

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2008-21**

**A RESOLUTION UPHOLDING RESOLUTION PC 2008-10 RECOMMENDING THAT THE CITY COUNCIL APPROVE A DESIGN REVIEW (DR 2008-01) FOR THE VINEYARD OAKS SUBDIVISION LOCATED AT 2400 GRANT STREET WITHIN THE "RR", RURAL RESIDNEITAL ZONING DISTRICT (APNS: 011-010-013 & 014 AND 011-021-002).**

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2       **WHEREAS**, BNK Investments, LLC, requests an amendment to the Zoning  
3 Ordinance to provide an alternative means for residential projects to satisfy the  
4 affordable housing requirements and to subdivide approximately 18 acres of land into 15  
5 single-family lots. The lots are approximately 1 acre in size. The subdivision includes a  
6 lot line adjustment with the property to the east along Mora Avenue strictly for utility and  
7 emergency vehicle access;

8  
9       **WHEREAS**, the Planning Commission originally considered the Design Review  
10 at its regular meeting of March 12, 2008 and prior to taking action on the application, the  
11 Commission received written and oral reports by the Staff, and received public  
12 testimony;

13  
14       **WHEREAS**, on March 12, 2008 the Planning Commission adopted Planning  
15 Commission Resolution 2008-10 recommending to the City Council approval of the  
16 Subdivision Map;

17  
18       **WHEREAS**, on April 15, 2008 the City Council held a public hearing and referred  
19 this matter back to the Planning Commission for reconsideration;

20  
21       **WHEREAS**, on May 14, 2008 the Planning Commission reconsidered its  
22 previous action to adopt Planning Commission Resolution 2008-10;

23  
24       **WHEREAS**, the Planning Commission reconsidered the Design Review and prior  
25 to taking action on the application, the Planning Commission received written and oral  
26 reports by the staff, and received public testimony;

27  
28       **WHEREAS**, an environmental assessment, including preparation of an Initial  
29 Study, determined that a Mitigated Negative Declaration was necessary to address the  
30 environmental impacts associated with the Project;

31  
32       **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 of the  
33 Calistoga Municipal Code, finds that the development attains the purposes set forth in  
34 CMC 17.06.010 and is in compliance with the following Design Review guidelines:

- 35  
36       **1. The extent to which the proposal is compatible with the existing**  
37       **development pattern with regard to massing, scale, setbacks, color,**  
38       **textures, materials, etc.**  
39

40 The Design Guidelines and the building envelopes prepared for the project are  
41 keeping in context and character of the existing development pattern in the  
42 vicinity.  
43

44 **2. Site layout, orientation, location of structures, relationship to one another,**  
45 **open spaces and topography.**

46  
47 The building envelopes are designed to preserve large expanses of open space  
48 and consider the views to the surrounding hillsides.  
49

50 **3. Harmonious relationship of character and scale with existing and proposed**  
51 **adjoining development, achieving complementary style while avoiding both**  
52 **excessive variety and monotonous repetition.**

53  
54 The Vineyard Oaks Subdivision is keeping with the rural character of the  
55 neighborhood while achieving a unique style of development.  
56

57 **4. Building design, materials, colors and textures that are compatible and**  
58 **appropriate to Calistoga. Whether the architectural design of structures**  
59 **and their materials and colors are appropriate to the function of the project.**

60  
61 The Design Guidelines set forth specific construction materials that are  
62 compatible with the small town character of Calistoga. The Architect has  
63 presented conceptual colors and materials that represent the residential function  
64 of the properties.  
65

66 **5. Harmony of materials, colors, and composition of those sides of a**  
67 **structure, which are visible simultaneously.**

68  
69 See response to comment No. 4.  
70

71 **6. Consistency of composition and treatment.**

72  
73 See response to comment No. 4.  
74

75 **7. Location and type of planting with regard to valley conditions. Preservation**  
76 **of specimen and landmark trees upon a site, with proper irrigation to insure**  
77 **water conservation and maintenance of all plant materials.**

78  
79 The protected trees on the site are preserved to the maximum extent practicable  
80 and those that are slated for removal will be replaced at a ratio of 3:1.  
81

82 **8. Whether exterior lighting, design signs and graphics are compatible with**  
83 **the overall design approach and appropriate for the setting.**

84  
85 This residential project does not include lighting associated with signage or  
86 graphic elements.  
87

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

91  
92 Street lighting will be low-level and directed downward. Street trees will accent  
93 the proposed public street. These elements will comply with the current City  
94 street standards.

95  
96 **10. Whether the design promotes a high design standard and utilizes quality**  
97 **materials compatible with the surrounding development consistent with**  
98 **and appropriate for the nature of the proposed use.**

99  
100 See response to comment No. 1.

