

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2013-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA
APPROVING DESIGN REVIEW DR 2013-01 ALLOWING THE CONSTRUCTION OF
A ROOF COVER OVER A PORTION OF THE EXISTING UPPER DECK ON
PROPERTY LOCATED AT 1923 LAKE STREET (APN 011-535-010)**

1
2 **WHEREAS**, on January 14, 2013, Aldo Nunez submitted a Design Review
3 request in order to allow the construction of a roof cover over a portion of the existing
4 upper deck on property located at 1923 Lake Street; and
5

6 **WHEREAS**, the Planning Commission considered the request at its regular
7 meeting of February 13, 2013. Prior to taking action on the application, the Planning
8 Commission received written and oral reports by the staff, and received public
9 testimony; and
10

11 **WHEREAS**, this action has been reviewed for compliance with the California
12 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA
13 pursuant to Section 15332 of the CEQA guidelines; and
14

15 **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has made
16 the following Design Review findings for the project:
17

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

20
21 FINDING: The design of the structure is common throughout the Napa Valley
22 and will be consistent with the small-town character seen in this transitional area
23 of Calistoga.
24

25 B. Site layout, orientation, location of structures, relationship to one another, open
26 spaces and topography;
27

28 FINDING: The structure is located appropriately in relation to the lot's square
29 footage. The project is consistent with all development standards (e.g., setback
30 requirements, height limitations, lot coverage).
31

32 C. Harmonious relationship of character and scale with existing and proposed
33 adjoining development, achieving complementary style while avoiding both
34 excessive variety and monotonous repetition;
35

36 FINDING: The exterior alterations and site modifications add a contemporary
37 element and newness to the property.
38

39 D. Building design, materials, colors and textures that are compatible and
40 appropriate to Calistoga. Whether the architectural design of structures and their
41 materials and colors are appropriate to the function of the project;

42
43 FINDING: The classic architectural features would be constructed in a similar
44 style typical of restaurants with outdoor seating currently operating in the region.
45 These pleasant design features will create an attractive structure compatible with
46 the neighboring developments.

47
48 E. Harmony of materials, colors, and composition of those sides of a structure which
49 are visible simultaneously;

50
51 FINDING: The proposed exterior alterations including the materials and roofing
52 are visually attractive.

53
54 F. Consistency of composition and treatment;

55
56 FINDING: The quality of the architectural style, the building materials and
57 building features help to assure that the renovations remain compatible with the
58 adjoining properties. In addition, the architectural style will blend well with the
59 surrounding developments while retaining its unique architectural design.

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 landscaping is proposed. The existing plantings are consistent with
66 the setting and create a pleasing view from Silverado Trail toward the structure
67 and parking areas.

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

71
72 FINDING: Exterior lighting will be subdued and directed downward, and will be
73 used to enhance only the building design and landscaping as well as provide for
74 safety and security. The source of illumination should not create glare to
75 occupants and neighboring properties or roadways.

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

80
81 FINDING: The proposed exterior alterations and site modifications achieve a
82 renewed vibrancy on the property.

83

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

87
88 FINDING: The proposed structure will be done using materials and
89 craftsmanship that exceeds the minimum construction standards.

90
91 K. Responsible use of natural and reclaimed resources.

92
93 FINDING: The roof deck will provide shading and reduce energy use during the
94 summer.

95
96 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
97 Commission that based on the above findings, the Planning Commission approves the
98 proposed project, subject to following Conditions of Approval:

99
100 1 The improvements hereby permitted shall substantially conform to the supporting
101 plans received January 14, 2013 by the Planning and Building Department, except
102 as noted in the permit conditions. This design review allows the construction of a
103 roof cover over a portion of the existing upper deck on property located at the
104 southern elevation of the structure. All previous conditions and restrictions
105 pertaining to the restaurant and live entertainment uses still apply.

106
107 2 Prior to building permit issuance, all lighting shall be designed and equipped with
108 motion detector switching and shall be switched to the off position when the
109 facility is not in operation upon review and approval of the Planning and Building
110 Department, with the exception of security lighting. Security lighting shall be
111 permitted when the facility is not in operation provided that the security lighting is
112 reduced by 50 percent from the standard lighting used during operations.

113
114 3 New exterior lighting shall be directed downward and confined to the project site
115 in accordance with the standards contained in Section 17.36 of the Calistoga
116 Municipal Code, which limits light and glare, subject to the review and approval of
117 the Planning and Building Department.

118
119 4 This permit shall be null and void if not used within a three year period, or if the use
120 is abandoned for a period of one hundred and eighty (180) days. This permit shall
121 be valid until it expires or is revoked pursuant to the terms of this permit and/or
122 Chapter 17.40 of the Calistoga Municipal Code. Minor modifications which do not
123 increase off-site impacts may be approved in writing by the Planning and Building
124 Director.

125
126 5 This use permit does not abridge or supercede the regulatory powers or permit
127 requirements of any federal, state or local agency, special district or department
128 which may retain regulatory or advisory function as specified by statute or

129 ordinance. The applicant shall obtain permits as may be required from each
130 agency.

131
132 6 The property owner agrees to submit an application for Building Permit for all
133 construction occurring on the site, not otherwise exempt by the California
134 Building Code or any State or local amendment adopted thereto. Prior to
135 issuance of all building permits, the property owner agrees to pay all fees
136 associated with plan check and building inspections, and associated
137 development impacts fees established by City Ordinance or Resolution.

138
139 **PASSED, APPROVED AND ADOPTED** on February 13, 2013 by the following
140 vote of the Calistoga Planning Commission:

141
142 AYES:
143 NOES:
144 ABSENT:
145 ABSTAIN:

146
147 _____
148 Jeff Manfredi, Chairman

149
150
151 ATTEST: _____
152 Lynn Goldberg
153 Secretary to the Planning Commission