

# CITY OF CALISTOGA

## STAFF REPORT

**TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: CHARLENE GALLINA, PLANNING & BUILDING DIRECTOR**

**MEETING DATE: MARCH 10, 2010**

**SUBJECT: URBAN DESIGN PLAN (UDP) DRAFT IMPLEMENTATION WORK PROGRAM**

---

**REQUEST**

1  
2  
3 Consideration of a Work Program, including proposed timelines, for incorporating  
4 UDP ideas and suggestions into the General Plan, Zoning Ordinance and other  
5 regulatory documents, as well as, public initiated improvement projects as  
6 identified in the UDP and adopted on January 19, 2010.

7  
8 **BACKGROUND**

9  
10 On January 19, 2010, the City Council adopted the Urban Design Plan. The UDP  
11 is intended to insure that the character of Calistoga is retained and in fact  
12 enhanced through the maintenance and improvement of private and public  
13 properties and the refinement of land use policies and regulations. Upon its  
14 adoption, the UDP would be utilized to guide efforts to amend the General Plan  
15 and Calistoga Municipal Code to better articulate the expectations of the  
16 community for future development and by doing so would assist property owners  
17 to understand the goals and desired elements of land development.

18  
19 However, as noted throughout the public hearing process, the UDP by itself has  
20 no legal land use authority and is not a replacement of the General Plan nor does  
21 it supersede or otherwise replace the General Plan or Calistoga Municipal Code  
22 land use designations, policies or regulations. Instead, it presents suggestions for  
23 refinement and amendment to these policy and regulatory documents.

24  
25 Therefore, staff reported to the City Council that immediately after adoption staff  
26 would commence work on developing an implementation program setting forth a  
27 recommended schedule for incorporating ideas and suggestions into the General  
28 Plan, Zoning Ordinance and other regulatory documents, as well as, public  
29 initiated improvement projects as identified in the UDP. Staff also informed the

30 City Council that this draft implementation program would be presented to the  
31 Planning Commission for public input and review and recommendation to the  
32 City Council.  
33

34 **DISCUSSION**  
35

36 Since adoption of the UDP, staff has incorporated final direction of the City  
37 Council, placed photos back, updated maps, and completed final editing of the  
38 document. Attached for the Commission's review is the final UDP as adopted by  
39 the City Council on January 19, 2010. (Refer to Attachment 2)  
40

41 As adopted, UDP focuses on six character areas which will, in the future, play an  
42 integral role in the quality of life and economic vitality of Calistoga. The UDP also  
43 addresses circulatory infrastructure needs in support of these objectives.  
44 Through a refined set of development objectives from those broadly established  
45 in the General Plan for key areas, the intent is to provide greater clarity and  
46 certainty and direction for change and improvement over time. Implementation of  
47 the UDP regarding the nature of new development and redevelopment in key  
48 areas of Calistoga will establish enhanced public understanding and acceptance  
49 and will facilitate private and public investment.  
50

51 **Overview of Recommended Work Program**  
52

53 Attachment 1 represents the recommended draft implementation work program  
54 that includes a listing of ideas and suggestions outlined in the UDP within the  
55 Character Areas and/or Circulation System Chapters for inclusion into the  
56 General Plan and Zoning Ordinance. It should be noted that these amendments  
57 will take different forms. Some may simply be additional language added to  
58 elements of the current General Plan, such as new goals or objectives or  
59 policies. Other actions will include modification of the General Plan Land Use  
60 Map to reflect modification of boundaries or other map amendments to  
61 implement ideas and suggestions as needed. Still, other actions will include the  
62 development of new land use designations (as suggested by the Character  
63 Areas of the UDP) and the requisite accompanying land use descriptions, goals,  
64 objectives, and policies. With regards to potential Zoning amendments, actions  
65 would include changes to zoning district designations and regulations to  
66 implement adopted General Plan policy direction. As previously discussed at  
67 UDP public hearings, these amendments will come forward to the Planning  
68 Commission for discussion and recommendation and then be forwarded to the  
69 City Council for final action. It should also be noted that specific environmental  
70 review and noticed public hearings will also be a part of this process.  
71

72 Also included in Attachment 1 is a list of ideas and suggestions for public  
73 improvement projects to be initiated and completed over time, as directed by the  
74 City Council and when funding becomes available.

