



City of Calistoga Planning Commission Agenda Item Summary

DATE	April 12, 2017
ITEM	Parcel Map PM 2015-1
APPLICANT	Clarence Luvisi
PROPERTY ADDRESS	285 Rosedale Road
ASSESSOR'S PARCEL NOS.	011-050-006 & -007
GENERAL PLAN DESIGNATION	Rural Residential
ZONING DISTRICT	Rural Residential
STAFF CONTACT	Erik V. Lundquist, Senior Planner
POTENTIAL CONFLICTS	None
RECOMMENDATION	Approve the parcel map with conditions
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution approving a parcel map to divide the property located at 285 Rosedale Road into 4 parcels."

CITY OF CALISTOGA

STAFF REPORT

TO: CALISTOGA PLANNING COMMISSION
FROM: ERIK V. LUNDQUIST, SENIOR PLANNER
MEETING DATE: APRIL 12, 2017
SUBJECT: LUVISI PARCEL MAP PM 2015-1
285 ROSEDALE ROAD

1 **ITEM**

2 Consideration of a parcel map to divide the property located at 285 Rosedale
3 Road into 4 parcels (APNs 011-050-006 & -007).

4 **PROJECT SETTING**

5 When Silverado Trail was constructed, the roadway split the subject property. As
6 a result, the property has been assigned two separate Assessor's parcel
7 numbers but it remains one legal lot of record.

8 The property is approximately 35.84 acres with frontage on Silverado Trail and
9 Rosedale Road. The 14.08 acres of the property on the southern side of
10 Silverado Trail is an active vineyard. The City has an existing 15-foot wide
11 easement on the western side of the property that contains city water, sewer and
12 storm drain facilities. A 20-foot wide access easement is located on the eastern
13 side of the property providing access to the adjoining property to the south,
14 owned by the Frediani family. The portion of the property lying between
15 Silverado and Rosedale Road is also in agricultural production and contains a
16 single-family residence and accessory structures that are accessed via Rosedale
17 Road.

18 The property is located in the northeastern corner of the city adjoining the city
19 limit line. Silverado Trail is a city-maintained roadway along the property frontage
20 and Rosedale Road is a county-maintained roadway.

21 The property is within the Rural Residential General Plan land use designation
22 and within the RR Rural Residential Zoning District. The property is surrounded
23 by agricultural lands within the unincorporated area of Napa County to the north
24 and east. West of the property are two wineries and a resort property, which are
25 within their respective planned development zoning districts.

26 **PROJECT DESCRIPTION**

27 The parcel map application proposes to divide the property into 4 lots. The
28 property owners, Clarence and Don Luvisi, have submitted this parcel map for

29 estate planning purposes. No new development on the properties is
30 contemplated on the resulting properties. Proposed parcel 1, on the south side
31 of Silverado Trail, would be approximately 14.08 acres in size. Proposed parcels
32 2, 3 and 4 would be located on the north side of Silverado Trail and would be
33 4.40, 13.43 and 3.93 acres in size, respectively. Don Luvisi would control
34 proposed parcels 1 and 2 and Clarence Luvisi would control proposed parcels 3
35 and 4. Proposed parcel 4 would contain the existing single-family dwelling and
36 accessory structures.

37 **STAFF ANALYSIS AND DISCUSSION**

38 **A. General Plan Conformance**

39 Lands designated Rural Residential serve as a buffer between the agricultural
40 lands around the city and the urbanized part of Calistoga. Maximum residential
41 densities allowed in areas designated Rural Residential may be up to one unit
42 per acre. The allowed density is determined through an assessment of the
43 following General Plan performance standards:

- 44 • Cluster development consistent to minimize the deleterious effects of
45 monotonous development that contradicts the residential character of the
46 community.
- 47 • Preserve and enhance open spaces and agricultural lands.
- 48 • Target higher densities, within the range, adjacent to the more densely
49 developed areas and lower densities, within the range, outward to the City's
50 edge consistent with the community's interest in feathering development.
- 51 • Provide landscaped and/or open space buffers between development and at
52 the entrances to new development.
- 53 • Maintain scenic vistas from public rights-of-way and existing private
54 development.
- 55 • Preserve natural resources important to the community.
- 56 • Enhance the rural traditions of the community and preserve Calistoga's small-
57 town character through sensitive architectural and site planning.

