

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION NO. 2016-__**

**APPROVING DESIGN REVIEW APPLICATION DR 2016-15 TO REPLACE SIGNAGE
ASSOCIATED WITH THE BEST WESTERN PLUS LOCATED AT 1830 LINCOLN
AVENUE**

1 **WHEREAS**, the Best Western Plus has submitted a design review application for
2 replacement signage associated with a legal non-conforming formula visitor
3 accommodation at 1830 Lincoln Avenue; and

4 **WHEREAS**, the Planning Commission considered the application at its meeting of
5 August 24, 2016, and prior to taking action on the applications, received written and oral
6 staff reports, and public testimony; and

7 **WHEREAS**, the Planning Commission has determined that this action is not
8 subject to the California Environmental Quality Act (CEQA) under Section 15311
9 (Accessory Structures) of the CEQA Guidelines; and

10 **WHEREAS**, the Planning Commission hereby finds that the design review
11 application, pursuant to Calistoga Municipal Code 17.41.050:

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

13 Supporting Evidence: Policy P.1.2-9 of the General Plan Community Identity
14 Element indicates that the City shall prohibit formula visitor accommodations.
15 Since the Best Western Plus pre-dates this prohibition, the use is considered legal
16 non-conforming. The signage would not serve to expand the legal non-conforming
17 use and the signage design is sensitive to the surrounding architecture,
18 landscaping, character and scale of the existing buildings, which is consistent with
19 Community Element's design directive.

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

21 Supporting Evidence: The signage complies with the applicable Zoning Code
22 signage regulations (CMC Chapter 17.58).

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

24 Supporting Evidence: The massing, scale, color, texture and material of the
25 signage are compatible with existing signage in the vicinity. The size and scale of
26 the proposed signage is generally the same as the existing sign.

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

29 Supporting Evidence: The proposed signage is complementary in style to the
30 existing structures on the property and will not result in an excessive repetition of
31 one particular sign type or design.

32 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
33 that based on the above findings, design review application DR 2016-15 is approved,
34 subject to the following conditions:

- 35 1. This approval allows installation of three Best Western Plus signs as shown on the
36 attachment _____ of the staff report dated August 24, 2016 prepared by
37 _____ and dated _____. Minor modifications may be approved by the
38 Planning and Building Director.
- 39 2. All exterior signs shall be maintained in a clean and neat condition free from
40 graffiti, dirt, grease, chipped, faded or peeling paint, broken or inoperable parts, or
41 similar conditions that detract from the aesthetic quality of the community.
- 42 3. This approval shall be null and void if not used within a year, unless an extension
43 and/or building permit has been issued for the project prior to the expiration date.
- 44 4. This approval does not abridge or supercede the regulatory powers or permit
45 requirements of any federal, state or local agency, special district or department
46 which may retain regulatory or advisory function as specified by statute or
47 ordinance. Permits shall be obtained as may be required from each authority.

PASSED AND ADOPTED on August 24, 2016 by the following vote of the
Calistoga Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Paul Coates, Chair

ATTEST: _____
Lynn Goldberg, Secretary