

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2011-11**

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (U 2011-08) AND DESIGN REVIEW (DR 2011-07) TO ALLOW THE CONSTRUCTION OF A 720 SQUARE FOOT STRUCTURE FOR CONTRACTOR'S SERVICES (OFFICE & STORAGE USE) ON THE PROPERTY LOCATED AT 509-A WASHINGTON STREET (APN 011-260-079) WITHIN THE "R3", RESIDENTIAL/PROFESSIONAL OFFICE DISTRICT

1 **WHEREAS**, Barco, LLC (Paul Coates, in part) is the owner of the subject
2 property for which this application is proposed; and
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4 **WHEREAS**, this action has been reviewed for compliance with the
5 California Environmental Quality Act (CEQA) and is exempt from the
6 requirements of the CEQA pursuant to Section 15332 of the CEQA guidelines;
7 and
8

9 **WHEREAS**, the Planning Commission has reviewed and considered this
10 application at its regular meeting of May 11, 2011 and prior to taking action on
11 the application, the Commission received written and oral reports by the Staff,
12 and received public testimony; and
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14 **WHEREAS**, the Planning Commission pursuant to Chapter 17.40.070 has
15 made the following Conditional Use Permit findings for the project:
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- 17 1. The proposed development, together with any provisions for its design
18 and improvement, is consistent with the General Plan, any applicable
19 specific plan and other applicable provisions of the Zoning Code including
20 the finding that the use as proposed is consistent with the historic, rural,
21 small-town atmosphere of Calistoga.
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23 Finding: The proposed structure and its intended contractor's service use
24 (i.e. office and storage) is consistent with the General Plan land use
25 designation of High Density Residential/Office. The proposed structure
26 and use appears to be compatible with the meaning and intent of the "R3"
27 land use designation, which is to provide a transition from the commercial
28 corridor to the residential neighborhood. Staff has determined that the
29 proposal, as sited and designed, is compatible with the rural, small-town
30 atmosphere of Calistoga and is consistent with the "R3",
31 Residential/Professional Office District.
32

- 33 2. The site is physically suitable for the type and density of development.
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35 Finding: The proposed site is adequate in size and shape to
36 accommodate the structures, yards, parking, landscaping and other
37 development features.
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39 3. The proposed development has been reviewed in compliance with the
40 California Environmental Quality Act (CEQA) and the project will not result
41 in detrimental or adverse impacts upon the public resources, wildlife or
42 public health, safety and welfare.
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44 Finding: This project is exempt from CEQA under Section 15332.
45

46 4. Approval of the use permit application will not cause adverse impacts to
47 maintaining an adequate supply of public water and an adequate capacity
48 at the wastewater treatment facility.
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50 Finding: The total water and wastewater capacity needed for this project
51 is 0.083 ac-ft/year of water and 0.074 ac-ft/year of wastewater. The
52 increase in resource demand and supply is minimal and will have limited
53 impacts on the City's public facilities.
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55 5. Approval of the use permit application shall not cause the extension of
56 service mains greater than 500 feet.
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58 Finding: This use permit would not cause the extension of service mains
59 greater than 500 feet. However, a condition of approval requires the
60 property owner to extend water and wastewater laterals from Washington
61 Street to the parcel. Although, these extensions will not create or spawn
62 development in an area not otherwise intended for development.
63

64 6. An allocation for water and/or wastewater service pursuant to Chapter
65 13.16 CMC (Resource Management System) shall be made prior to
66 project approval. Said allocation shall be valid for one year and shall not
67 be subject to renewal.
68

69 Finding: The Planning and Building Department Manger granted a Growth
70 Management Allocation (GMA 2011-20) allowing 0.083 a.f. of water and
71 0.074 a.f. of wastewater.
72

73 7. The proposed development presents a scale and design which are in
74 harmony with the historical and small-town character of Calistoga.
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76 Finding: The small-scale, office use is consistent with the historical and
77 small town character.
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79 8. The proposed development is consistent with and will enhance Calistoga's
80 history of independent, unique, and single location businesses, thus
81 contributing to the uniqueness of the town, which is necessary to maintain
82 a viable visitor industry in Calistoga and to preserve its economy.

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84 Finding: The architectural design, location, height and size of the
85 structure identifies and responds to rural setting of the community.