75 Overview of Priority Classification

76

77 As presented, staff is recommending that the action steps be prioritized into three  
78 priority groups – Priority A, Priority B, and Priority C. Priority A action steps are  
79 proposed to be completed with Fiscal Year 2010-2011 and would be completed  
80 by City staff, thereby will not require additional funding for consultant services or  
81 preparation of special studies.

82

83 Priority B action steps are proposed to be completed within Fiscal Year 2011-  
84 2012 and Fiscal Year 2012-2013. It should be noted that these action steps  
85 would also be processed by staff but may involve the need for consultant  
86 services for the preparation of special or technical studies. Therefore, additional  
87 time would be needed to apply for grants and other funding sources for these  
88 services prior to commencing work on each action step. It should be further  
89 noted that seeking funding sources could commence within Fiscal Year 2010-  
90 2011.

91

92 Priority C action steps have been identified to be scheduled for a future fiscal  
93 year pending identification of staffing and/or the need for consultant services for  
94 the preparation of special or technical studies.

95

96 Given these priority groups, staff is recommending the following six action steps  
97 be completed by the end of Fiscal Year 2010-2011.

98

- 99
- 100 • Process General Plan Map & Text Amendments to the Land Use  
101 Element, Community Identity & Circulation Elements to integrate  
102 adopted UDP ideas and suggestions and/or map changes
  - 103 • Process Zoning Ordinance Text & Map Amendments to integrate  
104 adopted UDP ideas and suggestions and/or map changes
  - 105
  - 106 • Conduct a study to evaluate all feasible alternatives including  
107 signalization, intersection realignment, a roundabout and other  
108 alternatives to address deficiencies and objectives at the State  
109 Highway 29/Silverado Trail Intersection. *[This action has been  
110 designated as City Council Key Priority Project #8 for FY 2009-  
111 2010]*
  - 112
  - 113 • Conduct a study to evaluate all feasible alternatives including  
114 signalization, intersection realignment, a roundabout and other  
115 alternatives to address deficiencies and objectives at the State  
116 Highway 128/Petrified Forest Road Intersection. *[This action has  
117 been designated as City Council Key Priority Project #8 for FY  
118 2009-10]*
  - 119

- 120       • Establish a pedestrian cross walk on State Highway 29 at Pine  
121       Street.  
122  
123       • Update the City's Parking requirements.  
124

### **ENVIRONMENTAL REVIEW**

126  
127 It has been determined that the proposed action is exempt from the California  
128 Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) which states  
129 that CEQA applies only to projects which have the potential for causing a  
130 significant effect on the environment. It can be seen with certainty that there is  
131 no possibility that the action being contemplated, recommendation on a work  
132 program to the City Council, will have any impact on the environment.  
133

### **RECOMMENDATION**

134  
135  
136 Staff recommends that the Planning Commission discuss, solicit public comment,  
137 and provide a recommendation to the City Council on draft implementation work  
138 program proposed for the adopted Urban Design Plan.  
139

### **SUGGESTED MOTION**

140  
141  
142 I move that the Planning Commission recommend to the City Council adoption of  
143 the draft implementation work program proposed for the adopted Urban Design  
144 Plan, as recommended by staff.  
145

### **ATTACHMENTS**

- 146  
147 1. UDP Draft Implementation Work Program  
148 2. Final UDP – January 19, 2010 (Abbreviated)  
149

150 A complete copy of the Final Urban Design Plan has been provided on the City's  
151 Website at: [www.ci.calistoga.ca.us](http://www.ci.calistoga.ca.us)

