



## City of Calistoga Planning Commission Agenda Item Summary

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**DATE** April 22, 2015  
**APPLICATION NO.** Variance VA 2015-2  
**PROPERTY OWNER** George Caravas

### **ITEM**

Consideration of a variance to enlarge and replace an existing pump house 5 feet 6 inches from the front property line at 2309 Grant Street.

### **RECOMMENDATION**

Deny setback variance

### **SUGGESTED MOTION**

"I move that the Planning Commission deny a variance to enlarge and replace an existing pump house 5 feet 6 inches from the front property line at 2309 Grant Street."

# CITY OF CALISTOGA

## STAFF REPORT

**TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: ERIK V. LUNDQUIST, SENIOR PLANNER**

**MEETING DATE: APRIL 22, 2015**

**SUBJECT: SETBACK VARIANCE VA 2015-2  
2309 GRANT STREET (APN 011-140-057)**

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### 1 ITEM

2 Consideration of a variance to enlarge and replace an existing pump house 5  
3 feet 6 inches from the front property line at 2309 Grant Street.

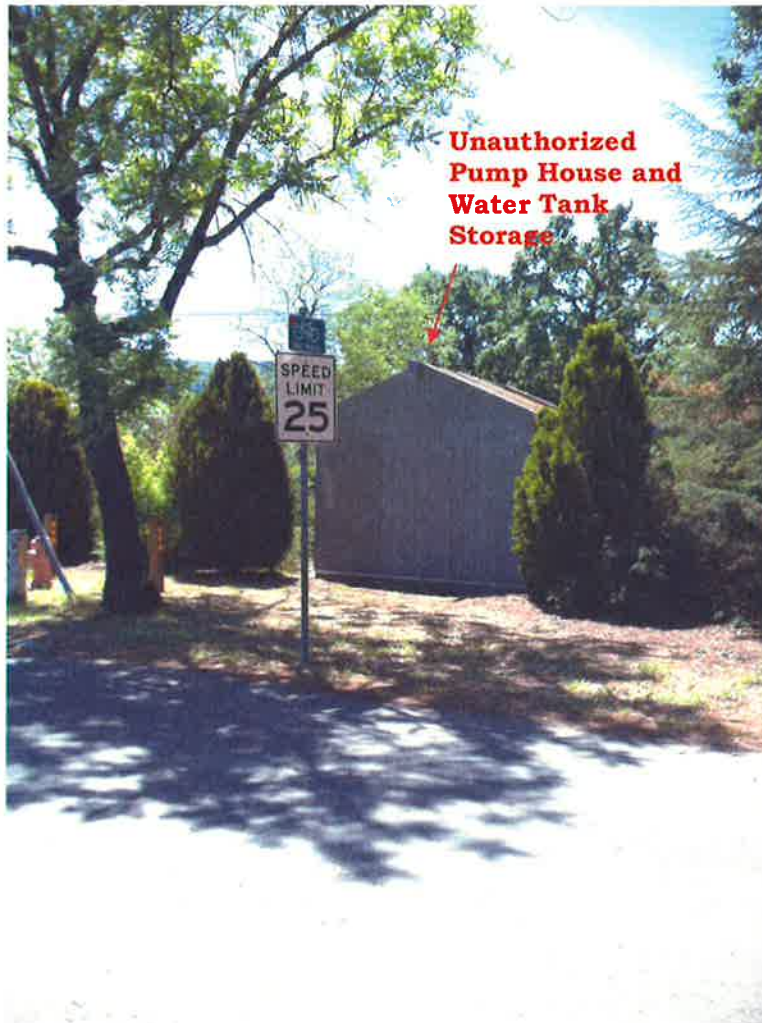
### 4 SITE & PROJECT DESCRIPTION

5 The subject property is on Grant Street located north of the Napa County  
6 Fairgrounds and St. Helena Golf Course. Aside from the fairgrounds and golf  
7 course, the uses on Grant Street are residential. The lot was originally created in  
8 1977 as part of the Ashworth Parcel Map and is developed with a single-family  
9 residence, two detached garages and a pump house. The property is within the  
10 R-1-10 One-Family Residential Zoning District, as are adjoining properties on the  
11 south side of Grant Street. The properties on the north side of Grant Street are  
12 within the RR Rural Residential Zoning District.

13 The subject parcel is 93.8 feet wide and 310 feet depth and has an area of  
14 approximately 29,078 square feet. The single-family home and detached garages  
15 are constructed toward the rear of the property and the existing 24 square-foot  
16 pump house (4'w x 6'l x 6'h) is located approximately 9 feet of the front property  
17 line, within the 20-foot front yard setback.



