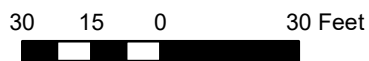




**1207 Silver Street
APN 011-193-006**

**LOCATION MAP
1207 Silver Street
APN 011-193-006**



CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2019-XX

APPROVING VARIANCE VA 2019-2 FOR A REDUCED MINIMUM CORNER LOT
WIDTH IN ORDER TO ALLOW A LOT SPLIT AT 1207 SILVER STREET

1 **WHEREAS**, the property owner of 1207 Silver Street (APN 011-193-006) has
2 filed a variance application requesting a reduced minimum corner lot width to
3 accommodate a lot split of the property; and

4 **WHEREAS**, the Planning Commission considered the request during a public
5 hearing at its November 13, 2019 meeting; and

6 **WHEREAS**, this action is exempt from the California Environmental Quality Act
7 (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use
8 Limitations).

9 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
10 Commission, that the Planning Commission, having duly considered the written and oral
11 reports from staff, materials submitted by the applicant, and public testimony, makes the
12 following findings pursuant to Section 17.42.020 of the Calistoga Municipal Code:

- 13 1. Finding: Conditions apply to the property that do not apply generally to other
14 properties in the same zone or vicinity, which conditions are a result of lot size or
15 shape, topography, or other circumstances over which the applicant has no
16 control.

17 Supporting Evidence: The property is unique in that it is situated on a corner in a
18 part of town where the lots were created prior to the existing standards found in
19 the zoning code. None of the other existing corner lots in this part of town comply
20 with the minimum lot width of 70 feet found in the municipal code.

21 Finding: The variance is necessary for the preservation of a property right of the
22 applicant substantially the same as is possessed by owners of other property in
23 the same zone or vicinity.

24 Supporting Evidence: The applicant's Findings Statement points out that this is
25 merely in some way a reinstatement of a property right as this lot had once been
26 two separate lots smaller in width than required under the current zoning code
27 standards. There are at least fifteen other corner lots in this neighborhood that
28 similarly do not comply with the required minimum 70-foot corner lot width.
29 Allowing for this variance will grant the property owner the same ability to split,
30 sell, and develop the lot as have other owners of corner lots in the area.

- 31 2. Finding: The authorization of the variance will not be materially detrimental to the
32 purposes of this Title, be injurious to property in the zone or vicinity in which the
33 property is located, or otherwise conflict with the objectives of City development
34 plans or policies.

35 Supporting Evidence: The proposed reduced minimum corner lot width of 60 feet
36 will allow for a lot split with a resulting corner lot that is identical in width and

37 overall size to the other corner lots in this neighborhood. In no way will the
38 reduced lot width impact adjoining neighbors as any development on the new lot,
39 if approved, would still comply with all relevant development standards including
40 height, setbacks, and coverage.

41 4. Finding: The variance requested is the minimum variance which will alleviate the
42 hardship.

43 Supporting Evidence: The proposed reduced minimum corner lot width of 60 feet
44 is the minimum required in order to create a buildable lot commensurate with
45 other lots existing in the neighborhood and to maintain the minimum lot width of
46 the remaining lot.

47 **BE IT FURTHER RESOLVED** by the Planning Commission that based on these
48 findings, Variance VA 2019-2 is approved, subject to the following conditions:

49 1. This variance authorizes a reduction to sixty (60) feet for the minimum corner lot
50 width to accommodate a lot split of the property at 1207 Silver Street (APN 011-
51 193-006), as show on the exhibit received by the City on October 3, 2019.

52 2. The term of approval for the variance shall expire one year from its effective date,
53 unless a lot split has been approved for the project prior to the expiration date.

APPROVED AND ADOPTED on November 13, 2019, by the following vote of
the Calistoga Planning Commission:

