

CALISTOGA PLANNING COMMISSION

STAFF REPORT

To: Calistoga Planning Commission
From: Jeff Mitchem, Planning & Building Director
Meeting Date: October 12, 2022
Subject: **Use Permit Amendment UP 2022-10 & Design Review DR 2022-3
Main House Expansion & Pool House Expansion**

ITEM

Consideration of a Use Permit Amendment and Design Review application to allow expansion of existing residential facilities (main house and pool house) at 345 Silverado Trail (see Attachment 1 for Resolution PC 2022-XX).

PROJECT DESCRIPTION

Applicant Rick Ali seeks permission from the Planning Commission to expand his existing main house by 4,180 square feet (6,982 SF existing) and pool house by 1,745 square feet (2,217 SF existing) for a total of 5,925 square feet of new living space consisting of bedrooms and common area. At buildout, the expansion would result in a total of 15,842 square feet of lot coverage (including main house, pool house and green house), or 4.9% of the 7.37-acre (320,885 SF) site.

BACKGROUND

Applicable Regulations

The proposal is subject to the following regulatory provisions under the Calistoga Municipal Code (CMC), Title 17 Zoning: 1) Chapter 17.24, Article II, Maxfield Planned Development District Planned District PD 2002-2; 2) Chapter 17.40, Use Permits; and 3) Chapter 17.41 Design Review. To be approved, the proposal must be found to comply, or be conditioned to comply, with these provisions. For a summary of how the improvements meet or are conditioned to meet these provisions for the items under review herein, please refer to Discussion, below.

Procedural History

The proposal is also subject to restrictions placed by a previously issued entitlement:

Helmer Conditional Use Permit U 2003-12. On February 25, 2004, the Calistoga Planning Commission approved a mitigated negative declaration, and design and conditional use permit application to establish a single family residential development. Construction of the residence was completed in 2008, followed by solar installation in 2012.

UP 2021-9. Approved by Planning Commission on January 26, 2022, to regulate additional unpermitted improvements made on-site since the original construction

including aviaries (prohibited use), entry gate (fire safety related to flame component) and metal barn (building setback).

ANALYSIS

General Plan

The project site is designated in the City's General Plan Land Use Element (as updated in 2015) as Rural Residential with a Planned Development Overlay (Silverado Trail Planned Development Overlay (PD-1)). This designation is applied to large land holdings with unique features, parcels that are located in sensitive environmental and transitional areas, and in areas where innovative design standards are to be applied to achieve a superior design. Development on these large parcels along Silverado Trail shall be designed to be visually suitable for its entry corridor location on the edge of town and should contribute to the economic and/or community vitality of Calistoga. They are also subject to design review.

The proposed expansion of the residential development is in substantial conformance with the goals and policies of the City's 2003 General Plan as conditioned under U 2003-12. The Planning Commission had determined that the proposed structure (i.e., a one-story single-family residence) was proportionate to the large size of the project site and, more importantly, Mt. Washington effectively screened the project from public view.

Pursuant to the findings specified in the Resolution and conditioned therein, the Planning Commission determines the improvements are determined to be compatible in land use intensity, architectural style and detailing, and reflect the eclectic mix of architectural styles in Calistoga and do not conflict with the character of the surroundings.

CMC Title 17, Zoning

CMC Chapter 17.24. The project site is zoned Planned Development PD 2002-2 and is regulated by CMC Chapter 17.24, Article II, Maxfield Planned Development District Planned District PD 2002-2.

17.24.120 Purpose. This planned development district regulates development of a two-acre parcel of land located at 333 Silverado Trail (APN 011-050-031), and the subject site, a 7.37-acre parcel of land located at 345 Silverado Trail (APN 011-050-032). The "PD 2002-2 Maxfield Planned Development District" is important to the community, as it contains two large parcels located at a key entrance to town in an area of outstanding natural beauty and surrounded by open space and Mt. Washington as a unique backdrop. Therefore, development of this planned development district shall be visually sensitive to the rural scale of the parcel and its surroundings. Unless otherwise provided below, all proposed uses in this planned development district shall require a use permit.

Pursuant to the findings specified in the Resolution and conditioned therein, the Planning Commission determines the improvements meet the purpose of this standard and applicable development standards of this Chapter as they comply

with regulations such as lot coverage, setbacks, height limits, etc. and are visually integrated into, and harmonious with, the natural character and rural nature of its surroundings.

CMC Chapter 17.40. All development within Maxfield Planned Development District Planned District is subject to the granting of a Conditional Use Permit pursuant to the following findings.

1. The proposed development together with any provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan and other applicable provisions of the Municipal Code including the finding that the use as proposed is consistent with the historic, rural, small town atmosphere of Calistoga.

