

City of Calistoga

Memorandum

TO: DRAFT URBAN DESIGN PLAN AD-HOC COMMITTEE

FROM: CHARLENE GALLINA, PLANNING & BUILDING DIRECTOR

SUBJECT: UDP AD-HOC COMMITTEE MEETING OF OCTOBER 13, 2009

DATE: OCTOBER 9, 2009

1 **BACKGROUND:**

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3 On August 18, 2009, the Ad-Hoc Committee met for a second time to discuss
4 proposed meeting goals and objectives, as well as, recommended revisions to
5 the Downtown and Gliderport Character Areas. After Committee discussion and
6 comments from the Merchant family, staff was directed to revise the Downtown
7 and Gliderport Character Area language to: 1) incorporate all the Merchant
8 properties into the Gliderport Character Area (not including the Indian Springs
9 Resort properties); and 2) provide a list of potential uses to be considered in
10 future development proposals. The Committee also directed staff to work with
11 the Merchants on this proposed language prior to having the next Ad-Hoc
12 Committee Meeting. Please refer to the attached Draft Meeting Notes for
13 additional information and public comments.

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15 **DISCUSSION:**

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17 In response to discussion between the Committee and the Merchant family, staff
18 has revised both the Downtown and Gliderport Character Areas sections in
19 "tracked" format to highlight these changes. A clean version of the proposed
20 changes has also been provided for the Committee review.

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22 As attached, the proposed language places the Merchant (not including the
23 Indian Springs Resort property), Paoletti and Fox properties in its entirety within
24 the Gliderport Character Area. Sections within the Gliderport Character Area of
25 the attached draft have been revised to remove, in most cases, directive,
26 mandatory, or prescriptive language by eliminating mandatory language, as well
27 as, elements which were speculative or overly precise (e.g., no need to plan for
28 development of the Fox and Paoletti except to consider access and circulation
29 needs).

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31 It should be noted however, that the Merchant's may still express concern over
32 some language which remain, such as the provision provided at Line 1358 (or

33 Line 1225 of the clean version) which suggests that a Class I bicycle path, which
34 is presently called for and in the adopted 2007 Bicycle Transportation Plan, be
35 constructed along the proposed Fair Way extension parking area. It is the
36 Merchant's position that a Class 3 bicycle route be provided within the parking
37 area as oppose to an off-street path.

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39 Overall, staff believes that the proposed language changes address the primary
40 concerns of the Merchant family (avoid mandatory creativity limiting prescriptive
41 language) and responds to Committee direction. Certainly, further refinement
42 can be made to the draft document as desired.

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44 Once again, staff reminds that the task at hand is not to embark on a specific
45 evaluation of a development proposal, nor to conduct negotiations around a
46 development proposal, nor develop a precise development plan for the property,
47 but instead to provide broad direction for language to be incorporated into the
48 UDP in order to provide clarity, definition and refinement for future amendments
49 to relevant elements of the General Plan and to provide clear direction and
50 expectations to the property owners and the public regarding the vision for the
51 redevelopment of this key area of Calistoga.

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53 Attachments:

- 54 1. Draft Ad-Hoc Committee Meeting Notes of the August 18, 2009
- 55 2. Proposed Revisions to the Draft Urban Design Plan Chapter 2 –
56 Downtown and Gliderport Character Areas dated October 8, 2009
57 (Tracked Changes and a Clean Version)