

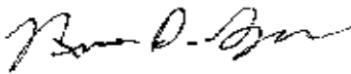
## City of Calistoga Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Erik V. Lundquist, Senior Planner  
**DATE:** May 19, 2015  
**SUBJECT:** General Plan Amendment GPA 2015-2 & Zoning Map Amendment ZOA 2015-4, 1213 and 1303 Foothill Boulevard

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APPROVAL FOR FORWARDING



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Richard D. Spittler, City Manager

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**ISSUE:** Consideration of a recommendation to the City Council to redesignate 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.

**RECOMMENDATIONS:** Following a public hearing, 1) adopt the resolution, and 2) introduce the ordinance and waive its first reading.

**BACKGROUND AND PROPERTY SETTING:** Nicholas and Gillian Kite own the properties located at 1213 and 1303 Foothill Boulevard. The property located at 1213 Foothill Boulevard is established with the Craftsman Inn, a 5-unit bed and breakfast. Their property located at 1303 Foothill Boulevard is established with a single-family residence.

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

To achieve these plans, the properties must have a commercial General Plan land use designation and commercial zoning. As such, the applicants have requested that the City redesignate the properties from the Low Density Residential to the Downtown Commercial General Plan land use designation and rezone the properties from R-1-10 One-Family Residential to DC Downtown Commercial Zoning District.

**DISCUSSION:**

**A. General Plan Amendment**

Calistoga is a walkable, small town, made up of a vibrant eclectic main street set within pedestrian-oriented neighborhoods. Visitors are attracted to Calistoga because of its unique downtown and amenities. The goal of the General Plan Land Use Element is to protect this quality of Calistoga, while continuing to promote a mixture of land uses in a pleasant environmental setting. As such, the Land Use Designations and Overlay Designations contained in the Land Use Element were established to provide a range of densities and intensities of use while providing special design and development guidance for key sites in the community.

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

<b>Property Address</b>	<b>Base Land Use Designation</b>	<b>Entry Corridor Overlay</b>	<b>Character and Gateway Area Overlay</b>
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

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

Since the Low Density Residential land use designation would not allow the expansion of the Craftsman Inn, the applicants have requested the City to redesignate the properties to the Downtown Commercial land use designation. They have not requested to amend any of the overlay designations and redesignating the properties to Downtown Commercial would not result in inconsistency with the overlay designations.

Designating the properties Downtown Commercial would provide an opportunity to create a development that complements the entry way and ensure that a locally-owned and operated visitor accommodation can compete with similar establishments in the community.

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

The Land Use Element prohibits the loss of housing through its conversion to commercial uses, so through the expansion of the Craftsman Inn and conversion of the existing single-family home, a viable replacement unit would need to be retained on the property, which would result in housing in combination with a commercial use consistent with Housing Element Policy P1.1-2. The housing unit would be incorporated into a new structure or provided on-site within an existing structure.

For the reasons stated above, staff and the Planning Commission support the requested General Plan Amendment.

## **B. Zoning Map Amendment**

The General Plan Land Use Designation Map (Figure LU-4) is implemented through the Zoning Map, which provides more specific classifications (i.e., zoning districts) than the General Plan. Under state law, the Zoning Map and other regulations must be consistent with the General Plan.

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

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

### **C. Development Agreement**

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

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

As a result, the project is subject to a discussion on the appropriateness of a development agreement. However, the property owners have not requested to enter into a development agreement and staff finds that the project’s scope does not warrant one.

**ENVIRONMENTAL REVIEW:** The proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, the “general rule” exemption, because it can be seen with certainty that there is no possibility that the action in question may have a significant effect on the environment.

**PLANNING COMMISSION REVIEW:** The Commission considered the proposed amendments at a public hearing on February 25, 2015 and recommended their approval to the Council provided the amendments are reconsidered in 3 years if no development as occurred.

**CONSISTENCY WITH COUNCIL GOALS AND OBJECTIVES:** Goal 1 of the City Council Goals, Objectives and Priority Projects for FY 2014/2015 states that the City shall “maintain and enhance the economic vitality of the community and the financial stability of the City.” Amending the land use designation and zoning district will create opportunity for economic development, which would ultimate achieve this Goal.