58 The proposed large-lot parcel map is in compliance and consistent with the
59 aforementioned standards established by the General Plan in that the lot sizes
60 and configurations would be consistent with the rural character and would ensure
61 that open space and agricultural uses are preserved.

62 **B. Zoning Conformance**

63 The proposed parcels conform to the zoning and the development standards of
64 the RR Zoning District in Section 17.14.040 CMC for minimum lot width of 100
65 feet, minimum lot depth of 200 feet, minimum parcel size of 80,000 square feet (if
66 both on-site water and wastewater disposal are proposed). The proposed parcels
67 would have adequate room to satisfy the building setback requirements and

68 parking requirements of two spaces per dwelling unit pursuant to CMC Section
69 17.36.130.

70 Therefore, staff finds that the project can be found to conform to the intent of the
71 Zoning Code and the necessary findings can be made to support this parcel map
72 creating three parcels.

73 **C. Growth Management**

74 The contemplated project would not require a Growth Management Allocation
75 pursuant to CMC Section 19.02.050(K), which exempts minor residential
76 subdivisions in the Rural Residential land use designation.

77 **D. Public Utilities and Infrastructure**

78 Water and Sewer: The City's public water and sewer utilities currently extend
79 along the western boundary of proposed parcel 4 from the southwestern property
80 corner to Silverado Trail. In 2006, the water and wastewater connection fees
81 were paid for the future development on this parcel. The water and sewer do not
82 currently extend across Silverado Trail, but would be extended as a result of the
83 Silver Rose Resort project. Since development is not foreseeable and the
84 Subdivision Map Act limits the construction of on and off site utilities for parcel
85 maps, the Public Works Department is not suggesting that the water and sewer
86 be extended any further. However, the Public Works Department is seeking a 15
87 foot wide public utility easement along the western property lines of proposed
88 parcels 2, 3 and 4 to accommodate the future extension. The applicant has
89 requested that the easement be provided via a separate instrument so that
90 certain limitations may be placed on the easement (i.e., restricting use to
91 subsurface only). Staff is agreeable to this stipulation. The extension of the
92 utilities would be required when development occurs.

93 Underground Utilities: Per CMC Section 16.16.090(A), the property owners
94 would be required to underground the existing overhead utilities along Silverado
95 Trail. The property owners have submitted a request to waive the
96 undergrounding requirements. However, the Planning Commission does not
97 have the authority to waive the undergrounding requirements. As such, a
98 condition of approval has been incorporated into the draft resolution requiring
99 that the overhead utilities along Silverado Trail be undergrounded. Subsequent to
100 Planning Commission approval, the waiver request will be forwarded to the City
101 Council for their consideration. The utilities along Rosedale Road are located
102 outside of the subdivision, with exception to the service drops.

103 Roadways: Silverado Trail and Rosedale Road are currently adequate to serve
104 the properties. No improvements are warranted.

105 **E. Archaeological Resources**

106 A cultural resources survey of the property indicates that archaeological
107 resources were not discovered, but there may be the chance of accidental
108 discover during the future construction. To properly evaluate and potentially

109 mitigate impacts to any resources discovered during construction, ground-
110 disturbing construction activities must be monitored by an archaeologist, in
111 consultation with a tribal member. A note to address this requirement shall be
112 placed on the Parcel Map.

113 **FINDINGS**

114 To reduce repetition, all of the appropriate findings are contained in the attached
115 resolution.

116 **PUBLIC COMMENTS**

117 To date, no written comments have been received regarding the proposed
118 project.

119 **ENVIRONMENTAL REVIEW**

120 The proposed project is Categorical Exempt from the requirements of the
121 California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor
122 Land Divisions) of the CEQA Guidelines.

123 **RECOMMENDATIONS**

124 Approve the proposed parcel map with conditions

ATTACHMENTS

1. Location Map
2. Draft Parcel Map Resolution
3. Written Narrative received March 7, 2017
4. Tentative Parcel Map received March 7, 2017