

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2017-18**

**APPROVING USE PERMIT UP 2017-8 AND DESIGN REVIEW DR 2017-6 TO ALLOW  
A 50-UNIT CONDOMINIUM PROJECT AT 1408 & 1506 GRANT STREET**

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1           **WHEREAS**, applications have been filed with the City of Calistoga requesting  
2 approval of a use permit and design review to allow the construction of 50  
3 condominiums and related improvements at 1408 & 1506 Grant Street; and

4           **WHEREAS**, the Planning Commission considered the applications at its meeting  
5 of December 13, 2017. Prior to taking action on the applications, the Planning  
6 Commission received written and oral reports by the staff, and received public  
7 testimony; and

8           **WHEREAS**, the Planning Commission has determined that this action is not  
9 subject to the California Environmental Quality Act (CEQA) under Section 15332 of the  
10 CEQA Guidelines because the project is an in-fill development meeting the conditions of  
11 a Class 32 exemption, as discussed in detail in the project's staff report; and

12           **WHEREAS**, the Planning Commission, pursuant to Calistoga Municipal Code  
13 Sections 17.40.030(D) and 17.41.050, has made the following findings for the project's  
14 use permit and design review applications:

- 15 1. The project is in accord with the General Plan and any applicable planned  
16 development.

17           Supporting Evidence: As detailed in the project staff report, the project would be  
18 consistent with applicable provisions of the General Plan in terms of the  
19 applicable land use designation, character area overlay and Housing Element  
20 goals. No planned development applies to the property.

- 21 2. The project is in accord with all applicable provisions of this title [Title 17,  
22 Zoning].

23           Supporting Evidence: As detailed in the project staff report, the project would  
24 comply with all applicable development standards, with the exception of  
25 maximum building height and minimum parking supply. However, the requested  
26 deviations from these standards are allowed by state law.

- 27 3. The project will not substantially impair or interfere with the development, use or  
28 enjoyment of other property in the vicinity

29           Supporting Evidence: The proposed residential use would be consistent with  
30 other residential uses in the vicinity. A condition of approval would require the  
31 owner of the business to obtain a home occupation permit and a business  
32 license prior to initiation of a business within a commercial space of a live/work  
33 unit.

34 4. The project is consistent with and enhances Calistoga's history of independently-  
35 owned businesses, thus contributing to the uniqueness of the town, which is  
36 necessary to maintain a viable visitor industry in Calistoga and to preserve its  
37 economy;

38 Supporting Evidence: The live/work units could accommodate independently-  
39 owned businesses that could contribute to the local economy.

40 3. The project is consistent with any adopted design review guidelines to the extent  
41 possible.

42 Supporting Evidence: As detailed in the project staff report, the project's design  
43 would be consistent with the City's Multi-Family Residential Design Guidelines.

44 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
45 Commission that based on the above findings, the Planning Commission approves Use  
46 Permit UP 2017-8 and Design Review DR 2017-6, subject to the conditions of approval  
47 attached hereto as Exhibit A.

48 **PASSED, APPROVED AND ADOPTED** on December 13, 2017, by the following  
49 vote of the Calistoga Planning Commission:

50  
51 AYES:  
52 NOES:  
53 ABSTAIN:  
54 ABSENT:

