

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: DECEMBER 10, 2014

SUBJECT: WAPPO AVENUE GUEST ACCOMODATIONS
USE PERMIT UP 2014-11 & DESIGN REVIEW DR 2014-5
207 AND 209 WAPPO AVENUE

1 ITEM

2 Consideration of a use permit and design review allowing the rehabilitation of an
3 existing structure and the construction of two structures for use as three fully equipped
4 visitor accommodations at 207 and 209 Wappo Avenue

5 PROJECT DESCRIPTION

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7 The proposed project consists of the rehabilitation of the existing 855 square-foot
8 structure known as the "Wappo Market" and the construction of two structures: a 506
9 square-foot unit and a 683 square-foot unit. The rehabilitated and proposed structures
10 would be used as guest accommodation units (i.e., an inn¹).

11 The proposed development is situated on two adjacent parcels located on the western
12 side of Wappo Avenue near downtown Calistoga. The larger 0.11-acre parcel, located
13 at 207 Wappo Avenue, contains an existing structure that is currently known and
14 operated as the Wappo Market. The adjacent 0.06-acre parcel, located at 209 Wappo
15 Avenue, is an existing parking lot for patrons of the market. Upon use permit and design
16 review approval, the two parcels would be merged and the ownership would be
17 transferred.

18 The applicants have submitted an operational and management plan that indicates that
19 a local management system would be implemented so there is continual oversight of
20 the property. The units would be managed by the Cottage Grove Inn, which is located
21 across the street on Wappo Avenue. Conditions of approval require that the operational
22 and management plan be implemented for the life of the project even if Cottage Grove
23 Inn's involvement changes over time.

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¹ CMC Section 17.04.380 defines an "inn" as a facility of five or less units located in attached or detached structures offering transient lodging accommodations for 30 days or less to the general public.

25 **PROJECT SETTING**

26 The property is in a transitional mixed use area, one block west of Lincoln Avenue.
27 Some of the structures in the area have historical and architectural significance. The
28 former Sam Brannan Store (California Landmark No. 684) located to the south at 203
29 Wappo Avenue has been converted to residential use along with the property located at
30 205 Wappo Avenue. Properties north of the project site are currently developed with
31 two-story office buildings. West, behind the property, are two detached single-family
32 homes off of Grant Street. The project site and area surrounding the property is within
33 the CC Community Commercial Zoning District.

34 **ANALYSIS AND DISCUSSION**

35 **A. General Plan Consistency**

36 Land Use Designation: The property is located within the Community Commercial land
37 use designation. Inns are allowed in this designation provided the development
38 provides opportunities for amenities serving the local community, do not replace existing
39 residential uses, and are generally not the predominant use on the site. The 0.17-acre
40 property is small in comparison to other properties in the CC District, which makes it
41 difficult to provide a variety of uses on-site that would serve the local community and still
42 meet all of the development standards. However, it can be found that the project
43 together with the adjoining commercial uses provide a variety of uses that serve the
44 local community. The project does not displace existing residences.

45 Downtown Character Area Overlay (Stevenson/Grant Sub-Area): A mixture of uses,
46 such as an inn, is supported in the Downtown Character Area Overlay land use
47 designation.

48 Economic Element: Allowing guest accommodations would be consistent with General
49 Plan Objective ED-1.1, which encourages the City to support the lodging industry since
50 it generates the largest percentage of employment and one-half of the City's General
51 Fund revenue.

52 **B. Zoning Ordinance Compliance**

53 An inn is a conditionally-permitted use in the CC Community Commercial Zoning
54 District. The use permit process provides an opportunity for the Planning Commission to
55 evaluate each project individually and assure compatibility with existing uses and
56 development standards for the zoning district.

Applicable Development Standards		Proposed
Minimum yard*		
• Front	10 feet	≥13.8 feet
• Side	0 feet	≥1.4 feet
• Rear	0 feet	≥2.0 feet
Maximum lot coverage	60%	31%

Maximum Floor Area Ratio	80%	31%
Open Space	40% of open space must be landscaped	59% of open space would be landscaped
Maximum building height**	30 feet	≤13 feet
Maximum stories	Three	One
Minimum parking	4 spaces outside required setbacks unless use permit allows encroachment in setbacks	4 spaces 1 space proposed partially within front setback

* Measured from adjoining property line

** Measured from average natural grade to midpoint of roof

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58
59

60 As shown above, setbacks for the proposed project are consistent with current zoning
 61 regulations except at the parking lot fronting Wappo Avenue. To satisfy the parking
 62 requirement (four stalls with one dedicated to an ADA van accessible stall and loading
 63 zone) and to avoid removal of an existing mature tree, the project proposes that 5 feet
 64 of the parking lot be permitted to encroach into the 10-foot front setback. The 5-foot
 65 encroachment would still allow a 5-foot landscaping strip to separate the sidewalk and
 66 parking lot. The proposal would be consistent with adjacent commercial properties
 67 whose parking lots extend into the front setback as well.

