

# CITY OF CALISTOGA

## STAFF REPORT

**TO:** CHAIRMAN MANFREDI AND MEMBERS OF THE  
PLANNING COMMISSION

**FROM:** ERIK V. LUNDQUIST, SENIOR PLANNER

**MEETING DATE:** FEBRUARY 13, 2013

**SUBJECT:** LA PRIMA PIZZA COVERED DECK, 1923 LAKE STREET  
DESIGN REVIEW (DR 2013-01)

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### REQUEST

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3 Consideration of a request for Design Review approval by Aldo Nunez to  
4 construct a cover over a portion of the existing deck on property located at 1923  
5 Lake Street (APN 011-535-010) within the "CC-DD" Community Commercial-  
6 Design District. The property owners are Aldo and Elizabeth Nunez.

### BACKGROUND AND PROJECT DESCRIPTION

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10 La Prima Pizza has been operating from 1923 Lake Street since 2002 when the  
11 business took over Tomazzo's Steak and Chop House. The space has been  
12 operated as a restaurant since 1982 when the City authorized the conversion of  
13 a single-family dwelling on the site to a restaurant (Lord Derby's Arms). The  
14 property contains a 2,697 square foot building which houses the dining room,  
15 bar, kitchen and storage area. A large outdoor dining deck and 21 off-street  
16 parking spaces are also located on the site.

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18 Use Permit 2000-06 establishes the conditions under which La Prima Pizza must  
19 operate. The permit was originally issued to Tom Gagetta of Tomazzo's, but was  
20 transferred to La Prima Pizza in 2002 when the business was taken over.  
21 Subsequently, on January 19, 2010, City Council adopted Resolution 2010-003  
22 sustaining the Planning Commission's decision to approve an amendment to  
23 Conditional Use Permit 2000-06 allowing indoor live entertainment.

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25 The property owners now propose to construct a roof cover over the existing  
26 upper deck located on the southern elevation of the building, covering a portion  
27 of the existing outdoor seating area. The structure has a gable roof in the center  
28 with a shed roof on either side. The structure is proposed to be approximately  
29 950 square feet and would be 17 feet in height from the natural grade to the mid-  
30 point of the gable roof. The roof cover would be constructed of wood and have

31 composition shingles to match the existing roofing. The supporting columns  
32 would be 4 x 4 and 4 x 6 wood posts. Six lighting fixtures would be installed  
33 under the roof cover and two fixtures would be mounted on the corner posts  
34 supporting the gable roof. The property owners are not seeking a change of  
35 use at this time. All previous conditions and restrictions pertaining to the  
36 restaurant and live entertainment uses would still apply.

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### **PURPOSE AND SCOPE OF REVIEW**

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Design review is required for any alteration, addition or site modification to commercial structures (CMC Section 17.06.020) unless no substantial design issues are raised. Given the public sensitivity of previous land use entitlements, Staff has scheduled this design review request for Planning Commission consideration.

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The purpose of design review is to secure the general purposes of the Zoning Ordinance and General Plan; to promote good design and a harmonious relationship of buildings; to preserve the unique character and ambiance of Calistoga; to promote efficient use of landscape resources; to ensure high quality of design and materials; to ensure compatibility of new development with existing development and to promote the preservation of historic structures of Calistoga. Furthermore, the Planning Commission must determine whether the proposed development is in compliance with the City's Design Review Guidelines (CMC Section 17.06.040).

59 **STAFF ANALYSIS**

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61 The proposed roof cover for the outdoor seating area would differ subtly from the  
62 design of the primary structure but would be complementary. The proposed  
63 structure has a simpler architectural design, with a shed-style roof on either side  
64 of the gable roof cover in contrast to the ornamental design of the building's  
65 exterior. The proposed structure would be constructed using wood framing and  
66 composition roofing. The structure would be open air and the property owners do  
67 not currently propose a design to allow the sides to be closed during inclement  
68 weather.

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70 This design is governed by the City's Design Guidelines. Staff has reviewed the  
71 Design Guidelines and finds that the proposed design is generally consistent with  
72 the design guidelines. Although, to further articulate the design, Planning  
73 Commission may review and comment on the following issue:

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75 • The proposed cover roof is relatively unadorned and plain. Additional  
76 decorative features (e.g., outlookers) and uplights could be provided on  
77 the columns to better integrate the structure with the existing building. The  
78 context of the proposed structure in relation to its surroundings should be  
79 taken into consideration so that it does not appear to be an "add on"  
80 feature to the building.

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82 **PUBLIC COMMENTS**

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84 No public comments have been received to date.

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86 **DESIGN REVIEW**

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88 To reduce repetition, all of the necessary design review findings are contained in  
89 the resolution. (See Attachment No. 2)

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91 **ENVIRONMENTAL REVIEW**

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93 Under the provisions of Section 15332, In-Fill Development, of the State  
94 Guidelines for Implementation of the California Environmental Quality Act  
95 (CEQA) as stated below, this project is found to be exempt from the  
96 environmental review requirements of Chapter 19.10 of the Calistoga Municipal  
97 Code, implementing the California Environmental Quality Act of 1970, as  
98 amended in that; 1) the proposal is consistent with the General Plan and Zoning  
99 District, 2) the subject site is less than five acres and is surrounding by urban  
100 uses, 3) approval of the project would not result in any significant effects relating  
101 to traffic, noise, air quality or water quality, and 4) the site can be adequately  
102 served by all required utilities and public services.

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**RECOMMENDATION**

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Adopt a resolution approving Design Review DR 2013-01 allowing the construction of a roof cover over a portion of the existing deck on property located at 1923 Lake Street.

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**ATTACHMENTS:**

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1. Vicinity Map

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2. Draft Design Review Resolution

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3. Proposed Plans received January 24, 2013

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**NOTE:** The applicant or any interested person is reminded that the Calistoga Municipal Code provides for a ten (10) calendar day appeal period. If there is a disagreement with the Planning Commission's decision, an appeal to the City Council may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the tenth calendar day following the Commission's final determination.

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