



City of Calistoga Planning Commission Agenda Item Summary

DATE April 22, 2015

APPLICATION NO. Variance VA 2015-1 & Design Review DR 2015-1

PROPERTY OWNER Rancho de Calistoga, a California General Partnership

ITEM

Consideration of a variance to construct a new clubhouse office and social hall within the required 30-foot front yard setback at 2412 Foothill Boulevard, and a design review request for the construction of the new structures.

RECOMMENDATION

Adopt a resolution approving a variance to construct a new clubhouse office and social hall within the required 30-foot front yard setback at 2412 Foothill Boulevard, and a design review request for the construction of the new structures.

SUGGESTED MOTION

"I move that the Planning Commission adopt a resolution approving a variance to construct a new clubhouse office and social hall within the required 30-foot front yard setback at 2412 Foothill Boulevard, and a design review request for the construction of the new structures."

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: APRIL 22, 2015

SUBJECT: RANCHO DE CALISTOGA MOBILE HOME PARK
CLUBHOUSE AND OFFICE VARIANCE AND DESIGN
REVIEW, 2412 FOOTHILL BLVD (APN 011-410-018)

1 **ITEM**

2 Consideration of a variance to construct a new clubhouse office and social hall
3 within the required 30-foot front yard setback at 2412 Foothill Boulevard, and a
4 design review request for the construction of the new structures.

5 **SETTING, BACKGROUND & PROJECT DESCRIPTION**

6 In 1970, the subject property was rezoned and a use permit was approved
7 allowing a mobile home park, including site amenities. The Rancho de Calistoga
8 Mobile Home Park has 184 mobile home spaces, a clubhouse building, office
9 building, historic Pond House (currently not in use), a pool and spa and
10 landscaping on the 23.18-acre property located on the north side of Cedar Street.
11 The park owner also owns a neighboring 4.16-acre vacant parcel and a 0.66-
12 acre parcel that is used for RV storage on the south side of Cedar Street. Other
13 than the mobile home park there are three other single-family residential
14 properties located on this segment of Cedar Street, which is a dead end street.

15 The property has operated continuously as a mobile home park since its
16 establishment and the common buildings (i.e., office building and clubhouse) are
17 outdated, deficit and need to be updated to remain functional and attractive to
18 new homeowners. Therefore, the park owner proposes to replace the existing
19 office and clubhouse.

20 The development proposal includes the removal of the existing 2-story 1,200
21 square-foot office building and existing 1-story 3,000 square-foot social hall.
22 These buildings will be replaced with a 1-story clubhouse building consisting of
23 two independent building wings connected with a covered breezeway, which
24 would include a 4,700 square-foot social hall wing and a 1,500 square-foot office
25 wing. No change to the existing Pond House located will occur. Along with other
26 landscaping improvements, the spa would be relocated to accommodate the new
27 structure and a new BBQ gazebo would be built.

28 The office wing would consist of a 384 square-foot office, 384 square-foot
29 exercise room, men's and women's bathrooms, laundry room, mechanical room
30 and a donation storage closet. The social hall wing would consist of a 2,310
31 square-foot social hall, 440 square-foot library, 480 square-foot game room,
32 men's and women's bathrooms, storage closets and a kitchen.



33

34 DISCUSSION

35 A. Variance

36 In 2007, the property was zoned MHP Mobile Home Park District. Development
37 of permanent structures on property within the MHP District are subject to CMC
38 Section 17.20.040, *Park Site Development Standards*, which establishes a 30-
39 foot setback from any public street and a 20-foot setback from exterior
40 boundaries for structures. The proposal complies with the exterior boundary
41 setback; however, the park owner has requested a variance from the street
42 setback in order to allow a minimum 17-foot setback at the southeastern corner
43 of the social hall wing and 24-foot 6-inch setback from the southeastern corner of
44 the office wing.

45 The existing office building is positioned with its 24 foot long front wall parallel to
46 Cedar Street, which is currently set back 27 feet from the front property line. The
47 proposed building wings will be positioned with their walls set diagonally (not
48 parallel) with Cedar Street, allowing for open landscape buffer areas between the
49 buildings and the street. The building elements closest to the street will be the
50 end columns at two corners of the entry colonnades. The proposed covered
51 colonnades are significantly lower than the existing 2-story office wall.

52 The park owner and architect have studied the existing site conditions and
53 determined that in order to protect the existing mature oak trees and reduce
54 impacts to the adjoining residences within the Riverlea Place Subdivision, the
55 building wings were best positioned in an L-shape configuration. The social hall
56 wing was kept 20 feet from the northern exterior property line and is located
57 between a cluster of oak trees and the existing manager's unit. The office wing
58 was carefully inserted between two clusters of oaks. In order to provide
59 sheltered, graceful entries, the building wings were fronted with porches and
60 sheltered with roofed colonnades. Though kept back as far as possible from
61 Cedar Street, because of the 20-foot exterior boundary setback requirement, the
62 location of existing trees and to provide architectural features on the building
63 facades (i.e., colonnades' corner columns) the structure is located 24 feet 6
64 inches from the southeastern corner of the office wing and 17 feet from the
65 southeastern corner of the clubhouse building to the front property line rather
66 than the required 30-feet.

67 Although Cedar Street is a public street, it functions more as a private roadway
68 since it serves a limited number of properties, the sewer and water mainlines are
69 generally private and the travel ways are narrow with no adjoining curb, gutter or
70 sidewalks. Because the street functions more as a private roadway, setbacks of
71 15 to 20 feet similar to a private roadway would be appropriate. As such, staff
72 agrees with the project proponents and finds that the unique circumstances and
73 the site constraints justify the requested variance, as further described in the
74 attached resolution.