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87 9. The proposed development complements and enhances the architectural
88 integrity and eclectic combination of architectural styles of Calistoga.

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90 Finding: As conditioned, the structure will complement and blend in with
91 the eclectic architectural styles found in Calistoga.

92
93 **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has
94 made the following Design Review findings for the project:

95
96 1. The design shall be compatible with the existing development pattern with
97 regard to massing, scale, setbacks, color, textures, materials, etc.

98
99 Finding: The structure uses materials commonly found in the area. The
100 setbacks vary and generally complement the semi-rural setting.

101
102 2. The design shall result in an appropriate site layout, orientation, and
103 location of structures, relationship to one another, open spaces and
104 topography.

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106 Finding: The existing conditions and surrounding developments have
107 been established in a historic fashion. The proposed structure and its
108 intended use are appropriate for the site yet sensitive to the surrounding
109 properties.

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111 3. The design shall provide a harmonious relationship of character and scale
112 with existing and proposed adjoining development, achieving
113 complementary style, while avoiding both excessive variety and
114 monotonous repetition.

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116 Finding: The structure uses materials commonly found in the area. The
117 design is typical of other small office cottage style buildings in the region.

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119 4. The building design, materials, colors and textures shall be compatible
120 and appropriate to Calistoga, and the architectural design or structures
121 and their materials and colors shall be appropriate to the function of the
122 project.

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Finding: The proposed design enhances and compliments the City by providing a rural-scale and regionally-inspired building styles and exterior finishes that call attention to the function of the project.

- 5. The design shall provide for harmony of materials, colors, and composition of those sides of a structure, which are visible simultaneously.

Finding: The proposed design respects the features of the existing barn. The perimeter, building materials, windows, siding, and roof features are simple yet respective of the surrounding character.

- 6. The design shall provide consistency of composition and treatment.

Finding: The building profile is subdued which is consistent with the rural character of the area.

- 7. The design shall consider the location and type of planting with regard to valley conditions, including the preservation of specimen and landmark trees upon a site with proper irrigation to insure water conservation and maintenance of all plant materials.

Finding: No substantial landscaping improvements are proposed. The area of landscaping shown on the site plan will not impact surrounding properties in the valley floor and will be properly irrigated to maintain the over condition of the property.

- 8. The exterior lighting, design, signs and graphics shall be compatible with the overall design approach and appropriate for the setting.

Finding: The proposal does not intend to substantially alter the existing lighting levels in the neighborhood and no signage is proposed.

- 9. The design shall provide for improvement of existing site conditions, including but not limited to signage, landscaping, lighting, etc., to achieve closer compliance with current standards.

Finding: See Previous Comment #8.

- 10. The design promotes a high design standards and utilizes quality materials compatible with the surrounding development consistent with and appropriate for the nature of the proposed use.

Finding: The proposed cottage style office will not diminish the historical

167 qualities of the neighborhood.

168

169 11. The design presents a responsible use of natural and reclaimed
170 resources.

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172 Finding: The property owner has presented a proposal that presents a
173 responsible use of materials.

174

175 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
176 Commission that based on the above Findings the Planning Commission
177 approves the proposed project, subject to the following Conditions of Approval.

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179 1. This permit authorizes the construction of a 720 square feet structure for
180 contractor's services (i.e. office and storage) consistent the site plans and
181 supporting information received April 20, 2011 and consistent with all
182 other City Ordinances, rules, regulations, and policies. The conditions
183 listed below are particularly pertinent to this permit and shall not be
184 construed to permit violation of other laws and policies not so listed.

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186 2. Approval of this permit is limited to conformance with the land use
187 provisions contained in the City's Zoning Ordinance. Use of the property
188 shall be limited to those uses identified in the Findings above and the Staff
189 Report dated May 11, 2011. Any changes to the approved use are
190 subject to the provisions of the Zoning Ordinance, as it exists now or may
191 be amended in the future.

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193 3. Development and use of the structure shall conform to all required
194 conditions established herein. All other previous approvals are now
195 considered null and/or void. Failure to comply with these conditions may
196 result in amendment or possible revocation of this permit by the Planning
197 Commission to protect the public health, safety and general welfare of the
198 community, as set forth in the City's Zoning Ordinance.

