

CALISTOGA PLANNING COMMISSION
STAFF REPORT

TO: Calistoga Planning Commission
FROM: Jeff Mitchem, Planning & Building Director
Samantha Thomas, Associate Planner
Justin Shiu, Consultant Planner (M-Group)
MEETING DATE: March 23, 2022
SUBJECT: **Tentative Map and Design Review for 2008 Grant Street (TM 2021-2 and DR 2021-3)**

ITEM

- 1 Consideration of a tentative map and design review application for a residential
2 subdivision consisting of 15 residential lots for single-family residences and 6 parcels to
3 be utilized as open space and access at 2008 Grant Street (APN 011-010-033).
4 Refer to Attachment 1 for Draft Resolution.

BACKGROUND

- 5
6 The project site consists of one existing parcel at 2008 Grant Street (APN 011-010-033).
7 The property features a small residential structure, a three-sided wooden garage, and a
8 large, fire-damaged shed located near the center-west of the property. An existing stone
9 culvert provides a bridge over the drainage feature to provide access to the property,
10 residence, and accessory structures from Redwood Avenue. The drainage feature
11 generally follows the western property line, beginning at the northwest corner and
12 extending diagonally towards the southern portion of the property. The property consists
13 of maintained grassland and approximately 151 trees.
14 The property is under the Medium Density Residential General Plan Land Use
15 Designation, which allows for the development of 4 to 10 units per acre. The project is
16 located in the R-1 (One-Family Residential) zoning district, which permits single-family
17 dwellings.
18 Surrounding uses include single-family residential to the east, west, and south; the
19 Calistoga Seventh Day Adventist Church to the southwest; and single-family residential
20 and a vacant lot to the north. Properties east, west, and south of the site share its Medium
21 Density Residential General Plan Land Use Designation and R-1 zoning district.
22 Properties to the north have a Low-Density Residential General Plan Land Use
23 Designation and R-1-10-PD (One-Family Residential, Planned Development) zoning
24 district.

25 **PROJECT DESCRIPTION**

26 The project proposes the subdivision of the lot, construction of 15 single-family
27 residences, and associated site improvements (see Attachment 2 for 2008 Grant Street
28 Project Plans).

29 Project Components

30 The project would involve subdividing the 5.84-acre site into 15 residential lots and six
31 parcels for a private street and common space. The site would be divided into Parcels 1-
32 15 for private residential lots and Parcels A-F for common areas. The developable area
33 would be approximately 4.83 acres. The 15 residential lots (Parcels 1-15), landscaped
34 open space (Parcel D), and landscaped bio-retention area (Parcel E) would comprise
35 approximately 3.82 acres. The private street extension of Redwood Avenue would be
36 approximately 1.01 acres (Parcel A). The area around the existing drainage channel
37 would remain as undeveloped open space totaling approximately 1.01 acres (Parcels B,
38 C, and F).

39 The project would include the removal of trees onsite to accommodate the proposed
40 development. The site contains a total of 151 trees, including black walnut, coast live oak,
41 coast redwood, English walnut, Oregon ash, pecan, and valley oak. Under the proposed
42 project, 46 trees would be preserved, and 105 trees would be removed, including 3 non-
43 protected trees and 102 protected trees. Onsite tree replacement is proposed as part of
44 the landscaping plan and would involve replanting 112 native species along with the
45 drainage feature and replanting 198 trees throughout the project site, including native and
46 ornamental species. Additionally, the project would contribute to the planting of 75 trees
47 off-site or an equivalent monetary fee paid to the City for offsite planting.

48 Site development would involve grading and installation of new infrastructure while
49 preserving the existing drainage channel feature. A span bridge would be constructed
50 over the drainage and areas around would be kept clear of development. The project
51 would connect to existing utilities on Grant Street, Redwood Avenue, and Amber Way.
52 The private road extension of Redwood Avenue into the site would end in a cul-de-sac
53 and would be accompanied by two vehicle travel lanes, on-street parking, sidewalks, and
54 landscaped planting strips.