101  
102 **11. Responsible use of natural and reclaimed resources.**

103  
104 The project has integrated green building and/or sustainable construction  
105 elements to a degree the is practicable to the scope of the project.

106  
107  
108 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission  
109 that based on the above Findings, the Planning Commission recommends to the City  
110 Council approval of the proposed project, subject to the following Conditions of Approval:

111  
112 Wherever any condition herein requires the review and/or approval of the "City,"  
113 this shall mean and refer to the review and/or approval by the appropriate  
114 department staff, unless otherwise expressly stated.

115  
116 **CONDITIONS OF APPROVAL**  
117 **DESIGN REVIEW (DR 2008-01)**

118  
119 1. The applicant agrees by accepting these conditions herein that any deviations  
120 from the approved project (dated \_\_\_\_\_), and on file at the City's  
121 Planning and Building Department, shall be subject to review and approval by the  
122 Planning and Building Director, or Planning Commission as determined by the  
123 Director, prior to incorporating the changes on the Project site.

124  
125 2. Approval of this Design Review is based on the presentation of materials kept on  
126 file by the Planning and Building Department. These materials shall be applied  
127 to the subdivision as approved and may only be changed with the approval of a  
128 Design Review application approved by the Planning and Building Department or  
129 Planning Commission, through the process established in the City of Calistoga  
130 Zoning Ordinance.

131  
132 3. All construction and improvements shall be in accordance with zoning, building,  
133 and all other codes, ordinances, standards, policies of the City of Calistoga.

134

- 135 4. Development on the resulting lots shall be in accordance with the Design Review  
136 Guidelines prepared by Architect Howard Backen dated \_\_\_\_\_, unless  
137 otherwise authorized by the Planning and Building Director or the Planning  
138 Commission. All residential developments and ancillary developments shall be  
139 located within the approved building envelopes as generally shown on the  
140 Tentative Subdivision Map dated \_\_\_\_\_. Building envelopes shall be  
141 shown on the Final Map with reference to the Design Review Guidelines.  
142
- 143 5. All overhead utilities within the subdivision shall be placed underground to protect  
144 the scenic value of the property.  
145
- 146 6. The property owner agrees to submit an application for Building Permit for all  
147 construction of buildings or structures located on the site, not otherwise exempt by  
148 the Uniform Building Code or any State or local amendment adopted thereto. Prior  
149 to issuance of all building permits, the property owner agrees to pay all fees  
150 associated with plan check and building inspections, and associated development  
151 fees rightfully established by City Ordinance or Resolution.  
152
- 153 7. Ground mounted equipment, such as backflow prevention devices and utility  
154 panels, etc. shall be adequately screened from public view and view from adjoining  
155 developed parcels, prior to occupancy of the project.  
156
- 157 8. Exterior lighting shall be directed towards the ground to avoid light and glare upon  
158 adjacent parcels, and containing the lowest illumination necessary for safety.  
159 Architectural materials and lighting visible from the public right-of-way and  
160 adjoining developed parcels shall be prohibited and the light source of fixtures shall  
161 be limited in wattage or shielded to retain the rural character of the site and  
162 surrounding area.  
163
- 164 9. The house pad or "private area" on Lot 15 shall be located a minimum of 50-feet  
165 from the eastern most property line. All of the various project components and  
166 approvals shall reference and/or incorporate this 50-ft setback.  
167
- 168 10. Fencing or hedging in excess of 4 feet shall be prohibited within 30 feet of any  
169 property line having frontage along a public roadway, including the proposed rock  
170 wall along the Grant Street frontage. Solid wood fencing up to 6 feet may be  
171 authorized in the rear and side yards and within the established building  
172 envelopes.  
173
- 174 11. The existing street light located on the telephone pole at the project's frontage  
175 shall be removed.  
176
- 177 12. The private driveways located at the rear of Lots 10 through 13 shall be posted  
178 as such and remain unobstructed during the life of this Subdivision. Refuse  
179 collection by any and all waste management companies shall not occur in these  
180 driveways. The property owners shall coordinate the collection of all waste at the  
181 Valencia Lane or Hawthorn Place curb side.  
182

183 13. All residential structures on Lot 1 shall be limited to 23 feet in height from the  
184 average natural grade to the peak of the roof.

185  
186 **PASSED, APPROVED, AND ADOPTED** on May 28, 2008, by the following vote  
187 of the Calistoga Planning Commission:

188  
189 AYES:

190 NOES:

191 ABSENT/ABSTAINED:

192

193

194

\_\_\_\_\_  
JEFF MANFREDI, CHAIRMAN

195 ATTEST: \_\_\_\_\_

196 Kathleen Guill  
197 Secretary to the Planning Commission

198