

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: KEN MACNAB, SENIOR PLANNER

MEETING DATE: DECEMBER 9, 2009

SUBJECT: CONDITIONAL USE PERMIT (U 2009-06) AND DESIGN REVIEW (DR 2009-10) FOR CONSTRUCTION AND USE OF A NEW TEEN / ART CENTER IN LOGVY COMMUNITY PARK

REQUEST

1
2
3 Consideration of Conditional Use Permit and Design Review applications to allow
4 construction and use of a Teen / Art Center in Logvy Community Park located at
5 1401 N. Oak Street (APN 011-140-056) within the "P" (Public) Zoning District.
6 Proposed improvements include a 3,552 square foot Teen / Art Center building, a
7 manicured landscape area for passive activities, a gravel parking lot, and
8 sidewalk and landscaping improvements along N. Oak Street. A Mitigated
9 Negative Declaration has been prepared pursuant to the requirements of the
10 California Environmental Quality Act (CEQA).

BACKGROUND

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14 On May 1, 2007, the City Council approved a Phase 1 Recreation Facilities
15 Improvement and Implementation Plan. This plan included design and
16 construction of a Teen / Art Center building and Recreation Office / Programming
17 building at Logvy Community Park. The City retained the services of Kinzie &
18 Associates to design the Teen / Art Center and Recreation Office / Programming
19 buildings and to update the previously adopted Master Plan for Logvy
20 Community Park from its conceptual level to a more precise facilities planning
21 level. An advisory committee made up of elected and appointed officials, city
22 staff, recreation program service providers, and the project consultant was
23 formed to discuss the key recreation elements of the Logvy Park Master Plan
24 update and provide preliminary guidance and direction on the revised plan.

25
26 On December 6, 2007, a stakeholder meeting was conducted to review draft
27 alternatives for updating the Logvy Community Park Master Plan and receive
28 input. On January 10, 2008, a public meeting was held, attended by

29 approximately 30 members of the community and City staff. The overwhelming
30 response from the participants in the stakeholder meeting and the public meeting
31 was strong praise for the planning process and support for the revisions and
32 refinements to the Park Master Plan.

33
34 On October 6, 2009, the refinements resulting from this process, including
35 revisions to the Teen / Art Center and Recreation Office buildings were formally
36 incorporated into the Logvy Community Park Master Plan by the City Council.

37
38 **PROJECT DESCRIPTION**

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40 The proposed project is located on a 1.095 acre parcel located adjacent to the
41 Napa County Fairgrounds in the northern portion of Logvy Community Park (see
42 Attachment 1). The project consists of the following improvements:

- 43
44
- 3,552 square foot building (Teen / Art Center)
 - 896 square foot porch
 - 28 space gravel parking lot
 - Bike parking area
 - Manicured landscape area for passive activities
 - Curb, gutter and sidewalk improvements along N. Oak Street
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51 The Teen / Art Center building will house a game room with a computer and staff
52 alcove, a quiet activity room, and a storage room for after-school and weekend
53 Teen activities. Two classrooms, an office, and a storage room are provided for
54 day, evening and weekend arts programs for all age groups. The building also
55 includes a janitor room and men's and women's restrooms that will serve the
56 users of the building as well as outdoor users of this area of the park. A floor
57 plan of the building is illustrated Sheet A-5 of Attachment 5.

58
59 Site improvements include concrete sidewalks and landscaping of the outdoor
60 activity area north of the building and around the parking lot. The landscaping
61 improvements include 12 new trees, a grass playfield area, a bike parking area
62 and benches. Areas not landscaped as part of this phase of the Master Plan for
63 improvement of Logvy Community Park will be covered in bark mulch until future
64 facilities or improvements are constructed.

65
66 The proposed parking lot will initially be gravel with a concrete driveway apron. It
67 is envisioned that the parking lot will be paved as part of a future phase of park
68 facility improvements – most likely the construction of the Recreation
69 Office/Programming building. Four 15-foot high lighting standards will be
70 installed in the parking area to provide security lighting at night.

71

72 Street frontage improvements to be made as part of the project include
 73 installation of curb, gutter, sidewalk and landscaping along the site's N. Oak
 74 Street frontage, and installation of stop signs and crosswalks at the intersection
 75 of N. Oak Street and Washington Street.
 76

77 **SUMMARY OF LAND USE REGULATIONS**
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<i>Applicable Regulations – 1401 N. Oak Street</i>			
Development Criteria	Requirements	Proposed	Required Actions
General Plan Designation	Public/Quasi-Public: The Public/Quasi-Public designation applies to existing and planned public facilities such as parks and schools.	Use of Same Designation	None
Action A2, Objective OSC-4.2 Goal OSC-4, Open Space and Conservation Element	Continue to develop the Logvy Community Park as a recreational open space resource for the City, including a community swimming pool and other uses identified in the approved Master Plan.	Recreational: Teen / Art Center, pursuant to adopted Master Plan for Logvy Community Park	None
Design Review	New public development proposals	Teen / Art Center	PC Findings for Design Review Approval
Zoning	Public	Use of Same Designation	None
Uses Permitted w/ Use Permit	Parks, libraries, schools, community centers, museums, fairgrounds, churches	Teen / Art Center	PC Findings for Use Permit Approval
Minimum Lot Area	No minimum requirement.	1.095 acres	None
Maximum Floor Area Ratio (FAR)	0.80	0.07	None
Height	Maximum 30'	19'-0" at gable mid-point 24'-1" at roof peak	None
Minimum Setbacks – Main Building	Front: 20' Side Yard, Interior: 0' Rear: 0'	25'-6" 22'-6" to porch roof 72'-2"	None

