

CALISTOGA PLANNING COMMISSION
MEMORANDUM

TO: Calistoga Planning Commission
FROM: Jeff Mitchem, Planning & Building Director
Justin Shiu, Consultant Planner (M-Group)
MEETING DATE: April 27, 2022
SUBJECT: **Revised Subdivision Design Concepts for 2008 Grant Street (TM 2021-2)**

ITEM

Planning Commission is requested to receive the presentation on current revised subdivision design concepts for the 2008 Grant Street project (TM 2021-2) and provide the applicant with feedback to inform revisions to the project. No action to approve/deny the requested entitlements will be taken for this meeting.

BACKGROUND

On March 23, 2022, Planning Commission held a public hearing to review a proposed application for a residential subdivision consisting of 15 new single-family residences at 2008 Grant Street (APN 011-010-033).

After receiving the presentation and public comments, and deliberating on the project, Planning Commission voted to continue review of the project to a date uncertain. Planning Commission provided comments for consideration, including the following:

- Considering effect on groundwater and wells.
- Decreasing the amount of artificial pad/fill.
- Exploring possible additional pedestrian/emergency egress.
- Considering pricing and marketplace needs. Explore smaller units/more density.
- Reducing or realigning two-story residences.
- Contributing to possible bicycle/pedestrian improvements on Grant Street.

PROJECT STATUS

The applicant has explored revisions to the construction and design of the subdivision and desires feedback from Planning Commission on a preliminary revised concept.

The applicant has requested separation of the tentative map portion and the design review portion of the application to focus and spend more time on the map for the subdivision first, then reconvene later to discuss architecture.

This meeting is intended to facilitate discussion on the subdivision design, with no project action taken to approve/deny the entitlement requests. After receiving feedback and

further refining the subdivision design, a hearing would be set up to take action on the tentative map for the subdivision. Action on design review for the architectural design of the proposed homes would occur at a separate subsequent hearing. Action on CEQA associated with the project would occur at the time of action on the project entitlement requests.

The current revised subdivision design is attached (**Attachment 1**). The dimensions for lots have been updated. Some reduction in lot width is proposed. The cul-de-sac is proposed to be replaced with a hammerhead (T-shaped) turnaround at the end of the property and the setback distance from the north property line is increased. Proposed grading in the project has been revised. The plan illustrates the proposed fill and utility undergrounding on site. Additional trees can be preserved at the northern and eastern portions of the property with the grading changes. The plans include a concept of how a 34-lot subdivision might appear, provided for illustrative purposes only. The existing soil conditions have been reviewed by project engineers; groundwater recharge is not likely to be occurring at a significant rate at the project site (**Attachment 2**). The need for a bike lane on Redwood Avenue and a bicycle/pedestrian connection to Amber Way/Maggie Avenue was considered (**Attachment 3**). The applicant presentation would expand on details of proposed changes.

RECOMMENDATIONS

Staff recommends that the Planning Commission receive the applicant presentation and provide feedback and direction to the applicant to inform revised plans.

ATTACHMENTS

1. Revised Concept Site Plan, Site Section, and Street/Utility Profile
2. Geologic Consultation Memo
3. Transportation Memo