

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA
APPROVING DESIGN REVIEW DR 2012-05 ALLOWING ALTERATIONS TO A
FORMER SERVICE STATION TO ACCOMMODATE EXPANSION OF EXISTING
WINE SALES AND TASTING AT 1020 FOOTHILL BOULEVARD (APN 011-256-012).**

1
2 **WHEREAS**, on March 20, 2013 the applicant submitted a Design Review
3 application requesting authorization to alter a former service station to accommodate
4 expansion of existing wine sales and tasting at 1020 Foothill Boulevard (APN 011-256-
5 012) within the “DC-DD” Downtown Commercial - Design District; and
6

7 **WHEREAS**, the Planning Commission considered the request at its regular
8 meeting of April 24, 2013. Prior to taking action on the application, the Planning
9 Commission received written and oral reports by the staff, and received public
10 testimony; and
11

12 **WHEREAS**, this action has been reviewed for compliance with the California
13 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA
14 pursuant to Section 15332 of the CEQA guidelines; and
15

16 **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has
17 made the following Design Review findings for the project:
18

- 19 1. The design shall be compatible with the existing development pattern with regard
20 to massing, scale, setbacks, color, textures, materials, etc.
21

22 Finding: No changes to the existing massing, scale and setbacks are proposed.
23 The traditional palette of colors, textures and materials of 1930’s Art Deco style
24 have been integrated into the design creating a building that is historically
25 correct, which is compatible with the existing development pattern.
26

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

30 Finding: No changes to the existing site development are proposed. The
31 existing site layout remains suitable.
32

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

37 Finding: No changes to the existing building massing or scale are proposed.
38 However, the character of the existing building will be improved. In order to
39 improve both the visual and functional condition of the property, the alterations
40 will redirect the focus and functionality back to the original service station
41 entry/sales room and diminish the visibility and presence of the non-descript

42 concrete block building. The alterations will be complementary to the adjoining
43 developments.

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

48
49 Finding: The traditional palette of colors, textures and materials of 1930's Art
50 Deco style have been integrated into the design creating a building that is
51 historically correct, which is compatible with Calistoga's rural small town
52 character.

- 53
54 5. The design shall provide for harmony of materials, colors, and composition of
55 those sides of a structure, which are visible simultaneously.

56
57 Finding: The existing two structures are of different materials, aesthetics, details
58 and functionality. The proposed alterations and site improvements will improve
59 both the visual and functional conditions by redirecting the focus and functionality
60 back to the original service station entry/sales room and diminishing the visibility
61 and presence of the non-descript concrete block building, which will create a
62 design that is harmonious and visual stimulating.

- 63
64 6. The design shall provide consistency of composition and treatment.

65
66 Finding: The color scheme is consistent throughout and the composition and
67 treatment are appropriate for the Art Deco service station.

- 68
69 7. The design shall consider the location and type of planting with regard to valley
70 conditions, including the preservation of specimen and landmark trees upon a
71 site with proper irrigation to insure water conservation and maintenance of all
72 plant materials.

73
74 Finding: The project incorporates appropriately-placed landscaping. A layer of
75 landscaping will be introduced to obscure the existing concrete block building.
76 The plant species will be selected to match the existing dense landscaping on
77 the adjacent property making it read as a large block of landscaping between two
78 structures.

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

82
83 Finding: Lighting proposed under this project will be limited to exterior lighting
84 necessary for exiting and safety in the form of period gooseneck down lights and
85 soffit lighting in the canopy. Signage will be consistent with the City's sign
86 regulations and may include new signage on the service station canopy marquee
87 (in the original location) reminiscent of the traditional 1930 service station

88 signage. These design details are compatible with the overall design approach
89 and are appropriate for the setting.
90

- 91 9. The design shall provide for improvement of existing site conditions, including but
92 not limited to signage, landscaping, lighting, etc., to achieve closer compliance
93 with current standards.
94

95 Finding: The current site is underutilized and aging in a predominate location in
96 the City's entry corridor. This project is a significant improvement from the
97 existing site conditions and represents a renovation of the property.
98

- 99 10. The design promotes a high design standard and utilizes quality materials
100 compatible with the surrounding development consistent with and appropriate for
101 the nature of the proposed use.
102

103 Finding: The proposal sets and promotes a high design standard and utilizes
104 materials of high quality and character that are compatible with the surrounding
105 development yet unique in the way they are finished and treated to create a
106 unique, beautiful and functional composition recognizing the structure's former
107 service station use.
108

- 109 11. The design presents a responsible use of natural and reclaimed resources.
110

111 Finding: There are many elements of this project which are important green
112 building practices and are elements of the LEED program of environmentally-
113 sustainable building practices.
114

115 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
116 Commission that based on the above findings, the Planning Commission approves the
117 proposed project, subject to following conditions of approval:
118

