



City of Calistoga Planning Commission Agenda Item Summary

DATE

March 25, 2015

APPLICATION NOS.

Parcel Map PM 2014-4
Use Permit UP 2014-17
Design Review DR 2014-6

OWNER / APPLICANT

Robert Branstad

ITEM

Consideration of a request for approval of a 2-lot parcel map of the property located at 957 Petrified Forest Road (APN 011-370-026). The project also includes a preliminary and final development plan/use permit for the residential development on the resulting lots and a design review request to develop a 3-bedroom residence on Proposed Parcel 2.

RECOMMENDATIONS

- A. Adopt a mitigated negative declaration.
- B. Approve a parcel map with conditions.
- C. Approve preliminary and final development plan/use permit and design review with conditions.

SUGGESTED MOTIONS

- A. "I move that the Planning Commission adopt a resolution adopting a Mitigated Negative Declaration, finding that with the inclusion of mitigation measures, the project will not have a significant adverse impact on the environment."
- B. "I move that the Planning Commission adopt a resolution approving a parcel map to divide the property located at 957 Petrified Forest Road into 2 parcels."
- C. "I move that the Planning Commission adopt a resolution approving a preliminary and final development plan/use permit and design review for a residence at 957 Petrified Forest Road."

POTENTIAL CONFLICTS

None

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIR MANFREDI AND MEMBERS OF THE PLANNING COMMISSION
FROM: ERIK V. LUNDQUIST, SENIOR PLANNER
MEETING DATE: MARCH 25, 2015
SUBJECT: BRANSTAD 957 PETRIFIED FOREST ROAD
PARCEL MAP PM 2014-4, USE PERMIT UP 2014-17, &
DESIGN REVIEW DR 2014-6

1 **ITEM**

2 Consideration of a request for approval of a 2-lot parcel map of the property
3 located at 957 Petrified Forest Road (APN 011-370-026). The project also
4 includes a preliminary and final development plan/use permit for the residential
5 developments on the resulting lots and a design review request to develop a 3-
6 bedroom residence on Proposed Parcel 2.

7 **PROJECT DESCRIPTION**

8 The property owner, Bob Branstad, proposes to subdivide the ±8.15-acre parcel
9 into two parcels. Proposed Parcel 1 is a 5.05-acre parcel; Proposed Parcel 2 is a
10 3.10 acre parcel.

11 The two proposed parcels would share a private paved driveway with a
12 "hammerhead" turnaround for vehicular and emergency vehicles. The turnaround
13 is proposed to be located near the shared property line between Parcel 1 and
14 Parcel 2. The paved areas will drain onto adjoining landscape areas, avoiding
15 drainage or discharge into Cyrus Creek.

16 In addition to the parcel map, the property owner has requested a preliminary
17 and final development plan/use permit for the residential development on the
18 resulting lots and design review to construct a 2,882 square foot 3-bedroom
19 single-family residence and a 776 square foot attached garage on Proposed
20 Parcel 2.

21 The project plans for the proposed residence on Proposed Parcel 2 feature a
22 hybridCore¹ one-story, ranch-style home clad with board and batt siding with the

¹ A hybridCore Home is a "hybrid" between a factory-built core and conventional construction. The factory-built core contains the more costly areas typically found in home construction. It contains all the "wet" areas - kitchen, bathrooms, and laundry hookups. The core will therefore include all of the appliances, fixtures, cabinetry and countertops typically associated with these rooms. The core also includes the mechanical system and water heater.

23 garage having horizontal band siding. The roofs would be asphalt shingle with
24 corrugated metal accents. Design interest would be provided by a multi-tiered
25 roof, a front entry, a carriage-style garage door, appropriately spaced corbels
26 below the eaves and gridded windows. Front yard landscaping would include low
27 water use plantings and new ornamental trees.

