

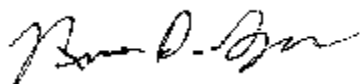
# City of Calistoga

## Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Ken MacNab, Planning and Building Manager  
**DATE:** March 20, 2012  
**SUBJECT:** General Plan Amendments Implementing the Urban Design Plan

---

APPROVAL FOR FORWARDING:




---

Richard D. Spitler, City Manager

---

1  
2 **ISSUE:** Consideration of Resolutions adopting amendments to the Land Use,  
3 Community Identity and Circulation Elements of the General Plan for  
4 implementation of the Urban Design Plan and a corresponding Mitigated  
5 Negative Declaration prepared pursuant to the California Environmental Quality  
6 Act.

7  
8 **RECOMMENDATION:** Adopt Resolutions.  
9

10 **BACKGROUND:** The 2003 General Plan focuses on eleven key topics (referred  
11 to as "Elements"). These Elements provide broad level planning policy guidance  
12 for the physical growth and development of the City through the year 2020. The  
13 General Plan was a culmination of a three year community planning effort and is  
14 a respected and relevant planning policy document. However, it is not  
15 sufficiently focused with respect to land use policies related to more immediate  
16 development and redevelopment interests and needs. The General Plan  
17 recognizes this limitation and identifies the need to prepare an Urban Design  
18 Plan (UDP) as called for in the Community Identity Element.  
19

20 In response to this policy direction, the City Council directed staff to undertake an  
21 effort to develop an Urban Design Plan for review and consideration. The intent

22 of the UDP is to insure that the character of Calistoga is retained and enhanced  
23 through the refinement of land use policies and regulations. It was envisioned  
24 that the UDP would be utilized to guide efforts to amend the General Plan and  
25 Calistoga Municipal Code to better articulate the expectations of the community  
26 for future development. By doing so, property owners will be better able to  
27 understand the goals and desired elements of land development.

28  
29 Development of the UDP was guided by an Oversight Committee made up of two  
30 Council members, two Planning Commissioners and two members from the  
31 Council-appointed former Economic Vitality Group (EVG). The Committee  
32 worked for three years with staff and consultants to formulate the UDP based  
33 upon the General Plan and influenced by the findings and recommendations of  
34 the 2006 EVG report. Public meetings were held to introduce the idea of the  
35 UDP and to gain community input regarding UDP concepts and construction.  
36 Good suggestions, insight, and recommendations were provided through nearly  
37 forty meetings of the general public and smaller 'stakeholder' sessions.  
38 Extensive public input was also received during adoption proceedings, with many  
39 additional refinements reflecting the public's interest being incorporated into the  
40 final version of the UDP, which was adopted by the City Council on January 19,  
41 2010.

42  
43 As part of the budget process for Fiscal Year 2011-2012, the City Council  
44 identified implementation of the Urban Design Plan into the General Plan as a  
45 priority project.

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

53  
54 The first phase of incorporating the UDP into the General Plan focuses on  
55 integrating Chapter 2 – Character Areas. Integration of the UDP Character Areas  
56 chapter requires amendment of several elements of the General Plan, including  
57 the Land Use Element, the Community Identity Element and the Circulation  
58 Element. A preliminary draft of the proposed amendments necessary for  
59 implementation of the Character Areas chapter into the General Plan was  
60 presented to the Planning Commission and City Council at public hearings held  
61 last fall.

62  
63 Both the Planning Commission and City Council were generally supportive of the  
64 proposed amendments. The City Council directed staff to finalize the proposed  
65 amendments and proceed with the adoption process. A detailed discussion of

66 the final draft amendments is provided in Attachment 3 – Planning Commission  
67 Staff Report dated February 22, 2012 – starting on Line 80.

68  
69 The City Council also directed that a number of revisions be incorporated into  
70 final draft amendments. These revisions are summarized below.

71

72 1. Clarification that only major non-residential development projects be  
73 required to participate in mitigation necessary for improvement of access,  
74 circulation and parking.

75

76 RESPONSE: Language has been revised in the Character Area sections to  
77 make this clarification. See [blue text](#) revisions on the following lines in  
78 Attachment 3:

79

80	519-522	1144-1147
81	712-715	1244-1247
82	818-821	1419-1423
83	1021-1024	

84

85 2. Addition of design and development guidelines addressing preservation of  
86 the nighttime sky.

87

88 RESPONSE: New language providing guidance on preserving the night sky has  
89 been added under the 'Design and Development Considerations' section of the  
90 Character Area Overlays. See [blue text](#) revisions on the following lines in  
91 Attachment 3:

92

93	590-603	1004-1017
94	682-695	1106-1119
95	793-806	1207-1220
96	954-967	1310-1323

97

98 3. Clarification that in outlying areas sidewalk improvements should be  
99 designed to be rural in appearance.

