

RESOLUTION NO. 2007-033

**A RESOLUTION OF THE CITY OF CALISTOGA CITY COUNCIL SUSTAINING THE
PLANNING COMMISSION'S DECISION TO APPROVE DESIGN REVIEW
(DR 2004-10) ALLOWING THE CONSTRUCTION AND OPERATION OF THE
HIGHLANDS CHRISTIAN FELLOWSHIP AT 970 PETRIFIED FOREST ROAD WITHIN
THE "RR", RURAL RESIDENTIAL ZONING DISTRICT (APN 011-360-030)**

WHEREAS, Upper Valley Ministries are the owners of the subject property for which this application is proposed; and

WHEREAS, the Planning Commission has reviewed and considered this application at its regular meeting on December 6, 2006 and February 15, 2007, and prior to taking action on the application, the Commission received written and oral reports by the Staff, and received public testimony. After considering the project, the Commission adopted findings and approved Design Review (DR 2004-10), subject to 8 Conditions of Approval; and

WHEREAS, on February 23, 2007, the applicant appealed the Planning Commission's action to the City Council; and

WHEREAS, the City Council finds that this appeal is a de novo hearing; and

WHEREAS, the City Council reviewed the appeal during a public hearing at its regularly scheduled meeting on April 17, 2007. During its review, the Council considered the public record of the December 6, 2006 and February 15, 2007 Planning Commission meetings, including the staff report, findings, minutes, and written materials and testimony presented by the appellant during the hearing;

WHEREAS, the City Council readopted a Mitigated Negative Declaration previously adopted by the Planning Commission on February 15, 2007, finding that with the incorporation of mitigation measures, the project will not have a significant adverse impact on the environment; and

WHEREAS, the City Council pursuant to Chapter 17.06 has made the following Design Review findings for the project:

- A. The extent to which the proposal is compatible with the existing development pattern with regard to massing, scale, setbacks, color, textures, materials, etc.

Response: The low-rise structure uses materials commonly found in the area. The setbacks vary and are generally large which complement the semi-rural setting.

- B. Site layout, orientation, location of structures, relationship to one another, open spaces and topography.

Response: Only 6 percent of the site is proposed to be covered with the structure. The rest of the 2.52-acre site is parking areas and open space. The structures design will minimize the impacts to the adjoining hillside.

- C. Harmonious relationship of character and scale with existing and proposed adjoining development, achieving complementary style while avoiding both excessive variety and monotonous repetition.

Response: The low-rise structure uses materials commonly found in the area. The design is typical of other religious buildings in the region.

- D. Building design, materials, colors and textures that are compatible and appropriate to Calistoga. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project.

Response: The low-rise structure uses materials commonly found in the area. The design is typical of other religious buildings in the region.

- E. Harmony of materials, colors, and composition of those sides of a structure, which are visible simultaneously.

Response: The same building materials and colors will be used on all sides of the structure.

- F. Consistency of composition and treatment.

Response: The same building materials and colors will be used on all sides of the structure.

- G. Location and type of planting with regard to valley conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure water conservation and maintenance of all plant materials.

Response: A final landscape plan, which includes native plants, will be subject to the review and approval of the Planning and Building Department. The existing oak trees are to be retained.

- H. Whether exterior lighting, design signs and graphics are compatible with the overall design approach and appropriate for the setting.

Response: Exterior lighting will be subdued and directed downward, and will be used to enhance the building design and landscaping as well as provide for safety and security. The source of illumination should not create glare to occupants and neighboring properties or roadways.

- I. The need for improvement of existing site conditions including but not limited to signage, landscaping, lighting, etc., to achieve closer compliance with current standards.

Response: Conditions of approval will ensure compliance with the City's standards.

- J. Whether the design promotes a high design standard and utilizes quality materials compatible with the surrounding development consistent with and appropriate for the nature of the proposed use; and

Response: The construction materials and design treatments are typical of religious buildings in the region and are compatible with the developments in the vicinity.

- K. Responsible use of natural and reclaimed resources.

Response: The structure limits use of natural and reclaimed resources.

NOW, THEREFORE, BE IT RESOLVED by the City of Calistoga City Council hereby grants the Appeal (A 2007-01) and approves Design Review (DR 2004-10), based on the above Findings and subject to the following 8 Conditions of Approval:

1. This permit authorizes construction of a Highlands Christian Fellowship and associated amenities in the Rural Residential zoning district. Approval of the Design Review application is based on the presentation of materials kept on file by the Planning and Building Department.
2. Construction materials that are highly reflective are prohibited. Construction materials that are less reflective shall not be allowed to project glare or light across the property boundaries.
3. Prior to building permit issuance, all lighting shall be designed and equipped with motion detector switching and shall be switched to the off position when the religious facility is not in operation upon review and approval of the Planning and Building Department, with the exception of security lighting. Security lighting shall be permitted when the facility not in operation provided that the security lighting is reduced by 50 percent from the standard lighting used during operations.
4. New exterior lighting shall be directed downward and confined to the project site in accordance with the standards contained in Section 17.36 of the Calistoga Municipal Code, which limits light and glare, subject to the review and approval of the Planning and Building Department. Parking lot lights shall be limited to a height of 14 feet or less.
5. Automatic irrigation shall be provided to all landscape.
6. In conjunction with the submittal of a Building Permit, a Final Landscape Plan shall be reviewed and approved by the Planning and Building Department. All landscaping shall be installed prior to occupancy.
7. A sign permit shall be obtained through the Planning and Building Department prior to installation and must conform to the Zoning Ordinance.

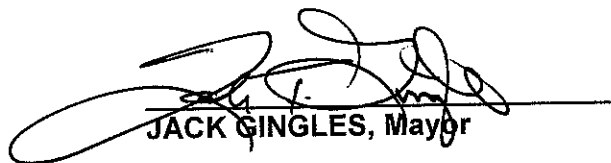
8. If the use has not commenced one year after the date of granting thereof, the design review approval shall expire and become null and void. If the conditions are not fulfilled, or the use has become detrimental to the public health, safety or general welfare, then the permit may be revoked pursuant to the terms of Chapter 17 of the Calistoga Municipal Code.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this 17th day of April 2007, by the following vote:

AYES: Councilmembers Kraus, Slusser, Garcia, Vice Mayor Dunsford, and Mayor Gingles

NOES: None

ABSTAIN/ABSENT: None


JACK GINGLES, Mayor

ATTEST:


DOROTHY ROADMAN, Deputy City Clerk