28 **PROJECT SETTING**

29 The property is on the southerly side of Petrified Forest Road on the westerly
30 edge of the City of Calistoga. Cyrus Creek traverses the property adjacent to the
31 southerly side of Petrified Forest Road separating the bulk of the property from
32 access to the public right of way. The property is accessed by way of a private
33 bridge, a 40-foot by 50-foot easement for ingress and egress and a "30 foot
34 easement for ingress, egress, utilities and all purposes ordinarily incidental
35 thereto" crossing the parcel immediately to the east. In order to accommodate
36 fire trucks and emergency vehicles, it is proposed to modify the existing bridge.
37 The preferred approach would be to add a new 22' x 57' bridge (railroad flatcar
38 type, similar to the existing bridge) adjacent to and immediately up stream. The
39 new bridge would be supported at either end by appropriate concrete abutments.

40 The site is not developed and has no residences, wells, or other buildings on the
41 property. The northerly portion of the property slopes gently (2-4%) toward Cyrus
42 Creek for approximately 225 feet with the balance of the property rising vertically
43 approximately 140 feet to the southerly boundary. The hillside is filled with
44 numerous scattered trees including fir, Coast Live Oak, Oregon Oak, Madrone,
45 Maple, Black Oak, Valley Oak and Buckeye with some underlying brush. There is
46 a small ravine on the easterly side of the property which forms a portion of the
47 property boundary. The property is well screened from Petrified Forest Road with
48 tree cover and vegetation along Cyrus Creek and is primarily visible from
49 Petrified Forest Road easterly of the property traveling westerly on Foothill
50 Boulevard prior to reaching the project site.

51 **STAFF ANALYSIS AND DISCUSSION**

52 **A. General Plan Conformance**

53 The project site is within the Rural Residential – Hillside General Plan land use
54 designation. This designation occurs in rural residential areas where steep slope
55 or hillside conditions exist in order to ensure that development meets public
56 safety, open space conservation and visual concerns. Clustered single-family
57 development may be permitted if it conforms to all General Plan policies. The
58 size and number of lots and development standards in hillside areas is
59 established in the Municipal Code through a slope density formula.

60 Adobe Associates, Inc. prepared a slope density analysis that addressed the
61 slope density calculation associated with the Rural Residential – Hillside land use
62 designation. The average slope of the total property (including Cyrus Creek) is
63 28.9%. The average slope of proposed Parcel 1 is 29.6% and the minimum
64 allowed parcel size is 1.8 acres. The average slope of proposed Parcel 2 is

65 27.6% and the minimum parcel size is 1.7 acres. The proposed 3-acre and 5-
66 acre parcels exceed the minimum area required per dwelling unit.

67 The lot configurations appear to comply with the General Plan policies,
68 specifically the Rural Residential performance standards, as follows:

- 69 • *"Provide landscape and/or open space buffers between development and at*
70 *the entrances to the new development."* The residential developments will
71 have substantial setbacks and will be separated from Petrified Forest Road
72 by Cyrus Creek and dense vegetation.
- 73 • *"Maintain scenic vistas from public rights-of-way and existing private*
74 *development."* Northbound traffic on Petrified Forest Road will have limited
75 views of the residential developments due to the orientation of the roadway
76 and vegetation. Southbound traffic will have filtered views of the
77 development through the vegetation but the residences would be low enough
78 in comparison to the surrounding hillside such that no effect on scenic vistas
79 or scenic corridors would occur.
- 80 • *"Preserve natural resources important to the community."* The development
81 is proposed in an area that has the least impact on vegetation. The
82 remaining up-sloping vegetated hillside would be preserved.

83 Furthermore, the property is within Entry Corridor 6: Petrified Forest Road, which
84 is intended to provide guidelines for development in this area. Development in
85 this area should preserve the rural open space and tree cover. The project would
86 result in 2 developable parcels and would retain the tree cover visible from the
87 roadway. The residential developments would be located at the foot of a hillside
88 at the forest's edge over 50 feet south of Cyrus Creek. Since the homes would
89 be placed at a relatively low elevation and are screened by dense vegetation
90 along Cyrus Creek, negative visual impacts to the Foothill Boulevard and
91 Petrified Forest Road scenic corridors are not anticipated.

