

RESOLUTION 2015-002

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING A VARIANCE TO CMC TITLE 18, FLOODPLAIN MANAGEMENT, ALLOWING SUBSTANTIAL IMPROVEMENTS TO AN EXISTING SINGLE-FAMILY RESIDENCE WITHIN THE FLOODWAY AT 3051 MYRTLEDALE ROAD (APN 017-221-007)

WHEREAS, the property located at 3051 Myrtledale Road is developed with a 1,056-square foot single-family residence and detached barn; and

WHEREAS, the existing residence was constructed in 1973 and has not been designed to resist hydrostatic and hydrodynamic loads and effects of buoyance. Furthermore, the structure is located within the regulatory floodway and the lowest floor elevation is 16.56 inches above the base flood elevation; and

WHEREAS, the requested variance to allow substantial improvements to the existing residence in the floodway is within the jurisdiction of the City of Calistoga, and the City has authority under Ordinance Number 564 to grant the requested variance; and

WHEREAS, it is logical to determine that the substantial improvements will not cause an adverse impact on the flood flows since this structure was established at the time the flood elevations were determined. The structure's effect on the floodway was previously addressed in the 1979 studies prepared for FEMA. As such, the existing residence will result in zero increase to floodwater; and

WHEREAS, the requested variance is in harmony with the general purpose and intent of the Floodplain Management for the City of Calistoga; and

WHEREAS, the variance represents a grant of relief to the property from the requirements of this ordinance because specific enforcement would otherwise result in unnecessary hardship making the property undevelopable. This variance, therefore permits, as limited herein, development in a manner otherwise prohibited by this ordinance; and

WHEREAS, the City Council finds that the improved residence would be designed to meet the current floodplain construction standards, creating a safer environment for its occupants and neighbors, and would also reduce the need for governmental service during and after an event since the susceptibility to loss or injury is lessened by the improvements; and

WHEREAS, as required per CMC Section 18.24.020(C), the City Council hereby notifies the property owner that the development may result in increased insurance premiums due to the risk of life and property; and

WHEREAS, the proposed action is exempt from the California Environmental Quality Act (CEQA) under Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Calistoga approves a variance to the regulations of Title 18, Floodplain Management, allowing substantial improvements to the existing single-family residence within the floodway at 3051 Myrtledale Road (APN 017-221-007), as shown on the plan set received by the Planning and Building Department on October 22, 2014.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Floodplain Administrator is hereby authorized to approve the development permits associated with this variance.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this 6th day of January 2015, by the following vote:

AYES: Vice Mayor Dunsford, Councilmembers Kraus, Barnes and Lopez-Ortega and Mayor Canning
NOES: None
ABSTAIN: None
ABSENT: None



CHRIS CANNING, Mayor

ATTEST:


KATHY FLAMSON, City Clerk