

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2015-\_\_**

**APPROVING USE PERMIT UP 2015-10 ALLOWING AN AMBULANCE SUB-STATION AT 1003 FOOTHILL BOULEVARD**

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**WHEREAS**, on October 5, 2015, American Medical Response (AMR) submitted an application requesting a use permit to operate an ambulance sub-station on the property located at 1003 Foothill; and

**WHEREAS**, the building would serve as a live-work unit, housing two ambulance employees during their 48-hour shift. Two of the existing rooms would be used as the sleeping quarters and the remaining room would be used as an office; and

**WHEREAS**, the Planning Commission considered the request at its regular meeting of October 28, 2015. Prior to taking action on the application, the Planning Commission received written and oral reports by the staff, and received public testimony; and

**WHEREAS**, this action has been reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and

**WHEREAS**, the Planning Commission pursuant to Chapter 17.40.070 has made the following use permit findings for the project:

1. **Finding:** The proposed development, together with any provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan and other applicable provisions of the Zoning Code including the finding that the use as proposed is consistent with the historic, rural, small-town atmosphere of Calistoga;

**Supporting Evidence:** The General Plan designation for the property is Downtown Commercial, which allows offices and live-work units. The proposed ambulance sub-station is essentially a live-work unit.

Per CMC Section 17.21.030(A), the site's Downtown Commercial zoning allows live-work units upon obtaining a use permit and provided that the following requirements have been met:

- a. *The required off-street parking for the exclusive use of dwelling units is provided pursuant to CMC Chapter 17.36.* Two parking spaces will be reserved for the ambulance employees, which complies with the residential parking requirements. One space would be reserved for the ambulance.
- b. *The commercial use shall be compatible with the health and safety of persons residing on the property (lighting, noise, fumes and hours of operation, etc.).* The ambulance employees would reside on the property so the hours of operation would not be in direct conflict.

Additionally, the California Code of Regulations provides that ambulance drivers shall use siren and red warning lights with due regard for safe roadway operation of ambulances. In practice, this means if no pedestrians or vehicles are present and/or pedestrians or vehicles would not impede emergency response times, sirens are not to be used. As such, the impact on neighboring residences and the visitor accommodation is unlikely since sirens and lights during sleeping hours would not be readily used since pedestrian and vehicular traffic is significantly less during those hours.

2. Finding: The site is physically suitable for the type and density of development;  
Supporting Evidence: An ambulance sub-station would have minimal impact to the site. The building, formerly being a 3-bedroom private residence, would provide living quarters with some administrative work capacity without major changes or improvements.
3. Finding: The proposed development has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project will not result in detrimental or adverse impacts upon the public resources, wildlife or public health, safety and welfare;  
Supporting Evidence: This project is exempt from CEQA under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures).
4. Finding: Approval of the use permit application will not cause adverse impacts to maintaining an adequate supply of public water and an adequate capacity at the wastewater treatment facility;  
Supporting Evidence: The City's water system and wastewater treatment facility is adequate to serve this project. Changes in water use and in wastewater treatment plant capacity are the equivalent of current use by the previous use within the building.
5. Finding: Approval of the use permit application does not require the extension of any main;  
Supporting Evidence: Approval of this use permit application will not require the extension of any service main.
6. Finding: An allocation for water and/or wastewater service pursuant to Chapter 13.16 CMC (Resource Management System) shall be made prior to project approval. Said allocation shall be valid for one year and shall not be subject to renewal.  
Supporting Evidence: A new allocation for water and/or wastewater service is not required for the proposed use. No increase in water consumption or wastewater generation is anticipated by this proposal.
7. Finding: The proposed development presents a scale and design which are in harmony with the historical and small-town character of Calistoga;

Supporting Evidence: No new structures or exterior modifications to the existing building are being proposed as part of the project. The building has long been part of the fabric of the downtown Calistoga area, so it would be in harmony with the historical and small-town character of Calistoga.

8. Finding: The proposed development is consistent with and will enhance Calistoga's history of independent, unique, and single location businesses, thus contributing to the uniqueness of the town, which is necessary to maintain a viable visitor industry in Calistoga and to preserve its economy; and

Supporting Evidence: More than 20 years ago, individuals in the community desired to provide Calistoga residents with 24-hour ambulance service. The service's currently located at the end of Washington Street. Relocating the ambulance services to a centralized location would more effectively serve residents and visitors to the city.

9. Finding: The proposed development complements and enhances the architectural integrity and eclectic combination of architectural styles of Calistoga.

Supporting Evidence: The re-use of this building would preserve and enhance the architectural integrity and eclectic combination of architectural styles of Calistoga.

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

1. The use hereby permitted shall substantially conform to the project description and supporting plan received October 5, 2015 by the Planning and Building Department, except as noted in the permit conditions. The use permitted is an ambulance sub-station including an office and sleeping quarters. Any expansion or change of use shall require an amendment subject to use permit review as determined by the Planning and Building Department. Minor modifications which do not increase environmental impacts may be approved in writing by the Planning and Building Director.
2. No walk-in, dispatch services or vehicular maintenance shall occur on the property.
3. All signage shall be subject to the approval of the Planning and Building Director.
4. The property carries a commercial water baseline of .0428 annual acre-feet of water (186 units) and 0.224 annual acre-feet of wastewater (98 units). If the uses in the buildings ever exceed its baseline or any other change of use occurs to the building, the property owner shall obtain a Growth Management Allocation and pay for the additional fees required for the additional water and sewer allocation subject to the review and approval of the Planning and Building and Public Works Departments.
5. This permit shall be null and void if not used within a year, or if the use is abandoned for a period of one hundred and eighty (180) days. Once the use is

initiated, this permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 17.40 of the Calistoga Municipal Code.

6. This use permit does not abridge or supercede the regulatory powers or permit requirements of any federal, state or local agency, special district or department which may retain regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
7. A business license shall be obtained and maintained pursuant to the Calistoga Municipal Code Chapter 5.04.
8. A building permit shall be obtained for all construction occurring on the site, not otherwise exempt by the California Building Code or any State or local amendment adopted thereto, and all fees associated with plan check and building inspections, and associated development impacts fees established by City Ordinance or Resolution shall be paid.
9. Prior to operation, an inspection shall be conducted by the Fire Department to ensure compliance with health and safety regulations including the installation of fire extinguishers, smoke detectors and carbon monoxide detectors.
10. Prior to operation, occupancy limits shall be posted in a conspicuous place subject to the review and approval of the Fire Department.
11. Per the California Code of Regulations, ambulance drivers shall use siren and red warning lights with due regard for safe roadway operation of ambulances.

**ADOPTED** on October 28, 2015 by the following vote of the Calistoga Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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JEFF MANFREDI, CHAIR

ATTEST: \_\_\_\_\_  
Lynn Goldberg  
Secretary to the Planning Commission