

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

**APPROVING DESIGN REVIEW APPLICATION DR 2016-21 FOR TWO TWO-STORY
DUPLEXES LOCATED AT 1320 FAIR WAY AND 1516 PARK STREET**

1 **WHEREAS**, KHE Holdings, LLC has submitted a design review application for
2 the construction of two two-story duplexes and related improvements at 1320 Fair Way
3 and 1516 Park Street; and

4 **WHEREAS**, the Planning Commission considered the application at its meeting
5 of November 9, 2016, and prior to taking action on the applications, received written and
6 oral staff reports, and public testimony; and

7 **WHEREAS**, this action has been reviewed for compliance with the California
8 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA
9 pursuant to Section 15332 (In-fill Development Projects) of the CEQA guidelines.

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: The proposed uses are consistent with those allowed by the
14 High Density Residential/Office Land Use Designation, and the Planning
15 Commission's approval of the project's density bonus will provide conformance
16 with the Designation's allowable density.

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

18 Supporting Evidence: The proposed use is a permitted use in the Multi-Family
19 Residential/Office (R-3) Zoning District. The Commission's approval of deviations
20 from the Zoning Code's development standards as incentives/concessions allowed
21 by state law for qualifying affordable housing projects will provide conformance
22 with the Zoning Code.

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

24 Supporting Evidence: The project design is consistent with the City's Multi-Family
25 Design Guidelines by providing visual interest, and employing a design and
26 materials that are compatible with the neighborhood.

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: Privacy impacts on neighboring properties would be minimal
30 because the adjacent property is developed with a mobile home park with limited
31 active outdoor spaces and the mobile homes are orientated diagonally so that
32 bedroom windows will not face each other. Exterior lighting will be shielded to
33 prevent glare.

34 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
35 that based on the above findings, design review application DR 2016-21 is approved,
36 subject to the following conditions:

- 37 1. Minor modifications to the project design that do not increase environmental
38 impacts may be approved in writing by the Planning and Building Director.
- 39 2. This approval shall be null and void if not used within a year, unless an extension
40 and/or building permit has been issued for the project prior to the expiration date.
- 41 3. This approval does not abridge or supercede the regulatory powers or permit
42 requirements of any federal, state or local agency, special district or department
43 which may retain regulatory or advisory function as specified by statute or
44 ordinance. Permits shall be obtained as may be required from each authority.
- 45 4. Prior to the installation of any landscaping, a final landscape plan prepared in
46 accordance with the State Water Efficient Landscape Ordinance shall be submitted
47 for City approval. Landscaping and irrigation shall be installed prior to project
48 occupancy, maintained throughout the life of the project, and replaced as
49 necessary.
- 50 5. All new utilities within the site shall be placed underground.
- 51 6. All permanent exterior lighting shall be directed and/or shielded so as not to shine
52 or create glare on adjacent properties, subject to the review and approval of the
53 Planning and Building Department.
- 54 7. Water and wastewater allocations shall be obtained for the project, subject to the
55 ordinances in place at the time of Building Permit issuance.
- 56 8. Prior to project occupancy, the project frontage's curb along Park Street shall be
57 painted red in addition to the existing no parking signs, subject to the review and
58 approval of the Public Works Department.
- 59 9. Prior to project occupancy, the property owners shall design, obtain all necessary
60 permits and construct an on-site storm drain system to the satisfaction of the City.
- 61 10. Pollutant source control measures shall be implemented for the project in
62 accordance with the Bay Area Stormwater Management Agencies Association's
63 Post-Construction Manual.

PASSED AND ADOPTED on November 9, 2016 by the following vote of the
Calistoga Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

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Duplexes at 1320 Fair Way
November 9, 2016
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Paul Coates, Chair

ATTEST:

Lynn Goldberg, Secretary