55  
56  
57 \_\_\_\_\_  
Paul Coates, Chairman

58  
59  
60 ATTEST: \_\_\_\_\_  
Lynn Goldberg, Secretary  
61

Exhibit A

**Conditions of Approval – Calistoga Vista  
Use Permit UP 2-17-8, Design Review 2017-6, Affordable Housing**

- 62 1. This approval allows the construction of 50 multi-family units and accessory  
63 structures at 1408 and 1506 Grant Street.
- 64 2. The improvements hereby permitted shall substantially conform to the plans  
65 prepared by Healthy Buildings Design Group, BKF Engineering and Zac Landscape  
66 Architects and the submitted colors and materials dated October 6, 2017, and the  
67 Project Description dated November 9, 2017.
- 68 3. This approval shall lapse and become void one year following the date on which it  
69 becomes effective, unless prior to the expiration of one year, a building permit has  
70 been issued and the developer, in good faith, has diligently commenced construction  
71 and performed substantial work and incurred substantial liabilities in reliance thereon.  
72 The Planning and Building Director may extend this time limit by up to 12 months  
73 pursuant to Calistoga Municipal Code Sections 17.40.040(B) and 17.41.060(C).
- 74 4. This approval does not abridge or supercede the regulatory powers or permit  
75 requirements of any federal, state or local agency, or department that may retain  
76 regulatory or advisory function as specified by statute or ordinance. Permits shall  
77 be obtained as may be required from each authority.

**Planning Department**

- 78 1. Minor modifications to the project design that do not increase environmental  
79 impacts may be approved in writing by the Planning and Building Director.
- 80 2. Prior to the installation of any landscaping, a final landscape plan prepared in  
81 accordance with the State Water Efficient Landscape Ordinance shall be submitted  
82 for City approval. Landscaping and irrigation shall be installed prior to project  
83 occupancy, maintained throughout the life of the project, and replaced as  
84 necessary.
- 85 3. Exterior signage shall be subject to the approval of the Planning and Building  
86 Department.
- 87 4. Prior to the initiation of a business within a commercial space of a live/work unit,  
88 the owner of the business shall obtain a home occupation permit and a business  
89 license.
- 90 5. All permanent exterior lighting shall be directed and/or shielded so as not to shine  
91 or create glare on adjacent properties, subject to the review and approval of the  
92 Planning and Building Department.
- 93 6. Water and wastewater allocations shall be obtained for the project as required by  
94 the Growth Management Ordinance, subject to the procedures in place at the time  
95 of building permit issuance.

- 96 7. This approval is contingent upon the execution of the recorded contractual  
97 agreement that guarantees that the project's targeted affordable units will be  
98 provided by the developer and will remain available to the targeted persons or  
99 households for the applicable period(s), as required by Resolution No. 2017-19.

**Public Works Department**

- 100 1. All new utilities within the site, with the exception of backflow preventers, shall be  
101 placed underground. Existing overhead utilities along the project frontage shall be  
102 underground unless an exception is granted by the City Council.
- 103 2. The project shall address downstream sewer inadequacies by: 1) studying the  
104 downstream system through pipe flow monitoring (wet/dry weather flows) and  
105 installation of any recommended mitigation measures or 2) connecting the sewer  
106 system from Lincoln Avenue to Anna Street with approximately 875 linear feet of  
107 21-inch pipe. The project's wastewater connection fees may be utilized to pay for  
108 this improvement because it will be a direct benefit to the community's sewer  
109 collection system. If the costs to install the new main are less than the impact fees,  
110 the remaining impact fees are due to the City. If the costs to install the new main  
111 are more than the impact fees, the City will pay the additional amount.
- 112 3. A tree removal permit shall be obtained prior to the removal of any trees on the  
113 project site, and any replacement requirements shall be complied with prior to final  
114 occupancy per Calistoga Municipal Code (CMC) Chapter 19.01 and to the  
115 satisfaction of the Public Works Department.
- 116 4. Landscaping along the project frontage shall be limited to groundcover and street  
117 trees that are trimmed and maintained seven feet above grade in order to provide  
118 adequate sight distances from the project driveways.
- 119 5. The developer shall prepare and submit improvement plans for the construction of  
120 all necessary and required improvements including water, sanitary sewer, storm  
121 drain facilities, roadway improvements, curbs, gutters, sidewalks, and streetlights.  
122 All design and construction shall conform to the City of Santa Rosa Standard  
123 Specifications for Public Improvements, or other adopted City of Calistoga  
124 standards, including but not limited to all federal, state and local requirements as  
125 applicable.
- 126 6. The developer shall design and construct all improvements and facilities shown on  
127 the approved plans, and shall comply with the Calistoga Municipal Code (CMC)  
128 and the "Standard Specifications" of the Public Works Department. Approval of  
129 plans depicting improvements that do not conform to the CMC or City standards  
130 does not constitute approval of exception to the CMC or City standards unless  
131 explicitly stated herein or in another City resolution.
- 132 7. The developer shall submit a soils investigation/geotechnical report for the project  
133 site with the first set of improvement plan check prints. The improvement plans  
134 shall incorporate all design and construction criteria specified in the report. The soils  
135 engineer shall review the improvement plans and provide a letter to the City stating  
136 the plans are consistent with their recommendations.

