



City of Calistoga

Planning Commission

Agenda Item Summary

DATE	February 26, 2020
ITEM	Use Permit and Design Review UP 2019-19 and DR 2019-10
APPLICANT	Peter Chiang
PROPERTY ADDRESS	1415 Foothill Boulevard
ASSESSOR'S PARCEL NO.	011-300-011
GENERAL PLAN DESIGNATION	Low Density Residential Foothill Character Area
ZONING DISTRICT	R-1-10: One-Family Residential
STAFF CONTACT	Zach Tusinger, Senior Planner
POTENTIAL CONFLICTS	Commissioner Cooper
RECOMMENDATION	Approve use permit and design review applications with conditions
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution approving Use Permit 2019-19 and Design Review 2019-10 for 1415 Foothill Boulevard."

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Zach Tusinger, Senior Planner
Meeting Date: February 26, 2020
Subject: **Okaeri Bed & Breakfast – UP 2019-19 & DR 2019-10
1415 Foothill Boulevard**

ITEM

Consideration of use permit (UP 2019-19) and design review (DR 2019-10) applications for the reestablishment of an eight-room bed and breakfast and associated improvements at 1415 Foothill Boulevard.

KEY ISSUES

- Reestablishment of bed and breakfast use
- Provision of adequate off-street parking
- Architectural modifications to the front facade of the primary structure

BACKGROUND

The subject property is located within the R-1-10: One-Family Residential Zoning District. The approximately one-acre property slopes gently away from Foothill Boulevard, becoming steeper behind the existing main structure. The property is located on the south side of Foothill Boulevard between the intersections of Spring and Berry Streets. The Enchanted Cottage Bed and Breakfast sits directly to the east, and a single-family home is directly to the west. Several single-family homes occupy the parcels across Foothill Boulevard.

In 1986 a use permit was granted allowing the operation of a six-unit bed and breakfast known as the Pink Mansion. In 2010, a use permit was granted allowing the addition of two guest rooms (for a total of eight) and the elimination of the requirement for an onsite manager. Seven of the guest rooms were within the existing main building, and one was in the accessory building tucked into the hillside behind the main parking area. The Pink Mansion closed in 2018 when the current owners



1415 Foothill Boulevard

32 purchased the property. As the Pink Mansion has been closed for more than six
33 months, the use permit for the bed and breakfast use has lapsed.

34 **PROJECT DESCRIPTION**

35 The use permit and design review applications request approval to reinstate the bed
36 and breakfast use with seven guestrooms in a renovated and reconfigured structure,
37 and an eighth guestroom in the accessory structure. The bed and breakfast is intended
38 to be renamed Okaeri, which means 'welcome home' in Japanese. While the bed and
39 breakfast would have an onsite manager, the applicant is requesting that this not be
40 made a requirement of the use permit, consistent with the former approvals for the
41 former Pink Mansion. Meals, including dinner, will be available to bed and breakfast
42 guests. The applicant intends to apply for an Alcoholic Beverage Control (ABC) license
43 to allow the service of beer and wine to guests as well.

44 The parking area would be reconfigured to provide 8 spaces in the main lot to the east
45 of the building, and two additional tandem spaces on the west side intended for staff.

46 The plans show that the entire building would be extensively renovated. A small addition
47 on the first floor would provide room to accommodate an accessible bathroom, and a
48 new ADA ramp is intended to improve access for guests. New horizontal guard rails are
49 intended to replace the more ornate vertical rail and spindles currently found on the
50 structure. The large turret would be removed and reconstructed several feet taller with a
51 stamped metal roof. Raising the turret would allow additional usable floor space and the
52 addition of second story windows around the turret. The building will be repainted white
53 with black trim.

54 **DISCUSSION**

55 **A. General Plan Consistency**

56 Land Use Element: The General Plan designation for the property is Low Density
57 Residential, which allows bed and breakfast establishments. The Foothill Character
58 Area overlay, which also applies to the property, supports a limited number of bed and
59 breakfast uses. The reestablishment of an 8 guestroom bed and breakfast at this
60 location where a bed and breakfast was in operation for over 30 years would be
61 consistent with the intent of both the land use designation and the Character Area
62 overlay.