**ADOPTED URBAN DESIGN PLAN  
PROPOSED IMPLEMENTATION WORK PROGRAM**

Priority <sup>1</sup>	Action Step	Character Area/Circulation System
A	Process General Plan Map & Text Amendments to the Land Use Element, Community Identity & Circulation Elements to integrate adopted UDP ideas and suggestions and/or map changes.	Character Areas: Gateways; Corridors; Downtown; Gliderport; Resort & Lower Washington; Circulation System
A	Process Zoning Ordinance Text & Map Amendments to integrate adopted UDP ideas and suggestions and/or map changes.	Character Areas: Gateways; Corridors; Downtown; Gliderport; Resort & Lower Washington; Circulation System
A	Conduct a study to evaluate all feasible alternatives including signalization, intersection realignment, a roundabout and other alternatives to address deficiencies and objectives at the State Highway 29/Silverado Trail Intersection. <i>[This action has been designated as City Council Key Priority Project #8 for FY 2009-2010]</i>	Silverado/Lincoln Gateway – Page 49; Resort – Page 93
A	Conduct a study to evaluate all feasible alternatives including signalization, intersection realignment, a roundabout and other alternatives to address deficiencies and objectives at the State Highway 128/Petrified Forest Road Intersection. <i>[This action has been designated as City Council Key Priority Project #8 for FY 2009-10]</i>	Petrified Forest Gateway – Page 53
A	Establish a pedestrian cross walk on State Highway 29 at Pine Street.	Lincoln/Foothill Gateway – Page 57
A	Update the City's Parking requirements.	Circulation Systems – Page 119; Lower Washington – Page 98
B	Commission a conceptual design study for the proposed River Promenade from the Fire Station to the Sharpsteen/Police Station parking lots.	Historic District – Page 76; Circulation Systems – Pages 118 & 119
B	Commission a conceptual design study for the proposed improvement of the Sharpsteen/Police Station parking lot to provide for a multiple use parking lot/event plaza.	Historic District – Pages 76 & 78; Circulation Systems – Page 118
B	Commission a conceptual design study for establishing a Napa River Trail, including pedestrian bridge crossings and public access locations.	Circulation Systems – Pages 120-122; Historic District – Page 78; Lower Washington – Pages 99 & 100
B	Commission a study to design and implement a Citywide Wayfinding Signage Program.	Circulation Systems - 124; Gateways – Pages 49, 54, & 57

**ADOPTED URBAN DESIGN PLAN  
PROPOSED IMPLEMENTATION WORK PROGRAM**

Priority <sup>1</sup>	Action Step	Character Area/Circulation System
C	Conduct a study to evaluate all feasible alternatives including signalization, intersection realignment, a roundabout and other alternatives to address deficiencies and objectives at the State Highway 29/128/Lincoln Avenue Intersection, including pedestrian safety control measures to facilitate access to the DOWNTOWN.	Lincoln/Foothill Gateway – Page 57
C	Conduct a feasibility study to determine whether to prohibit through traffic on Hazel Street from Myrtle Street to Foothill Blvd and encourage private or public improvements to the abandoned street.	Lincoln/Foothill Gateway – Page 57
C	Conduct a feasibility study with Caltrans to determine the ability to accommodate pedestrians along Foothill Blvd between Lincoln Avenue and Petrified Forest Road.	Foothill Corridor – Page 63
C	Commission a Pioneer Cemetery beautification plan.	Foothill Corridor – Pages 63 & 64
C	Establish a uniform street tree planting scheme for the Foothill Corridor between Petrified Forest Road and Lincoln Avenue using appropriate large canopy trees.	Foothill Corridor – Page 64
C	Commission a feasibility study with Caltrans to improve the excess Caltrans right-of-way along the southern edge of State Highway 29 to provide a small scale landscaped parking and rest area.	State Highway 29 Corridor – Page 68
C	Improve the Monhoff tennis court complex and enhance site landscaping.	Stevenson/Grant Area – Page 81
C	Conduct a feasibility study with Caltrans to evaluate a change in re-routing of State Highway 29.	Circulation Systems – Pages 105 & 107
C	Commission a conceptual design study for the extension of Fair Way to Washington Street as a parking lot.	Circulation Systems – Pages 110 & 117
C	Commission the preparation of a Truck Management Plan to address the issues of loading area location and time, truck size restrictions, and providing alternative truck routes for pass-through truck traffic.	Circulation Systems – Page 115; Historic District – Page 77

Footnote 1: Recommended Priority & Schedule for Processing

A = Fiscal Year 2010-2011      B = Fiscal Years 2011-2012 & 2012-13      C = Future Fiscal Year to be scheduled



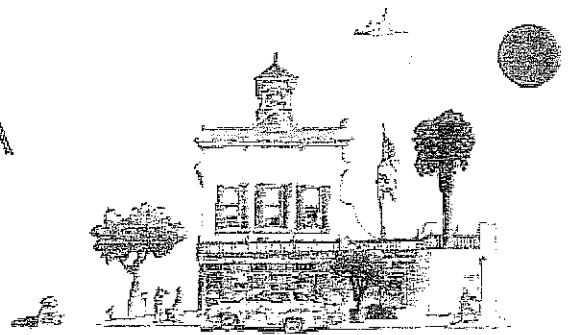
# 2010 Urban Design Plan



City of Calistoga

# CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515  
707.942.2800



March 1, 2010

Dear friends,

I am very pleased to present the final Urban Design Plan (UDP) as adopted by the City Council on January 19, 2010. I encourage you to read through the pages of carefully considered observations and extensively debated recommendations for our town.