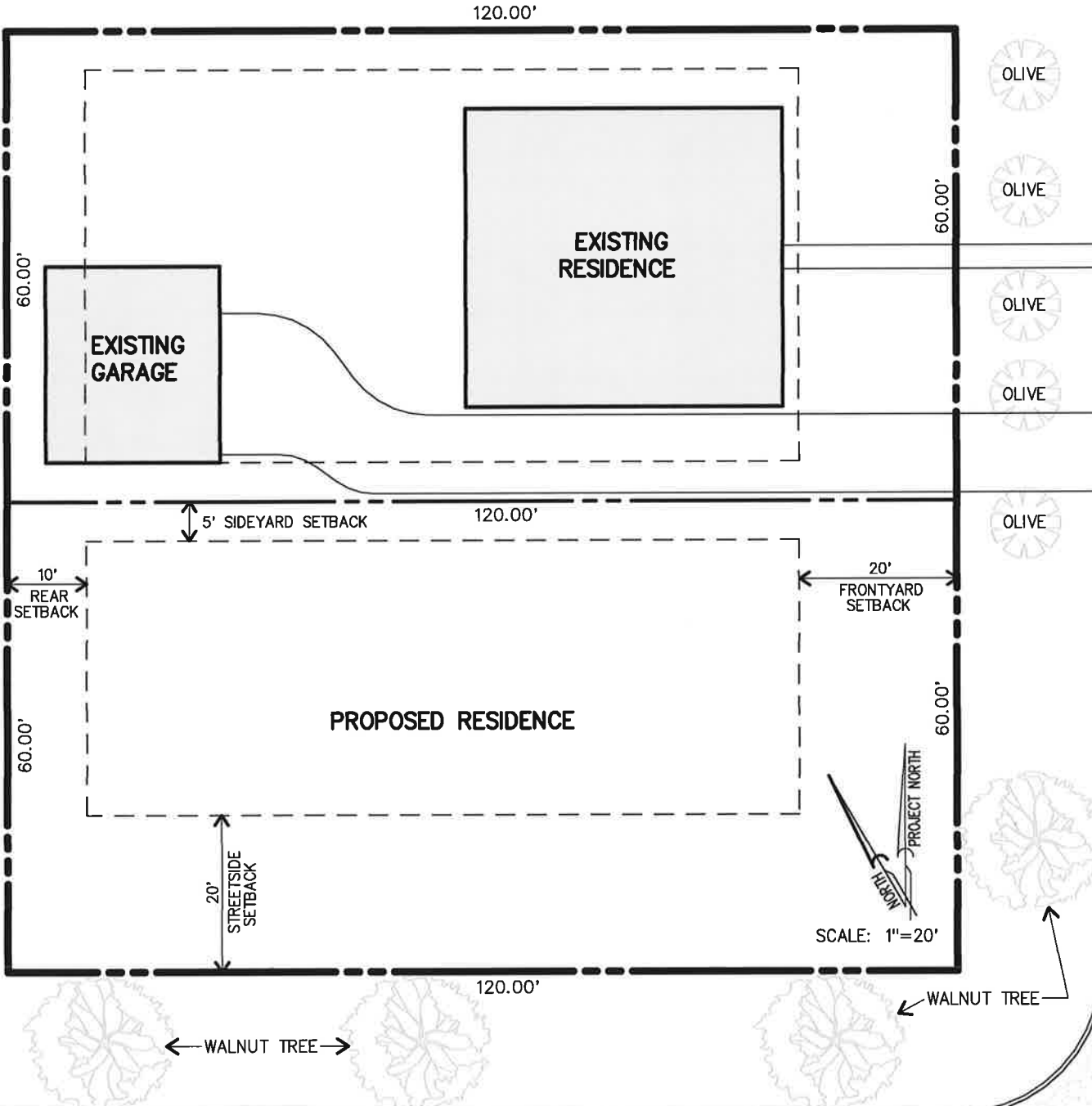
AYES:
NOES:
ABSENT:
ABSTAIN:

Paul Coates, Chairman

ATTEST: _____
Lynn Goldberg, Secretary

PROPOSED LOT SPLIT

1207 Silver Street
Calistoga CA



Silver Street

Myrtle Street

OWNER:
 Teresa Butler
 1207 Silver St.
 Calistoga, CA 94515
 707-486-3817
 teresa@expow.net

Attachment 4

Teresa Butler
1207 Silver Street
Calistoga, Ca. 94558

To whom it may concern,

I moved into town from my Calistoga Hwy128 property after the death of my husband in order to be closer to my friends and family. I have been happily living in my home at 1207 Silver St. for the past 6 years and have begun to labor on the upkeep for my 14,400 sq ft property on my own. I am therefore seeking to divide my existing parcel into two separate single family parcels where I can construct a new, smaller home for myself.

My property was originally two separate parcels fronting on Myrtle Street that were combined into one parcel where my current home was built together with an orchard on the corner portion. As you can see from the proposed new property lines my desire is to re-establish the two parcels, but fronting on Silver St, instead of Myrtle St.

The new corner parcel, as depicted, would be 60'x120' which **does not** conform to the current City standards enforced for new subdivisions, but **does** conform to every other corner lot within the "old town" portion of Calistoga, including all of Cedar and Myrtle Streets at a minimum; and note that the corner lot directly across the street from me is a 60'x60' corner parcel.

Thank you for considering my variance request and I thank you for your service to our wonderful small historic city.

