

PROJECT PROPOSAL**509A Washington Street**

The subject property is located at 509A Washington Street, across from the City of Calistoga Public Works Department. It is accessed by a private driveway that runs along Crystal Geysers Bottling Plant. The property's general plan designation is H.D.R. Zoning R-3. The site is flat with two existing structures – a barn, and a small storage building.

Applicant proposes to construct a single story office space of 720 square feet (24x30) detached from the existing structures on site. The office is to reflect a simple cottage look with a breeze-way between the office and the existing barn. The applicant believes this will reflect a simple country feel and eliminate any kind of massing.

Two parcels abut the subject property; on the northerly property line is a commercial two-story building owned by Don Williams Floors, and the other is a private residence which is a rental property. The easterly property line is bordered by a private driveway which accesses the subject property. Across the driveway is the Crystal Geysers Bottling Plant, and a junk yard. The southerly property line is bordered by a single family residence, which is owned by the applicant. On the westerly property line there are one-story apartment rentals separated by a 8-foot wood fence.

The landscaping will remain in its existing state. The proposed office will only displace part of the existing lawn area (see photos). Visible landscaping consists of two thirty-foot redwood trees with a small water feature on the southerly side of the property. To the north is an existing row of grape vines adjacent to a six-foot board fence. Fronting the property (easterly side) is a low two-foot split rail fence with drought tolerant plants and a large oak tree. The planter varies from about 2 feet to 6 feet in depth; from back of planter there will be a very small patch of lawn.

Utilities to the site will consist of a water and sewer laterals connected to the city mains on Washington Street (per Bill McBride Public Works). Number of employees is three; the hours of operation will generally be from 7:30 a.m to 5:00 p.m. Monday through Friday, and closed on holidays. Applicant believes noise that is generated from this site will be well below that generated by any of the adjacent properties.

The project is in keeping with the General Plan and Urban Design Plan standards.

