

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2012-\_\_**

**A RESOLUTION APPROVING DESIGN REVIEW (DR 2012-01) TO UPGRADE THE EXTERIOR IMAGERY AT THE ARCO GAS STATION BY: INSTALLING NEW DECALS AND LASERLINE LIGHTING TO CANOPY; REPLACING UNDER-CANOPY LIGHTS; AND REFACING GAS DISPENSERS LOCATED AT 940 PETRIFIED FOREST ROAD (APN 011-370-024) WITHIN THE “CC-DD”, COMMUNITY COMMERCIAL-DESIGN DISTRICT.**

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2       **WHEREAS**, an application was submitted by the Stantec Architecture Inc. on  
3 behalf of the owner of the subject property on March 5, 2012, seeking Design Review  
4 approval to upgrade the imagery associated with Arco/More 4 Less gas station; and  
5

6       **WHEREAS**, Chapter 17.06 Design Review of the City’s Zoning Ordinance  
7 requires Design Review for exterior alterations, additions or site modifications to  
8 commercial developments; and  
9

10       **WHEREAS**, the Planning Commission considered the request at it’s regularly  
11 scheduled meeting of July 11, 2012. Prior to taking action on the application, the  
12 Planning Commission received written and oral reports by the staff, and received public  
13 testimony; and  
14

15       **WHEREAS**, this action has been reviewed for compliance with the California  
16 Environmental Quality Act (CEQA) and has been determined to be exempt from the  
17 requirements of the CEQA pursuant to Section 15301 of the CEQA guidelines; and  
18

19       **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has made  
20 the following Design Review findings for the project;  
21

22    A.     *The extent to which the proposal is compatible with the existing development*  
23            *pattern with regard to massing, scale, setbacks, color, textures, materials, etc.;*  
24

25            FINDING: The proposed changes involve changing the imagery on the existing  
26 canopy, fuel dispensing pumps and fuel pump spanners. The proposed color  
27 scheme is subtle and is compatible with the existing development pattern in the  
28 project vicinity and Calistoga as a whole.  
29

30    B.     *Site layout, orientation, location of structures, relationship to one another, open*  
31            *spaces and topography;*  
32

33            FINDING: No new structures or alterations to the existing site layout are being  
34 proposed as part of the project.  
35

36    C.     *Harmonious relationship of character and scale with existing and proposed*  
37            *adjoining development, achieving complementary style while avoiding both*  
38            *excessive variety and monotonous repetition;*  
39

40            FINDING: The character and scale of the site and associated improvements will  
41 not change as a result of the project.

42  
43    D.    *Building design, materials, colors and textures that are compatible and*  
44 *appropriate to Calistoga. Whether the architectural design of structures and their*  
45 *materials and colors are appropriate to the function of the project;*

46  
47            FINDING: The colors and textures of the proposed changes are compatible with  
48 colors and materials used for similar uses in Calistoga and are appropriate to the  
49 function of the project.

50  
51    E.    *Harmony of materials, colors, and composition of those sides of a structure,*  
52 *which are visible simultaneously;*

53  
54            FINDING: See previous finding under D.

55  
56    F.    *Consistency of composition and treatment;*

57  
58            FINDING: The project proposes consistent application of colors and/or materials  
59 on all sides of the fueling pumps and the convenience market.

60  
61    G.    *Location and type of planting with regard to valley conditions. Preservation of*  
62 *specimen and landmark trees upon a site, with proper irrigation to insure water*  
63 *conservation and maintenance of all plant materials;*

64  
65            FINDING: No installation of landscaping is proposed and no trees will be  
66 removed as part of the project.

67  
68    H.    *Whether exterior lighting, design signs and graphics are compatible with the*  
69 *overall design approach and appropriate for the setting;*

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71            FINDING: The new exterior lighting installed as part of the project will be less  
72 intensive than the existing and will be more energy efficient.

73  
74    I.    *The need for improvement of existing site conditions including but not limited to*  
75 *signage, landscaping, lighting, etc., to achieve closer compliance with current*  
76 *standards;*

77  
78            FINDING: No additional improvements are required to bring the site into  
79 conformance with current development standards.