- 137 8. No grading or other construction shall be performed until the improvement plans  
138 have been approved and signed by the City Engineer. Encroachment permits and  
139 building permits will not be issued prior to the approval of the improvement plans,  
140 unless otherwise approved by the City Engineer.
- 141 9. Improvement plans shall include an erosion control plan and a NOI/SWPPP.
- 142 10. An encroachment permit is required for any work within the City's right-of-way.
- 143 11. The developer shall secure all necessary rights-of-way and easements for both on-  
144 site and off-site improvements. Rights-of-way and easements shall be dedicated  
145 on the project's subdivision map or provided by grant deed. The developer shall  
146 prepare all necessary legal descriptions and deeds and incur all costs associated  
147 with their recordation and/or City peer review costs.
- 148 12. A complete set of electronic (i.e., CAD and PDF) and hard copy as-built and  
149 reproducible record improvement plans showing all constructive changes from the  
150 original plans shall be submitted to the Public Works Department prior to City  
151 acceptance of the public improvements. The plans shall include will require sub-  
152 centimeter survey grade locations (x,y,z) for all off-site utilities (e.g., manhole  
153 locations, water valves, fire hydrants, catch basins) upon completion of installation  
154 of the facilities for incorporation into the City's utility infrastructure database.
- 155 13. Prior to City acceptance of the work shown on the signed improvement plans, the  
156 developer shall provide a written statement signed by the project engineer  
157 certifying that they observed the work during construction and that site grading and  
158 all private site improvements have been completed in accordance with the  
159 improvement plans approved by the City Engineer. The City will not be accepting  
160 on-site improvements; the City will approve them based on the project engineer's  
161 wet signature statement.
- 162 14. Prior to City acceptance of the work (see above), the developer shall provide a  
163 written statement signed by their geotechnical engineer certifying that they  
164 observed the work and reviewed testing results, and that all of the work was  
165 performed in accordance with the recommendations included in the soils  
166 investigation, geotechnical report or other recommendations necessitated by field  
167 conditions.

168 Street improvements

- 169 15. Developer shall submit street improvement plans addressing on-site and off-site  
170 improvements for review and approval by the Public Works Department.
- 171 16. The structural section of all road improvements shall be designed based upon a  
172 geotechnical investigation that provides the basement soils R-value and expansion  
173 pressure test results.
- 174 17. Where new roadway improvements abut existing paving, the existing pavement  
175 section shall be reconstructed to provide adequate conforms. The limits of such  
176 reconstruction shall be as determined by the Public Works Director.

