

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: MAY 11, 2011

SUBJECT: PAUL COATES CONSTRUCTION INC. OFFICE PROJECT
509-A WASHINGTON STREET (APN 011-260-079)

1 **REQUEST**

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3 Consideration of Conditional Use Permit and Design Review applications to
4 construct a 720 square foot structure for professional office use (i.e. contractor's
5 services) on the property located at 509-A Washington Street (APN 011-260-
6 079) within the "R3", Residential / Professional Office Zoning District.

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8 **BACKGROUND AND SETTING**

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10 The subject property is an interior lot located on a private driveway, Camp Drive.
11 Camp Drive extends southerly off of Washington Street adjoining the Crystal
12 Geyser Bottling Plant. This private driveway serves four properties. Two of the
13 four parcels are owned, in part, by the Applicant, Paul Coates. The other two
14 parcels are held under separate ownership. On August 31, 2009 a lot line
15 adjustment was recorded adjusting the Applicant's properties such that the
16 property located at 509-A Washington Street could accommodate this
17 development.

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19 The subject property has approximately 63 feet of frontage along Camp Drive.
20 Existing uses on the property include a barn and two contiguous sheds that are
21 currently used for miscellaneous storage. These structures are located toward
22 the rear of the property. The barn maintains a setback of 5-feet from rear and
23 side yard property lines. The sheds are 5 feet of the opposite property line and
24 are off a foot of the rear property line. Mr. Coates has indicated the sheds would
25 be demolished subsequent to this approval.

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27 **PROPOSAL**

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29 Paul Coates Construction Inc. (PCCI) has an already existing presence in the
30 region. PCCI currently rents a small office at the Napa County Fairgrounds. Mr.
31 Coates is requesting authorization to construct a 720 square foot structure for

32 office use. The existing barn would remain on the property for storage use.
33 The proposed office will be occupied by three employees and consist of an open
34 floor plan with dividing half-walls and a bathroom. The hours of operation would
35 generally be weekdays between 7:30 am and 5:00 pm.
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37 The proposed structure is a single story conventionally framed structure
38 resembling rural architecture. The applicant believes the design reflects a simple
39 country cottage that is quintessential Calistoga.
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41 There are several protected trees in the front yard and one unprotected tree
42 within the footprint of the proposed structure. These protected trees will be
43 retained and the unprotected tree will be removed. With the exception to
44 installing one additional handicap parking space and ADA compliant path of
45 travel, no additional site improvements are planned.
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47 Water and sewer service is not currently available at the property. Water and
48 Wastewater laterals will be installed from mainlines located within the
49 Washington Street right of way. These utilities will be sized in accordance with
50 Public Works and Fire Department specifications.
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52 **STAFF ANALYSIS**

54 **A. Land Use**

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56 The property is located within the High Density Residential/Office land use
57 designation as indicated in the 2003 General Plan Update and within the "R3",
58 Residential/Professional Office Zoning District. Office uses are allowed uses in
59 the High Density Residential/Office land use designation and in the "R3",
60 Residential/Professional Office Zoning District. However, office uses are only
61 allowed upon obtaining a conditional use permit subject to Planning Commission
62 review and approval.
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64 The proposed office is not a typical office such as a real estate office or lawyer's
65 office. However due to previous determinations of the Planning Commission,
66 contractor's offices have been approved provided conditions of approval are
67 incorporated that reduced the impact on the surrounding neighborhood. For
68 example, a condition limiting the number of fleet vehicles on the property will
69 reduce noise related impacts.
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71 In this particular case, staff has incorporated a condition of approval that prohibits
72 parking of fleet vehicles within the Camp Drive right-of-way and front yard.
73 Additionally, staff is concerned about activities associated with the proposed use
74 within the barn. The proposed barn area may generate substantial noise, air and
75 oil/grease pollution if it becomes a workshop. Therefore, the use permit has been

76 conditioned to prohibit activities associated operating and repairing mechanical
 77 equipment. The areas identified for storage on the site plans dated April 2011
 78 shall be used for storage only. No mechanical repair will be authorized.
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Applicable Development Standards		Proposed Development Standards
Minimum Front Yard Setback	15 feet from the Front Property Line	45Feet
Minimum Side Yard Setback	5 Feet	5 Feet (South) 28 Feet (North)
Minimum Rear Yard Setback	10 Feet	26 Feet
Maximum Lot Coverage	40 Percent (2,505 /ft)	20.5 Percent (1,290 sq/ft)
Building Height	25-Foot Max.	20 Feet
Parking	1 space per 500 sq. ft. or 2 spaces (Contractor's Office) <hr/> Total Req'd 2 spaces	2 Spaces