92 **B. Zoning Conformance**

93 The project site is zoned Rural Residential – Hillside by the Zoning Code. The lot
94 configurations appear to comply with the Zoning Code, Section 17.15.010(B)
95 principals and standards as follows:

- 96 • *"The location, orientation and design for building sites, buildings, fences and*
97 *other structures, and streets and other circulation elements shall maintain*
98 *and preserve natural topography, cover, significant landmarks and trees,*
99 *minimize cut and fill, and preserve and enhance views and vistas on and off*
100 *the subject property."* The residential developments have been designed
101 and oriented in a clearing at the forest's edge that is over 50 feet from Cyrus
102 Creek. The access roadway follows the topography and avoids large cuts
103 and fill.
- 104 • *"The design of buildings, fences and other structures shall be in harmony*
105 *with and enhance natural site characteristics in regard to height, bulk,*

106 *textures, color, reflective properties, roof characteristics and setbacks.”* The
107 residential structures will be low-rise and will have subdued architectural
108 elements that complement their surroundings.

109 • *“In those areas where approval is given to disturb or remove natural*
110 *vegetation and ground cover, natural ground covers and other surfacing shall*
111 *be installed and a system designed for perpetual maintenance and care. All*
112 *landscaping, ground covering, and other surfacing shall be in harmony with*
113 *the natural site characteristics.”* The landscaping design incorporates
114 plantings that will complement and enhance the natural landscape
115 immediately adjacent to the structures. The remaining undeveloped portions
116 of the property will remain in a natural state.

117 Additionally, the analysis prepared by Adobe Associates, Inc. indicates that the
118 proposed parcels exceed the minimum area per dwelling unit required per CMC
119 Section 17.15.080. Therefore, staff finds that the project can be found to conform
120 to the intent of the Zoning Code and the necessary findings can be made to
121 support this parcel map creating two parcels.

122 Per CMC Section 17.15.050, the minimum front, side, and rear yard setback
123 requirements for primary structures related to the development of these vacant
124 parcels is determined by use permit. In this case the use permit for the residential
125 developments on Proposed Parcel 1 and 2 includes conditions of approval that
126 require a 50-foot setback from Cyrus Creek, 20-foot side yard setbacks and a
127 100-foot setback from the rear property line.

128 **C. Growth Management**

129 The contemplated project would not require a Growth Management Allocation
130 pursuant to CMC Section 19.02.050(J) and (K), which exempts construction of a
131 single-family residential development on existing lots of record and minor
132 residential subdivisions in the Rural Residential – Hillside land use designation.

133 **D. Public Utilities and Infrastructure**

134 Water: A 14” PVC water line runs along the southerly side of the public right of
135 way of Petrified Forest Road, with a public 8” PVC water line connecting to this
136 14” line and extending southerly from a point just easterly of the private bridge
137 crossing Cyrus Creek mentioned above. There is an existing fire hydrant in the
138 Petrified Forest Road right of way, on this 8” line. Each of these parcels will be
139 served by the City of Calistoga water system by way of the existing 8” PVC water
140 main crossing Cyrus Creek near the access bridge to the property. Fire services
141 will be provided by the City of Calistoga with a water main sufficient for fire
142 service extended on-site with a fire hydrant proposed to be installed near the line
143 between proposed Parcel 1 and Parcel 2.

144 Sewer: This proposal includes a request for approval of a waiver by the City
145 Council from the requirement to connect to the public sanitary sewer system due
146 to its distance from the property, which is over 1,300 feet from the intersection of
147 Petrified Forest Road over/under Cyrus Creek and across the project frontage.

148 Adobe Associates, Inc. reviewed the soil conditions with the Napa County
149 Department of Health on August 14, 2007 for the use of onsite wastewater
150 systems for each of the proposed lots. The review supports at least 3-bedroom
151 systems on each of the proposed parcels. In conformance with CMC, Title 16,
152 Section 16.16.130 (Subdivision Design and Improvement Standards), each
153 parcel is at least 2 acres in size. Preliminary private sewage disposal system
154 layouts and a site investigation report and design criteria is shown on Sheet W1
155 attached to this report.

