

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2011-13**

**A RESOLUTION APPROVING DESIGN REVIEW (DR 2009-03) TO ALLOW  
INSTALLATION OF A 31.5 SQUARE FOOT GASOLINE PRICING SIGN AT THE GAS  
STATION LOCATED AT 1108 LINCOLN AVENUE (APN 011-254-003) WITHIN THE  
“DC-DD”, DOWNTOWN COMMERCIAL-DESIGN DISTRICT OVERLAY ZONING  
DISTRICT**

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2       **WHEREAS**, on July 9, 2009, an application was submitted by Technical Studies, Inc., to  
3 install fueling canopies and change the corporate identity / color scheme of the subject gasoline  
4 service station; and  
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6       **WHEREAS**, the Planning Commission reviewed and considered this application at its  
7 regular meetings on August 12, 2009, and December 9, 2009, and prior to taking action on the  
8 application, the Commission received written and oral reports from staff and received written  
9 and oral testimony from the public. After consideration of the proposal, the Planning  
10 Commission adopted PC Resolution 2009-20 approving Conditional Use Permit U-2009-13 and  
11 Design Review DR 2009-03, subject to twelve (12) Conditions of Approval; and  
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13       **WHEREAS**, on December 18, 2009, Ms. Yasmin Ali filed an appeal of the Planning  
14 Commission’s action to the City Council; and  
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16       **WHEREAS**, the City Council reviewed the request for an appeal at its regularly  
17 scheduled meeting of January 19, 2010, and took action to schedule a public hearing to  
18 consider the appeal; and  
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20       **WHEREAS**, the City Council reviewed the appeal during its regularly scheduled meeting  
21 on April 20, 2010. During its review the Council considered the public record of the August 12,  
22 2009 and December 9, 2009, Planning Commission meetings, including the staff report,  
23 findings, minutes, and written materials presented by the appellant; and  
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25       **WHEREAS**, as part of its action on the appeal the City Council reversed the Planning  
26 Commission’s decision to grant Design Review approval and referred all design-related aspects  
27 of the project back to the Planning Commission for reconsideration; and  
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29       **WHEREAS**, a revised sign design was submitted to the Planning and Building  
30 Department on June 6, 2011; and  
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32       **WHEREAS**, Chapter 17.06 Design Review and 17.58 Signs of the City’s Zoning  
33 Ordinance require Design Review for exterior alterations, additions or site modifications to  
34 commercial developments; and  
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36       **WHEREAS**, the Planning Commission considered the request for Design Review  
37 approval at it’s regularly scheduled meeting of June 22, 2011. Prior to taking action on the  
38 application, the Planning Commission received written and oral reports by the staff, and  
39 received public testimony; and  
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41       **WHEREAS**, this action has been reviewed for compliance with the California  
42 Environmental Quality Act (CEQA) and has been determined to be exempt from the  
43 requirements of the CEQA pursuant to Section 15303 of the CEQA guidelines; and  
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46           **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has made the  
47 following Design Review findings for the project;

- 48  
49 A.     *The extent to which the proposal is compatible with the existing development pattern*  
50 *with regard to massing, scale, setbacks, color, textures, materials, etc.;*

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52           FINDING: The proposed replacement sign is more compatible with the scale of the Lincoln  
53 Avenue/Foothill Boulevard intersection than the current monument sign. Sign materials  
54 are typical for a gasoline pricing sign and are similar to the materials used on a gasoline  
55 pricing sign located directly across the street from the subject site.

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57 B.     *Site layout, orientation, location of structures, relationship to one another, open spaces*  
58 *and topography;*

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60           FINDING: The placement and orientation of the proposed sign is appropriate given its  
61 function.

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63 C.     *Harmonious relationship of character and scale with existing and proposed adjoining*  
64 *development, achieving complementary style while avoiding both excessive variety and*  
65 *monotonous repetition;*

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67           FINDING: The proposed size of the sign is harmonious with the scale of the intersection  
68 and with existing structures on the site. The proposed sign will add design variety by  
69 replacing an existing sign that is identical to a sign located directly across the street from  
70 the subject site.

