

# CALISTOGA PLANNING COMMISSION

## STAFF REPORT

**To:** Calistoga Planning Commission  
**From:** Zach Tusinger, Senior Planner  
**Meeting Date:** October 9, 2019  
**Subject:** **Berry Street Bed and Breakfast - Use Permit UP 2019-14**  
**1322 Berry Street**

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### 1 ITEM

2 Consideration of a use permit application to allow a three-unit bed and breakfast at an  
3 existing single-family residence.

### 4 KEY ISSUES

- 5 • Resumption of bed and breakfast use at a property that was used for the same  
6 purpose from 1986 to 2010.
- 7 • Accommodation of increased parking demand by new off-street parking

### 8 PROJECT SETTING

9 The 3,600 square foot structure at 1322  
10 Berry Street was constructed in 1905 as  
11 a single-family residence. The 0.4-acre  
12 parcel is located on the east side of  
13 Berry Street directly across from the  
14 Calistoga Elementary School. Single-  
15 family homes can be found on either  
16 side of the subject property.

17 The property received approval in 1986  
18 to operate as a bed & breakfast known  
19 as The Brambles. In 2010, it ceased  
20 functioning as a bed and breakfast and  
21 reverted to use as a single-family home.  
22 The property has recently changed  
23 hands and the new ownership has  
24 applied to resume the bed and  
25 breakfast use.



*1322 Berry Street*

### 26 PROJECT DESCRIPTION

27 The applicant wishes to resume operating the property as a bed and breakfast with  
28 three guest units on the first floor and a resident manager's apartment on the second  
29 floor. No significant modifications are planned to the structure as it is already configured  
30 for bed and breakfast use.

31 In order to comply with parking requirements, the current gravel driveway would be  
32 reconfigured to provide four perpendicular parking spaces. These spaces would  
33 supplement the two existing spaces located in the detached garage and carport  
34 structures towards the rear of the property.

### 35 **ANALYSIS**

36 The project's consistency with the City's applicable plans, policies and codes is  
37 evaluated below.

#### 38 Calistoga General Plan

39 The property is located within the High Density Residential and Office land use  
40 designation. Visitor accommodations like those proposed for the subject property may  
41 occur where the development conforms to all relevant General Plan policies. Policy  
42 P3.1-1 of the Housing Element discourages the loss of housing by new development,  
43 expansion of development, and conversion to non-residential uses. Although the subject  
44 property currently functions as a single-family residence, its conversion back to a bed  
45 and breakfast will not lead to a loss of housing, as an on-site manager's apartment will  
46 be retained on the second floor.

#### 47 Historic Resources

48 The General Plan identifies this property as being a primary historic resource (Category  
49 "A"). Furthermore, General Plan Objective CI-3.3, Policy P4. states:

50 *"New development shall ensure that it does not disfigure or demolish*  
51 *Category A properties, identified as primary resources in the May 2000*  
52 *historic resource survey."*

53 Other than the reconfiguration of the off-street parking, no significant modifications to  
54 the structure are planned as it is already configured for the applied for use.

#### 55 Zoning Code

56 The project site is zoned Multi-Family Residential/Office (R-3). Bed and breakfasts are  
57 allowed in this zoning district upon obtaining a use permit and by specifically complying  
58 with the relevant provisions in CMC Chapter 17.35 (Bed and Breakfast Inns). Under that  
59 chapter, bed and breakfast inns must be harmonious with the character of the  
60 neighborhood in which they are located, must have a resident property manager,  
61 comply with parking and spacing regulations, and in the R-3 Zone not include more than  
62 three units. There are no other bed and breakfast facilities on this side of the city block  
63 (Berry Street from Washington to Cedar).

64 Off-street parking for bed and breakfast inns is required at a rate of one parking space  
65 per rental room, plus two spaces for the manager. The project proposes two spaces for  
66 the manager (the garage and carport), and four new perpendicular spaces for the three  
67 guest units. The code also requires that groups of more than two parking space to be  
68 configured in a manner so that their use will require no backing movement into the  
69 street (CMC 17.36.090.E.2). The new perpendicular spaces will allow guest vehicles to  
70 pull out on to the street in a forward manner. This will provide greater visibility and

71 improved safety for pedestrians, cyclists, and motorists. Therefore, as proposed, the  
72 bed and breakfast would comply with all relevant regulations.

73 Other than the parking reconfiguration discussed above, there are no planned exterior  
74 modifications, so design review is not required for this project. The bed and breakfast  
75 will be required to apply for a sign permit for any new signage.

#### 76 **ENVIRONMENTAL REVIEW**

77 The use permit application is Categorically Exempt from the requirements of the  
78 California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA  
79 Guidelines (Existing Facilities).

#### 80 **PUBLIC COMMENT**

81 As of October 1, 2019, no public comments had been received regarding this project.

#### 82 **FINDINGS**

83 To reduce repetition, all the necessary findings to approve the use permit application  
84 are contained in the draft resolution.

#### 85 **RECOMMENDATION**

86 Based on the information and analysis contained in this report, staff recommends that  
87 the Planning Commission, after conducting a public hearing on the matter, adopt the  
88 attached resolution approving Use Permit UP 2019-14.

#### **ATTACHMENTS**

1. Draft resolution
2. Vicinity map
3. Project Description
4. Parking Plan