156 Subsequent to approval, the waiver request will be forwarded to the City Council
157 for their consideration. However, since the Planning Commission does not have
158 the authority to grant the exception, a condition of approval would require that the
159 property owner extend the sewer mainline.

160 Storm Water Drainage: Project runoff is proposed to be directed through a
161 system of drainage facilities that would filter and discharge runoff through rock
162 prior to its discharge point. At the discharge points, the runoff would be spread
163 out over land. With a reduction in peak discharge and onsite storm water
164 treatment, storm water quality would be improved from this site and not increase
165 total maximum daily load levels from their current conditions. A drainage
166 easement may be required for conveyance of water across properties.

167 Roadways:

168 *Petrified Forest Road:* Per the Calistoga Municipal Code, the design and
169 improvement of the parcel map shall be consistent with the General Plan.
170 Petrified Forest Road is classified as an arterial street in the General Plan.
171 Section 12.040.110(A) of the Calistoga Municipal Code states:

172 *"The arterial street section shall have an 84-foot right-of-way, a four-foot*
173 *public utility easement on each side between the right-of-way line and the*
174 *sidewalk and a six-foot sidewalk on each side with vertical curb and gutter.*
175 *The roadway section shall be 64 feet between curb faces to comprise a*
176 *14-foot parking-bicycle lane, a 12-foot traveled lane, a 12-foot turning*
177 *lane, a 12-foot traveled lane, and a 14-foot parking-bicycle lane."*

178 CMC Section 12.04.120 provides flexibility for implementing a different roadway
179 section upon Planning Commission approval. Petrified Forest Road is adequate
180 to handle the existing and proposed traffic and Cyrus Creek makes widening the
181 roadway environmentally challenging. Furthermore, the Active Transportation
182 Plan identifies Petrified Forest Road as a planned Class III bike route, not a bike
183 lane, and is not planned to have pedestrian facilities along these particular
184 segment. Widening the roadway and installing a Class II bike lane, curb, gutter
185 and sidewalk would dramatically change the character to a more urbanized
186 condition. Therefore, staff suggests that no roadway improvements along
187 Petrified Forest Road be required to preserve the rural nature of the area.

188 *Roadway Access:* To ensure a proper circulation system in the vicinity and
189 adequate emergency vehicle access to the proposed parcels, private roadway

190 improvements are warranted. In order to accommodate fire trucks and
191 emergency vehicles, a 22' x 57' bridge (railroad flatcar type, similar to the
192 existing bridge) will be installed. The new bridge would be supported at either
193 end by appropriate concrete abutments.

194 Additionally, a 20-foot asphalt roadway and emergency vehicle turnaround must
195 be established to meet the Fire Code requirements. A hammerhead turnaround
196 would be provided near the shared property line of Proposed Parcel 1 and
197 Proposed Parcel 2. The necessary access and utility easements already exist
198 from Petrified Forest Road across 973 Petrified Forest Road to the subject
199 property; however, a utility and access easement will be required across
200 Proposed Parcel 1 in favor of Proposed Parcel 2.

201 Underground Utilities: Per CMC Section 16.16.090(A), the property owners
202 would be required to underground the existing overhead utilities. The property
203 owners have submitted a request for approval of a waiver by the City Council of
204 the undergrounding requirements. However, the Planning Commission does not
205 have the authority to waive the undergrounding requirements. As such, a
206 condition of approval has been incorporated into the draft resolution requiring
207 that the overhead utilities along Petrified Forest Road be undergrounded.

208 The parcel to the east, 973 Petrified Forest Road (APN 011-370-027) is served
209 by an overhead power line from Petrified Forest Road, crossing Cyrus Creek
210 overhead, to a PG&E utility pole and pole-mounted transformer. PG&E plans on
211 replacing this transformer with a pad-mounted transformer, but maintaining the
212 overhead service to the 973 Petrified Forest Road house. The proposed new
213 homes on Parcel 1 & Parcel 2 will be serviced underground with another pad-
214 mounted transformer near the property line between Parcel 1 & Parcel 2.