63 Economic Development: Allowing this property to be reestablished with an updated bed
64 and breakfast use would be consistent with General Plan Objective ED-1.1, which
65 encourages the City to support the lodging industry.

66 **B. Zoning Compliance**

67 Bed and breakfast inns and facilities are a conditionally-permitted use within the R-1-10:
68 One-Family Residential Zoning District. CMC Chapter 17.35 delineates the specific bed
69 and breakfast regulations.

70 The applicant has requested an exception to those regulations in order to have a total of
71 8 units. As detailed above, such an exception was previously approved for this property

72 in 2010, although the bed and breakfast use has now lapsed. Pursuant to CMC Section
 73 17.35.040(C)(4) an exception may be granted to allow the establishment of up to 10
 74 rental units, and the waiver of the requirement for an onsite manager. Prior to approval
 75 of the exception, the Planning Commission must consider the following special
 76 circumstances:

- 77 a. A bed and breakfast inn and facility or other visitor accommodation located on
 78 the property was authorized by the City on or before January 1, 2010; and
- 79 b. The property is located within an R-1-10 zone; and
- 80 c. The property is established with no more than 10 rental units; and
- 81 d. The lot size exceeds 10,000 square feet.

82 A bed and breakfast use on the one-acre property within the R-1-10 Zoning District was
 83 established in 1986. Upon approval of this permit, the property would have 8 guest
 84 units, and no requirement for an onsite manager (though the applicant has stated his
 85 intention to provide one). The proposal to operate an 8-unit bed and breakfast at this
 86 location meets the purpose and intent of the Ordinance and it can be found to meet the
 87 special circumstances to allow the expanded use. As the Pink Mansion operated
 88 successfully for 8 years without an onsite manager, it is likely the continued waiver of
 89 that requirement for the new operation would not cause an issue.

90 The service of meals at bed and breakfasts is allowed. However, no meals may be
 91 served after noon to persons who are not paying guest or personal nonpaying guests of
 92 the onsite manager (CMC Section 17.35.020.G). The applicant's proposal would comply
 93 with these provisions.

94 As shown in the table below, the project is also consistent with all R-1-10 Zoning District
 95 development standards.

Applicable R-1-10 Development Standards		Proposed Development
Minimum Front Yard Setback	20 feet	41 feet
Minimum Side Yard Setback	5 feet	5 feet
Minimum Rear Yard Setback	20 feet	>60 feet
Building Height	25 feet	25 feet*
Parking	1 space per room, plus 2 for an onsite manager	10 spaces are provided (2 are tandem)

**Height measured to the midpoint of the roof. The spire on the turret extends to approximately 30 feet (allowable per CMC 17.38.030.B).*

96 **C. Aesthetics**

97 The proposed architectural modifications would be consistent with the building's current
98 architecture and the prevailing styles in this area of Calistoga. The redesigned turret
99 and associated windows would also provide added architectural interest. The white
100 paint with black trim is a common color scheme found throughout Napa Valley. No
101 protected trees are planned to be removed as part of the project.

102 The existing landscaping would be largely retained, except for in the area immediately
103 in front of the inn. That area would be reconfigured and re-landscaped with a mix of
104 Japanese maples, Japanese cherry blossom trees, and a variety of small ornamentals,
105 ground cover and flowers. (A conceptual landscape plan is included in the attachments).
106 Preliminarily, the applicant wishes to construct a small water feature, with cobblestone
107 and gravel paths threaded through the landscaping. All the new landscaping would
108 occur behind a fence, limiting the visibility of the new landscaping from Foothill
109 Boulevard.

110 **FINDINGS**

111 To reduce repetition, all the necessary findings are contained in the attached
112 Resolution.

113 **PUBLIC COMMENTS**

114 As of the writing of this report, staff has not received any written correspondence
115 regarding this matter.

116 **ENVIRONMENTAL REVIEW**

117 Staff has determined that the proposed project is Categorically Exempt from the
118 requirements of the California Environmental Quality Act (CEQA) pursuant to Section
119 15301 of the CEQA Guidelines.

120 **RECOMMENDATION**

121 Based on the information provided, staff recommends approval of the use permit and
122 design review applications with conditions.

ATTACHMENTS

1. Draft Resolution and Conditions of Approval
2. Vicinity map
3. Applicant letter
4. Project plans