- 119 1 This design review allows renovations to the former service station at 1020
120 Foothill Boulevard. The improvements hereby permitted shall substantially conform
121 to the supporting plans received March 20, 2013 by the Planning and Building
122 Department, except as noted in the permit conditions. All previous conditions and
123 restrictions pertaining to the wine tasting and sales still apply.
124

- 125 2 This permit shall be null and void if not used within a one year period. Minor
126 modifications which do not increase environmental impacts may be approved in
127 writing by the Planning and Building Director.
128

- 129 3 The owner(s) shall permit the City of Calistoga or representative(s) or
130 designee(s) to make periodic inspections at any reasonable time deemed
131 necessary in order to assure that the activity being performed under authority of
132 this permit is in accordance with the terms and conditions prescribed herein.
133

- 134 4 This permit does not abridge or supercede the regulatory powers or permit
135 requirements of any federal, state or local agency, special district or department
136 which may retain regulatory or advisory function as specified by statute or
137 ordinance. The applicant shall obtain permits as may be required from each
138 agency.
139
- 140 5 An application for building permit shall be submitted for all construction occurring
141 on the site not otherwise exempt by the California Building Code or any state or
142 local amendment adopted thereto. Prior to the issuance of any building permit,
143 all fees associated with plan check and building inspections, and associated
144 development impact fees established by City ordinance or resolution.
145
- 146 6 Prior to occupancy, an inspection shall be conducted by the Fire Department to
147 ensure compliance with health and safety regulations including the installation of
148 fire extinguishers, smoke detectors and carbon monoxide detectors.
149
- 150 7 Prior to occupancy and commencement of use, a waste management plan
151 providing the following information shall be submitted to the Planning and Building
152 Department for approval:
153
- 154 a. The location and type of all trash, waste and recycling receptacles on the
155 property for both the commercial use. All solid waste shall be stored and
156 disposed of in a manner to prevent nuisances or health threats from
157 insects, vectors and odors.
158
- 159 b. The location and operation of the mat washing and equipment cleaning
160 areas shall be provided, to assure that wastewater from these operations
161 is directed into the sanitary sewer, not the storm drain, and that rain/storm
162 water that falls onto this area does not enter the sanitary sewer.
163
- 164 c. The parties responsible for moving trash receptacles in and out of
165 enclosures on collection days.
166
- 167 d. The parties responsible for cleaning and maintaining areas where trash
168 receptacles are stored on the property.
169
- 170 8 Mechanical equipment (i.e., HVAC unit) shall be appropriately screened from
171 public view subject to the Planning and Building Department review and
172 approval.
173
- 174 9 Prior to building permit issuance, the applicant shall provide the City with a
175 closed circuit television inspection of the existing sewer lateral serving the
176 structure and repair and/or replace the line if warranted.
177
- 178 10 Prior to occupancy, the applicant shall submit detailed landscaping and irrigation
179 plans and specifications to the Planning and Building Department. Landscaping

180 and automatic drip irrigation shall be installed prior to occupancy. Landscaping and
181 irrigation shall be maintained throughout the life of the project and shall be replaced
182 as necessary.

183
184 11 Prior to occupancy, the sign pole and light within the existing raised planter bed
185 in the public right-of-way at the corner of Lincoln Avenue and Hazel Street shall
186 be removed. No replacement signage shall be allowed in this location.

187
188 12 The existing raised planter bed at the corner of Lincoln Avenue and Hazel Street
189 may be maintained in its existing condition. Any new raised planter bed or site
190 improvement within the public right-of-way shall be reviewed and approved by
191 Caltrans and/or the Public Works Department.

192
193 13 No signage shall be permitted as a result of this approval. All signage shall be
194 subject to the approval of the Planning and Building Director.

195
196 14 At least eleven parking spaces shall be maintained on the property for the wine
197 tasting and sales use, unless reduced upon infrastructure improvements required
198 per Condition 15 and/or subject to the review and approval of the Planning and
199 Building Department.

200
201 15 Prior to the issuance of a certificate of occupancy, the applicant shall submit an
202 agreement, as reviewed and approved by the Public Works Director and City
203 Attorney, to be recorded obligating the property owner to construct curb, gutter,
204 sidewalk and related surface street improvements along the subject property's
205 entire frontage when deemed appropriate by the City of Calistoga.

206
207 16 The property carries a baseline of 208 units of water annually. If the use ever
208 exceeds this baseline or any other change of use occurs to the building that
209 requires additional water, the owner will be required to obtain a Growth
210 Management Allocation and pay for the additional connection fees required for
211 the additional water and sewer allocation, subject to the review and approval of
212 the Planning and Building and Public Works Departments.

213
214 **PASSED, APPROVED AND ADOPTED** on April 24, 2013 by the following vote
215 of the Calistoga Planning Commission:

216
217 AYES:
218 NOES:
219 ABSENT:
220 ABSTAIN: MANFREDI
221
222 _____
Paul Coates, Vice Chairman

223 ATTEST: _____
224 Lynn Goldberg
225 Secretary to the Planning Commission