19 In February 2015, the City was notified that construction was occurring within the  
20 front yard setback on the property. Upon a site inspection, staff discovered that a  
21 10-foot high, 144 square-foot replacement pump house and water tank storage  
22 shed was being constructed without the proper authorization. Staff directed the  
23 property owner to stop work and seek authorization before proceeding with  
24 further construction.



25  
26 Since the entire structure is being replaced, it must comply with the R-1-10  
27 District standards, which per CMC Section 17.16.040(C)(1) requires a 20-foot  
28 front yard setback. Since the structure does not meet the required front yard  
29 setback the property owner has requested a variance to the setback requirement.  
30 The property owner has requested a 5 foot 6 inch front yard setback.  
31 The applicant has opined that an enlarged structure is necessary in this location  
32 to conceal a water storage tank that will improve the functionality of the well,  
33 which is used to supply irrigation water.

34

35 **DISCUSSION & REQUIRED FINDINGS**

36 Approval of the requested variance requires that all four findings be made  
37 pursuant to CMC Section 17.42.020. The applicant maintain in their application  
38 that there is sufficient factual basis to support the mandatory findings, however,  
39 in staff's opinion the findings cannot be made, as described below.

40 1. **Required Finding:** *Conditions apply to the property that do not apply*  
41 *generally to other properties in the same zone or vicinity, which conditions are*  
42 *a result of lot size or shape, topography, or other circumstances over which*  
43 *the applicant has no control.*

44 Supporting Evidence: The property has adequate land area needed to  
45 construct the desired structure in compliance with R-1-10 development  
46 standards. Even though it may not be reasonable to relocate the well head  
47 and pumps, the water storage tank could be placed and concealed elsewhere  
48 on the property outside of the required setbacks. Aesthetically, it may be  
49 preferable to construct one structure rather than two (i.e., the existing pump  
50 house and a new water tank storage) but the visual qualities are not a  
51 consideration in the variance request.

52 2. **Required Finding:** *The variance is necessary for the preservation of a*  
53 *property right of the applicant substantially the same as is possessed by*  
54 *owners of other property in the same zone or vicinity.*

55 Supporting Evidence: Because of drought conditions and fire suppression  
56 system requirements the City has seen an increase in water tank installations  
57 on residential properties. The City has approved the installation of exposed  
58 water tanks and water tanks enclosed within a structure. Both types of  
59 installations are required to meet the front yard setbacks of the applicable  
60 District. In this case the property is not being held to a different standard than  
61 the properties in the same District or in the vicinity; all are subject to the  
62 same setback provisions.

63 3. **Required Finding:** *The authorization of the variance will not be materially*  
64 *detrimental to the purposes of this Title, be injurious to property in the zone or*  
65 *vicinity in which the property is located, or otherwise conflict with the*  
66 *objectives of City development plans or policies.*

67 Supporting Evidence: The structure would not result in a conflict with the  
68 City's policies in the existing conditions; however, it may in the future if Grant  
69 Street is developed to its ultimate geometric configuration. If Grant Street is  
70 improved to include bicycle and pedestrian facilities, the structure would be  
71 located within close proximity to the street, resulting in conflicts with the  
72 General Plan, which seeks to establish a more visually-harmonious  
73 streetscape along Grant Street.

74 4. **Required Finding:** *The variance requested is the minimum variance which*  
75 *will alleviate the hardship.*

76        Supporting Evidence: Granting the variance is the minimum necessary to  
77        relieve the hardship, however, the hardship was created as a result of  
78        constructing the structure without proper authorization.

79        **PUBLIC COMMENTS**

80        As of April 17, 2015, no public comments had been received regarding this  
81        project.

82        **ENVIRONMENTAL REVIEW**

83        Projects that are denied are not subject to the California Environmental Quality  
84        Act (CEQA).

85        **RECOMMENDATION**

86        Deny setback variance

87        **ATTACHMENTS**

- 88        1.     Aerial Vicinity Map  
89        2.     Applicant's Written Statements in Support of the Variance  
90        3.     Site Plans and Elevations prepared by Paul M. Hastings

91  
92        NOTE: Anyone who does not agree with the Planning Commission's decision or the conditions that have  
93        been imposed by the Commission in approving an agenda item may appeal the Commission's action to the  
94        City Council. Appeals must be filed within ten (10) calendar days from the date of the Commission's action.