

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2012-16**

A RESOLUTION APPROVING DESIGN REVIEW (DR 2012-04) ALLOWING THE INSTALLATION OF AN INTERIOR ILLUMINATED SIGN ON THE PROPERTY LOCATED AT 1473 LINCOLN AVENUE, SUITE 'A' (APN 011-205-017) WITHIN THE "DC-DD", DOWNTOWN COMMERCIAL – DESIGN DISTRICT

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2 **WHEREAS**, Brian and Lynn Sereni are the applicants of the subject
3 property for which this application is proposed; and
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5 **WHEREAS**, Marilyn Sprenger is the property owner of the subject
6 property for which this application is proposed; and
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8 **WHEREAS**, this action has been reviewed for compliance with the
9 California Environmental Quality Act (CEQA) and is exempt from the
10 requirements of the CEQA pursuant to Section 15311 of the CEQA guidelines;
11 and
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13 **WHEREAS**, the Planning Commission has reviewed and considered this
14 application at its regular meeting on June 13, 2012 and prior to taking action on
15 the application, the Commission received written and oral reports by the Staff,
16 and received public testimony; and
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18 **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has
19 made the following Design Review findings for the project:
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- 21 1. The design shall be compatible with the existing development pattern with
22 regard to massing, scale, setbacks, color, textures, materials, etc.
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24 Finding: The proposed sign is fundamentally consistent with the existing
25 developments on-site and within the vicinity. The property is located within
26 the Downtown Commercial land use designation and the "DC-DD",
27 Downtown Commercial Design District. The proposed development meets
28 the intent of all the development standards of the Zoning Ordinance, and the
29 proposal is consistent with the policies, objectives and actions of the 2003
30 General Plan Update.
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- 32 2. The design shall result in an appropriate site layout, orientation, and
33 location of structures, relationship to one another, open spaces and
34 topography.
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36 Finding: The location of the sign above the awning reduces the
37 appearance and is in a location that would be compatible with existing
38 architectural elements of the building.

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40 3. The design shall provide a harmonious relationship of character and scale
41 with existing and proposed adjoining development, achieving
42 complementary style, while avoiding both excessive variety and
43 monotonous repetition.

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45 Finding: The interrelationship between the orientation, location, mass and
46 scale of signage and existing awning and other uses on-site are
47 appropriate, compatible and aesthetically harmonious with the historic,
48 rural, small town atmosphere of Calistoga.

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50 4. The building design, materials, colors and textures shall be compatible and
51 appropriate to Calistoga, and the architectural design or structures and their
52 materials and colors shall be appropriate to the function of the project.

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54 Finding: The proposed signage and existing awning are designed with
55 colors and materials that will mimic adjacent and other buildings in the
56 vicinity yet will assist in celebrating the existing ice cream shop usage.

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

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61 Finding: The existing and proposed development presents a scale and
62 design which are in harmony with the historical and small town character of
63 Calistoga; particularly when considering its location near the Mt. View Hotel.

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

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67 Finding: See previous comment 5.

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

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74 Finding: No landscaping is proposed as a result of this project. The
75 existing protected trees in the vicinity of the project will be preserved
76 pursuant to the City's Tree Ordinance.

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

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Finding: Signs are typical of a commercial district and the property is separated from the residentially zoned property by a substantial distance, therefore, the design is appropriate for the setting.

- 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: The proposal preserves the visual quality of the unique downtown commercial district.

- 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: See previous comment 8.

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

Finding: The project is designed using natural and reclaimed resources to the maximum extent possible under the current City, State and Federal Regulations. The use of LED lighting is an efficient and responsible use of electrical energy for this type of application.

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

- 1. Approval of this Design Review authorizes one (1) interior illuminated sign. The project shall substantially conform to the project description submitted by the applicant and the sign plan received May 6, 2012 except as noted in the permit conditions.
- 2. The colors of the proposed signage shall be consistent with the color samples provided by the applicant and contained in the project file.
- 3. Prior to installation of the sign and/or any proposed alterations to the interior of the structure, a building permit shall be issued subject to the review and approval of Planning and Building Department.
- 4. Any and all lighting associated with the signage shall be shut off during non business hours.

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125 5. No other signage or exterior modifications shall be installed and/or occur,
126 other than the ones permitted in this permit, approved in another valid
127 permit approved by the City, or otherwise exempt by City ordinance,
128 without first receiving approval from the City.
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130 6. Representatives associated with this project shall be required to obtain a
131 valid City of Calistoga Business License and maintain this license while
132 conducting business within the City of Calistoga, as required by local
133 ordinance.
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135 7. The applicant shall be required to obtain Design Review approval for all
136 other future exterior changes, other than the signage approved in this
137 permit.
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139 8. By accepting this permit, the applicant authorizes the City to inspect the
140 premises for compliance with the conditions of this permit. Such
141 inspections shall only occur upon advanced notice by the City and during
142 regular business hours of the business.
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144 9. This permit allows the City to conduct periodic compliance inspections.
145 Failure to comply with the conditions contained in this permit shall be
146 subject to amendment or revocation by the City, consistent with the
147 provisions of the Zoning Ordinance.
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149 10. If the use has not commenced three years after the date of granting
150 thereof, the use permit shall expire and become null and void on June 13,
151 2015. If the conditions are not fulfilled, or the use has become detrimental
152 to the public health, safety or general welfare, then the permit may be
153 revoked pursuant to the terms of Chapter 17 of the Calistoga Municipal
154 Code.
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156 **PASSED, APPROVED AND ADOPTED** on June 13, 2012, by the
157 following vote of the Calistoga Planning Commission:
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159 AYES:

160 NOES:

161 ABSENT:

162 ABSTAIN:

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165 ATTEST: _____

166 Kenneth G. MacNab

167 Secretary to the Planning Commission

JEFF MANFREDI, Chairman