



City of Calistoga
Planning Commission

Agenda Item Summary

DATE	February 25, 2015
ITEM	General Plan Amendment GPA 2015-2 & Zoning Map Amendment ZOA 2015-4
STAFF CONTACT	Erik V. Lundquist, Senior Planner
POTENTIAL CONFLICTS	None
RECOMMENDATION	Recommend to the City Council redesignation of the properties located at 1213 and 1303 Foothill Boulevard from Low Density Residential to Downtown Commercial General Plan land use designation and to rezone the properties from R-1-10 One-Family Residential to DC Downtown Commercial zoning district
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution recommending redesignation of the properties located at 1213 and 1303 Foothill Boulevard from Low Density Residential to Downtown Commercial General Plan land use designation and to rezone the properties from R-1-10 One-Family Residential to DC Downtown Commercial zoning district"

CALISTOGA PLANNING COMMISSION

STAFF REPORT

TO Chair Manfredi and Members of the Planning Commission
FROM Erik Lundquist, Senior Planner
MEETING DATE February 25, 2015
SUBJECT General Plan Amendment GPA 2015-2 & Zoning Map Amendment ZOA 2015-4, 1213 and 1303 Foothill Boulevard

1 **ITEM**

2 Consideration of a recommendation to the City Council to redesignate the properties
3 located at 1213 and 1303 Foothill Boulevard from Low Density Residential to Downtown
4 Commercial General Plan land use designation and to rezone the properties from R-1-
5 10 One-Family Residential to DC Downtown Commercial zoning district.

6 **BACKGROUND AND PROPERTY SETTING**

7 Nicholas and Gillian Kite own the properties located at 1213 and 1303 Foothill
8 Boulevard. The property located at 1213 Foothill Boulevard is established with the
9 Craftsman Inn, a 5-unit bed and breakfast. On November 18, 2010, the Planning
10 Commission adopted Resolution 2010-16 eliminating the owner/manager residence
11 requirement. Their property located at 1303 Foothill Boulevard is established with a
12 single-family residence.

13 As indicated in the property owner's written narrative dated January 29, 2015, the
14 property owners express a desire to combine the properties and expand the Craftsman
15 Inn. Although no formal plans have been presented, the concept is to make the property
16 function as one, integrating the structure at 1303 Foothill Boulevard into the guest
17 experience and add new structures and amenities. The operation would be considered
18 a hotel instead of a bed and breakfast.

19 To achieve these plans, the properties must have a commercial land use designation
20 and zoning district. As such, the property owners have requested to redesignate the
21 properties from Low Density Residential to Downtown Commercial General Plan land
22 use designation and to rezone the properties from R-1-10 One-Family Residential to
23 DC Downtown Commercial zoning district.

24 **DISCUSSION**

25 **A. General Plan Amendment**

26 Calistoga is a walkable, small town, made up of a vibrant eclectic main street set within
27 pedestrian-oriented neighborhoods. Visitors are attracted to Calistoga because of its
28 unique downtown and amenities. The goal of the General Plan Land Use Element is to
29 protect this quality of Calistoga, while continuing to promote a mixture of land uses in a

30 pleasant environmental setting. As such, the Land Use Designations and Overlay
 31 Designations contained in the Land Use Element were established to provide a range of
 32 densities and intensities of use while providing special design and development
 33 guidance for key sites in the community.

34 The properties each have an existing base land use designation of Low Density
 35 Residential and a few overlay designations, as shown in the table below.

Property Address	Base Land Use Designation	Entry Corridors	Character and Gateway Areas
1213 Foothill Blvd.	Low Density Residential	Entry Corridor 3: Lincoln Avenue at Foothill Blvd.	Downtown Character Area & Lincoln Avenue / Foothill Boulevard Gateway Area
1303 Foothill Blvd.	Low Density Residential	Entry Corridor 3: Lincoln Avenue at Foothill Blvd.	Foothill Character Area

36 The Low Density Residential designation provides a transition between the Rural
 37 Residential areas and the more densely populated areas located closer to the
 38 downtown where single-family homes are the allowed use, bed and breakfast units and
 39 religious facilities are allowed if they conform to all relevant General Plan policies. The
 40 Entry Corridor 3 overlay designation provides policies to reinforce Calistoga's rural
 41 small-town character through specific land use, design elements and landscaping
 42 policy. The Character and Gateway Areas provide even further guidance for
 43 development and/or redevelopment to ensure that the values and vision of the
 44 community are realized.
 45

46 Since the Low Density Residential would not allow the expansion of the Craftsman Inn,
 47 the property owners have requested to redesignate the properties to the Downtown
 48 Commercial land use designation. The property owners have not requested to amend
 49 any of the overlay designations and redesignating the properties to Downtown
 50 Commercial would not result in inconsistency with the overlay designations.

