

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2013-__

**APPROVING DESIGN REVIEW DR 2013-8 ALLOWING RENOVATIONS TO
PIONEER PARK, INCLUDING REPLACEMENT OF THE EXISTING GAZEBO,
LOCATED AT 1308 CEDAR STREET**

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2 **WHEREAS**, on July 16, 2013 the Friends of Pioneer Parks submitted a Design
3 Review request to allow renovations to Pioneer Park including replacement of the
4 existing gazebo at 1308 Cedar Street; and

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6 **WHEREAS**, the Planning Commission considered the request at its regular
7 meeting of August 28, 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

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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 Sections 15302 and 15304 of the CEQA guidelines; and

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

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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.;

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21 FINDING: There will be little change in the layout of Pioneer Park, primarily the
22 relocation of pathways to link properly to the new gazebo creating a better
23 audience area for performances and to accommodate the planned repairs to the
24 river bank proposed by the Napa County Flood District. Attention has been paid
25 to designing the new gazebo, which is somewhat larger to increase functionality
26 and fit in the scale of the park.

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28 B. Site layout, orientation, location of structures, relationship to one another, open
29 spaces and topography;

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31 FINDING: The new gazebo will be in the generally in the same location as the
32 existing gazebo. The current path leading from the park entry will be relocated to
33 create a larger viewing area toward the gazebo. Open space will be relatively
34 unchanged, but additional landscaping will be added in some areas, such as a
35 planting bed designed to screen the restrooms. The only minor change in
36 topography will be ramping up the path adjacent to the gazebo approximately 18"
37 to provide handicapped access.

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

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FINDING: Pioneer Park is well-loved by both by the community and visiting tourists. The character of the park and gazebo will be relatively unchanged. The planned renovations maintain the overall character and scale of the park. The placement of the gazebo is sensitive to the adjoining residential developments.

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

FINDING: The architectural design of the gazebo is commensurate with the existing design and correlates with the historical interest of the park.

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

FINDING: The gazebo is a very attractive traditional design that is visually stimulating.

- F. Consistency of composition and treatment;

FINDING: The proposed improvements would beautify the park with simple, elegant and understated landscaping features and amenities.

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

FINDING: All plantings have been selected to suit the specific area where located and are native water-conserving plantings, where appropriate. One tree with a poor structure is slated for removal but will be replaced. A few small trees will be added under the existing tree canopy.

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

FINDING: The existing light standards in the park are expected to be replaced with new contemporary LED lights that will comply with the 15-foot height limitation. The gazebo will have recessed lights in the ceiling, recessed up-lights at the base of the posts, and a light in the center of the ceiling, which will also be LED. Selected lights will be set to operate dawn-to-dusk and the remaining will be on switches. These lights are appropriate and will cast the appropriate level of lighting for the setting.

86 I. The need for improvement of existing site conditions including but not limited to
87 signage, landscaping, lighting, etc., to achieve closer compliance with current
88 standards;

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90 FINDING: The planned renovation plans for the park will upgrade the existing
91 conditions, including landscaping, fencing and lighting. Existing signage is also
92 in need of upgrading, but no plans are available. Signage will be updated in the
93 future as the City's signage program is developed.

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

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99 FINDING: The planned improvements provide long term benefits while
100 preserving its existing character of Pioneer Park.

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102 K. Responsible use of natural and reclaimed resources.

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104 FINDING: Materials resulting from the dismantling of the existing gazebo will be
105 recycled. Native plantings will be used that require minimum water and LED
106 lighting will be used for replacement fixtures.

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

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112 1 This design review allows the construction of replacement gazebo and site
113 improvements to Pioneer Park. The improvements hereby permitted shall
114 substantially conform to the supporting plans received July 16, 2013 and August
115 14, 2013 by the Planning and Building Department, except as noted in the permit
116 conditions.

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118 2 This permit shall be null and void if not used within one year, or if the use is
119 abandoned for a period of one hundred and eighty (180) days. This permit shall be
120 valid until it expires or is revoked pursuant to the terms of this permit and/or
121 Chapter 17.40 of the Calistoga Municipal Code. Minor modifications which do not
122 increase off-site impacts may be approved in writing by the Planning and Building
123 Director.

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125 3 This use permit does not abridge or supercede the regulatory powers or permit
126 requirements of any federal, state or local agency, special district or department
127 which may retain regulatory or advisory function as specified by statute or
128 ordinance. The applicant shall obtain permits as may be required from each
129 agency.

- 131 4 A building permit for all construction occurring on the site not otherwise exempt
- 132 by the California Building Code or any State or local amendment adopted thereto
- 133 shall be obtained prior to construction. All site improvements shall comply with
- 134 accessibility requirements.
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- 136 5 Prior to building permit issuance, the relocated pathway on the western side of
- 137 the park shall be centered between the oak and redwood trees.
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- 139 6 Prior to building permit issuance, a Tree Protection and Replacement Plan
- 140 consistent with Chapter 19.01 shall be reviewed and approved by the Public
- 141 Works Department. All requirements and restrictions contained in Chapter 19.01
- 142 of the Calistoga Municipal Code (CMC) shall be complied with, which shall
- 143 include any recommendations of the Project Arborist.
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- 145 7 Prior to building permit issuance, construction drawings shall indicate that the
- 146 gazebo and adjoining retaining wall are supported by using a pier and grade
- 147 beam foundation system.
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- 149 8 Prior to building permit issuance, a variance allowing the gazebo within the
- 150 floodway must be authorized by the City Council.

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152 **APPROVED** on August 28, 2013 by the following vote of the Calistoga Planning
153 Commission:

- 154
- 155 AYES:
- 156 NOES:
- 157 ABSENT:
- 158 ABSTAIN:

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160 _____
161 Jeff Manfredi, Chairman

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164 ATTEST: _____
165 Lynn Goldberg
166 Secretary to the Planning Commission