

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2017-__**

**APPROVING PARCEL MAP PM 2017-1 DIVIDING THE PROPERTY LOCATED AT
2016 GRANT STREET (APN 011-032-011) INTO 2 PARCELS**

1
2 **WHEREAS**, on March 9, 2017, the property owners submitted a parcel map to
3 divide the property located at 2016 Grant Street (APN 011-032-011) into 2 parcels; and

4 **WHEREAS**, the Planning Commission reviewed the parcel map during a public
5 hearing on May 10, 2017. During its review, the Planning Commission considered the
6 public record, including the staff report, findings, and written materials and testimony
7 presented by the applicant and the public during the hearing; and

8 **WHEREAS**, this action has been reviewed for compliance with the California
9 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA
10 pursuant to Section 15315 (Minor Land Divisions) of the CEQA guidelines; and

11 **WHEREAS**, pursuant to Section 16.10.040 of the Calistoga Municipal Code, the
12 Planning Commission has made the following findings for approval of the parcel map:

- 13 1. That the proposed subdivision, together with the provisions for its design and
14 improvement, is consistent with the General Plan, any applicable specific plan,
15 and other applicable provisions of this code.

16 Finding: The subject site has a General Plan land use designation of Medium
17 Density Residential, which allows single-family homes at a density range of 4 to
18 10 units per acre. Densities may be lower due to site constraints or other City
19 regulations (General Plan, Land Use Element LU-9).

20 The proposed two-lot parcel map would result in a density of 1.12 dwelling units
21 per acre, which is less than the density range prescribed by the Medium Density
22 Residential land use designation. However, a density less than that prescribed is
23 appropriate in this case due to the existing improvements on the property.
24 Separating the existing single-family home and accessory structures from the
25 vacant portions of the property at the rear does not leave adequate land area to
26 provide roadway access that would be necessary to accommodate more than
27 one additional developable parcel. Additionally, a new roadway would be
28 intrusive on the adjoining residences along N. Oak Street. Due to these site
29 constraints it is found that the parcel map is in compliance and consistent with
30 the density established by the General Plan.

- 31 2. Except for condominium conversion projects, where no new structures are
32 added, that the design of the proposed subdivision provides, to the extent
33 feasible, for future passive or natural heating or cooling opportunities in the
34 subdivision, as described in the State Subdivision Map Act and any guidelines
35 promulgated by the Council.

36 Finding: The design of the parcel map provides, to the extent feasible, for future
37 passive or natural heating or cooling opportunities. The lots are configured in a
38 manner that will allow structures the ability to take advantage of southern
39 exposure and local climates (i.e., summer breezes).

40 3. That the site is physically suitable for the type and density of development.

41 Finding: The property is level and proposed parcel 1 is currently developed with
42 an existing single-family residence. Development on proposed parcel 2 would be
43 compatible with the neighboring residential developments.

44 4. That the proposed subdivision has been reviewed in compliance with the
45 California Environmental Quality Act (CEQA) and that the project will not result in
46 detrimental or adverse impacts upon the public resources, wildlife or public
47 health, safety and welfare.

48 Finding: The project has been analyzed under CEQA and is exempt from the
49 requirements of the CEQA pursuant to Section 15315 (Minor Land Divisions) of
50 the CEQA guidelines.

51 **NOW, THEREFORE, BE IT RESOLVED** based on the above findings, the
52 Planning Commission hereby approves Parcel Map PM 2017-1 creating two parcels,
53 subject to the following conditions of approval:

54 1. The configuration of the parcel map may include minor amendments, provided
55 that all proposed parcels comply with the Zoning Ordinance and General Plan,
56 and the modification does not result in any increased environmental impact. Any
57 modifications shall be subject to approval by the Planning and Building
58 Department Director and the Department of Public Works Director.

59 2. The tentative parcel map shall expire two years from approval, unless an
60 extension has been granted consistent with the City's Subdivision Code and the
61 State Subdivision Map Act.

62 3. A final map, as defined in the State Subdivision Map Act and prepared by a
63 licensed surveyor or civil engineer, showing all parcels, rights-of-way, and
64 easement(s) shall be filed with the City Engineer's Office. Upon recording of the
65 map, the subdivision is valid.

66 4. Prior to recordation of the final map, all current and estimated taxes due for this
67 property shall be paid to the County Tax Collector's office.

68 5. Prior to recordation of the final map, a note shall be added on the final map
69 indicating that during ground-disturbing activities, a qualified cultural resource
70 consultant shall be present to monitor the site and activities. If archaeological,
71 historical, paleontological resources or other human remains are encountered, all
72 construction activity in the affected area shall cease and no materials shall be
73 removed until the qualified professional surveys the site and mitigation measures
74 can be proposed by the qualified professional to the satisfaction of the Planning
75 and Building Department for approval and subsequent implementation.

- 76 6. Prior to recordation of the final map, all parcel corners and angle points, and all
77 right-of-way curve points shall be monumented, subject to the approval of the
78 City Engineer.
- 79 7. The subdivider shall be responsible for the City's map check costs. The
80 subdivider shall deposit funds into a developer deposit account upon the initiation
81 of map check services. The amount of the initial deposit shall be determined by
82 the City Engineer. Additional funds may be required based upon actual map
83 check costs.
- 84 8. Existing overhead utilities of 26,000 volts or less and proposed utilities, both on-
85 site and along the project's Grant Street frontage, shall be placed underground in
86 accordance with Title 16 of the Calistoga Municipal Code.
- 87 9. The subdivider shall secure all necessary rights-of-way and easements for all
88 required improvements. Rights-of-way and easements shall be dedicated on the
89 map or provided by separate grant deed. The subdivider shall prepare all
90 necessary legal descriptions and deeds.
- 91 10. A 15-foot wide public utility easement shall be provided along the eastern
92 property line of the property. A 5-foot wide private sewer easement shall be
93 provided, approximately 72 feet west of Grant Street, across proposed parcel 2 in
94 favor of parcel 1. An access easement shall be provided across a certain portion
95 of proposed parcel 2 in favor of proposed parcel 1 to ensure continual driveway
96 access.
- 97 11. The private bicycle/pedestrian easement may be terminated subject to the review
98 and approval of the Public Works Director.
- 99 12. Prior to recordation of the map, the owner shall execute a maintenance
100 agreement with the adjoining properties within the Centre Court Subdivision for
101 the perpetual maintenance of the private water and sewer services that extend
102 across the eastern property boundary.

103 **ADOPTED** by the Planning Commission of the City of Calistoga at a regular
104 meeting held this 10th day of May 2017, by the following vote:

105
106 AYES:
107 NOES:
108 ABSENT:
109 ABSTAIN:

110
111
112 _____
113 Tim Wilkes, Vice Chair

114 ATTEST: _____
115 Lynn Goldberg
116 Planning Commission Secretary