

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2014-__

APPROVING DESIGN REVIEW APPLICATION DR 2012-3 FOR MODIFICATIONS TO A SINGLE-FAMILY RESIDENCE AND ACCESSORY BUILDINGS AT 1998 CEDAR STREET

1 **WHEREAS**, Grant and Carol Imper have submitted a design review application
2 (DR 2012-3) for modifications to an existing residence and accessory buildings located
3 at 1998 Cedar Street (APN 011-410-015); and

4 **WHEREAS**, CMC Section 17.41.020 requires design review approval by the
5 Planning Commission for alterations to structures listed or eligible for inclusion on a
6 federal, state or local inventory of historic or cultural resources, which is applicable to
7 the property and its structures; and

8 **WHEREAS**, the Planning Commission considered the application at its meeting
9 on November 12, 2014, and prior to taking action, received written and oral reports by
10 the staff, and public testimony; and

11 **WHEREAS**, the Planning Commission has adopted a Mitigated Negative
12 Declaration for the project, pursuant to the requirements of the California Environmental
13 Quality Act.

14 **NOW, THEREFORE, BE IT RESOLVED** that the City of Calistoga Planning
15 Commission hereby adopts the following findings for the application per CMC Section
16 17.41.050:

17 A. Finding: The design is in accord with the General Plan and any applicable
18 planned development.

19 Supporting Evidence: The project is consistent with relevant policies of the
20 Community Identity and Open Space & Conservation Elements by maintaining a
21 building scale appropriate to the site and neighborhood, using traditional exterior
22 materials, sensitively renovating a historic property, minimizing impacts to a
23 Napa River tributary and preserving native trees.

24 B. Finding: The design is in accord with all applicable provisions of the Zoning
25 Code.

26 Supporting Evidence: The proposed project is consistent with all R-1
27 development standards, with the exception of the proposed parking location in
28 the barn, which is considered a legal, non-conforming structure. This is the only
29 feasible location for parking because of Cyrus Creek and the required creek
30 setback that encompasses much of the property.

31 C. Finding: The design is consistent with any adopted design review guidelines to
32 the extent possible.

33 Supporting Evidence: The project's architectural and landscape plans are
34 consistent with the Single-Family Residential Design Guidelines because the
35 modified residence would be proportionate to the size of the buildable area,
36 compatible with the surrounding neighborhood and the desired architectural
37 style, have architectural interest and use landscaping and lighting to enhance the
38 project's overall design.

39 D. Finding: The design will not impair or interfere with the development, use or
40 enjoyment of other property in the vicinity or the area.

41 Supporting Evidence: The location and scale of the modified residence is
42 compatible with the surrounding neighborhood and would not cause or contribute
43 to any incompatibility. The design of the street elevation of the modified
44 residence would be compatible with the appearance of other residences along
45 Cedar Street. The single-story addition would not have any shading impacts or
46 disrupt scenic views from adjoining properties.

47 **NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Calistoga Planning
48 Commission that based on the above findings, Design Review application DR 2012-3 is
49 hereby approved, subject to following conditions of approval:

- 50 1. The improvements hereby permitted shall substantially conform to the site and
51 architectural plans prepared by Patrick Mervin + Associates dated September 8,
52 2014, the landscape plans prepared by Steve Arns Landscape Architect dated
53 February 26, 2014, the improvements plans prepared by Dimensions 4
54 Engineering, Inc. dated November 2013 and the submitted colors and materials
55 samples.
- 56 2. This approval shall be null and void if not used within one year of its effective date.
- 57 3. Minor modifications to the approved plans may be approved by the Planning and
58 Building Director.
- 59 4. This approval does not abridge or supersede the regulatory powers or permit
60 requirements of any federal, state or local agency, special district or department
61 which may retain regulatory or advisory function as specified by statute or
62 ordinance. The applicant shall obtain permits as may be required from each
63 agency.
- 64 5. An application for building permit shall be submitted for all construction occurring
65 on the site not otherwise exempt by the California Building Code or any state or
66 local amendment adopted thereto. Prior to the issuance of any building permit, all
67 fees associated with plan check and building inspections, and associated
68 development impact fees established by City ordinance or resolution shall be
69 paid.
- 70 6. Prior to building permit issuance, a final landscape plan that provides a
71 description of plants and an irrigation plan identifying all areas to be planted

- 72 visible from the public right-of-way shall be submitted for review and approval by
73 the Planning and Building Department. Landscaping shall be installed prior to
74 occupancy. All landscaping shall be maintained throughout the life of the project,
75 and shall be replaced as necessary.
- 76 7. All mitigation measures adopted by PC Resolution 2014-__ shall be
77 implemented.

PASSED AND ADOPTED on November 12, 2014, by the following vote of the
Calistoga Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jeff Manfredi, Chairman

ATTEST:

Lynn Goldberg
Secretary to the Planning Commission