51 By extending the Downtown Commercial land use designation further west along
 52 Foothill Boulevard, the City would potentially achieve the General Plan Foothill
 53 Character Area *development and design*, and *connectivity* policies. By facilitating the
 54 expansion of the Craftsman Inn, the project may result in landscaping improvements
 55 and pedestrian facilities that would ultimately enhance the properties. The location near
 56 the downtown is ideal to promote walking, which is a primary objective of the General
 57 Plan.

58 The Housing Element prohibits the loss of housing through its conversion to commercial
 59 uses, so through the expansion of the Craftsman Inn and conversion of the existing

60 single-family home, a viable replacement unit would need to be retained on the
61 property, which would result in housing in combination with a commercial use consistent
62 with Housing Element Policy P1.1-2. The housing unit would be incorporated into a
63 new structure or provided within an existing structure.

64 Designating the properties Downtown Commercial would provide an opportunity to
65 create a development that complements the entry way and ensure that a locally-owned
66 and operated visitor accommodation can compete with similar establishments in the
67 community. For the reasons stated above, staff supports the requested General Plan
68 Amendment.

69 **B. Zoning Map Amendment**

70 The General Plan Land Use Designation Map (Figure LU-4) is implemented through the
71 Zoning Map, which provides more specific classifications (i.e., zoning districts) than the
72 General Plan. Under state law, the Zoning Map and other regulations must be
73 consistent with the General Plan. In this particular case, as described above, the
74 properties are currently zoned R-1-10 One-Family Residential, which is currently
75 consistent with the existing Low Density Residential land use designation.

76 Provided the requested amendment to the General Plan is determined to have merit,
77 this rezone request to the DC District should also be determined to be acceptable.
78 Rezoning the property to the DC district will provide the property owners the ability to
79 request the necessary land use entitlements. As provided in CMC Chapter 17.22, the
80 expansion of Craftsman Inn would require a use permit and design review. These land
81 use entitlements are subject to public hearings. Impacts to the environment are not
82 anticipated, however, it will be critical that the City monitor the use permit processing to
83 ensure that the development remains consistent with established policies and
84 regulations.

85 It should also be recognized that rezoning the properties without an associated
86 development plan could result in unanticipated uses being proposed on the properties.
87 However, due to the sensitivity of the entry corridor, a use permit is required for any use
88 proposed on the properties per CMC Section 17.22.040(A). Furthermore, the City could
89 reclassify the properties to their original designations should expansion of the Inn not
90 occur. Because of these land use protections, staff is supportive of the rezone.

91 **C. Development Agreement**

92 As a result of these requests, the City Council will need to consider the appropriateness
93 of a Development Agreement pursuant to CMC Section 17.39.020, which states, in part:

94 *“... all applications requesting approval of an amendment to the General*
95 *Plan or of a rezoning shall be brought to the City Council for consideration*
96 *of whether a development agreement would be appropriate for the*
97 *particular development.”*

98 As a result, the project is subject to a discussion on the appropriateness of a
99 development agreement. However, the property owners have not requested to enter

100 into a development agreement and staff finds that the project's scope does not warrant
101 one.

102 **ENVIRONMENTAL REVIEW**

103 The proposed amendments are exempt from the California Environmental Quality Act
104 (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, the "general rule"
105 exemption, because it can be seen with certainty that there is no possibility that the
106 action in question may have a significant effect on the environment. Any future
107 entitlement applications for the properties will be subject to environmental review

108 **RECOMMENDATION**

109 Based upon the above findings, staff recommends that the Planning Commission adopt
110 a resolution recommending that the City Council redesignate the properties located at
111 1213 and 1303 Foothill Boulevard from Low Density Residential to Downtown
112 Commercial General Plan land use designation and to rezone the properties from R-1-
113 10 One-Family Residential to DC Downtown Commercial zoning district.

ATTACHMENTS

1. Draft resolution
2. Applicants' Written Narrative
3. Existing Land Use Map (Figure LU-4)
4. Existing Overlay Designations Map (Figure LU-6)
5. Existing Character Areas and Gateway Designations Map (Figure LU-7)
6. Zoning District Map