80  
81    J.    *Whether the design promotes a high design standard and utilizes quality*  
82 *materials compatible with the surrounding development consistent with and*  
83 *appropriate for the nature of the proposed use;*

84

85            FINDING: The proposed design and materials are compatible with development  
86            in the surrounding area and will maintain the functionality of the existing use.  
87

88            K.     *Responsible use of natural and reclaimed resources.*  
89

90            FINDING: The use of LED lighting is more energy efficient which is the more  
91            responsible lighting design.  
92

93            **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
94            Commission that based on the above Findings and Conditions contained herein, the  
95            Planning Commission approves the proposed project, subject to the above Findings and  
96            the following Conditions of Approval:  
97

98            1.     This approval authorizes the following improvements to the commercial property  
99            located at 940 Petrified Forest Road:

- 100                                - New stucco finishes on entire convenience market. Lighting under  
101                                store awning shall be replaced with LED lighting fixtures.
- 102
- 103
- 104                                - Remove “eyebrow” fascia and replace with new Arco fascia bullnose  
105                                decal and LED laserline on canopy. No signage shall be installed on  
106                                canopy.
- 107
- 108                                - Replacement of the corporate “jackets” on each existing fuel pump and  
109                                replacement of each existing spanner. Spanners shall remain non-  
110                                illuminated.
- 111
- 112                                - Replace all existing canopy downlights with new LED downlights. New  
113                                canopy lights shall be flush mounted and not to exceed three per row.  
114                                Any voids or openings resulting from the removal of lights shall be  
115                                repaired/refinished to match other portions of the underside of canopy  
116

117            The improvements listed above shall substantially conform to the application  
118            materials and site plan submitted by the applicant on May 23, 2012, except as may  
119            be modified by these conditions of approval. The Planning and Building  
120            Department may approve minor alterations to the improvements provided that  
121            they are in substantial conformance with the original approval. Any future exterior  
122            alterations, expansion or other new construction shall be subject to Design  
123            Review approval.  
124

125            2.     The applicant agrees to obtain a Building Permit for all improvements located on  
126            the site, not otherwise exempt by the Uniform Building Code or any State or local  
127            amendment adopted thereto. Prior to issuance of all building permits, the  
128            applicant agrees to pay all fees associated with plan check and building

- 129 inspections, and associated development impacts fees rightfully established by  
130 City Ordinance or Resolution.  
131  
132 3. All necessary permits shall be obtained from applicable Federal, State and  
133 County agencies having jurisdiction over this project prior to commencement of  
134 any operations. Plans, designed by a licensed architect or engineer, which  
135 indicate accessibility and energy compliance shall be provided to the Building  
136 Department.  
137  
138 4. Where applicable, energy compliance measures shall be incorporated as part of  
139 the planned improvements as required per Title 24 Energy requirements.  
140  
141 5. Prior to issuance of a building permit, the final design and material of the window  
142 awning shall be reviewed and approved by the City's Fire Chief.  
143  
144 6. The permit holder shall permit the City of Calistoga or representative(s) or  
145 designee(s) to make periodic inspections at any reasonable time deemed  
146 necessary in order to assure that the activity being performed under authority of  
147 this permit is in accordance with the terms and conditions prescribed herein.  
148  
149 7. The Planning Commission may revoke the permit in the future if the Commission  
150 finds that the use to which the permit is put is detrimental to the health, safety,  
151 comfort and welfare of the public, or constitutes a nuisance.  
152  
153 8. This approval shall be null and void if not used by July 11, 2015  
154

155 **PASSED, APPROVED AND ADOPTED** on July 11, 2012, by the following vote  
156 of the Calistoga Planning Commission:  
157

158 AYES:  
159 NOES:  
160 ABSTAIN:  
161 ABSENT:  
162

163 \_\_\_\_\_  
164 JEFF MANFREDI, Chairman  
165

166 ATTEST: \_\_\_\_\_  
167 KENNETH G. MACNAB  
168 Secretary to the Planning Commission