55 The site modifications were designed to meet current engineering standards to manage
56 stormwater onsite and avoid onsite flooding. New development is subject to requirements
57 to demonstrate that stormwater discharge flow rates would not exceed pre-project
58 conditions and that the site has capacity to manage stormwater collected onsite. The
59 project proposes grading that would modify the existing topography to direct runoff to site
60 areas and to infrastructure designed to accommodate stormwater flows. The site design
61 allows further runoff from impervious surfaces to slope towards the new proposed private
62 street extension of Redwood Avenue and gutters along the street and landscaped bio-
63 retention designed to retain stormwater before discharging to the storm drain system. The
64 storm drain to be installed beneath Redwood Avenue would have the capacity to convey
65 stormwater collected onsite, as well as stormwater from upstream storm drain lines at the
66 northwest corner of the site, toward the main storm drain line along Grant Street. The new

67 storm drain line reroutes flows that currently discharge to the drainage channel. The
68 existing drainage channel would become an additional facility to accommodate any
69 excess flow from the storm drain and would continue to collect runoff from surfaces
70 proximate to the drainage and other existing outfalls. The proposed improvements
71 reconfigure the movement of stormwater through the site and allow for greater capacity
72 designed to avoid overtopping of water from the drainage channel that may lead to
73 flooding. Maintenance of the drainage channel and correction of any potential erosion
74 issues near the drainage have been included as conditions of approval.

75 The storm drain design is prepared by a registered civil engineer and would allow for
76 collection and conveyance of runoff generated by a 100-year storm, as required by CMC
77 Section 16.16.040. The drainage channel was calculated with a capacity of 87 cubic feet
78 per second (cfs). With a 100-year 24-hour storm resulting in 154 cfs and the proposed
79 storm drain's ability to accommodate 77 cfs, the remaining 77 cfs can be accommodated
80 by the drainage channel. A summary of onsite drainage and detention design features is
81 provided in Attachment 3. The Public Works Department has reviewed preliminary plans
82 and hydrologic and hydraulic modeling that informs stormwater management in site
83 design. The final storm drain sizes and stormwater control plan for the site are subject to
84 review and approval by the Public Works Department to ensure final plans and
85 specifications meet current standards to accommodate projected stormwater flows.

86 Proposed landscaping consists of new trees and vegetation in landscaped planting strips,
87 residential yards, and the bio-retention area, as well as preservation of some trees where
88 possible. The landscaping strips would be planted with Chinese Pistache street trees.
89 Small specimen and accent trees planted in the front and backyards of residences include
90 Western Redbud, Crape Myrtle, Saratoga Laurel, and Purple Leaf Plum trees. California
91 Buckeye, Coast Live Oak, and Valley Oak are larger specimen trees that would be planted
92 on some residential parcels and generally around the perimeter of the bio-retention area.
93 A variety of shrubs, groundcover, and bioretention plants would be planted onsite, as
94 shown in the landscape plan.

95 Fencing is proposed around the perimeter of the site. Six-foot tall wood fences provide
96 separation between the site and adjacent properties along the east, west, and south
97 property lines. Fences would be installed on top of retaining walls on the north side of the
98 property, comprising a solid wood good neighbor fence design with a central segment
99 featuring a wood and wire fence design. Additional solid and mesh fencing separate from
100 the property's perimeter fencing is proposed in certain lots adjacent to the drainage
101 feature.

102 Architectural Design

103 The project proposes one and two-story single-family residences with variations on
104 several architectural styles and configurations. Residences are designed as Farmhouse,
105 Spanish, Craftsman, and Italianate styles, with exterior finish materials that include
106 ledgerstone, brick, board-and-batten vertical siding, shingle-siding, and shutters. The
107 residences feature hipped and gabled roof designs with one-story and two-story designs.
108 Three basic floor plans (Plan 1, Plan 2, and Plan 3) are proposed consisting of a one-

109 story design (Plan 1) and two, two-story designs (Plans 2 and 3). The units range from
110 approximately 2,320 to 3,518 square feet, with four to five bedrooms. The floor plans
111 provide for some variations that may be applied within the building envelopes, such as a
112 bedroom that alternatively can be a loft, a den that can be a bedroom, and a livable space
113 that can be a workshop. Plan 3 provides for an optional accessory dwelling unit within the
114 floor plan, and up to five residences are proposed to apply the Plan 3 floor plans. Each
115 unit is served by a driveway and a two-car garage.

116 **CONSISTENCY ANALYSIS**

117 The project's consistency with the City's plans, policies, and codes is evaluated below.

118 Calistoga General Plan

119 *Land Use Designation*

120 The site has a General Plan land use designation of Medium Density Residential. The
121 designation allows the development of housing at densities of 4 to 10 dwelling units per
122 acre. As such, the 3.82-acre developable site area would allow for 15 to 38 units.