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200 4. Any future exterior alterations, expansion or other new construction shall
201 be subject to Design Review approval. The property owner agrees to
202 submit an application for Building Permit for all construction of buildings or
203 structures located on the site, not otherwise exempt by the Uniform
204 Building Code or any State or local amendment adopted thereto. Prior to
205 issuance of all building permits, the property owner agrees to pay all fees
206 associated with plan check and building inspections, and associated
207 development impacts fees rightfully established by City Ordinance or
208 Resolution.

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- 210 5. The Planning and Building Department may approve minor amendments
211 to this use permit provided that the permit is still in substantial
212 conformance with the original approval.
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- 214 6. The project, together with attendant utility and sanitary facilities, shall be
215 developed in accordance with the Flood Management Ordinance, Chapter
216 18 of the Calistoga Municipal Code. Prior to foundation permit final, an
217 Elevation Certificate shall be prepared and submitted to the Planning and
218 Building Department certifying the base flood elevation and elevation of
219 floodproofing.
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- 221 7. No outdoor storage of equipment, materials or vehicles associated with
222 the use shall be permitted beyond that which is authorized by the
223 appropriate sections of the Calistoga Municipal Code pertaining to outdoor
224 storage or as specified herein.
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- 226 8. No more than one (1) fleet vehicle associated with the use shall be
227 permitted unless otherwise approved by the Planning Commission or
228 Planning and Building Department. All accessory and/or ancillary
229 equipment (i.e. backhoes, dump trucks) shall be stored within an enclosed
230 structure, unless attached to or made part of a fleet vehicle. Fleet vehicles
231 shall be prohibited from parking within the Camp Drive right of way and
232 within the required yard.
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- 234 9. The principal structure shall be used for the exclusive and sole purpose of
235 an office and the accessory structure shall be used for storage of vehicles
236 and/or related equipment. No workshop and/o maintenance and repair
237 work of vehicles or equipment, used in conjunction with this permit, shall
238 be conducted within a structure or on the property.
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- 240 10. The hours of operation of the contractor's office shall be limited to
241 between the hours of 7:00 AM and 7:00 PM. In the event the substantial
242 noise complaints are received the Planning and Building Director may
243 impose greater restrictions on the use.
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- 245 11 All uses involving the use or storage of combustible, explosive, caustic or
246 otherwise hazardous materials shall comply with all applicable local, state
247 and federal safety standards and shall be provided with adequate safety
248 devices.
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- 250 12. Prior to occupancy, fire sprinklers shall be install in the structure subject to
251 the review and approval of the Fire Department.
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- 253 13. Prior to building permit issuance, a final drainage and erosion control plan
254 shall be submitted for review and approval by the Public Works
255 Department.
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- 257 14. Prior to building permit issuance, the applicant shall purchase 0.083 acre
258 feet of water and 0.074 acre-feet of wastewater subject to the ordinances
259 in place at the time of Building Permit issuance. A reduced amount of
260 resources shall only be approved upon the review and approval of the
261 Public Works Department.
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- 263 15. Prior to occupancy, the applicant shall extend water and sanitary sewer
264 laterals to the property, subject to review and approval of the Public Works
265 Department and the Planning and Building Department. A sewage lift
266 station is required as a gravity system will not function to serve this parcel.
267 The sewage lift station and discharge piping shall be designed to met City
268 of Santa Rosa standards.
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- 270 16. Prior to occupancy, a handicap accessible parking space and supporting
271 path of travel shall be installed subject to the review and approval of the
272 Planning and Building Department.
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- 274 17. Exterior lighting shall be directed towards the ground to avoid light and
275 glare upon adjacent parcels, and containing the lowest illumination
276 necessary for safety.
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- 278 18. Standard acoustic back up alarms shall be prohibited and shall be
279 replaced with background noise-sensitive alarms.
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- 281 19. This permit shall be null and void if not used by May 11, 2014, or if the use is
282 abandoned for a period of 180 days.
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284 **PASSED, APPROVED AND ADOPTED** on May 11, 2011, by the
285 following vote of the Calistoga Planning Commission:
286

287 AYES:

288 NOES:

289 ABSENT:

290 ABSTAIN:

291
292 _____
293 JEFF MANFREDI, CHAIRMAN

294 ATTEST: _____
295 Kathleen Guill
296 Secretary to the Planning Commission