- 177 18. Pavement markings and signage shall be provided on all streets as necessary and  
178 as required by the City Engineer. Signage restricting parking and red-painted  
179 curbing shall be installed where appropriate. Speed limit signs shall be installed at  
180 locations determined by the City Engineer. The limit line and stop sign of the  
181 westbound Grant Street approach to the Stevenson/Grant Street intersection shall  
182 be moved approximately 25 feet east of their current positions, to the east side of  
183 the eastern project driveway. A licensed traffic engineer shall design the  
184 intersection improvements for this project to ensure safe conveyance of  
185 pedestrians, bicyclists and vehicles. The improvements shall be completed to the  
186 satisfaction of the Public Works Department.
- 187 19. Street and driveway lighting shall be designed to meet safety requirements and  
188 minimize glare.
- 189 20. ADA-compliant ramps for disabled persons shall be provided at all intersection  
190 corners adjacent to or across the street from the project. Sidewalk warps shall be  
191 provided as necessary to allow a clear four-foot wide walkway at all locations,  
192 including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks.
- 193 21. All internal roads and driveways shall be privately owned and maintained.
- 194 Water and sanitary sewer improvements
- 195 22. Public water and sewer mains must be located in the public right-of-way wherever  
196 possible. Where public water and sewer mains must be located on private  
197 property, all necessary easement dedications must be made prior to final  
198 acceptance of the project by the City.
- 199 23. All private storm drains, water, fire line services, sewer laterals, and  
200 appurtenances, must be located within the private property and clearly identified as  
201 private on the design drawings.
- 202 24. Sewer grades must be designed such that ultimate finished floors are a minimum  
203 of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation  
204 differentials or grade on private laterals, as determined by the City, must be  
205 mitigated by raising finished floor elevation(s)..
- 206 25. Internal water and sewer lines shall be privately owned and maintained.
- 207 26. The new water service shall be a single new point of connection with a cut-in tee  
208 and a minimum of two new valves (minimum one cut into existing main) to serve  
209 fire and domestic, similar to Santa Rosa Standard Detail 870.
- 210 27. All existing water valves at the Stevenson/Grant intersection shall be replaced by  
211 the project to the satisfaction of the Public Works Department.
- 212 28. Domestic booster pumping will likely be required to adequately serve the project  
213 (per Santa Rosa Standard Water Standards Section XIV).
- 214 29. A 15-foot wide access easement shall be provided to the City from Grant Street to  
215 the sanitary sewer main on the adjoining property (APN 011-072-001), and a  
216 double gate shall be provided at the easement's terminus at the property line.

- 217 30. Provide final fire flow/sprinkler calculations that include existing city pressure/flows  
218 at main and account for all losses due to new service line, backflow  
219 devices/meters/minor losses and elevation losses to the project. Additional fire  
220 pumping will likely be required to adequately serve the project.
- 221 31. The total existing water baseline is 0.65 acre feet per year for the project area,  
222 which includes Assessor Parcel Numbers 011-101-001 and 011-101-009, which  
223 will be merged into a single parcel by the project. The City agrees to provide the  
224 project an additional baseline annual allocation of 7.448 acre feet of domestic  
225 water as defined under the Resource Management System to service all project  
226 uses, subject to payment of the Water Service Connection Fee in effect at the time  
227 of building permit issuance. The total water baseline for the project after purchase  
228 will be 8.098 acre feet per year.
- 229 32. The total existing wastewater baseline is 0.58 acre feet per year for the project  
230 area, which includes Assessor Parcel Numbers 011-101-001 and 011-101-009,  
231 which will be merged into a single parcel by the project. The City agrees to provide  
232 the project an additional baseline annual allocation of 4.382 acre feet of  
233 wastewater as defined under the Resource Management System to service all  
234 project uses, subject to payment of the Wastewater Service Connection Fee in  
235 effect at the time of building permit issuance. The total wastewater baseline for the  
236 project after purchase will be 4.962 acre feet per year.
- 237 33. The development shall not utilize geothermal water or discharge any geothermal  
238 water to the City's sewer collection system.

239 Drainage improvements

- 240 34. Drainage improvements shall be designed by a civil engineer in accordance with  
241 the Napa County Design Criteria and any other applicable City standards. Off-site  
242 grading and drainage improvements, if any, shall be shown on the improvement  
243 plans.
- 244 35. Project hydrology shall be designed to retain the 100-year, 24-hour storm event to  
245 ensure the post-project improvements' peak stormwater discharge is not higher  
246 than existing conditions. The project will be required to retain/detain this volume at  
247 a minimum.
- 248 36. A final drainage study and stormwater control report (per BASMAA standards) is  
249 required prior to improvement plans approval.
- 250 37. The developer's engineer shall include a site grading plan that conforms to the  
251 requirements of CMC 19.08 as part of the required improvement drawings.
- 252 38. All drainage inlets shall be permanently marked "No Dumping-Flows to River" with  
253 City-provided markers. Stenciling is not acceptable.
- 254 39. All internal drainage improvements shall be privately owned and maintained.
- 255 40. The project shall remove the existing curb storm water inlet (east of the existing  
256 driveway) and install a curb inlet on the west side of the most-northerly new  
257 driveway.