123 The project is consistent with relevant Land Use Element policies, including:

124 *P2.1-1 All new development in the city shall comply with the policies of the*
125 *individual land use designations in Section C of this Land Use Element.*

126 *P3.1-1 New development shall be focused within the existing developed areas, and*
127 *not at the city's periphery.*

128 *P3.1-3 The approval of all development projects shall be coordinated with the*
129 *provision of infrastructure and public services required to meet the needs of*
130 *the development.*

131 *Housing Element*

132 The Housing Element of the General Plan provides a long-term, comprehensive
133 plan to address existing and projected housing needs of the community. The site
134 is identified as a Housing Opportunity site in the Housing Element site inventory,
135 which identifies sites with realistic development opportunities for the provision of
136 housing.

137 The project would be consistent with relevant Housing Element policies and actions,
138 including:

139 *P1.2-1 Make the best use of available housing sites when they are*
140 *developed.*

141 Residential Design Guidelines

142 The project is subject to the City's Single-Family Residential Design Guidelines, per CMC
143 Section 17.41.050(C). Staff believes the project is consistent with the Residential Design
144 Guidelines:

- 145 • Streetscape. Main entrances of homes are identifiable from the street. Entry patios
146 and porches are incorporated into the design. Garages are subordinate to the
147 home design. Home orientation is similar to those in the surroundings.
- 148 • Building Form and Mass. Buildings incorporate variations in wall planes. Buildings
149 are within allowable height limits and would be compatible with the mix of one- and
150 two-story homes in the surroundings. Second stories are set back greater than
151 minimum requirements and some step back from first stories are added to the
152 designs.
- 153 • Building Articulation. Variation in massing, wall planes, and roof forms are applied.
154 Accents, architectural features, and variation in materials add interest to the
155 designs. Porches and entry spaces are incorporated into the architecture.
- 156 • Roofs. Different ridges in the roof designs provide variation in roof forms. Roof
157 overhangs are provided in the designs and are appropriate for the styles.
- 158 • Building Materials and Finishes. Materials, finishes, and colors are consistent with
159 the architectural styles. Exterior materials reflect the appearance of traditional
160 materials such as wood, stone, and stucco. Designs apply distinct massing with
161 variation in the wall planes.
- 162 • Windows, Doors, and Entries. Entrances are identifiable and entries are
163 proportional to the buildings. Windows complement the buildings and are
164 articulated by compatible trim or shutters. Second-story windows are not directly
165 opposite to other residential windows.
- 166 • Garages and Driveways. Garage doors are set back from the street and do not
167 significantly cover the front façades. Garage doors are articulated with details and
168 panels to break up large planes. Driveways are sized appropriately for garages.
- 169 • Landscaping. A variety of trees, shrubs, and groundcover are proposed in the
170 landscaping plan, with consideration of appropriate plantings given by a landscape
171 architect. Trees and shrubs would not interfere with equipment and utilities.
- 172 • Lighting. Lighting fixtures are compatible with the designs and would be consistent
173 with lighting requirements in the municipal code.
- 174 • Walls and Fences. Fences would use allowable materials.
- 175 • Viewshed protection. The designs meet allowed height limits and site orientation
176 minimizes impacts to ridgelines.

177 Refer to Attachment 4 for the Design Review Matrix.

178 Zoning Code and Development Standards

179 The project site is zoned R-1 One-Family Residential (R-1). The intent of the R-1 Zoning
180 District is to allow the development of single-family and special needs residential uses
181 that are consistent with the Calistoga General Plan and State law, in a manner that
182 provides generous private open space and setbacks. Single-family dwellings are
183 identified as permitted uses in this district.

184 The following table compares the project's design with the development standards of the
 185 R-1 District.

R-1 District Development Standard per Zoning Code		Project	Compliant, as conditioned
Minimum front yard	20 feet	20 feet or greater	Yes
Minimum side yard	7.9 feet (Plan 1 Farmhouse) 5 feet (Plan 1 Others) 11.25 feet (Plan 2) 11.13 feet (Plan 3)	10.7 feet or greater (Plan 1) 12.5 feet or greater (Plan 2) 12.5 feet or greater (Plan 3)	Yes
Minimum rear yard	20 feet	24 feet or greater	Yes
Maximum lot coverage	40 percent	33.7 percent or less	Yes
Maximum building height*	25 feet	14 feet 3 inches (Plan 1 Italianate) 15 feet 1 inch (Plan 1 Craftsman) 16 feet (Plan 1 Farmhouse) 22 feet 6 inches (Plan 2 All) 22 feet 3 inches (Plan 3 All)	Yes
Parking	2 per unit	2 per unit	Yes
Minimum lot area	6,000 square feet	9,036 square feet or greater	Yes
Minimum lot width	60 feet	74 feet or greater	Yes
Minimum lot depth	100 feet	101 feet or greater	Yes