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72 D.     *Building design, materials, colors and textures that are compatible and appropriate to*  
73 *Calistoga. Whether the architectural design of structures and their materials and colors*  
74 *are appropriate to the function of the project;*

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76           FINDING: The design, materials, colors and textures are appropriate to the sign's  
77 function – as both a pricing sign and a sign identifying the Fast and Easy gasoline brand.  
78 Condition No. 2 requires that the red colored areas of the new sign match the red trim on  
79 the awning, "Food Mart" sign and protective bollards.

- 80  
81 E.     *Harmony of materials, colors, and composition of those sides of a structure, which are*  
82 *visible simultaneously;*

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84           FINDING: See Finding D.

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86 F.     *Consistency of composition and treatment;*

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88           FINDING: The proposed sign reflects a consistent application of colors and/or materials  
89 on both of its sides.

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91 G.     *Location and type of planting with regard to valley conditions. Preservation of specimen*  
92 *and landmark trees upon a site, with proper irrigation to insure water conservation and*  
93 *maintenance of all plant materials;*

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95           FINDING: Existing landscaped areas will be retained and planted with appropriate  
96 plantings. No trees will be removed as part of the project.

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H. *Whether exterior lighting, design signs and graphics are compatible with the overall design approach and appropriate for the setting;*

FINDING: The proposed sign design and graphics are compatible with the overall design approach and appropriate for the existing gas station use. The method of illumination (internal) is the same as the existing sign.

I. *The need for improvement of existing site conditions including but not limited to signage, landscaping, lighting, etc., to achieve closer compliance with current standards;*

FINDING: No additional improvements are required to bring the site into conformance with current development standards.

J. *Whether the design promotes a high design standard and utilizes quality materials compatible with the surrounding development consistent with and appropriate for the nature of the proposed use;*

FINDING: As described in the above findings, the proposed sign design, color and materials are compatible with development in the surrounding area and will improve aesthetic conditions at the subject intersection.

K. *Responsible use of natural and reclaimed resources.*

FINDING: This proposed project does not involve or propose use of natural or reclaimed resources.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission that based on the above Findings and Conditions contained herein, the Planning Commission approves the proposed project, subject to the above Findings and the following Conditions of Approval:

1. This approval authorizes replacement of an existing 11.5-foot tall monument gas price sign with a new 5.5-foot tall gas price sign. The design of the new sign shall substantially conform to the application materials and site plan submitted by the applicant on June 6, 2011, except as may be modified by the following conditions. The Planning and Building Department may approve minor alterations to the improvements provided that they are in substantial conformance with the original approval. Any future exterior alterations, expansion or other new construction shall be subject to Design Review approval.
2. The red colored areas of the new sign shall match the red color found on the trim on the awning, the "Food Mart" sign and the protective bollards.
3. The applicant agrees to obtain a Building Permit for all improvements located on the site, not otherwise exempt by the Uniform Building Code or any State or local amendment adopted thereto. Prior to issuance of all building permits, the applicant agrees to pay all fees associated with plan check and building inspections, and associated development impacts fees rightfully established by City Ordinance or Resolution.

- 147 4. All necessary permits shall be obtained from applicable Federal, State and County  
148 agencies having jurisdiction over this project prior to installation of the new sign. Plans,  
149 designed by a licensed architect or engineer, which indicate accessibility and energy  
150 compliance shall be provided to the Building Department.  
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- 152 5. Energy compliance measures shall be incorporated as part of the planned improvements  
153 as required per Title 24 Energy requirements.  
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- 155 6. An Encroachment Permit from the California Department of Transportation (CalTrans)  
156 shall be obtained prior to commencement of any work that encroaches onto State right-  
157 of-way.  
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- 159 7. The permit holder shall permit the City of Calistoga or representative(s) or designee(s) to  
160 make periodic inspections at any reasonable time deemed necessary in order to assure  
161 that the activity being performed under authority of this permit is in accordance with the  
162 terms and conditions prescribed herein.  
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- 164 8. This approval shall be null and void if not used by June 22, 2014.  
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167 **PASSED, APPROVED AND ADOPTED** on June 22, 2011, by the following vote of the  
168 Calistoga Planning Commission:

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170 AYES:

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172 NOES:

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174 ABSENT:

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176 ABSTAIN: Manfredi, Kite  
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Paul Coates, Vice Chairman

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182 ATTEST: \_\_\_\_\_  
183 Kathleen Guill  
184 Secretary to the Planning Commission