

**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**

1
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
5

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
12

13 **WHEREAS**, on December 18, 2009, Ms. Yasmin Ali filed an appeal of the Planning
14 Commission’s action to the City Council; and
15

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
19

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
24

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
28

29 **WHEREAS**, a revised sign design was submitted to the Planning and Building
30 Department on July 21, 2011; and
31

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
35

36 **WHEREAS**, the Planning Commission considered the request for Design Review
37 approval at it’s regularly scheduled meeting of August 10, 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
40

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
44
45

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.;*

51
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.
56

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

59
60 FINDING: The placement and orientation of the proposed sign is appropriate given its
61 function.
62

- 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;*

66
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.
71

- 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;*

75
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, and that the green band at the
80 bottom of the sign match the industry standard for "diesel green".
81

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

84
85 FINDING: See Finding D.
86

- 87 F. *Consistency of composition and treatment;*

88
89 FINDING: The proposed sign reflects a consistent application of colors and/or materials
90 on both of its sides.
91

- 92 G. *Location and type of planting with regard to valley conditions. Preservation of specimen*
93 *and landmark trees upon a site, with proper irrigation to insure water conservation and*
94 *maintenance of all plant materials;*
95

96 FINDING: Existing landscaped areas will be retained and planted with appropriate
97 plantings. No trees will be removed as part of the project.
98

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

101 FINDING: The proposed sign design and graphics are compatible with the overall design
102 approach and appropriate for the existing gas station use. The method of illumination
103 (internal) is the same as the existing sign.
104

105
106
107 *I. The need for improvement of existing site conditions including but not limited to signage,*
108 *landscaping, lighting, etc., to achieve closer compliance with current standards;*
109

110 FINDING: No additional improvements are required to bring the site into conformance
111 with current development standards.
112

113 *J. Whether the design promotes a high design standard and utilizes quality materials*
114 *compatible with the surrounding development consistent with and appropriate for the*
115 *nature of the proposed use;*
116

117 FINDING: As described in the above findings, the proposed sign design, color and
118 materials are compatible with development in the surrounding area and will improve
119 aesthetic conditions at the subject intersection.
120

121 *K. Responsible use of natural and reclaimed resources.*
122

123 FINDING: This proposed project does not involve or propose use of natural or reclaimed
124 resources.
125

126 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
127 that based on the above Findings and Conditions contained herein, the Planning Commission
128 approves the proposed project, subject to the above Findings and the following Conditions of
129 Approval:
130

131 1. This approval authorizes replacement of an existing 11.5-foot tall monument gas price sign
132 with a new 5.5-foot tall gas price sign. The design of the new sign shall substantially
133 conform to the application materials and site plan submitted by the applicant on July 21,
134 2011, except as may be modified by the following conditions. The Planning and Building
135 Department may approve minor alterations to the improvements provided that they are
136 in substantial conformance with the original approval. Any future exterior alterations,
137 expansion or other new construction shall be subject to Design Review approval.
138

139 2. The red colored areas of the new sign shall match the red color found on the trim on the
140 awning, the "Food Mart" sign and the protective bollards, and the green band at the
141 bottom of the sign shall match the industry standard for "diesel green".
142

143 3. The applicant agrees to obtain a Building Permit for all improvements located on the site,
144 not otherwise exempt by the Uniform Building Code or any State or local amendment
145 adopted thereto. Prior to issuance of all building permits, the applicant agrees to pay all

146 fees associated with plan check and building inspections, and associated development
147 impacts fees rightfully established by City Ordinance or Resolution.
148

149 4. All necessary permits shall be obtained from applicable Federal, State and County
150 agencies having jurisdiction over this project prior to installation of the new sign. Plans,
151 designed by a licensed architect or engineer, which indicate accessibility and energy
152 compliance shall be provided to the Building Department.
153

154 5. Energy compliance measures shall be incorporated as part of the planned improvements
155 as required per Title 24 Energy requirements.
156

157 6. An Encroachment Permit from the California Department of Transportation (CalTrans)
158 shall be obtained prior to commencement of any work that encroaches onto State right-
159 of-way.
160

161 7. The permit holder shall permit the City of Calistoga or representative(s) or designee(s) to
162 make periodic inspections at any reasonable time deemed necessary in order to assure
163 that the activity being performed under authority of this permit is in accordance with the
164 terms and conditions prescribed herein.
165

166 8. This approval shall be null and void if not used by August 10, 2014.
167
168

169 **PASSED, APPROVED AND ADOPTED** on August 10, 2011, by the following vote of the
170 Calistoga Planning Commission:
171

172 AYES:

173 NOES:

174 ABSENT:

175
176 ABSTAIN: Manfredi, Kite
177

178
179
180
181 _____
182 Paul Coates, Vice Chairman
183

184 ATTEST: _____
185 Amanda Davis,
186 Secretary to the Planning Commission