously Distributed*

1660 4. Final Draft Amendments to the Land Use Element

1661 5. Final Draft Amendments to the Community Identity Element

1662 6. Final Draft Amendments to the Circulation Element

1663 7. Map 1 - “Character Areas” - from Urban Design Plan

1664 8. Final Draft Figure LU-7 – Character Area Overlay Districts

1665 9. Initial Study and Notice of Intent to Adopt a Negative Declaration (for  
1666 attachments: <http://www.ci.calistoga.ca.us/Index.aspx?page=629>)

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