

CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2016-\_\_

APPROVING USE PERMIT U 2015-11 AND DESIGN REVIEW DR 2015-8 FOR  
THE BOYS & GIRLS CLUB AND CITY BUILDING LOCATED AT 1401 N. OAK  
STREET

1  
2       **WHEREAS**, on October 23, 2015, the Planning and Building Department  
3 received applications from the Boys and Girls Club of St. Helena and Calistoga  
4 requesting a use permit and design review to establish a new Clubhouse on the  
5 property located at 1401 N. Oak Street; and

6       **WHEREAS**, per mutual agreement with the City, the application also includes  
7 a request to install a modular building for City use; and

8       **WHEREAS**, on October 14, 2015, the Planning Commission determined that  
9 the Boys and Girls Club was similar to the list of conditionally allowed uses in the P  
10 District; and

11       **WHEREAS**, the Planning Commission considered the request at its regular  
12 meeting of January 27, 2016. Prior to taking action on the applications, the Planning  
13 Commission received written and oral reports by the staff, and received public  
14 testimony; and

15       **WHEREAS**, the City Council adopted Resolution 2015-142 approving an  
16 addendum to a previously adopted Mitigated Negative Declaration pursuant to  
17 Section 15164 of the CEQA Guidelines for the project.

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

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

25       Supporting Evidence: The General Plan Land Use Diagram designates the  
26 project site as Public/Quasi-Public. As identified in the Land Use Element of  
27 the General Plan, uses allowed under the Public/Quasi-Public land use  
28 designation generally include public facilities such as parks and schools. The  
29 Boys and Girls Club and City building are consistent with the General Plan.  
30 Furthermore, the project is found to be consistent with the intended use(s)  
31 designated on the Logvy Community Park Master Plan.

32       The project site is zoned P Public/Quasi-Public. The P District allows public  
33 parks, libraries, schools, community centers and other uses similar in nature  
34 upon determination of the Planning Commission. During the October 14, 2015  
35 Planning Commission meeting, the Planning Commission expressed that the

36 Club was similar to the list of conditionally-allowed uses in the P District.  
37 Furthermore, the Club has been designed to meet Zoning District  
38 development standards (i.e., setbacks and lot coverage).

39 2. Finding: The site is physically suitable for the type and density of  
40 development;

41 Supporting Evidence: The site is flat and would easily accommodate the  
42 proposed development with customary site improvements. The proposed  
43 uses are compatible with the neighboring apartments and are complementary  
44 with the existing uses at the Park and Fairgrounds.

45 3. Finding: The proposed development has been reviewed in compliance with  
46 the California Environmental Quality Act (CEQA) and the project will not result  
47 in detrimental or adverse impacts upon the public resources, wildlife or public  
48 health, safety and welfare;

49 Supporting Evidence: The City Council adopted Resolution 2015-142  
50 approving an addendum to a previously adopted Mitigated Negative  
51 Declaration pursuant to Section 15164 of the CEQA Guidelines addressing  
52 the environmental effects resulting from the project.

53 4. Finding: Approval of the use permit application will not cause adverse impacts  
54 to maintaining an adequate supply of public water and an adequate capacity  
55 at the wastewater treatment facility;

56 Supporting Evidence: The City's water system and wastewater treatment  
57 facility is adequate to serve this project.

58 5. Finding: Approval of the use permit application does not require the extension  
59 of any main;

60 Supporting Evidence: Approval of this use permit application will not require  
61 the extension of any service main.

62 6. Finding: An allocation for water and/or wastewater service pursuant to  
63 Chapter 13.16 CMC (Resource Management System) shall be made prior to  
64 project approval. Said allocation shall be valid for one year and shall not be  
65 subject to renewal.