100

101 RESPONSE: Language has been revised in the appropriate Character Area  
102 sections to make this clarification. See [blue text](#) revisions on the following lines  
103 in Attachment 3:

104

105	607-611	1128-1131
106	1029-1032	1414-1417

107

- 108 4. Address comments made by Chris Ciriacks regarding the potential loss of  
109 trees and cost to property owners resulting from future construction of  
110 sidewalks and/or bike paths along Foothill Boulevard.

111  
112 **RESPONSE:** Language has been added to the 'Connectivity Considerations'  
113 section of the Foothill Character Area that calls for the design of future  
114 improvements to minimize to the extent possible physical alteration of properties  
115 located along Foothill Boulevard. Language has also been added stating that  
116 owners of existing single-family homes shall not be required to participate in the  
117 cost of constructing pedestrian and bicycle improvements along Foothill  
118 Boulevard.

119  
120 See [blue text](#) revisions on the following lines in Attachment 3:

121  
122 607-611 622-624

- 123  
124 5. Address comments made by Carolyn Wilkinson-Clair regarding  
125 compatibility between future development on the former Gliderport  
126 property and redevelopment of the Doc Wilkinson's Hot Springs resort.

127  
128 **RESPONSE:** Language addressing the compatibility of design and use between  
129 the two properties has been added to the 'Land Use Considerations' section of  
130 the Downtown Character Area – Historic District overlay. See [blue text](#) revisions  
131 on the following lines in Attachment 3:

132  
133 354-358

134  
135 **PROPERTY OWNER / PUBLIC REQUESTS FOR MODIFICATIONS:** During  
136 public review of the preliminary draft amendments last fall, the Planning  
137 Commission and City Council received a number of requests for modifications  
138 from property owners and interested citizens. The City Council directed that staff  
139 include most of the requested modifications in the final draft amendments.  
140 Attachment 10 summarizes the requested modifications and staff's response in  
141 incorporating the requested modifications.

142  
143 **PLANNING COMMISSION REVIEW:** At their regularly scheduled meeting on  
144 February 22, 2012, the Planning Commission held a public hearing on the final  
145 draft amendments being proposed for implementation of the Character Areas  
146 chapter into the General Plan. At the hearing the Planning Commission received  
147 a staff report (Attachment 3) and presentation on the final draft General Plan  
148 Amendments. Public testimony was also received. The Planning Commission  
149 focused its review on the [blue text](#) amendments that had been made in response  
150 to City Council directed changes and requests from property owners and  
151 interested citizens. The Planning Commission also considered the draft Negative

152 Declaration that had been prepared for the project. On 5-0 votes, the Planning  
153 Commission passed resolutions recommending that the City Council adopt the  
154 Negative Declaration and proposed amendments to the General Plan as  
155 presented (without modification).  
156

157 **COMMUNICATIONS:** As of the writing of this report, staff has received one  
158 letter from Larry Kromann of Calistoga Affordable Housing, Inc. (Attachment 11).  
159 Mr. Kromann is concerned that the final draft amendments for implementing the  
160 Character Area chapter of the Urban Design Plan do not adequately address the  
161 City's housing needs.  
162

163 **FISCAL IMPACT:** Adoption of General Plan Amendments incorporating the  
164 Character Areas chapter of the Urban Design Plan will create no direct fiscal  
165 impacts.  
166

167 **ATTACHMENTS:**

168  
169 NOTE: Attachments that were previously distributed are noted below. Copies of  
170 previously distributed attachments can be obtained from the City's web site:  
171

172 <http://www.ci.calistoga.ca.us/Index.aspx?page=629>  
173

- 174 1. Draft Resolution 2012-XX adopting a Negative Declaration for the General  
175 Plan Amendments implementing the Urban Design Plan Character Areas.
- 176 2. Draft Resolution 2012-XX adopting amendments to the Land Use,  
177 Community Identity and Circulation Elements of the General Plan for  
178 implementation of the Urban Design Plan Character Areas Chapter.
- 179 3. Planning Commission Staff Report dated February 22, 2012.
- 180 4. Final Draft Amendments to the Land Use Element
- 181 5. Final Draft Amendments to the Community Identity Element
- 182 6. Final Draft Amendments to the Circulation Element
- 183 7. Map 1 - "Character Areas" - from Urban Design Plan
- 184 8. Final Draft Figure LU-7 – Character Area Overlay Districts
- 185 9. Initial Study and Notice of Intent to Adopt a Negative Declaration (for  
186 attachments: <http://www.ci.calistoga.ca.us/Index.aspx?page=629>)
- 187 10. Summary of modifications made in response to requests from property  
188 owners and members of the public.
- 189 11. Correspondence from Larry Kromann, Calistoga Affordable Housing, Inc.,  
190 dated February 21, 2012.
- 191 12. Urban Design Plan (adopted January 19, 2010) – *Previously Distributed*  
192