

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2020-XX**

**APPROVING PARCEL MAP PM 2020-2 DIVIDING THE PROPERTY LOCATED AT
1207 SILVER STREET (APN 011-193-006) INTO 2 PARCELS**

1 **WHEREAS**, on February 25, 2020, the property owner submitted a parcel map to
2 divide the property located at 1207 Silver Street (APN 011-193-006) into 2 parcels; and

3 **WHEREAS**, the Planning Commission reviewed the parcel map during a public
4 hearing on May 13, 2020. During its review, the Planning Commission considered the
5 public record, including the staff report, findings, and written materials and testimony
6 presented by the applicant and the public during the hearing; and

7 **WHEREAS**, the Planning Commission previously approved a variance (PC
8 Resolution 2019-19) to reduce the minimum allowed corner lot width; and

9 **WHEREAS**, this action has been reviewed for compliance with the California
10 Environmental Quality Act (CEQA) and is exempt from the requirements of CEQA
11 pursuant to Section 15315 (Minor Land Divisions) of the CEQA guidelines; and

12 **WHEREAS**, pursuant to Section 16.10.040 of the Calistoga Municipal Code, the
13 Planning Commission has made the following findings for approval of the parcel map:

- 14 1. That the proposed subdivision, together with the provisions for its design and
15 improvement, is consistent with the General Plan, any applicable specific plan,
16 and other applicable provisions of this code.

17 Finding: The parcel map is consistent with the Medium Density Residential land
18 use designation. The resulting lots would be adequately sized to allow single-
19 family homes at the prescribed densities. Additionally, the project is consistent
20 with the performance and development standards contained in the R-1: One-
21 Family Residential zoning district designation because the proposed lot sizes are
22 not in conflict and a variance has been approved for the corner lot width. As such
23 the parcel map is consistent with the General Plan and the provisions of the
24 Calistoga Municipal Code.

- 25 2. Except for condominium conversion projects, where no new structures are
26 added, that the design of the proposed subdivision provides, to the extent
27 feasible, for future passive or natural heating or cooling opportunities in the
28 subdivision, as described in the State Subdivision Map Act and any guidelines
29 promulgated by the Council.

30 Finding: The proposed parcels allow, to the extent feasible, for future passive or
31 natural heating or cooling opportunities. The lots are configured in a manner that
32 will allow structures the ability to take advantage of southern exposure and local
33 climates (i.e., summer breezes).

- 34 3. That the site is physically suitable for the type and density of development.

35 Finding: The properties are level and generally unconstrained with the exception
36 of the existing improvements (garage and single-family home) on the proposed
37 northern parcel. While no new development is planned at this time, nothing on
38 the property would preclude future development consistent with the General Plan
39 land use designations and zoning.

- 40 4. That the proposed subdivision has been reviewed in compliance with the
41 California Environmental Quality Act (CEQA) and that the project will not result in
42 detrimental or adverse impacts upon the public resources, wildlife or public
43 health, safety and welfare.

44 Finding: The project has been analyzed under CEQA and is exempt from the
45 requirements of the CEQA pursuant to Section 15315 (Minor Land Divisions) of
46 the CEQA guidelines.

47 **NOW, THEREFORE, BE IT RESOLVED** based on the above findings, the
48 Planning Commission hereby approves Parcel Map PM 2020-1 creating three parcels,
49 subject to the following conditions of approval:

- 50 1. The configuration of the parcel map may include minor amendments, provided
51 that all proposed parcels comply with the Zoning Ordinance and General Plan,
52 and the modification does not result in any increased environmental impact. Any
53 modifications shall be subject to approval by the Planning and Building
54 Department Director and the Department of Public Works Director.
- 55 2. The tentative parcel map shall expire two years from approval, unless an
56 extension has been granted consistent with the City's Subdivision Code and the
57 State Subdivision Map Act.
- 58 3. A final map, as defined in the State Subdivision Map Act and prepared by a
59 licensed surveyor or civil engineer, showing all parcels, rights-of-way, and
60 easement(s) shall be filed with the City Engineer's Office. Upon recording of the
61 map, the subdivision is valid.
- 62 4. Prior to recordation of the final map, a note shall be added on the final map
63 indicating that during ground-disturbing activities, a qualified cultural resource
64 consultant and tribal member shall be present to monitor the site and activities. If
65 archaeological, historical, paleontological resources or other human remains are
66 encountered, all construction activity in the affected area shall cease and no
67 materials shall be removed until the qualified professional surveys the site and
68 mitigation measures can be proposed by the qualified professional to the
69 satisfaction of the Planning and Building Department for approval and
70 subsequent implementation.
- 71 5. The applicant subdivider shall prepare all necessary legal descriptions and
72 deeds.
- 73 6. At the time of development on the new southern parcel, the property owner shall:
74 a. Establish a water/wastewater baseline with the City.

- 75 b. Install sidewalks along the Myrtle and Silver Street frontages.
76 c. Replace damaged curb, gutter, and driveway ramps, improved to current ADA
77 standards.
78 d. Provide ADA-compliant ramps at the intersection.
79 e. Construct a driveway per Santa Rosa standards.
80 f. Obtain an encroachment permit for all work within (or use) of the public right-
81 of-way including parking.
82 g. When constructing any new water laterals, meter, and backflow devices, they
83 shall be per Santa Rosa Standard 874. Connection to the City water main is
84 required.
85 h. Connection to the City sewer system is required (CMC 13.08.140). The new
86 sewer lateral shall connect to the sewer main in Silver Street and shall be
87 designed per Santa Rosa standards.
88 i. All existing wells, septic tanks, and associated pipelines shall be abandoned
89 through a permit from Napa County Environmental Health.
90 j. Provide sub-centimeter survey grade accuracy locations on all off-site utilities
91 installed by the project for City utility GIS system. Consult with the Public Works
92 Department for details. Information to be provided in GIS or CAD formats. As
93 built PDFs to be provided to the Public Works Department.
94 k. Provide a tree preservation plan that complies with CMC Chapter 19.01.
95 Mitigate any tree removal with a 3:1 replacement ratio. Prune any trees along the
96 project frontage to provide a 7-foot minimum clearance over the sidewalk.

97 **ADOPTED** by the Planning Commission of the City of Calistoga at a regular
98 meeting held this 13th day of May 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Paul Coates, Chair

ATTEST: _____
Zach Tusinger, Secretary