66 Supporting Evidence: Water capacity needed for this project is 3.21 acre-feet  
67 per year of water and 2.79 acre-feet per year of wastewater. Per Section  
68 19.02.050(I) CMC the project is exempt from obtaining a Growth  
69 Management Allocation provided the total allocation is permissible per the  
70 Resource Management System (RMS). Per Section 13.16.040 CMC, the City  
71 may allocate up to 8 acre-feet of water annually to non-residential projects or  
72 40 acre-feet in a 5 year cycle. As of July 7, 2015 report to City Council, 32.93  
73 acre-feet were still available for allocation under the provisions of the RMS for  
74 the 5-year cycle.

75 7. Finding: The proposed development presents a scale and design which are in  
76 harmony with the historical and small-town character of Calistoga;

77 Supporting Evidence: The massing of the buildings are broken up by the  
78 varied roof lines and window placements and variations in the elevations.  
79 Staff believes that the architectural design will not create a monotonous feel  
80 because it is unique but understated such that the City's small-town character  
81 would be maintained.

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

87 Supporting Evidence: The Club and City building would be one-of-a-kind. The  
88 proposed uses are beneficial to the community and provide a needed service  
89 to the residents. Many of those residents work in the visitor industry in  
90 Calistoga.

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

94 Supporting Evidence: The architectural design is contemporary and uses  
95 durable materials. The design draws from the community pool's architecture  
96 as evidenced by the roof lines and horizontal siding. The architectural design  
97 also mimics the metal buildings on the Fairgrounds property. As such, the  
98 project will complement its surroundings and will enhance the architectural  
99 integrity of the site and the adjoining structures,

100 **WHEREAS**, the Planning Commission pursuant to Chapter 17.41.050 has  
101 made the following design review findings for the project:

102 1. Is in accord with the General Plan and any applicable planned development.

103 Supporting Evidence: The General Plan Land Use Diagram designates the  
104 project site as Public/Quasi-Public. As identified in the Land Use Element of  
105 the General Plan, uses allowed under the Public/Quasi-Public land use  
106 designation generally include public facilities such as parks and schools. The  
107 Boys and Girls Club and City building are consistent with the General Plan.  
108 Furthermore, the project is found to be consistent with the intended use(s)  
109 designated on the Logvy Community Park Master Plan.

110 2. Is in accord with all applicable provisions of the Zoning Code.

111 Supporting Evidence: The project is consistent with the development  
112 standards of the Public/Quasi-Public Zoning District as set forth in CMC  
113 Chapter 17.23.

114 3. Is consistent with any adopted design review guidelines to the extent possible.

115 Supporting Evidence: The City has not adopted non-residential design  
116 guidelines; however the architectural design is intriguing and sparks interest  
117 while having a subtle street presence along N. Oak since the massing  
118 transitions from the street toward the back of the property. The form and  
119 function of the project are appropriately balanced, which help to create a  
120 human scale.

121 4. Will not impair or interfere with the development, use or enjoyment of other  
122 property in the vicinity or the area.

123 Supporting Evidence: As designed, the project will be compatible to the  
124 adjoining developments and the neighboring projects. Residents and users of  
125 the Fairgrounds and Park will also use the Club and the City building.

126 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
127 Commission that based on the above findings, the Planning Commission approves  
128 the use permit and design review, subject to the following conditions of approval:

129 1. The improvements and uses hereby permitted shall substantially conform to the  
130 project description and supporting plans received December 9, 2015, by the  
131 Planning and Building Department, except as noted in the permit conditions.  
132 This permit allows the establishment of a Boys and Girls Club and City  
133 building on the property located at 1401 N. Oak Street. Any expansion or  
134 change of use shall require an amendment subject to use permit review as  
135 determined by the Planning and Building Department. Minor modifications  
136 which do not increase environmental impacts may be approved in writing by  
137 the Planning and Building Director.

138 2. This permit shall be null and void if not used within a year, or if the uses are  
139 abandoned for a period of one hundred and eighty (180) days. Once the use is  
140 initiated and/or the Boys and Girls Club is developed, this permit shall be valid  
141 until it expires or is revoked pursuant to the terms of this permit and/or Calistoga  
142 Municipal Code Chapter 17.40.

