

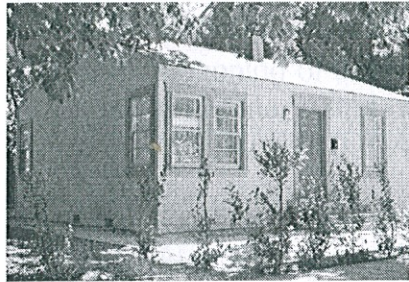
BERRY COTTAGES

PLANNED UNIT DEVELOPMENT
1110 Berry Street, APN 011-242-001



Project Description

This application relates to three small homes on Berry Street. Although small, they appear appropriate for the scale of the neighborhood and when passing by, one would not guess that all 3 homes are contained on one parcel.



1116 Berry



1112 Berry



1110 Berry

The goal of the applicant is to subdivide the 7,200 sq. ft. parcel into three distinct 2,400 sq. ft. lots, each lot containing one of the homes. This will allow for each home to be sold separately to a new homeowner.

Applicant believes the project will benefit to the community in the following ways:

Affordable. Each home is a compact (675 sq. ft.) with 2 br. and 1 ba. Each will be on a small lot. By their very nature the homes will be affordable for the first time home buyer or for a buyer wanting a retirement home.

Pride of ownership. Nothing can match the benefits of pride of ownership felt by a homeowner who will be eager to invest energy and resources into improving the property. If these homes remain on one parcel as rental homes they are more likely to reflect their absentee ownership.

Small homes on small lots. Small homes on small lots are a practical way to facilitate affordable home ownership. It will only work on appropriate sites, but where it does work it is a strong incentive for affordability. The beauty of this project is that these are existing homes that blend into the neighborhood and which have functioned very well for many years.

separate standard of 5 feet would be established for new buildings as part of the Planned Development Zoning District standards.

3. Garage Setback: The base zone setback standard for a garage facing a public street is 20 feet. A new garage will be constructed on the proposed lot at the corner of Myrtle and Berry Streets in generally the same location as the existing garage (which has been recently demolished). Based on this location, the setback distance will need to be reduced from 20 feet to 13 feet.
4. Accessory Structure Setback: The base zone standard for side and rear yard setbacks for an accessory structure is 5 feet. On the proposed center lot and on the lot closest to Foothill Boulevard, the existing accessory structures appear to be closer than five feet from the proposed interior and rear property lines. Based on the location of these structures, the side yard and rear yard setback requirements would have to be reduced from 5 feet to approximately 2 feet. A separate standard of 5 feet be established for new buildings as part of the Planned Development Zoning District standards.
5. Minimum Lot Width and Depth: The base zone standards for minimum lot width is 60 feet and for depth 100 feet. The existing property is 120 feet wide and 60 feet deep. Division of the property into three lots will require a reduction of the minimum standards for lot width from 60 feet to 40 feet. For lot depth, the minimum standard will need to be reduced from 100 feet to 60 feet.
6. On-Site Parking Requirements: In all zoning districts, required on-site parking must be located outside of all required yard setbacks (17.36.050 Calistoga Municipal Code). If a second vehicle is to be parked on-site, it will inevitably have to be parked within a required setback area given the small size of the proposed lots. This would require that an exception to the requirements of 17.36.050 of the Municipal Code be included in the proposed Planned Development district.

Applicant's additional statements and required findings

Compatibility with General Plan. The proposed subdivision has a General Plan land use designation of High Density Residential/Office (10 to 20 units per acre). Allowed uses in this land use designation generally include higher density (multi-unit) housing, offices, senior housing and dedicated affordable housing.

The proposed conversion of this multi-unit property into three single-unit properties is consistent with the General Plan because it would advance the objective of providing dedicated affordable housing units at a density that is at the upper end of the allowable density range (18 units per acre).

Compatibility with neighborhood. Existing development in the vicinity of the subject site consists of single-family residential homes, an apartment complex across Myrtle Street and St. Luke's church which is kitty-corner across from the site. Next door on Myrtle Street and on Berry Street, and also across Berry Street, are small single-family homes of about the same scale. Overall, the project's three existing homes are of a scale that is consistent with other adjacent development.

Character. These cottages have existed for over 50 years on this site. The test of time supports the idea that they complement the historic, rural and small town character of Calistoga. While they are about the same size and comparable in appearance, each cottage has a unique character. When taken together and in their surroundings, they serve to enhance the architectural integrity and eclectic combination of architectural styles in Calistoga

Water and sewer

Because the property is already developed it is not anticipated that the project would result in increased demands on public utility systems, including water, sewer and storm drainage facilities. Each of the homes is currently separately metered for water, electricity and natural gas service.

Sidewalks. Replacement or repair of the sidewalk along the property's Berry Street frontage will be included in the site development, as well as construction of a sidewalk along the property's Myrtle Street frontage.