

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: AUGUST 22, 2012

SUBJECT: RIVER HOUSE BED & BREAKFAST
1340 GREENWOOD AVENUE (APN 011-400-019)

1 **REQUEST:**
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3 Consideration of a Conditional Use Permit (U 2012-05) to allow the operation of a
4 Bed and Breakfast facility on the property located at 1340 Greenwood Avenue
5 (APN 011-400-019) within the "RR", Rural Residential Zoning District. The
6 applicant is Paul Coates on behalf of the property owners, John and Pat
7 Merchant. The project is exempt from environmental review pursuant to Section
8 15332 of the CEQA Guidelines.
9

10 **BACKGROUND:**
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12 The property is developed with a main house (a three bedroom 2-story
13 residence), a two-bedroom residential second unit and a detached garage. The
14 property has transitioned through a series of upgrades over the years. The
15 residential second unit was rehabilitated in 2003. Then in 2009 renovations
16 occurred on the main residence along with some minor repairs on the second
17 unit and garage. A third dwelling unit that previously existing on the property has
18 been demolished. The property is served with on site septic system and well.
19

20 John and Pat Merchant recently acquired the property. Subsequent to the
21 acquisition, the Merchant's have painted, replaced flooring and fixtures. On July
22 2, 2012 the Merchant's, submitted an application for a Conditional Use Permit to
23 operate a three-unit en-suite Bed and Breakfast Inn within the existing main
24 residence. The residential second unit would be occupied by the on-site
25 caretaker.
26

27 The property has a General Plan designation of Rural Residential and the
28 property is within the "RR", Rural Residential Zoning District. A Bed and
29 Breakfast inn is an allowable use in the "RR" Zoning District provided it is in
30 compliance with the attached Bed and Breakfast Inns and Facilities Regulations

31 (Ordinance No. 667). All Bed and Breakfast inns located in the "RR" Zoning
 32 District shall require a use permit. The required statement in the analysis section
 33 of this staff report addresses compliance with the General Plan and Zoning
 34 regulations.

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 36 **DISCUSSION:**

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 38 **A. Land Use (General Plan and Zoning Compliance)**

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 40 Upon approval of this Conditional Use Permit the proposed 3-unit en-suite Bed
 41 and Breakfast facility will comply with the current Rural Residential land use
 42 designation and the current "RR", Rural Residential Zoning District.

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 44 Applicability to the City's Zoning Ordinance is summarized below:
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Site Data – 1340 Greenwood Avenue			
Development Criteria	Minimum/Maximum	Proposed	Required Actions
General Plan Designation	Rural Residential	Rural Residential	N/A
Zoning	RR, Rural Residential	RR, Rural Residential	N/A
Allowed Uses	Residential density up to 1dwelling unit per acre	Bed and Breakfast Inn	N/A
Uses Permitted w/ Use Permit	Churches, schools, public buildings, public utility substations, parking lots, private recreational facilities, geothermal activity, veterinary clinics, wineries and bed and breakfast inns	3-unit en-suite bed and breakfast inn	Requires Conditional Use Permit
Parking Requirements	Bed and Breakfast Inns: two spaces for the owner plus one space for each rental room	Provided on site: 5 spaces	N/A
Min Lot Size	80,000 square feet	53,143 square feet	Legal Non-conforming

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 47 In addition to the abovementioned table, the project must be in conformance with
 48 the requirements under Chapter 17.35 of the Calistoga Zoning Ordinance
 49 (Ordinance No. 667). These guidelines are generally listed as follows:

- 50
 51 1. No residential units will be eliminated; and
 52 2. The B&B is harmonious with the character of the neighborhood and
 53 zoning district in which is it located; and
 54 3. Adequate parking can be provided; and

99 proposed to be located within the existing gravel driveway. This proposal meets
100 the parking requirements of the Calistoga Municipal Code.

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102 **C. Growth Management**

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104 This property is served by an on site septic system and well. Given this, no
105 allocation is required at this time.

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107 **D. Public Services**

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109 The Napa County Planning, Building and Environmental Services Department
110 reviewed the application and has no objection to the approval of the project
111 provided their suggested conditions of approval are incorporated into the use
112 permit. In general, they requested that the kitchen, pool and septic system be
113 designed and/or modified to meet code compliance for the intended use. Staff
114 has incorporated their suggested conditions into the draft Resolution.

