

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: KEN MACNAB, SENIOR PLANNER

MEETING DATE: AUGUST 27, 2008

SUBJECT: PRE-APPLICATION CONSULTATION (PA 2008-01) AND
CONCEPTUAL DESIGN REVIEW (CDR 2008-01) FOR
DEVELOPMENT OF THE FORMER HOSPITAL
PROPERTY

1 **REQUEST:**

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3 Continued public meeting to review conceptual plans for development of the former
4 hospital property into a twenty-five room inn and spa featuring the historic Francis
5 House. The project site, comprised of four parcels totaling approximately 1.02 acres in
6 size, is located at the corner of Myrtle and Spring Streets (APNs 011-242-004, -008, -
7 014 and -015) within the "R-3", Residential/Professional Office Zoning District.

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9 **BACKGROUND:**

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11 On August 13, 2008, Planning Commission held a public meeting to discuss conceptual
12 plans for development of a twenty-five room inn and spa on the former hospital property.
13 The Planning Commission received an overview of the conceptual development plan
14 from the project architect, Paul Kelley, and received oral and written comments from the
15 public. At the conclusion of public testimony, the Planning Commission moved to
16 continue discussion of the conceptual development plan to the next regularly scheduled
17 meeting on August 27, 2008.

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19 The materials distributed for the August 13, 2008 meeting (e.g., staff report, detailed
20 plans and other information pertinent to the requested consultation) will be the subject of
21 discussion for this meeting.

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23 **PURPOSE OF REVIEW**

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25 The Conceptual Design Review process provides an opportunity for a property owner or
26 developer to receive feedback on a development concept prior to submitting a formal
27 development application. The scope of Conceptual Design Review encompasses all
28 aspects of a project and allows for identification and discussion of potential issues at the
29 earliest stage in the development process. It is the City's expectation that the property

30 owner will use the feedback received through this process as guidance when preparing
31 the formal development application.

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33 **ENVIRONMENTAL REVIEW**

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35 It is anticipated that an Initial Study and Mitigated Negative Declaration will be prepared
36 and circulated to the State Clearinghouse for review upon receipt of a formal application.
37 However, this Pre-Application Consultation and Conceptual Design Review does not
38 warrant review pursuant to the California Environmental Quality Act (CEQA) as no
39 approvals or entitlements have been requested or will be granted.

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41 **RECOMMENDATION:**

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43 Staff recommends that the Planning Commission continue its review and discussion of
44 the conceptual site plan and elevations, receive comments from the owner, the project
45 team and the public, and provide preliminary comments to the owner and staff on the
46 following as well as other issues of commission concern.

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- 48 1. Does the proposed renovation and re-use of the historic Francis House meet the
- 49 City's historic preservation objectives?
- 50 2. Are the uses and development intensity being proposed appropriate for this site?
- 51 3. Are the development standards being contemplated for the planned rezone to a
- 52 "PD", Planned Development Zoning District reasonable?
- 53 4. Is the architecture of the project appropriate and compatible?
- 54 5. Does the conceptual site plan adequately address interface conditions with
- 55 surrounding uses?
- 56 6. Is 6-foot high open metal fencing acceptable along Foothill Boulevard and Spring
- 57 Street?
- 58 7. Should the additional parcel be formally added as part of the MOU?

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60 It should be noted that the Planning Commission comments during conceptual design
61 review are advisory only and should not be considered by the applicant to be
62 requirements or an endorsement of the project until a complete application is considered
63 through the formal review process.

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65 **ATTACHMENTS**

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- 67 A. Vicinity Map
- 68 B. Aerial with Development Concept Imposed