68 **C. Design Review**

69 The proposed guest accommodations complement and strengthen the design and
 70 character of the surrounding traditional neighborhood. To preserve the character of the
 71 existing structure, a historical analysis was conducted by a qualified historian. The
 72 report concluded that the project would not cause a substantial adverse effect of the
 73 historical qualities and that it, in fact, would substantially restore the historic character
 74 per the Secretary of Interior's Standards.

75 The proposed units would blend 21st-century amenities with the rich character of
 76 downtown Calistoga, and offer accommodations for families or small groups. The
 77 project would provide visitors with ample indoor living space, indoor amenities, and
 78 private outdoor recreation areas not typically found in a conventional hotel setting.

79 The proposed project incorporates the following traditional craftsman-style design
 80 features common to old town Calistoga:

- 81 • low-pitched front gabled and hipped roof system
- 82 • wood horizontal siding
- 83 • wood vertical board and batten siding pattern on gable ends
- 84 • wide window and door casings
- 85 • board and batten or raised panel shutters

- 86 • tapered porch supports
- 87 • exposed rafters and/or decorative (false) rafters
- 88 • triangular knee brace supports/brackets
- 89 • partial-width porches
- 90 • custom casework and cabinetry
- 91 • raised front porches

92 The proposed project's landscaping plan would feature native northern Californian
93 drought-tolerant planting with restrained color scheme of ground covers, grasses, and
94 trees. To minimize the visual impact of on-site vehicles from the street, fencing and lush
95 landscape would screen the public's view of on-site parking and private improvements.
96 A condition of approval would require mechanical equipment to be screened from public
97 view.

98 **D. Parking and Circulation**

99 The proposed parking area would be accessed directly via Wappo Avenue. The Zoning
100 Code requires 4 parking spaces, including 1 handicap parking space for the project. The
101 Planning Commission, pursuant to CMC Section 17.22.080(F)(1), may allow parking
102 within the front yard setback with a use permit. As noted above, to preserve a 36-inch
103 elm tree, construct a reasonably-sized guest unit and provide the proper parking, one
104 parking space needs to encroach 5 feet into the required front yard setback. Because
105 of these circumstances, the Planning Commission may support the parking within the
106 front yard setback.

107 The proposed parking areas would be surfaced with asphalt and a new commercial
108 driveway approach constructed of concrete would be installed. A new sidewalk would
109 be constructed across the majority of the frontage and a condition of approval requires
110 that the remaining portions of the sidewalk be repaired to reduce trip hazards, subject to
111 the review and approval of the Public Works Department.

112 **E. Growth Management**

113 The property located at 207 Wappo Avenue carries a water baseline of 0.22 annual
114 acre-feet (aaf) of water and 0.20 annual acre-feet (aaf) of wastewater. The property
115 located at 209 Wappo Avenue does not have a baseline. The Public Works Department
116 has indicated that the total need for the project is 1.15 aaf of water and 0.64 aaf of
117 wastewater. As such, a growth management allocation must be awarded prior to
118 authorizing a water and wastewater allocation. The Planning and Building Department
119 Director intends to grant a non-residential Growth Management Allocation of 0.930 aaf
120 of water and 0.440 aaf of wastewater. Prior to building permit issuance, the applicant is
121 required to pay the water and wastewater service connection fee at the rate in effect at
122 the time the building permit is issued.

124 **F. Drainage**

125 The project would decrease the amount of impervious asphaltic surface and overall
126 stormwater runoff. The existing site has approximately 5,928 square feet of impervious
127 asphaltic surface while the proposed development would contain only 2,279 sf, totaling
128 a 62% net decrease (decrease of approximately 3,649 sf). The additional pervious area
129 and scenic landscape would enhance the neighborhood and provide relief to the
130 existing public storm drain system. Additionally, conditions of approval would require an
131 erosion and sedimentation plan with low impact development features supported with
132 calculations indicating that the storm water runoff is at or less than existing conditions
133 for 10- and 100-year 24-hour rain events.

134 **G. Health and Safety**

135 The Fire Department has reviewed the application and notes that a fire sprinkler system
136 is required. Therefore, prior to occupancy, an automatic fire sprinkler system shall be
137 approved by the Fire Department and installed. Prior to construction, a fire flow analysis
138 would be provided to determine the extent of the improvements warranted. Booster
139 pumps and/or minor upgrades to the mainline may be required to provide the proper
140 fire flow.

141 **H. Public Utilities and Services**

142 The property proposes to connect to the City's water and sewer service along
143 Wappo Avenue. The property would construct two water laterals and two sanitary sewer
144 laterals. The old lines would be capped and abandoned subject to the review and
145 approval of the Public Works Department. New radio read meters would be required
146 prior to occupancy.

147 **FINDINGS**

148 To reduce repetition, all of the appropriate findings are contained in the attached
149 resolution.

150 **PUBLIC COMMENTS**

151 To date, no comments have been received regarding the proposed project.

152 **ENVIRONMENTAL REVIEW**

153 The proposed project is Categorically Exempt from the requirements of the California
154 Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines
155 (In-Fill Development Projects).

156 **RECOMMENDATION**

157 Adopt a resolution approving the use permit and design review with conditions.

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ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Management Plan received November 17, 2014
4. Historical Evaluation received November 17, 2014
5. Plan Set received November 17, 2014