

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2013-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA
APPROVING DESIGN REVIEW DR 2013-02 ALLOWING A NEON SIGN ON THE
PROPERTY LOCATED AT 1107 CEDAR STREET (APN 011-253-001)**

1
2 **WHEREAS**, on February 1, 2013, Calistoga Kitchen, LLC submitted a Design
3 Review request in order to allow a neon sign on the property located at 1107 Cedar
4 Street; and

5
6 **WHEREAS**, the Planning Commission considered the request at its regular
7 meeting of March 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 15311 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 1. The design shall be compatible with the existing development pattern with regard
19 to massing, scale, setbacks, color, textures, materials, etc.

20
21 Finding: The proposed sign is fundamentally consistent with the existing
22 developments on-site and within the vicinity. The property is located within the
23 Downtown Commercial land use designation and the "DC-DD", Downtown
24 Commercial Design District. The proposed development meets the intent of all
25 the development standards of the Zoning Ordinance, and the proposal is
26 consistent with the policies, objectives and actions of the Calistoga General Plan.

- 27
28 2. The design shall result in an appropriate site layout, orientation, and location of
29 structures, relationship to one another, open spaces and topography.

30
31 Finding: The location of the sign at the corner of the property away from the
32 structure is appropriate and will not detract from the structure's architecture.

- 33
34 3. The design shall provide a harmonious relationship of character and scale with
35 existing and proposed adjoining development, achieving complementary style,
36 while avoiding both excessive variety and monotonous repetition.

37
38 Finding: The interrelationship between the orientation, location, mass and scale
39 of signage and the uses on-site are appropriate, compatible and aesthetically
40 harmonious with the historic, rural, small town atmosphere of Calistoga.

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

45
46 Finding: The proposed signage is designed with colors and materials resembling
47 art deco design style, which is complementary to the use and primary structures
48 architecture.

49
50 5. The design shall provide for harmony of materials, colors, and composition of
51 those sides of a structure, which are visible simultaneously.

52
53 Finding: The existing and proposed development presents a scale and design
54 which are in harmony with the historical and small town character of Calistoga,
55 particularly when considering its location along Lincoln Avenue.

56
57 6. The design shall provide consistency of composition and treatment.

58
59 Finding: The design is compatible with approved improvements both on and off
60 the site in that the sign is compatible with the use and architectural elements of
61 the structure,

62
63 7. The design shall consider the location and type of planting with regard to valley
64 conditions, including the preservation of specimen and landmark trees upon a
65 site with proper irrigation to insure water conservation and maintenance of all
66 plant materials.

67
68 Finding: No landscaping is proposed as a result of this project. The existing
69 protected trees on and off site will be preserved pursuant to the City's Tree
70 Ordinance.

71
72 8. The exterior lighting, design, signs and graphics shall be compatible with the
73 overall design approach and appropriate for the setting.

74
75 Finding: Signs are typical of a commercial district and the property is separated
76 from residentially-zoned property by a substantial distance, therefore; the design
77 is appropriate for the setting.

78
79 9. The design shall provide for improvement of existing site conditions, including but
80 not limited to signage, landscaping, lighting, etc., to achieve closer compliance
81 with current standards.

82
83 Finding: The modestly sized sign preserves the visual quality of the unique
84 downtown commercial district.

86 10. The design promotes a high design standards and utilizes quality materials
87 compatible with the surrounding development consistent with and appropriate for
88 the nature of the proposed use.
89

90 Finding: The materials, textures, colors and details of construction are an
91 appropriate expression to the design and function and the same are compatible
92 with the adjacent and neighboring structures, landscape elements and functions
93 in that the materials are of high quality and appropriately express the restaurant
94 use.
95

96 11. The design presents a responsible use of natural and reclaimed resources.
97

98 Finding: The use of neon lighting is an efficient and responsible use of electrical
99 energy for this type of application.
100

101 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
102 Commission that based on the above Findings the Planning Commission approves the
103 proposed project, subject to the following Conditions of Approval.
104

105 1. Approval of this Design Review authorizes one neon monument sign. The project
106 shall substantially conform to the project description submitted by the applicant and
107 the sign plan received February 1, 2013 except as noted in the permit conditions.
108

109 2. The colors of the proposed signage shall be consistent with the color samples
110 provided by the applicant and contained in the project file.
111

112 3. Prior to installation of the sign, a building permit shall be issued subject to the
113 review and approval of Planning and Building Department.
114

115 4. Any and all lighting associated with the signage shall be shut off during non-
116 business hours.
117

118 5. The existing monument sign shall be relocated in compliance with the Sign
119 Ordinance subject to the review and approval of the Planning and Building
120 Department.
121

122 6. No other signage or exterior modifications shall be installed and/or occur, other
123 than the ones permitted in this permit, approved in another valid permit approved
124 by the City, or otherwise exempt by City ordinance, without first receiving
125 approval from the City.
126

127 7. If the sign has not been installed one year after the date of granting thereof, the
128 design review shall expire and become null and void on March 13, 1014. If the
129 conditions are not fulfilled, or the sign has become detrimental to the public

130 health, safety or general welfare, then the permit may be revoked pursuant to the
131 terms of Chapter 17 of the Calistoga Municipal Code.

132
133 **PASSED, APPROVED AND ADOPTED** on March 13, 2013 by the following vote
134 of the Calistoga Planning Commission:

135
136 **AYES:**
137 **NOES:**
138 **ABSENT:**
139 **ABSTAIN:**

140
141 Jeff Manfredi, Chairman

142
143
144
145 **ATTEST:** _____
146 Lynn Goldberg
147 Secretary to the Planning Commission