215 **E. Trees**

216 An arborist report was prepared for a previous application for the property by Joe
217 Branum Tree Care, Inc. dated May 23, 2008, which identifies some 350 trees
218 from the top of the southerly bank of Cyrus Creek southerly through the area
219 proposed for the access driveways, and uphill to and around the proposed
220 building sites. The southerly portion of the property lying above the proposed
221 building sites is proposed to remain undisturbed and in a natural state. The
222 project will result in the removal of approximately 21 trees. Trees designated for
223 removal have been tabulated on Sheet 3 of the Tentative Parcel Map. In
224 accordance with the City's Tree Ordinance, a tree removal and protection plan
225 will be required to be submitted to the City for review and approval to reduce the
226 impact to the trees during construction.

227 **F. Archaeological Resources**

228 A cultural resources survey of the property indicates that archaeological
229 resources were discovered. Building envelopes have been established to protect
230 the resources and to mitigate impacts during construction, ground-disturbing

231 construction activities must be monitored by an archaeologist, in consultation
232 with a tribal member.

233 **G. Development Impact Fees**

234 The City has established development impact fees to offset the costs associated
235 with the need for new facilities. Development impact fees will be collected at the
236 time of parcel map recordation or upon building permit issuance to offset the
237 impacts to city facilities as a result of the proposed development.

238 **FINDINGS**

239 To reduce repetition, all of the appropriate findings are contained in the attached
240 resolutions.

241 **PUBLIC COMMENTS**

242 To date, no written comments have been received regarding the proposed
243 project.

244 **ENVIRONMENTAL REVIEW**

245 In accordance with the California Environmental Quality Act (CEQA), the
246 Planning and Building Department prepared an Initial Study/Mitigated Negative
247 Declaration for the project. Potentially-significant impacts to biological resources,
248 cultural resources, geology/soils, hazards and hazardous materials,
249 hydrology/water quality, noise and mandatory findings of significance were
250 identified. The applicant has agreed to incorporate mitigation measures into the
251 project to offset these impacts; therefore, the Planning and Building Department
252 determined that the proposed project as amended by mitigation measures would
253 not have a significant adverse impact on the environment.

254 On February 13, 2015, a notice of intent to adopt a mitigated negative declaration
255 was sent to adjoining properties and on March 13, 2015, a notice of public
256 hearing was sent to all property owners within 300 feet of the subject site. The
257 notice advised of the public comment period and also advised that additional
258 comments would be taken at the public hearing. Prior to approving the parcel
259 map, use permit and design review, the Planning Commission will need to adopt
260 the mitigated negative declaration. CEQA requires the lead agency to consider
261 the environmental document in conjunction with the comments received. If the
262 comments contain substantial evidence supporting a fair argument that the
263 project may actually produce significant environmental impacts, the lead agency
264 must find a way to mitigate the impacts to a level of insignificance, and then
265 recirculate a revised proposed negative declaration or prepare an EIR.

266 **RECOMMENDATIONS**

- 267 A. Adopt a mitigated negative declaration.
- 268 B. Approve a parcel map with conditions.
- 269 C. Approve a preliminary and final development plan/use permit and design
270 review with conditions.

ATTACHMENTS

1. Vicinity Map
2. Draft Mitigated Negative Declaration
3. Draft Parcel Map Resolution
4. Draft Preliminary and Final Development Plan/Use Permit and Design Review Resolution
5. Tentative Parcel Map
6. Architectural Plans for Proposed Parcel 2
7. Preliminary Landscape Plan for Proposed Parcel 2
8. Branstad Bridge

Initial Study/Mitigated Negative Declaration technical appendices are available upon request at the Planning and Building Department, 1232 Washington Street, City of Calistoga. The documents were distributed to the Planning Commission in advance of this meeting.