**FISCAL IMPACT:** Staff time and direct expenses associated with the processing of this project has been offset by the applicants through application processing fees. Long-term economic benefits to the City of Calistoga associated with these actions are anticipated in terms of increased property tax, transient occupancy tax and development impact fees.

#### **ATTACHMENTS:**

1. Draft resolution
2. Draft ordinance
3. Applicants’ Written Narrative
4. Existing Land Use Map (Figure LU-4)
5. Existing Overlay Designations Map (Figure LU-6)
6. Existing Character Areas and Gateway Designations Map (Figure LU-7)
7. Existing Zoning Map
8. Excerpt from February 25, 2015 Planning Commission Minutes
9. Planning Commission Resolution PC 2015-6

## RESOLUTION NO. 2015-XXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP, FIGURE LU-4 TO REDESIGNATE THOSE PROPERTIES LOCATED AT 1213 AND 1303 FOOTHILL BOULEVARD FROM LOW DENSITY RESIDENTIAL TO DOWNTOWN COMMERCIAL LAND USE DESIGNATION**

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1           **WHEREAS**, on February 2, 2015, Nicholas and Gillian Kite submitted a request  
2 to redesignate the properties located at 1213 and 1303 Foothill Boulevard from the Low  
3 Density Residential to the Downtown Commercial General Plan land use designation;  
4 and

5           **WHEREAS**, the General Plan is Calistoga's fundamental land use and  
6 development policy document identifying how the community will grow and conserve its  
7 resources through 2020; and

8           **WHEREAS**, in addition to the base land use designation the properties are  
9 subject to several overlay land use designations. Both of the properties are located  
10 within the Entry Corridor 3: Lincoln Avenue at Foothill Boulevard, which extends along  
11 State Highway 128 from the 900 block of Pine Street west to Spring Street. The  
12 property located at 1213 Foothill is also located within the Downtown Character Area  
13 and Lincoln Avenue/Foothill Boulevard Gateway Area. The property located at 1303  
14 Foothill Boulevard is within the Foothill Character Area. These overlay designations  
15 provide special design and development guidance; and

16           **WHEREAS**, as evidenced by the overlay designations, the properties are located  
17 within an important entry corridor and mixed use/transitional neighborhood. The existing  
18 Low Density Residential land use designation is not entirely consistent with the current  
19 goals, objectives, policies, which influence the development of these transitional  
20 spaces. Amending the land use designation will provide opportunity to create a  
21 development that transitions from the commercial uses at the intersection of Lincoln and  
22 Foothill to the adjoining residential land uses; and

23           **WHEREAS**, it is necessary to amend the General Plan Land Use Designations  
24 Map, Figure LU-4 to implement the land use and development policies contained in the  
25 General Plan relating to these parcels; and

26           **WHEREAS**, in accordance with Section 15061(b)(3) of the California  
27 Environmental Quality Act (CEQA) Guidelines, the proposed amendment is not subject  
28 to CEQA because it can be seen with certainty that there is no possibility that it could  
29 have a significant effect on the environment; and

30           **WHEREAS**, the Planning Commission reviewed the proposed General Plan  
31 amendment at a public hearing at its meeting of February 25, 2015, and adopted PC  
32 Resolution 2015-6 recommending its adoption by the City Council.

33           **NOW, THEREFORE, BE IT RESOLVED** by the City of Council of the City of  
34 Calistoga that based on the findings provide herein, an amendment to the General Plan  
35 Land Use Map, Figure LU-4 to redesignate those properties located at 1213 and 1303

36 Foothill Boulevard from low density residential to downtown commercial land use  
37 designation is hereby approved.

38 **PASSED, APPROVED, ADOPTED** by the City Council of the City of Calistoga at  
39 a regular meeting held this 19<sup>th</sup> day of May 2015, by the following vote:

40  
41 **AYES:**  
42 **NOES:**  
43 **ABSTAIN:**  
44 **ABSENT:**

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46 \_\_\_\_\_  
47 **CHRIS CANNING, Mayor**

47 **ATTEST:**

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49 \_\_\_\_\_  
50 **KATHY FLAMSON, City Clerk**