143 3. This use permit does not abridge or supercede the regulatory powers or  
144 permit requirements of any federal, state or local agency, special district or  
145 department which may retain regulatory or advisory function as specified by  
146 statue or ordinance. The applicant shall obtain permits as may be required  
147 from each agency.

148 5. Prior to conducting an event drawing more than 100 attendees, the event  
149 organizer shall provide evidence that off-site parking is available for use  
150 during the event for review and approval of the Planning and Building  
151 Department upon.

152 6. Prior to building permit issuance, a Tree Protection and Replacement Plan  
153 consistent with Calistoga Municipal Code (CMC) Chapter 19.01 shall be

- 154 reviewed and approved by the Public Works Department. All requirements  
155 and restrictions contained in Chapter 19.01 shall be complied with, which  
156 shall include any recommendations of the project arborist, if deemed  
157 necessary by the Public Works Department.
- 158 7. Prior to the issuance of a building permit, the applicant shall obtain all  
159 required permits from the Napa County Department of Environmental  
160 Management for food and beverage service to the public. Complete plans  
161 and specifications containing equipment layout, finish schedule and plumbing  
162 plans for the food and/or beverage facilities and employee restrooms shall be  
163 submitted directly to the Department with the appropriate plan review fee.  
164 Upon completion of the work and prior to the issuance of any final approval by  
165 the Department, an annual food permit shall be obtained.
- 166 8. Prior to the installation of any landscaping, the applicant shall submit a final  
167 landscape improvement plan, including lighting, fencing, pathways, patios,  
168 etc., subject to the review and approval of the Planning and Building  
169 Department. The Landscape Plan shall show final selection of plant materials,  
170 sizes, locations and details of the irrigation system. The landscape architect  
171 shall also include evidence that the landscape specimens will not be affected  
172 by reclaimed water irrigation (if any) and that the Plan is in compliance with  
173 the State Water Efficient Landscape Ordinance. Landscaping and irrigation  
174 shall be installed prior to occupancy, unless authorized by the Planning and  
175 Building Department.
- 176 9. All new utilities within the site shall be placed underground.
- 177 10. All permanent exterior lighting shall be directed and/or shielded so as not to  
178 shine or create glare on any adjacent property in accordance with the  
179 standards contained in Section 17.36 of the Calistoga Municipal Code and the  
180 California Energy Code which limits light and glare, subject to the review and  
181 approval of the Planning and Building Department.
- 182 11. The developer's engineering team of licensed professionals (e.g.,  
183 geotechnical, civil, structural, electrical, mechanical) shall design and confirm,  
184 through inspection, that the installation of all on-site infrastructure  
185 improvements, including drainage, sewer, and water, meet the City's plans  
186 and specifications requirements. Prior to the issuance of any certificates of  
187 occupancy, letters shall be submitted to the City by each engineering  
188 specialty stating the improvements were installed in substantial conformance  
189 with the approved construction documents based on visual observations and  
190 contractor as-builts. Electronic (i.e., AutoCAD and PDF) and hardcopy as-built  
191 plans shall be submitted to the City. The construction and maintenance of on-  
192 site infrastructure is the responsibility of the developer, unless otherwise  
193 provided.
- 194 13. The developer shall provide any necessary easement documents required for  
195 project infrastructure and access.

- 196 14. Prior to occupancy, an easement shall be recorded establishing a 10-foot  
197 wide "no build" easement within the Washington Street right-of-way.
- 198 15. Frontage improvements (e.g, curb, gutter and sidewalk) and ADA-compliant  
199 ramps and crosswalks acceptable to the Public Works Department shall be  
200 constructed as part of the project.

201 **ADOPTED AND APPROVED** on January 27, 2016 by the following vote of  
202 the Calistoga Planning Commission:

203 AYES:  
204 NOES:  
205 ABSENT:  
206 ABSTAIN:

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\_\_\_\_\_  
Paul Coates, Chairman

ATTEST: \_\_\_\_\_  
Lynn Goldberg, Secretary