186 **Building height for a building with a gable or hip roof is measured at the distance from grade to the*
 187 *intersection between the wall and the roof eave plus half of the distance between the roof eave and*
 188 *the roof ridge, per CMC Section 17.38.040.*

189 **DEVELOPMENT IN RELATION TO SB9**

190 The current proposed subdivision is reviewed as a discretionary review application by
 191 Planning Commission and is not eligible to be considered as a Senate Bill 9 (SB9)
 192 application. Effective January 1, 2022, SB9 requires ministerial approval of certain lot
 193 splits and duplex development in single-family residential zones provided they meet
 194 certain criteria under SB9 and any objective standards for SB9 projects that may have
 195 been adopted by a jurisdiction. The project involves the split of the lot into more than two
 196 single-family lots and would not be eligible for ministerial approval.

197 The City would not be able to preempt State provisions that allow for further lot splits and
 198 development if they meet the criteria for SB9. However, constraints associated with the
 199 project may discourage development under SB9. Each lot created from an SB9 lot split
 200 must be at least 1,200 square feet and must be at least 40 percent of the original lot size.
 201 The project is constrained by rear yards with fencing, grading, landscaping, and lot
 202 configurations that restrict usable area. Although the development of two units on a lot is
 203 permitted under SB9, modifications to the home or property would be required. The cost
 204 to an owner for demolition and new construction to fit the requirements of SB9 is not likely
 205 to be desirable, particularly for a new subdivision with new homes, landscaping, and

206 improvements that will have been completed recently.

207 **GROWTH MANAGEMENT**

208 The project would connect to public water and sewer. A Growth Management Allocation
209 must be awarded to the project, and the developer will be required to pay water and
210 wastewater service connection fees. As a condition of approval, the developer shall
211 purchase an additional water allocation and wastewater allocation to serve 15 single
212 family dwellings.

213 **ENVIRONMENTAL REVIEW**

214 An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in
215 accordance with the requirements of the California Environmental Quality Act (CEQA)
216 and the CEQA Guidelines. The IS/MND is intended to provide information on potential
217 environmental effects from implementation of the project where an Initial Study
218 determines potentially significant effects. Consistent with Section 15070(b) of the CEQA
219 Guidelines, the Initial Study identified potentially significant effects, but revisions in the
220 Project made by or agreed to by the applicant would avoid the effects or mitigate the
221 effects to a point where no significant effect would occur. The IS/MND is included as
222 Attachment 5.

223 In accordance with CEQA and CEQA guidelines, a notice of intent to adopt an IS/MND
224 and notice of public hearing for the project was mailed to property owners within a 600-
225 foot radius and posted to the City's website on February 7, 2022. A 30-day public review
226 period for the project began on February 7, 2022, and concluded on March 8, 2022. The
227 IS/MND was distributed to interested or involved public agencies, organizations, and
228 private individuals for review. In addition, the IS/MND has been made available for
229 general public review at City Hall and on the City's website:
230 [https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-](https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/2008-grant-street-project)
231 [department/2008-grant-street-project](https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/2008-grant-street-project)

232 During the public review period, the project received 16 written comments. The comments
233 received and response to comments are provided in Attachment 6.

234 Development of the project is subject to implementation of mitigations identified within the
235 IS/MND, compiled within the Mitigation Monitoring and Reporting Program (MMRP).

236 **FINDINGS**

237 To reduce repetition, the basis for making the required findings to approve the project's
238 requested entitlements are contained in the attached Draft Resolution (see Attachment
239 1).

240 **RECOMMENDATIONS**

Based on the information and analysis contained in this report, Staff recommends that the Planning Commission adopt a resolution approving tentative map TM 2021-02 and design review application DR 2021-3 for a residential subdivision, 15 single-family

residences and related improvements located at 2008 Grant Street, with conditions, and adopting the IS/MND and associated MMRP.

ATTACHMENTS

1. Draft Resolution
2. 2008 Grant Street Project Plans
3. Drainage Memorandum
4. Design Review Matrix
5. Initial Study/Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program
6. Response to Comments & Comments Received