

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, ASSOCIATE PLANNER

MEETING DATE: NOVEMBER 18, 2010

SUBJECT: CRAFTSMAN INN; USE PERMIT AMENDMENT (U 2010-08) 1213 FOOTHILL BOULEVARD – APN 011-310-005

REQUEST

Consideration of an amendment to the previously approved Conditional Use Permit (U 2006-16) eliminating the owner/manager residence requirements associated with “The Craftsman Inn”, a five (5) unit bed and breakfast facility, located at 1213 Foothill Boulevard (APN 011-310-005) within the “R1-10”, Single Family Residential District. The property owners are Nicholas and Gillian Kite.

HISTORY & BACKGROUND

The property located at 1213 Foothill Boulevard is approximately 13,200 square feet in size and is currently established with a 3,332 square foot residential structure and other landscaping improvements. The residence is a 5-bedroom, 3 story, craftsman style structure including an attached one bedroom residential second unit at the basement level. The structure historically referred to as the “Ingalls House” may be eligible for the National Register of Historic Places due to its architectural significance, as identified in the City’s General Plan.



Viewing to the Craftsman Inn from Foothill Boulevard

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32 Subsequent to the Kite's acquiring and renovating the property in 2005, on January 10,
33 2007 the Planning Commission granted their use permit and design review (U 2006-16/DR
34 2006-20) requests allowing the "Craftsman Inn", a 5-unit bed and breakfast facility. The
35 property has operated successfully as a 5-unit bed and breakfast facility since its approval.

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37 **PROJECT DESCRIPTION**

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39 On June 18, 2010, City of Calistoga Ordinance No. 667 became effective. Ordinance No.
40 667, among other things, amended Chapter 17.35, *Bed and Breakfast Inns and Facilities*,
41 of the Calistoga Municipal Code (CMC) providing an opportunity for those properties
42 currently developed with a bed and breakfast inn and facility in the R-1-10 District to
43 exceed the development limitations upon the Planning Commission granting a use permit.

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45 On October 13, 2010 an application was received from Nicholas and Gillian Kite,
46 requesting authorization to eliminate the owner/manager residence requirements
47 associated with "The Craftsman Inn", see Attachment No. 3.

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49 **STAFF ANALYSIS**

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51 **A. Land Use**

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53 The property is located within the "R-1-10", Single Family Residential Zoning District.
54 Pursuant to Sections 17.35.040(C)(4) of the Calistoga Municipal Code, the Planning
55 Commission must consider the following special circumstances prior to approval of the
56 request to eliminate the owner/manager residence requirements.

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58 a. Proximity to a State highway or major arterial as indicated in the General Plan
59 circulation element; and

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61 Response: The property is located along Foothill Boulevard (State Route 128),
62 which is a State Highway and is classified as an arterial street in the 2003 General Plan.

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64 b. The historical character and/or significance of the structure(s) in which the units
65 are to be located; and

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67 Response: This project will preserve the historic qualities of the structure(s) and
68 will not be detrimental to the character defining elements of the property.

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70 c. The character of the proposed site relative to its surroundings; and

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72 Response: As determined by the Planning Commission and City Council during
73 its initial review of the original use permit, the site is physically suitable for the use.
74 There is sufficient landscaping and open space on all sides of the property. The
75 intensification of the use is not such that would adversely affect the adjoining uses.

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77 d. The nature of ingress and egress; and

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79 Response: The existing driveway is adequate to serve this property as determined
80 by the Planning Commission pursuant to Resolution PC 2007-02 approving a 14-foot
81 wide two way driveway. This modification has no significance on the previous
82 determination since the elimination of the owner/manager residence requirements results
83 in a reduction of vehicular trips through occasional use by the owner.

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85 e. The adequacy of the number and location of off-street parking spaces and
86 maneuvering areas; and

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88 Response: Eight parking spaces are provided, one space for each guest and three
89 remaining spaces for staff or guests arriving in multiple cars. Additionally, the level areas
90 toward the rear of the structure provide adequate turnaround to prevent backing up onto
91 Foothill Boulevard.

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93 f. Provision of rooms accessible to the developmentally disabled; and

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95 Response: In 2007, the Calistoga Building Official contemplated whether the
96 owner's desire to improve and establish a 5-unit bed and breakfast inn on the property
97 warranted accessibility improvements. Upon consideration of the Building Official, it
98 was determined that, since the property was owner occupied and had 5 or less guest
99 accommodations, accessibility improvements were not required. Elimination of the
100 owner residence requirements implies the property is now a transient lodging facility,
101 triggering accessibility improvements. However, in light of the existing circumstances,
102 topography, historical significance and scope of work (i.e. no alterations to the guest units
103 will occur), the Building Official has found that a "hardship" exists and is not required to
104 improve the property to meet accessibility standards at this time as it relates to this
105 authorization.

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107 g. A bed and breakfast inn and facility or other visitor accommodation located on
108 the property was authorized by the City on or before January 1, 2010; and

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110 Response: A bed and breakfast facility was originally established in 2007

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112 h. The property is located within an R-1-10 zone; and

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114 Response: The property is located within the "R-1-10", Single Family Residential
115 Zoning District.

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117 i. The property is established with no more than 10 rental units; and

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119 Response: A five (5) unit bed and breakfast will remain in effect and the owners
120 unit will not be converted into a guest room.