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 81 The proposed structure, with the recommended conditions of approval, complies
 82 with the High Density Residential/Office land use designation and the "R3",
 83 Residential/Professional Office Zoning District.
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85 **B. Parking and Circulation**

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 87 The existing parking area is accessed directly via Camp Drive. The property is
 88 currently developed with two (2) standard sized gravel parking spaces conforms
 89 to the amount of parking required for contractor services. Although, the applicant
 90 will need to either modify one of the existing spaces or provide an additional
 91 space that is ADA compliant.
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93 The existing parking areas and/or driveway is not surfaced with asphalt, concrete
 94 or equivalent material as required by Zoning Ordinance Section 17.36.090.
 95 However, this section allows the Planning Commission to approve proposals for
 96 parking lots surfaced in manners other than these materials when factors justify a
 97 minimum improvement. Staff is of the opinion that gravel is suitable in this case.
 98 If the Commission determines that factors justify paving, the Commission should
 99 incorporate a condition of approval to require the surfacing.

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C. Flood Management

Due to the property's proximity to the Napa River, it is located within a special flood hazard area. Specifically, the property is located within the floodway fringe. Pursuant to the City's Floodplain Management Ordinance, Chapter 18 CMC, nonresidential structures located in the floodway fringe must maintain a lowest floor elevation two feet above the base flood elevation or together with the sanitary facilities be floodproofed and have structural components capable of withstanding hydrodynamic forces (§ 18.20.010(2) CMC). The base flood elevation for the site is 344.90 feet above sea level (NAVD88) as indicated on the Site Plan prepared by BKF dated April 2011. The applicant proposes a pad grade elevation of 342.55 and a finished floor slab elevation of 343.55. Since the finished floor elevation is below the base elevation the structure will be required to meet the strict flood proofing design standards of the Floodplain Management Ordinance. Mr. Coates has indicated that he will construct an engineered three-foot water tight perimeter concrete wall extending two feet above the base flood elevation and design all utilities to prohibit flood water infiltration and discharge. Conditions of approval have been incorporated to ensure compliance.

D. Growth Management

This new commercial use would result in an increased demand for water and wastewater service. As such, a growth management allocation must be awarded prior to authorizing a water and wastewater allocation. The Planning and Building Department Manager intends to grant a non-residential Growth Management Allocation (GMA 2011-20). The total water and wastewater capacity needed for this project is 0.083 ac-ft/year of water and 0.074 ac-ft/year of wastewater. Prior to building permit issuance, the applicant will be required to pay the water and wastewater service connection fee at the rate in affect at the time the building permit is issued.

E. Aesthetics

Development of a commercial structure requires design review per Section 17.06.020 of the Calistoga Municipal Code. The proposed structure is located on a private driveway some distance off a collector street has minimal exposure to public views. Although, it can still be found that this project is consistent with the Design Guidelines and is an appropriate addition to the existing streetscape. The establishment of a small cottage style office is in keeping with the desired rural small town character.

142 The proposed office use will have no significant impact on the surrounding area
143 provided the recommended conditions of approval are incorporated into the
144 project.

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146 **FINDINGS**

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148 To reduce repetition, all of the appropriate findings are contained in each of the
149 appropriate Resolution, see attached.

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151 **PUBLIC COMMENTS**

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153 To date no comments have been received regarding the proposed project.

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155 **ENVIRONMENTAL REVIEW**

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

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168 **RECOMMENDATIONS**

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170 A. Staff recommends the filing of a Notice of Exemption for the Project
171 pursuant to Section 15332 of the CEQA Guidelines.
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173 B. Staff recommends adoption of a Resolution PC 2011-11 approving
174 Conditional Use Permit (U 2011-08) and Design Review (DR 2011-07) to
175 allow the construction of a 720 square foot structure for office use on the
176 property located at 509-A Washington Street (APN 011-260-079) within
177 the "R3", Residential/Professional Office District, based upon the Findings
178 presented in the resolution and subject to conditions of approval.
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180 **SUGGESTED MOTIONS**

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182 **Categorical Exemption**

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

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187 Conditional Use Permit and Design Review

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189 I move that the Planning Commission adopt Resolution PC 2011-11 approving
190 Conditional Use Permit (U 2011-08) and Design Review (DR 2011-07) to allow
191 the construction of a 720 square foot structure for office use on the property
192 located at 509-A Washington Street (APN 011-260-079) within the "R3",
193 Residential/Professional Office District, based upon the Findings presented in the
194 resolution and subject to conditions of approval.

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

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203 ATTACHMENTS

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- 205 1. Draft Conditional Use Permit and Design Review Resolution PC 2011-11
- 206 2. Vicinity Map
- 207 3. Applicant's written project proposal received April 20, 2011
- 208 4. Site Photographs
- 209 5. Project Plans