



City of Calistoga Planning Commission Agenda Item Summary

DATE	June 28, 2017
ITEM	Use Permit UP 2017-6
APPLICANT	Joe Branum Tree Care, Inc. c/o Kerry Joe Branum
PROPERTY ADDRESS	1506 Grant Street
ASSESSOR'S PARCEL NO.	011-101-001
GENERAL PLAN DESIGNATION	Community Commercial Downtown Character Area (Stevenson/Grant Street sub area)
ZONING DISTRICT	CC Community Commercial
STAFF CONTACT	Erik V. Lundquist, Senior Planner
POTENTIAL CONFLICTS	None
RECOMMENDATION	Approve use permit with conditions
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution to allow the operation of an office, and fleet vehicle and equipment storage associated with a tree service business located at 1506 Grant Street."

CITY OF CALISTOGA

STAFF REPORT

TO: CALISTOGA PLANNING COMMISSION
FROM: ERIK V. LUNDQUIST, SENIOR PLANNER
MEETING DATE: JUNE 28, 2017
SUBJECT: BRANUM TREE CARE - 1506 GRANT STREET
USE PERMIT UP 2017-6

1
2 **ITEM**

3 Consideration of a use permit to allow the operation of an office with ancillary fleet
4 vehicle and equipment storage associated with a tree service business at 1506 Grant
5 Street.

6 **PROJECT DESCRIPTION AND SETTING**

7 **A. Existing Conditions**

8 The property is located at 1506 Grant Street, which is at the east end of Grant Street
9 near the intersection with Stevenson Avenue. The 1.57 acre parcel is adjacent to vacant
10 property and a residential neighborhood to the northwest and a commercial district to
11 the east. The Palisades High School and the Monhoff Center are located across the
12 street.

13 The property is developed with a 25,954-square foot structure/warehouse. The
14 warehouse is an irregularly-shaped, wood frame building on the western side of the
15 property. The warehouse was originally constructed in 1859 as a horse stable. The
16 existing building has been altered and adapted for several other uses over the past
17 several years.

18 Prior to 1984, the property was used as a warehouse and a winery. In 1984, a use
19 permit (U 84-2) was approved allowing Napa Valley Spring Mineral Water Company to
20 drill and install a geothermal replacement well on the subject site. In 1987, a use permit
21 (U 87-12) was granted allowing a second geothermal well on the property. Up until May
22 1998, the property was used as a bottling, storage and distribution facility for Napa
23 Valley Spring Water. Additionally, portions of the site were used for a variety of light
24 industrial activities including a contractor's shop.

25 In March 2017, the Planning Commission adopted Resolution 2017-5 approving an
26 automotive and agricultural equipment repair service (RO Repair) on the property.
27 During the public hearings for that use, it became known that an arborist's office with
28 associated fleet vehicle and equipment storage was also operating on the property.
29 Subsequent to the hearing, the arborist was notified that a use permit was required in
30 order to continue operations. A use permit application for the arborist office and storage
31 was filed on June 12, 2017.

33 **Proposed Project**

34 Joe Branum Tree Care, Inc. has been working and expanding in the Napa-Sonoma
35 Valleys since 2000. The tree service conducts the majority of its business off-site,
36 which includes caring for backyard trees, and performing fire mitigation and vegetation
37 management in the Napa and Sonoma Valleys. The uses conducted at 1506 Grant
38 Street are limited in nature. The applicant is proposing to use a 300 square foot area
39 within the existing building for small equipment storage and repair. An outdoor area of
40 approximately 5,500 square feet would be used for the storage of large vehicles and
41 equipment. Within the outdoor area there are also two storage sheds; one is the office
42 and the other is used for storage.

43 The hours of operation would typically be from 7 am to 5 pm Monday through Friday.
44 Light services often occur on Saturdays depending on client needs and to maintain
45 equipment. The use is not open to the general public. Employee parking and limited
46 repair would also occur within the outdoor area. Modifications to the exterior of the
47 building are not proposed. The applicant is aware of the prohibition on washing vehicles
48 and equipment on the property and will make every attempt to control backup beepers.

49 The property owner has filed an application to demolish the building and develop a
50 residential project. As such, the tenants have a short-term lease and are considering the
51 use as temporary in nature.

52 **STAFF ANALYSIS**

53 **A. General Plan Consistency**

54 The property is located within the Community Commercial land use designation and the
55 Downtown Character Area as identified in the General Plan. The Community
56 Commercial land use designation is generally situated in the areas at the edge of the
57 downtown. These areas are intended to be transitional between the downtown
58 commercial area and residential neighborhoods and may provide a combination of
59 visitor-and local-serving commercial uses at the outskirts of the City. Offices and service
60 commercial are allowed uses in the Community Commercial land use designation. The
61 Downtown Character Area supports a mix of uses that provide a transition between the
62 historic downtown and the Resort Character Area. Staff finds that the proposed use is
63 consistent with the General Plan with respect to these land use policies.

64 **B. Zoning Code Compliance**

65 The property is located within the CC Community Commercial zoning district. The CC
66 district allows offices and conditionally-allows service commercial (i.e., equipment
67 repair). The use is consistent with the CC District development standards since no
68 exterior modifications to the structure would occur. The leased space includes
69 approximately 5,500 square feet of yard area and 300 square feet of interior space.
70 The unmarked parking area behind the building would provide adequate area for the
71 fleet vehicle storage and employee parking.

73 **FINDINGS**

74 To reduce repetition, all of the appropriate findings are contained in the attached
75 resolution.

76 **PUBLIC COMMENTS**

77 To date no written comments have been received regarding the proposed project.

78 **ENVIRONMENTAL REVIEW**

79 The proposed project is Categorical Exempt from the requirements of the California
80 Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines
81 (New Construction or Conversion of Small Structures).

82 **RECOMMENDATION**

83 Adopt a resolution approving Use Permit UP 2017-6 with conditions.

ATTACHMENTS

1. Location Map
2. Draft Resolution
3. Written Narrative and supporting documentation received June 12, 2017