I am confident that the special character of Calistoga will be enhanced and strengthened by the inclusion of the ideas and suggestions outlined in the UDP into our General Plan and Zoning Ordinance over time. These ideas will serve the community well by the clear expression of expectations and direction for private and public property improvement activities and investment in Calistoga. Once again, your involvement to provide further input in these next steps will be essential to ensure the proper expression of community desires and expectations.

I would like to thank you, the residents and business owners of Calistoga, for your genuine love of our community and for your active involvement in this important effort. Together we will continue to insure that Calistoga's defining character is protected and enhanced. I commend my City Council colleagues for their forethought to commission this effort and thank them, the Planning Commission, and the UDP Oversight Committee for their hard work in developing the Plan.

Finally, I sincerely wish to thank the hundreds of Calistogans who contributed their time to be involved in the many public meetings expressing their thoughts and providing guidance in this process. This final UDP reflects this strong community input and clearly presents our unified desire for the future of our town. Please continue this engaged involvement as we move forward in the continuing enhancement of our community.

With sincere appreciation,



Jack Gingles  
Mayor



## **ACKNOWLEDGEMENTS**

The following have made significant contributions to the production of this document:

### **Citizens of Calistoga**

#### **The Calistoga City Council Members**

Andrew Alexander, Michael Dunsford, Placido Garcia, Jack Gingles, Gary Kraus, Karen Slusser, and Janice von Pohle

#### **Calistoga Planning Commissioners**

Carol Bush, Kristin Casey, Paul Coates, Clayton Creager, Donna Dill, Pam Kinzie, Nicholas Kite, and Jeff Manfredi

#### **The UDP Oversight Committee**

Bob Beck, George Caloyannidis, Clayton Creager, Dieter Deiss, Kent Domogalla, Michael Dunsford, Jack Gingles, Pam Kinzie, and Jeff Manfredi

#### **City Staff**

Charlene Gallina, Planning & Building Director; Ken MacNab, Senior Planner; and James C. McCann, City Manager

#### **Consultants**

Winter & Company, RACESTUDIO, A. Plescia & Co., Vincent Smith, and Susanne Deiss-Costanzo



# Table of Contents

- EXECUTIVE SUMMARY AND INTRODUCTION . . . . . 5
  - General Plan Land Use Designation Map . . . . . 13
  
- CHAPTER 1: DESIGN ORIENTATION . . . . . 15
  - Calistoga's Natural Assets . . . . . 17
  - Calistoga's Character . . . . . 23
  - Calistoga's Architectural Heritage . . . . . 29
  - Napa Valley Architecture . . . . . 35
  
- CHAPTER 2: CHARACTER AREAS . . . . . 41
  - Character Areas, Map 1 . . . . . 43
  - Character Area 1: Gateways . . . . . 45
    - Silverado Trail Gateway . . . . . 46
    - Petrified Forest Gateway . . . . . 50
    - Lincoln/Foothill Gateway . . . . . 55
  - Character Area 2: Corridors . . . . . 59
    - Foothill Corridor . . . . . 60
    - State Highway 29 Corridor . . . . . 65
  - Character Area 3: Downtown . . . . . 69
    - Historic District . . . . . 72
    - Stevenson/Grant Area . . . . . 80
  - Character Area 4: Gliderport . . . . . 83
  - Character Area 5: Resort . . . . . 89
  - Character Area 6: Lower Washington . . . . . 95
  
- CHAPTER 3: CIRCULATION SYSTEM . . . . . 101
  - Strategic Considerations . . . . . 102
    - Status and Opportunities . . . . . 102
    - Critical Actions . . . . . 103
    - Objectives . . . . . 104
  - Improvements . . . . . 106
    - Regional Bypass Traffic . . . . . 106
    - In-Town Traffic . . . . . 108
      - Local Circulation . . . . . 108
      - Circulation and Parking, Map 2 . . . . . 109
      - City Streets . . . . . 110
      - New Intersections . . . . . 112
      - Truck Traffic . . . . . 115
      - Public Parking . . . . . 115
      - Citywide Pathway System . . . . . 120
      - Pedestrian/Bicycle Circulation, Map 3 . . . . . 123
      - Wayfinding Signs . . . . . 124
  
- APPENDIX A
  - Assessor Parcel Numbers (APNs) for Referenced Properties
  
- APPENDIX B
  - City Council Resolutions Adopting the UDP on January 19, 2010