Findings. Complies. The project site is designated in the City's 2003 General Plan Update as Planned Development. This designation is applied to major entrances to the City that have significant scenic vistas and sensitive environmental features. The proposed residential development is consistent with the General Plan vision for development within this Planned Development (i.e., one single-family residence). Furthermore, the proposed residential development is consistent with the Planned Development regulations adopted by the City Council on December 12, 2003 when the property was rezoned, and with the preliminary Design Review issued by the Planning Commission on July 9 and September 10, 2003, and all conditions of approval conveyed in Helmer Conditional Use Permit U 2003-12.

2. The site is physically suitable for the type and density of development proposed.

Findings. Complies. As amended herein, the proposed 7.37-acre (320,885 square feet) parcel is proposed to be developed with 15,842 square feet of lot coverage in multiple buildings (main house, pool house, green house), which represents 4,965 square feet more than the 10,877 square feet approved by the Helmer Conditional Use Permit U 2003-12. This proposed floor area is a small percentage (4.9%) of the entire site and is well below the maximum allowed site coverage of 25%.

3. The proposed development has been reviewed in compliance with the California Environmental Quality Act (CEQA), and the project will not result in detrimental or adverse impacts upon the public resource, wildlife or public health, safety and welfare.

Findings. Complies. The proposed expansion is within the impact threshold evaluated by the Mitigated Negative Declaration prepared for the original entitlement, UP 2003-12. The Negative Declaration includes analysis based upon consultant studies relative to the potential environmental impacts on biologic and cultural resources and on drainage. A Condition of Approval herein requires continued compliance with all Mitigation measures addressing all potentially significant environmental impacts identified as a result of these Consultant studies.

4. Approval of the Conditional Use Permit application will not cause adverse impacts to maintaining an adequate supply of public water and an adequate capacity at the wastewater treatment facility.

Findings. Complies. The proposed residential development will rely upon a well for water supply and a septic system for wastewater treatment. The County's Environmental Management Division (the City's health agency) will ensure that these systems are sufficient before a permit will be issued to construct the new home and accessory buildings. Therefore, this project will not have any impact upon the public water supply or treatment facility capacity.

5. The proposed development complements and enhances the architectural integrity and eclectic combination of architectural styles of Calistoga.

Findings. Complies. The architectural style of the proposed expansion of the residential development is identical to the style previously approved by the Planning Commission (UP 2003-12). The record for UP2003-12 conveys that Planning Commission generally accepted the design since Mt. Washington effectively screened the structures from public view on Silverado Trail and setting the structures further back from Chateau Calistoga will also help to reduce its scale. Furthermore, the proposed architectural style, detailing and use of colors has been determined to reflect the eclectic mix of architectural styles in Calistoga and does not conflict with the character of the surroundings, which are largely open with only the Briggs's Winery site developed of the five former Maxfield/Adams Beverage Company parcels.

ENVIRONMENTAL REVIEW

The proposed improvements are contained within previously disturbed site area as evaluated in the 2004 Mitigated Negative Declaration prepared for the original project. That Mitigated Negative Declaration identified the following primary environmental issues:

Air quality impacts. Mitigations to minimize dust during the construction phase of development will reduce the potential for adverse impacts to a less-than-significant level.

Biologic resources. A consultant was hired to evaluate the potential impacts to wetlands, potentially nesting birds and bats and the Western Pond Turtle. The consultant has coordinated mitigation efforts with the various regulatory state and federal agencies and has recommended mitigation measures that have been incorporated into the Negative Declaration and are anticipated to reduce the potential adverse impacts upon special species to a less-than-significant level.

Cultural resources. A consultant study was prepared and the Northwest Information Center of the California Historical Resources Information System has been consulted. No significant cultural resource artifacts were encountered which would indicate that the site qualifies for designation as a site of archaeological significance or protection as such. However, mitigation measures have been incorporated into the Negative Declaration to require that an archeologist shall be

on site during the grading phase of construction and specify the requirements should archaeological resources be discovered during the construction phase of development.

Drainage and hydrologic impacts. A drainage report has been prepared and mitigation measures that involve on-site improvements including berming and detention ponds have been incorporated into the Negative Declaration to reduce the potential adverse hydrologic impacts to a less-than-significant level.

As conditioned herein, all future construction activity associated with this use permit shall comply with the mitigation measures identified in the 2004 Mitigated Negative Declaration.

RECOMMENDATION

Based on the information and analysis contained in this report, staff recommends that the Planning Commission, after conducting a public hearing on the matter, adopt the attached resolution approving the similar use determination and Use Permit UP 2022-10 and Design Review DR 2022-3.

ATTACHMENTS

1. Resolution PC 2022-XX
2. Vicinity Map
3. Project Plans