

City of Calistoga  
Planning Commission  
**Agenda Item Summary**

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<b>DATE</b>	November 13, 2019
<b>ITEM</b>	<b>Minimum Lot Width Variance VA 2019-2</b>
<b>APPLICANT / OWNER</b>	Teresa Butler
<b>PROPERTY ADDRESS</b>	1207 Silver Street
<b>ASSESSOR'S PARCEL NO.</b>	011-193-006
<b>GENERAL PLAN DESIGNATION</b>	Medium Density Residential
<b>ZONING DISTRICT</b>	R-1: One-Family Residential
<b>STAFF CONTACT</b>	Zach Tusinger, Senior Planner
<b>POTENTIAL CONFLICT OF INTEREST</b>	Vice Chair Wilkes
<b>RECOMMENDATION</b>	Approve Variance VA 2019-2 with conditions
<b>SUGGESTED MOTION</b>	"I move that the Planning Commission adopt a resolution approving Variance VA 2019-2 for a reduced minimum corner lot width of 60 feet to accommodate a proposed lot split at 1207 Silver Street."

**CITY OF CALISTOGA**  
**STAFF REPORT**

**To:** Calistoga Planning Commission  
**From:** Zach Tusinger, Senior Planner  
**Meeting Date:** November 13, 2019  
**Subject:** **Minimum Corner Lot Width Variance (VA 2019-2) for Proposed Lot Split at 1207 Silver Street**

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1 **ITEM**

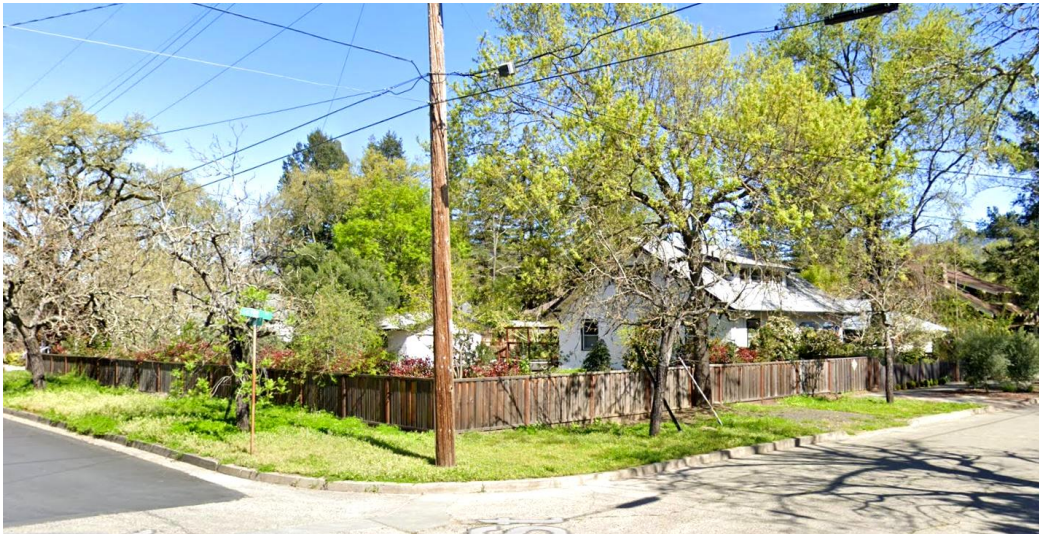
2 Consideration of a requested variance of ten (10) feet, reducing the minimum corner lot  
3 width from 70 feet to 60 feet, in order to accommodate a proposed lot split of an existing  
4 one-family residential property at 1207 Silver Street.

5 **PROJECT SETTING**

6 The current 14,400-square foot subject property is located at the corner of Myrtle and  
7 Silver Streets. The neighborhood is characterized primarily by single-family dwellings on  
8 7,200-square foot lots. The property is adjoined to the west and north by single-family  
9 homes.

10 The site is occupied by a an approximately 2,000-square foot, two-story, single-family  
11 residence. A small detached garage sits behind the house at the rear of the parcel. A  
12 driveway extends from the street to the garage and roughly divides the parcel in half.

13 A section of public right-of-way runs along the property’s Myrtle and Silver Street  
14 frontages, extending roughly 18 feet from the face of curb to the property line. Olive and  
15 walnut trees occupy the space between the curb and property lines.



*The property at 1207 Silver Street*

16 **VARIANCE REQUEST**

17 The applicant wishes to split the existing 120' x 120' lot into two identically-sized lots of  
18 7,200 square feet each (60' x 120'). The municipal code sets the standards for minimum  
19 lot dimensions in the subject zoning district. CMC Section 17.16.030 states the following  
20 regarding R-1 properties:

21 *A. Minimum lot area and lot dimensions in the R-1 district are as follows:*

22 *1. Corner lots: 7,000 square feet.*

23 *2. Interior lots: 6,000 square feet.*

24 *3. Lot Width.*

25 *a. Interior: 60 feet.*

26 *b. Corner: 70 feet.*

27 *4. Lot depth: 100 feet.*

28 The applicant's proposed lot split would result in two lots that meet or exceed the  
29 minimum lot area and dimension requirements except in one respect: the resulting new  
30 lot proposed for the corner would not meet the 70' width but would instead be only 60' in  
31 width.

32 **DISCUSSION**

33 The home on the subject property is listed as a secondary historic resource in the  
34 Calistoga General Plan, appearing on the city's Sanborn maps beginning in 1924.  
35 However, the proposed lot split would in no way impact the home or its historic  
36 character. Until 2002, the home on the subject property included a second living unit on  
37 the second floor. That unit was removed at that time and the property reverted to one-  
38 family use.

39 The purpose of the municipal code's requirement that corner lots have an increased lot  
40 width is to account for the increased street side yard setbacks that corner lots are  
41 subject to compared to a typical, non-corner lot. By promoting larger corner lots, the  
42 resulting relative buildable area of those corner lots is kept the same as neighboring  
43 lots. However, as noted by the applicant, there are many corner lots in the immediate  
44 vicinity that do not comply with the current standard and are in fact only 60' in width.  
45 This has not prevented the development of those lots, and the reduced lot widths have  
46 not resulted in any detrimental impacts to neighboring properties. If the variance is  
47 granted and the lot split subsequently approved, the resultant new lot would be subject  
48 to all relevant setbacks and other development standards.

49 The approval of this variance would allow for a lot split that would ultimately result in a  
50 new, buildable one-family lot in a developed part of town with easy access to all  
51 required utilities.

52 CMC Section 17.42.020 requires that all the required findings be made to approve the  
53 requested minimum corner lot width variance. To reduce repetition, the required findings  
54 may be found in the attached draft resolution.

55 **PUBLIC COMMENTS**

56 As of November 5, no public comments had been received regarding this variance  
57 application.

58 **ENVIRONMENTAL REVIEW**

59 Staff has determined that the proposed project is Categorically Exempt from the  
60 requirements of the California Environmental Quality Act (CEQA) pursuant to Section  
61 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations).

62 **RECOMMENDATION**

63 Approve the requested minimum corner lot width variance, subject to conditions

**ATTACHMENTS**

1. Vicinity map
2. Draft resolution
3. Proposed lot split/site configuration
4. Written statement from applicant