75 **B. Design Review**

76 Purpose

77 Per CMC Section 17.41.020(B)(3), design review approval is required for new
78 nonresidential structures by the Planning Commission. The purpose of design
79 review is to secure the general purposes of the Zoning Ordinance and the
80 Calistoga General Plan, to promote high quality design and a harmonious
81 relationship of buildings, to preserve the unique character and ambiance of
82 Calistoga, to ensure compatibility of new development with existing development,
83 and to promote the preservation of historic structures.

84 Proposed Design

85 The proposed building wings are planned to respond to and enhance the existing
86 site conditions. The building wings will align with an existing orthogonal grid,
87 which already governs the orientation of buildings on adjacent properties, the
88 Pond House, and the Park Manager's House. This orientation will create varied
89 landscape buffer areas between the buildings and the street. The building wings
90 will screen the pool and the open landscaped area at the heart of the site,
91 providing privacy for this privately-owned community area. The building wings will
92 be surrounded with landscaped areas and transitional covered outdoor spaces;
93 and will open to light, air, and vistas in multiple directions.

94 The existing office and clubhouse do not currently relate to each other and to
95 other buildings in style, materials or color. The design elements of the new
96 structures are internally compatible and are consistent with prevailing
97 development in the vicinity. Major design elements of the proposed building
98 wings include: low-rise elevations, gabled roof forms with dormers, generous roof
99 overhangs, colonnades sheltering verandas and porches, exposed timbers, and
100 varied siding patterns with wainscoting and accent areas.

101 The proposed building exterior materials and color palette would be as follows:

- | | | |
|-----|---------------------------------------|---------------------|
| 102 | • Concrete Patio Slab | Natural Gray |
| 103 | • Stone Veneer wainscoting | Sand Stone |
| 104 | • Cement Fiber, Lap Siding | Gray-Blue |
| 105 | • Cement Fiber Siding, Shingle Accent | Stained Cedar color |
| 106 | • Accent, Trim, Openings | Blue-Green |
| 107 | • Exposed Timbers | Stained Doug-Fir |
| 108 | • Composition Roofing | Charcoal Gray |

109 Staff believes the palette of colors, textures and materials will be attractive and
110 are compatible with the existing development and the neighborhood.

111 General Plan Consistency

112 The General Plan land use designation for this site is Medium Density
113 Residential, which allows mobile home parks. The property has operated
114 continuously as a mobile home park for over 30 years, including the proposed
115 ancillary uses (i.e., office and clubhouse). The project will remain consistent with
116 the General Plan land use designation.

117 Zoning Ordinance Compliance

118 As noted above, the property is within the MHP District and CMC Section
119 17.20.040 provides the park site development standards for the property. Since
120 the property is already developed, many of the code provisions are not
121 applicable. The code provisions that do apply to the project are the setback
122 requirements, height limitations and pedestrian circulation.

123 Provided a variance is approved for the street yard setback, the project would
124 comply with the applicable code provisions. The structures will meet the 20-foot
125 exterior boundary setback and 25-foot height limitation. Moreover, pathways
126 would be expanded to provide pedestrian connectivity from the individual mobile
127 home sites to the buildings and south to the neighboring Riverlea Square
128 commercial properties. Furthermore, the park owners have agreed to provide an
129 easement that would allow the public to use the pedestrian pathways so that the
130 general public is not forced to walk in the roadway. Staff believes the pathways
131 are preferred in order to maintain the rural character of the site and the
132 surroundings.

134 Tree Protection and Removal

135 The landscape plan indicates that 12 trees would be removed as a result of the
136 proposed construction. Of the 12 trees to be removed, three trees are protected
137 per CMC Chapter 19.01 including a 14" DBH¹ Sequoia, 16" DBH Fig tree and a
138 28" Coast Live Redwood. Staff is supportive of the preliminary landscape plan
139 since it would enhance the site. Upon building permit issuance, tree permits
140 would be required for the removal of the protected trees and their replacements
141 and a final landscape plan would be required to confirm compliance with the
142 water-efficient landscape requirements.

143 **FINDINGS**

144 To reduce repetition, all of the necessary variance and design review findings are
145 contained in the attached resolution, see Attachment No. 2.

146 **PUBLIC COMMENTS**

147 As of April 17, 2015, no public comments had been received regarding this
148 project.

149 **ENVIRONMENTAL REVIEW**

150 The proposed project is Categorically Exempt from the requirements of the
151 California Environmental Quality Act (CEQA) pursuant to Section 15302(b)
152 (Replacement or Reconstruction) of the CEQA Guidelines.

153 **RECOMMENDATION**

154 Adopt a resolution approving a variance to construct a new clubhouse office and
155 social hall within the required 30-foot front yard setback at 2412 Foothill
156 Boulevard, and a design review request for the construction of the new
157 structures.

158 **ATTACHMENTS**

- 159 1. Aerial Vicinity Map
160 2. Draft Resolution
161 3. Applicant's Written Statements in Support of the Variance
162 4. Arborist Report prepared by Deva Braden dated January 25, 2015
163 5. Topographic Map prepared by CSW/Stuber-Stroeh Engineering
164 6. Site Plans and Elevations prepared by Nir Pearlson Architect, Inc.

¹ Diameter at Breast Height