

City of Calistoga

Staff Report

TO: Honorable Mayor and City Council

FROM: Charlene Gallina, Director of Planning & Building

DATE: April 20, 2010

SUBJECT: Urban Design Plan Implementation – Draft Work Program

APPROVAL FOR FORWARDING:


 James C. McCann, City Manager

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2 **ISSUE:** Consideration of a Resolution adopting the Urban Design Plan implementation
3 program. *(This item was continued from April 6, 2010 City Council Meeting)*

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5 **RECOMMENDATION:** Adopt Resolution.

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

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

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

27 this draft implementation program would be presented to the Planning Commission for
28 public input and review and recommendation to the City Council.

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30 **DISCUSSION:** Since adoption of the UDP, staff has incorporated final direction of the
31 City Council, placed photos back, updated maps, and completed final editing of the
32 document. The final UDP was released on the City's Website on March 6, 2010.

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34 On March 10, 2010, the proposed work program was presented to the Planning
35 Commission during their regularly scheduled meeting of March 10, 2010. After receiving
36 written and oral testimony for the public and staff, the Planning Commission
37 unanimously recommended that the City Council adopt the proposed work program with
38 the following comments and changes to staff's recommendation. A copy of the Planning
39 Commission Staff Report and Meeting Minute Excerpt are attached for City Council
40 review and consideration. (Refer to Attachments 3 & 4)

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42 Attachment 1 represents the proposed work program for implementing the adopted
43 UDP. As presented, the Planning Commission and staff are recommending that the
44 action steps be prioritized into three priority groups – Priority A, Priority B, and Priority
45 C.

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47 Priority A action steps are proposed to be completed with Fiscal Year 2010-2011 and
48 would be completed by City staff and require no additional funding resources. It should
49 be noted that additional funding will be necessary for consultant services and/or
50 preparation of special studies for the additional projects recommended by the Planning
51 Commission.

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

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

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65 Given these priority groups, the Planning Commission is recommending the following
66 Priority A action steps be completed by the end of Fiscal Year 2010-2011 as
67 recommended by staff:

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- 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.
- Process Zoning Ordinance Text & Map Amendments to integrate adopted UDP ideas and suggestions and/or map changes.
- 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. *[This action has been designated as City Council Key Priority Project #8 for FY 2009-2010]*
- 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. *[This action has been designated as City Council Key Priority Project #8 for FY 2009-10]*
- Establish a pedestrian cross walk on State Highway 29 at Pine Street.
- Update the City's Parking requirements.

The Commission further expressed the urgent need for the City to devote attention to physical improvement of the public realm in order to promote economic viability. Examples of such improvements identified included immediate improvement to streets (need to fix potholes), sidewalks (need to improve connectivity between residential areas and the Downtown), and public spaces (need for the installation of benches, fountains, and art that could celebrate our geothermal heritage). Based upon public comment, the Commission also expressed a desire to make temporary improvements to Fair Way east of Lincoln Avenue in order to provide additional parking for the Downtown. The Commission also recommended that the installation of landscape improvements within the State Highway 29/Foothill Boulevard Caltrans excess right-of-way should be worked on now to start work on cleaning up this area. Given this desire, the Commission also recommended that the following action steps be included in the Priority A work program list.

- 109 • Commission a conceptual design study for the proposed River
110 Promenade from the Fire Station to the Sharpsteen/Police Station
111 parking lots.
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- 113 • Commission a conceptual design study for the proposed
114 improvement of the Sharpsteen/Police Station parking lot to provide
115 for a multiple use parking lot/event plaza.
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- 117 • Commission a study to design and implement a Citywide
118 Wayfinding Signage Program.
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- 120 • Installation of temporary improvements (oil or gravel) to Fair Way to
121 make it an interim parking lot prior to commissioning a conceptual
122 design study for the extension of Fair Way to Washington Street as
123 a parking lot.
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- 125 • Installation of interim landscape improvements to the excess
126 Caltrans right-of-way along the southern edge of State Highway 29
127 to start work on cleaning up this area.
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129 Based upon the public comment presented by George Caloyannidis for the City to
130 consider the opportunity to engage design assistance from USC School of Architecture
131 (Dean Qinguyn Ma), as a graduate project, and possibly some outside assistance from
132 the award winning Architect, Boris Roma of San Francisco for the development of a
133 conceptual design for the proposed Napa River Promenade in the Downtown and
134 improvement of the Sharpsteen/Police Station parking lot/event plaza, the Commission
135 further recommended that the City Council consider investigating the proposal in order
136 to bring forward technical assistance, outside views, and different perspectives.

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138 The Commission further recommended that the City Council form a subcommittee with
139 a representative from the Chamber of Commerce, the Community Resources
140 Commission and the general public to work on a Way Finding signage program for
141 Calistoga so that such program could be quickly implemented in order to make visitors
142 aware of what we have in town. In addition, the Commission suggested that the City
143 invite the Calistoga Community Garden group to take the lead in implementing clean-up
144 and improvement activities within the excess Caltrans Highway 29/Foothill Boulevard
145 right-of-way.

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147 At this time, Staff recommends that the City Council adopt the attached resolution
148 (Attachment 2) approving the proposed work program as recommended by the Planning
149 Commission on March 10, 2009 as amended.

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151 **ENVIRONMENTAL REVIEW:** It has been determined that the proposed action is
152 exempt from the California Environmental Quality Act (CEQA) pursuant to Section
153 15061(b)(3) which states that CEQA applies only to projects which have the potential for
154 causing a significant effect on the environment. It can be seen with certainty that there
155 is no possibility that the action being contemplated, adoption of a work program will
156 have any impact on the environment. It should be further noted that as work
157 commences on the implementation plan work program, each of these actions will
158 require preparation of environmental documentation and public review pursuant to the
159 provisions of CEQA.

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161 **FISCAL IMPACT:** This program was identified as one of the City Council's Key Priority
162 Projects for the Fiscal Year (FY) 2009-2010 Budget. Upon completion of the Final
163 Urban Design Plan, only staff time and minimal funds are available for any direct
164 expenses to be incurred for commencement of projects. It should be noted that
165 additional funds will need to be allocated into this budget item in conjunction with the
166 adoption of the FY 2010-2011 Budget.

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168 **ATTACHMENTS:**

- 169 1. Proposed Work Program
- 170 2. Draft Resolution 2010-XX
- 171 3. Planning Commission Meeting Minute Excerpt of March 10, 2010
- 172 4. Planning Commission Staff Report of March 10, 2010

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174 A complete copy of the Final Urban Design Plan has been provided on the City's
175 Website at: www.ci.calistoga.ca.us

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

Priority¹	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
<u>BA</u>	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
<u>BA</u>	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
<u>BA</u>	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 ¹	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
A	<u>Installation of interim landscape improvements to the excess Caltrans right-of-way along the southern edge of State Highway 29 to start work on cleaning up this area.</u>	
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
A	<u>Installation of temporary improvements (oil or gravel) to Fair Way to make it an interim parking lot prior to commissioning a conceptual design study.</u>	
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