

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2019-XX

APPROVING USE PERMIT UP 2019-15 ALLOWING A HEIGHT INCREASE FOR AN
ADDITION TO A SINGLE-FAMILY HOME AT 226 HIGH STREET

1 **WHEREAS**, on September 19, 2019, Steven and Annette Pinsky submitted an
2 application requesting a use permit to allow a four-and-a-half-foot height increase above
3 the maximum otherwise permitted for an addition to a single-family home at 226 High
4 Street; and

5 **WHEREAS**, the Planning Commission considered the request at its regular
6 meeting of October 9, 2019, and prior to taking action on the application, the Planning
7 Commission received written and oral reports by the staff, and received public
8 testimony; and

9 **WHEREAS**, the Planning Commission has determined that this action is not
10 subject to the California Environmental Quality Act (CEQA) under Section 15301 of the
11 CEQA Guidelines because the project is an addition that will not result in an increase of
12 more than 50 percent of the floor area of the structure before the addition; and

13 **WHEREAS**, the Planning Commission pursuant to Chapter 17.40.030 has made
14 the following use permit findings for the project:

15 1. Finding: The proposed use is in accord with the General Plan and any applicable
16 planned development.

17 Supporting Evidence: Single-family homes are allowed in the Rural Residential-
18 Hillside land use designation. The siting, architecture, and exterior materials of
19 the planned addition are compatible with Calistoga’s character and preserve its
20 natural environment. The addition would preserve the property in its natural state
21 to the extent possible, as the location of the addition is already developed with a
22 patio. The change of exterior materials for the addition reduces the possible
23 visual appearance of bulkiness in the complete structure.

24 2. Finding: Is in accord with all applicable provisions of this title.

25 Supporting Evidence: The site is physically suitable for the type and intensity of
26 the proposed project. The proposed project is planned for an already disturbed
27 portion of the site where a patio currently exists, and the sloping nature of the site
28 combined with presence of mature trees will preserve views and vistas. The
29 proposed addition’s orientation is responsive to the natural slope of the site.

30 Finding: Will not substantially impair or interfere with the development, use or
31 enjoyment of other property in the vicinity.

32 Supporting Evidence: Due to the sloped character of the parcel, the stepped and
33 segmented nature of the structure, the existence of mature vegetation
34 surrounding the proposed addition, and the relative distance to neighboring

35 homes, the project will not substantially impair or interfere with surrounding
36 properties.

37 3. Finding: Is consistent with and enhances Calistoga's history of independently
38 owned businesses, thus contributing to the uniqueness of the town, which is
39 necessary to maintain a viable visitor industry and promote its economy.

40 Supporting Evidence: Not applicable.

41 4. Finding: Is resident-serving, in the case of a formula business.

42 Supporting Evidence: Not applicable.

43 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
44 Commission that based on the above findings, the Planning Commission approves the
45 proposed project, subject to following conditions of approval:

46 1. This use permit allows an addition to a single-family home, with a maximum
47 height of twenty-nine and a half (29.5) feet. The addition hereby permitted shall
48 substantially conform to the description and plans received by the Planning and
49 Building Department, except as noted in the permit conditions.

50 2. This permit shall be null and void if not used within one year from the approval date,
51 or if the use is abandoned for a period of one hundred and eighty (180) days. Minor
52 modifications which do not increase environmental impacts may be approved in
53 writing by the Planning and Building Director.

54 3. The conditions of approval associated with Planning Commission Resolution PC
55 2006-9 shall remain in effect except where specifically modified herein.

56 4. This use permit does not abridge or supersede the regulatory powers or permit
57 requirements of any federal, state or local agency, special district or department
58 which may retain regulatory or advisory function as specified by statute or
59 ordinance. The applicant shall obtain permits as may be required from each
60 agency.

61 5. Prior to the issuance of any building permit, a grading and drainage plan that
62 addresses increased stormwater runoff from the addition shall be submitted.

63 6. An arborist report, tree permit, and tree mitigation are required if any trees are
64 planned to be removed or would be impacted by the proposed addition.

PASSED AND ADOPTED on October 9, 2019, by the following vote of the
Calistoga Planning Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Height Increase for Addition to SFD at 226 High Street
Use Permit UP 2019-15
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Paul Coates, Chair

ATTEST: _____
Lynn Goldberg
Secretary to the Planning Commission