

# CITY OF CALISTOGA

## STAFF REPORT

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

**FROM:** ERIK V. LUNDQUIST, SENIOR PLANNER

**MEETING DATE:** MARCH 27, 2013

**SUBJECT:** CALISTOGA INN COTTAGE – 1250 LINCOLN AVENUE  
APN 011-232-004

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### REQUEST

1  
2  
3 Consideration of a Conditional Use Permit and Design Review request to  
4 develop a two story accessory structure containing a handicapped-accessible  
5 guest unit, an apartment and uses ancillary to the adjoining restaurant on the  
6 property located at 1250 Lincoln Avenue.

### SETTING, BACKGROUND & PROJECT DESCRIPTION

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10 The property is within the Downtown Commercial General Plan base land use  
11 designation and is currently zoned Downtown Commercial-Design District.  
12 Development in the vicinity of the subject site consists of single-family residential  
13 lots and commercial properties (see Attachment 2). Commercial uses are  
14 concentrated along Lincoln Avenue and the residential uses extend southwest  
15 beyond Hazel Street.

16  
17 The Calistoga Inn was originally constructed in the 1920's. The present use of  
18 the property includes a restaurant with indoor and outdoor dining, indoor and  
19 outdoor bars, and 18 guest rooms. A brewery operation is conducted in the  
20 water tower structure in the center of the property and an existing cottage is  
21 located along Hazel Street that is currently used as an office/storage.

22  
23 A fire occurred in the Calistoga Inn on April 28, 2012. The damage was  
24 substantial enough to cause comprehensive repairs and upgrades to the property  
25 to achieve code compliance. To date, building permits have been issued and  
26 work has commenced on repairs and upgrades to the Calistoga Inn structure.

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28 The existing cottage, at the corner of Cedar and Hazel Street, is in disrepair and  
29 does not currently achieve code compliance for its intended office/storage use. In  
30 addition, the property does not currently provide a handicapped-accessible guest

31 unit. In order to address these concerns, the applicant proposes to construct a  
32 two-story accessory structure consisting of an ADA compliant guest unit and 880  
33 square feet of dry storage and office on the ground floor. The second floor would  
34 provide a one-bedroom apartment.

35  
36 The structure would be surrounded by mature trees, low voltage path lighting and  
37 per the conditions of approval landscaping would be installed to soften the  
38 appearance along Cedar and Hazel Streets. The structure would have cedar  
39 plywood and batten siding cream color to match the Calistoga Inn. Roofing would  
40 be composition roofing to also match the Calistoga Inn.

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42 Approval Conditional Use Permit and Design Review is necessary to construct  
43 the new structure and to allow the proposed uses.

## 44 **STAFF ANALYSIS**

### 45 **A. General Plan Consistency**

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48 Land Use Designation: The property is located in the Downtown Commercial  
49 land use designation. The Downtown Commercial land use designation, which  
50 allows visitor accommodations and residential uses. This infill project  
51 complements and enhances Calistoga's small-town rural character. As such, the  
52 expansion of an existing hotel conforms to land use policies of the existing  
53 Downtown Commercial land use designation as identified in the General Plan.  
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55  
56 Character Area Overlay District: The property is located within the Historic  
57 District sub-area of the Downtown Character Area. The district is characterized  
58 by traditional storefront buildings and restored historic structures. The District  
59 contains policies to increase the intensity, activity and vibrancy of the downtown  
60 and the secondary streets extending from or running parallel to Lincoln Avenue.  
61 The proposed expansion of the use and the architectural design of the proposed  
62 structure are consistent with the Downtown Character Area policy direction.

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64 Economic Development: The proposed additional guest unit is consistent with  
65 Economic Development Policy P.3., which encourages upgrades to existing  
66 lodging facilities.

### 67 **B. Zoning Ordinance Compliance**

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70 Zoning: Chapter 17.22 of the Zoning Ordinance describes the uses permitted in  
71 the "DC", Downtown Commercial Zoning District where the project site is located.  
72 The construction of the two-story accessory structure and all of the potential uses  
73 described in the applicant's project description including the new handicapped  
74 guest unit and an upstairs apartment are conditionally-permitted uses in "DC"  
75 District.  
76

77 The proposed accessory structure is subject to the following development  
 78 standards.  
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Development Standards		Proposed Development
Minimum Front Yard Setback (Lincoln Avenue)	Equal to or greater than the principal structure	Approx. 115 feet
Minimum Interior Side Yard Setback	0 Feet	Approx. 110 feet
Napa River Setback	35 feet from top of bank	Approx. 87 feet
Minimum Street Side Yard Setback (Cedar Street)	Equal to or greater than the principal structure (0 feet)	6 feet
Minimum Rear Yard Setback (Hazel Street)	5 Feet when abutting a residential district	5 feet
Maximum Lot Coverage	80%	35%
Building Height	25 Feet when abutting a residential district	23'-2"
Usable Open Space	40% of Open Space Landscaped	Over 50%
Maximum Floor Area Ratio (FAR)	200%	60%
Parking	1.1 spaces per visitor accommodation unit 2 spaces per residence	0 parking spaces (See parking discussion below)

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 81 As shown in the table above, Staff finds that the project is generally consistent  
 82 with the Downtown Commercial Zoning District development standards. Per  
 83 CMC Section 17.38.010, the Planning and Building Director has determined that  
 84 the Hazel Street frontage is considered the rear yard for the purposes of  
 85 determining yards. Accordingly the accessory structure must maintain a 5 foot  
 86 setback from Hazel Street.<sup>1</sup>

87  
 88 Additionally, CMC Section 17.22.080(L) encourages that newly constructed floor  
 89 area located above a first floor to be for resident-serving commercial and/or  
 90 residential. The upstairs apartment is consistent with this development standard.  
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<sup>1</sup> When the public hearing notice was distributed a variance request was advertised. Since distribution of the public notice the site plan has been revised eliminating the need for the variance request.