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122 j. Minimum lot size of 10,000 square feet.

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Response: The property is approximately 13,200 square feet.

Staff is of the opinion that the five (5) unit bed and breakfast absent a owner/manager residence meets the purpose and intent of the Ordinance and can be found to meet the aforementioned special circumstances for exceptions to the established bed and breakfast thresholds in the residential district. In addition, the proposal is consistent with the policy direction of the General Plan since the project will allow an existing bed and breakfast facility to upgrade and meet the changing demands of customers while strengthening business vitality.

It should be further noted that two conditions have been applied to this project similar to that of the Pink Mansion. The first condition requires administrative review every three months during the first year and on a semi annual basis thereafter to determine whether or not the elimination of the on site manager’s unit has resulted in a detrimental or adverse impact to the surrounding neighborhood. The second condition requires the posting of guest rules and regulations on site, including emergency contact information.

C. Growth Management

This property carries water and wastewater baselines of 0.932 and 0.643 ac-ft/year respectively. Given this, staff believes that the current allocation of water and wastewater is sufficient to accommodate the proposed five unit bed and breakfast and reduction in use of the owner/managers unit to occasional use by the owner, since the proposed uses are likely as intensive, or perhaps less intensive, than the current uses. No additional allocation is required at this time.

D. Code Compliance

Staff has reviewed the Planning and Building Department files regarding the Craftsman Inn. To this Department’s knowledge, there have been no neighbor disputes associated with the bed and breakfast use. However, City Staff has had some minor concerns and has questioned whether or not the property has continuously been owner occupied and/or had a permanent on site resident manager. Although absent any clear evidence, staff finds that the property remains in compliance with its existing land use entitlements and that this non compliance issue will be moot upon the Planning Commission granting the property owner’s request.

AGENCY COMMENTS

No outside agency comments have been received to date.

PUBLIC COMMENTS

No public comments have been received to date.

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CONDITIONAL USE PERMIT

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172 To reduce repetition, all of the necessary use permit findings pursuant to Chapter 17.40 of
173 the Municipal Code (Zoning Ordinance) are contained in the Draft Resolution, see
174 Attachment No. 2.

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ENVIRONMENTAL REVIEW

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178 Under the provisions of Section 15332, In-Fill Development, of the State Guidelines for
179 Implementation of the California Environmental Quality Act (CEQA) as stated below,
180 this project is found to be exempt from the environmental review requirements of
181 Chapter 19.10 of the Calistoga Municipal Code, implementing the California
182 Environmental Quality Act of 1970, as amended in that; 1) the proposal is consistent with
183 the General Plan and Zoning District, 2) the subject site is less than five acres and is
184 surrounding by urban uses, 3) approval of the project would not result in any significant
185 effects relating to traffic, noise, air quality or water quality, and 4) the site can be
186 adequately served by all required utilities and public services.

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RECOMMENDATIONS

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190 A. Staff recommends the filing of a Notice of Exemption for the Project pursuant to
191 Section 15332 of the CEQA Guidelines.

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193 B. Staff recommends adoption of Resolution PC 2010-16 approving Conditional Use
194 Permit Amendment (U 2010-08), amending the previously approved Conditional
195 Use Permit (U 2006-16), eliminating the owner/manager residence requirements
196 associated with the “Craftsman Inn”, a five (5) unit bed and breakfast facility,
197 located at 1213 Foothill Boulevard (APN 011-310-005) within the “R1-10”,
198 Single Family Residential District, based upon the findings presented in the
199 resolution and subject to conditions of approval.

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SUGGESTED MOTIONS

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Categorical Exemption

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205 I move that the Planning Commission direct Staff to file a Notice of Exemption for the
206 project pursuant to Section 15332 of the CEQA.

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Conditional Use Permit & Design Review

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211 I move that the Planning Commission adopt Resolution PC 2010-16 approving Conditional
212 Use Permit Amendment (U 2010-08), amending the previously approved Conditional
213 Use Permit (U 2006-16), eliminating the owner/manager residence requirements
214 associated with the “Craftsman Inn”, a five (5) unit bed and breakfast facility, located at

215 1213 Foothill Boulevard (APN 011-310-005) within the “R1-10”, Single Family
216 Residential District, based upon the findings presented in the resolution and subject to
217 conditions of approval.

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219 NOTE: The applicant or any interested person is reminded that the Calistoga Municipal
220 Code provides for a ten (10) calendar day appeal period. If there is a disagreement with the
221 Planning Commission, an appeal to the City Council may be filed. The appropriate forms
222 and applicable fee must be submitted prior to 5:00 p.m. on or before the tenth calendar day
223 following the Commission's final determination.

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225 **ATTACHMENTS**

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1. Vicinity Map
2. Draft Conditional Use Permit Amendment Resolution PC 2010-16
- 229 3. Applicant’s written Project Description received October 13, 2010
- 230 4. Variance (VA 2006-11) Resolution PC 2007-02
- 231 5. Use Permit (U 2006-16) and Design Review (DR 2006-20) Resolution PC 2007-
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- 233 6. Planning Commission Minute Excerpt of January 10, 2007
- 234 7. Ordinance No. 667, Bed and Breakfast Uses
- 235 8. Project Plans received October 13, 2010

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