

# CALISTOGA PLANNING COMMISSION

## STAFF REPORT

**To:** Calistoga Planning Commission  
**From:** Zach Tusinger, Senior Planner  
**Meeting Date:** May 13, 2020  
**Subject:** **Butler Parcel Map (PM 2020-2)**  
**1207 Silver Street**

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1 **ITEM**

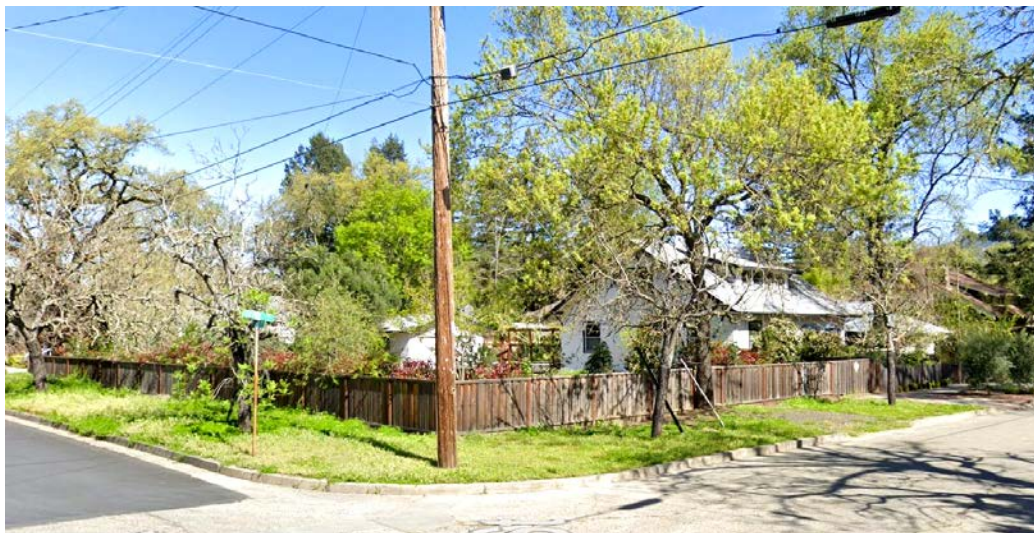
2 Consideration of a parcel map to divide the property located at 1207 Silver Street  
3 (APN 011-193-006) into two parcels.

4 **PROJECT SETTING**

5 The current 14,400-square foot (120' x 120') subject property is located at the  
6 corner of Myrtle and Silver Streets. The neighborhood is characterized primarily  
7 by single-family dwellings on 7,200-square foot lots. The property is adjoined to  
8 the west and north by single-family homes.

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

13 Public right-of-way runs along the property's Myrtle and Silver Street frontages,  
14 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 **PROJECT DESCRIPTION**

17 The parcel map application proposes to divide the existing parcel at the corner of  
18 Myrtle and Silver Streets into two new 60' x 120' parcels. The applicant's  
19 proposed lot split would result in two lots that meet or exceed the minimum lot  
20 area and dimension requirements except in one respect: the resulting new lot  
21 proposed for the southern corner would not meet the 70' width and would instead  
22 be only 60' in width. However, the Planning Commission approved a variance for  
23 the reduced corner lot width for this project in November 2019.

24 **STAFF ANALYSIS AND DISCUSSION**

25 **A. General Plan Conformance**

26 The subject property General Plan land use designation of Medium Density  
27 Residential allows single-family homes at a density range of 4 to 10 units per  
28 acre. The proposed lot would allow for the eventual establishment of a new  
29 residential use on the proposed southern parcel adjacent to Myrtle Street in  
30 accordance with the prescribed density of this land use designation. The existing  
31 home on the subject property is listed as a secondary historic resource in the  
32 Calistoga General Plan, appearing on the city's Sanborn maps beginning in  
33 1924. However, the proposed division would in no way impact the home or its  
34 historic character.

35 **B. Zoning Conformance**

36 The proposed configuration of the parcels complies with the R-1: One-Family  
37 District's development standards in all respects except for the previously  
38 mentioned corner lot width. However, the Planning Commission approved a  
39 variance for the corner lot width, from 70' to 60'. The proposed parcel map is in  
40 accordance with the variance. An administrative design review would be required  
41 before any building or grading permits could be issued for development on the  
42 new southern parcel. Such a design review would include notice to neighboring  
43 properties.

44 **C. Public Utilities and Infrastructure,**

45 Both parcels can be adequately served by city utilities. Conditions have been  
46 incorporated into the resolution requiring improvements to utilities and  
47 infrastructure at the time of any development on the resulting new southern  
48 parcel adjacent to Myrtle Street.

49 **D. Archaeological Resources**

50 There may be the chance of accidental discovery of archaeological resources  
51 during any future construction. To properly evaluate and potentially mitigate  
52 impacts to any resources discovered during construction, ground-disturbing  
53 construction activities must be monitored by an archaeologist, in consultation  
54 with a tribal member. A note to address this requirement shall be placed on the  
55 Final Map.

56 **FINDINGS**

57 To reduce repetition, all the appropriate findings are contained in the attached  
58 resolution.

59 **PUBLIC COMMENTS**

60 To date, no written comments have been received regarding the proposed parcel  
61 map.

62 **ENVIRONMENTAL REVIEW**

63 The proposed project is Categorically Exempt from the requirements of the  
64 California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor  
65 Land Divisions) of the CEQA Guidelines.

66 **RECOMMENDATIONS**

67 Consider approving the proposed parcel map with conditions.

**ATTACHMENTS**

1. Location Map
2. Draft Resolution
3. PC Resolution 2019-19
4. Site Map
5. Tentative Parcel Map