92 **C. Aesthetics**

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94 Aesthetically, the architecture of the proposed structure draws from the existing  
95 rural character of Calistoga's surrounding areas while introducing urban  
96 proportions and elements from the downtown. The building is designed as a  
97 simple gable structure, similar in size and proportion to other buildings in the  
98 neighborhood. The building's aesthetic, although more contemporary, is  
99 reminiscent of the traditional off-white farmhouses and barns in the valley, two  
100 archetypes with significant local precedence. The buildings incorporate a mix of  
101 traditional timber framing and "board-and-batten" siding that achieves compliance  
102 with the Design Review Guidelines per CMC Section 17.6.040.

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104 **D. Parking**

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106 On January 18, 2011 the City Council adopted Ordinance No. 673 establishing  
107 that additional off-street parking spaces and/or payment of in-lieu parking fees  
108 shall not be required for expanding businesses if the parking deficiency is no  
109 more than 10 spaces or no more than 25 percent of the total required number of  
110 parking spaces. As a result, the proposed development that is normally required  
111 by the Zoning Ordinance to provide 3 additional spaces is not required to provide  
112 any additional parking or pay any in-lieu fees.

113  
114 **E. Growth Management**

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116 The Calistoga Inn (CAL0051) carries a baseline of 3.82 acre feet of water  
117 annually. Staff believes that the property's current allocation of water and  
118 wastewater should be sufficient to accommodate the proposed uses, based upon  
119 the City's standardized use tables (Resolution No. 99-65). However, a condition  
120 of approval has been incorporated that will ensure that the property's water and  
121 wastewater use does not exceed the established baseline.

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123 **F. Health and Safety**

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125 The Fire Department has reviewed the application and notes that a fire sprinkler  
126 system is required. Therefore, prior to occupancy an automatic fire sprinkler  
127 system shall be approved by the Fire Department and installed prior to  
128 occupancy.

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130 **G. Trees**

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132 A 54" diameter Coast Redwood, two Sycamore trees and a Magnolia tree are  
133 within close proximity of the proposed structure. The Coast Redwood is located  
134 on the property, the Sycamore trees are in the right-of-way of Cedar Street and  
135 the Magnolia tree is within the right-of-way of Hazel Street. These trees are  
136 protected per the City's Tree Ordinance. As such, the City will require permits

137 and mitigation for the work proposed within the root protection zone subject to  
138 the review and approval of the Public Works Department. Accordingly, a  
139 condition of approval will also require the project arborist to be on site during  
140 ground-disturbing activities, including all activity associated with digging the  
141 foundation, and a letter submitted to the Planning and Building Department from  
142 the Arborist stating that the observations were made and that any unexpected  
143 root damage to the protected trees was mitigated.

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#### 145 **PUBLIC COMMENTS**

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147 Staff has received comments from two neighbors of the project. Robert Beck,  
148 1018 Cedar Street expressed concern about the proposed structure's proximity  
149 to the Hazel Street property line. The site plan has been revised to address his  
150 potential concerns.

151

152 Dan Farris, 1227 Lincoln Avenue, expressed concern regarding parking  
153 indicating that public parking should be provided for neighborhood businesses.  
154 The General Plan directs that the City prepare a plan for creating additional  
155 public parking (Objective CIR-2.1 Action A5). This work is the responsibility of the  
156 City not this particular development. No other public comments, oral or written,  
157 have been received.

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#### 159 **CONDITIONAL USE PERMIT AND DESIGN REVIEW**

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161 To reduce repetition, all of the necessary conditional use permit and design  
162 review findings are contained in the Resolution. See Attachment No. 3.

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#### 164 **ENVIRONMENTAL REVIEW**

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166 Under the provisions of Section 15332, In-Fill Development, of the State  
167 Guidelines for Implementation of the California Environmental Quality Act  
168 (CEQA) as stated below, this project is found to be exempt from the  
169 environmental review requirements of Chapter 19.10 of the Calistoga Municipal  
170 Code in that: 1) the proposal is consistent with the General Plan and Zoning  
171 District, 2) the subject site is less than five acres and is surrounding by urban  
172 uses, 3) approval of the project would not result in any significant effects relating  
173 to traffic, noise, air quality or water quality, and 4) the site can be adequately  
174 served by all required utilities and public services.

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#### 176 **RECOMMENDATION**

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178 Adopt a Resolution approving Conditional Use Permit CUP 2013-02 and Design  
179 Review DR 2013-03 allowing the development of a two story accessory structure  
180 containing a handicapped accessible guest unit, an apartment and uses ancillary  
181 to the adjoining restaurant on the property located at 1250 Lincoln Avenue.

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**ATTACHMENTS**

1. Vicinity Map
2. Context Map
3. Draft Conditional Use Permit and Design Review Resolution
4. Applicant's written Project Description received March 13, 2013
5. Calistoga Fire Department Memorandum dated January 21, 2013
6. Project Plans received February 27, 2013

**NOTE:** Calistoga Municipal Code provides for a ten (10) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the City Council may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the tenth calendar day following the Commission's final determination.