115

116 The City's Fire Department has reviewed the project and is requiring fire
117 extinguishers, smoke detectors and carbon monoxide detectors. Fire sprinklers
118 are highly recommended but not required. The Fire Department will conduct an
119 initial inspection and annual inspections thereafter to ensure continued
120 compliance.

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122 **FINDINGS:**

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124 To reduce repetition, all of the necessary findings are contained in the respective
125 attached Resolution.

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127 **PUBLIC COMMENT:**

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129 As of the writing of this report, Staff has not received any correspondence
130 regarding this matter.

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132 **ENVIRONMENTAL REVIEW**

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134 Staff has determined that the proposed project is Categorically Exempt from the
135 requirements of the California Environmental Quality Act (CEQA) pursuant to
136 Section 15332 of the CEQA Guidelines.

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138 **RECOMMENDATIONS**

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140 A. Staff recommends the filing of a Notice of Exemption for the Project
141 pursuant to Section 15332 of the CEQA Guidelines as a Class 32
142 Exemption.

- 55 4. The resident manager maintains his/her primary place of residence
56 on site; and
57 5. The B & B is accessory and secondary to the primary residence
58 and does not exceed 49% of the of the use of the land and or
59 building area; and
60 6. There are no other bed and breakfast facilities being operated
61 within 500 feet; and
62 7. No meals will be served after noon or to persons who are not
63 paying guests, except for those persons who are nonpaying
64 personal guests of the occupying owner-manager of the bed and
65 breakfast.
66

67 Staff has found that the project complies with these general guidelines.
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69 Furthermore, in order to approve a three (3) unit bed and breakfast in the "RR"
70 District the project is subject to finding that special circumstances apply to the
71 project. Therefore, following special circumstances shall also be considered as
72 a part of this project:
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- 74 1. Proximity to a State highway or major arterial as indicated in the
75 General Plan circulation element; and
76 2. The historical character and/or significance of the structure(s) in
77 which the units are to be located; and
78 3. The character of the proposed site relative to its surroundings; and
79 4. The nature of ingress and egress; and
80 5. The adequacy of the number and location of off-street parking
81 spaces and maneuvering areas; and
82 6. Provision of rooms accessible to the developmentally disabled; and
83 7. Minimum lot size of 10,000 square feet.
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85 Staff has also found this project to be in conformance with these special
86 circumstances. The property is located in close proximity to Tubbs Lane and
87 State Route 29 (Lake County Highway), which are both listed as arterial streets
88 in the General Plan. Additionally, the property is significant in the sense that it is
89 located in a light agricultural and rural residential area that is attractive to visitors
90 while being small in scale to reduce intrusion upon adjoining properties.
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92 **B. Parking**

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94 Section 17.36.120(C) of the Zoning Ordinance requires two off-street parking
95 spaces for the owner or resident manager and one additional space for each bed
96 and breakfast rental room. This would require a total of three off-street parking
97 spaces for the bed and breakfast use and two for the caretaker's unit. Therefore,
98 five off-street parking spaces are required. The five parking spaces are

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144 B. Staff recommends approval of a Conditional Use Permit (U 2012-05) to
145 allow the operation of a Bed and Breakfast facility on the property located at
146 1340 Greenwood Avenue (APN 011-400-019) within the "RR", Rural
147 Residential Zoning District, subject to conditions of approval.
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149 **NOTE:** The applicant or any interested person is reminded that the Calistoga
150 Municipal Code provides for a ten (10)-calendar day appeal period. If there is a
151 disagreement with the Planning Commission, an appeal to the City Council may be
152 filed. The appropriate forms and applicable fee must be submitted prior to 5:00
153 p.m. on or before the tenth calendar day following the Commission's final
154 determination.
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156 **ATTACHMENTS:**
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- 158 1. Vicinity Map
159 2. Draft Resolution PC 2012-__ (Conditional Use Permit)
160 3. Applicant's Narrative received July 2, 2012
161 4. Site Photographs
162 5. Site Plans
163 6. Ordinance No. 667, *Bed and Breakfast Inns and Facilities*
164 7. Napa County Planning, Building and Environmental Services Department
165 Memorandum dated August 1, 2012
166 8. Calistoga Fire Department Memorandum dated July 11, 2012