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Parking	Logvy Community Park Master Plan Parking Study (W-Trans): 119 total spaces for all uses anticipated in Master Plan	110 (82 existing spaces + 28 proposed spaces)	None
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STAFF ANALYSIS

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A. Land Use

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The subject property is within the boundary of Logvy Community Park. The property is designated as Public/Quasi-Public on the General Plan Land Use Diagram and has a zoning designation of “P” (Public). The P Zoning District implements the Public/Quasi-Public land use designation. Action A2 under Objective OSC-4.2 (Goal OSC-4) of the Open Space and Conservation Element of the General Plan calls for continued development of Logvy Community Park as a recreational open space resource for the City, including a community swimming pool and other uses identified in the approved Master Plan. The proposed project is consistent with this action.

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95

Sections 17.06.020 (Design Review) and 17.23.020 (Uses Allowed in the Public Zoning District) of the Calistoga Municipal Code require Design Review and Use Permit approval by the Planning Commission for parks, community centers and other uses similar in nature. Staff finds that the proposed Teen / Art Center is a use that is similar to the uses specified in Section 17.23.020(A)(2) and is subject to Use Permit and Design Review approval. When approving a request for Use Permit and Design Review approval the Planning Commission must make specific findings regarding project compliance. Compliance with the required findings is discussed later in this staff report.

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B. Design

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Architecture

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The design of the Teen / Art Center building complements the visual character of the surrounding area by maintaining the park’s visual qualities and incorporating attractive architecture that reflects the rural heritage of the community. The building will be constructed with a pre-engineered steel frame, grey standing seam metal ‘cool’ roof, and champagne colored corrugated metal siding. Window frames and doors will be a deep green color. The windows on the east end of the building are designed to be able to function as display windows for artwork, along what will eventually be a pedestrian entry corridor to the adjacent activity area of the park between the Teen / Art Center building and the Recreation Office/Program building. The interior of the building will have stained sealed concrete floors throughout. Walls will be finished in gypboard.

118

119 Height

120 The project site is located in an area that is characterized by a mix of single-
121 family and multi-family development, a group home, large halls for events held at
122 the Napa County Fairgrounds, and the community swimming pool facility. The
123 height of the Teen / Art Center building, measured to the mid-point of the gable,
124 is approximately 19.0 feet (24.1 feet if measured to the peak of the roof) and is
125 within the 30 foot maximum. This height is compatible with heights of other
126 existing structures within the vicinity of the site. In addition, the building has been
127 sited and oriented to minimize visual disruption to views enjoyed by neighboring
128 uses.

129
130 Lighting

131 Four lighting standards, no greater than 15-feet in height and spaced according
132 to City standards, are being proposed in the 28-space parking lot. Six new wall-
133 mounted lighting fixtures would be installed along the northern building façade to
134 provide lighting at building entry/exits points and along the walkway. One new
135 wall-mounted fixture would be installed on the north side of the eastern building
136 façade. Nine new wall mounted fixtures would be installed in the porch area on
137 the south side of the new building. All proposed lighting fixtures will be hooded,
138 shielded or directed downward.

139
140 **C. Parking**

141
142 Parking demand for the entire Logvy Community Park project was estimated as
143 part of a Traffic Impact Study that was prepared in conjunction with Logvy
144 Community Park Master Plan updated by W-Trans. The analysis focused on
145 peak conditions utilizing use projections and facility area calculations. A peak
146 occupancy of 335 patrons is estimated to occur on a weekend day in July or
147 August when the pool is near capacity and a soccer tournament is taking place.

148
149 Using a vehicle occupancy ratio of three persons per vehicle for pool and soccer
150 patrons and 2.5 persons per vehicle for other uses, and with no deductions for
151 patrons travelling by foot or bicycle, the maximum parking demand for all uses
152 anticipated in the Master Plan is estimated to be 119 spaces. Currently there are
153 82 spaces available in the central portion of the park with an additional 28 spaces
154 to be constructed as part of the proposed project. Staff believes that the 110
155 parking spaces available for parking will be more than sufficient to meet the
156 parking demands of the Teen / Art Center - particularly in consideration of the
157 fact that it is likely to be a high percentage of users will either walk or bike to the
158 facility because they are younger/not yet old enough to drive.

159
160 **D. Operational Hours**

161
162 The Teen Center program portion of the facility is expected to be operated by a
163 contract provider. During the school year, Teen Center operating hours will be

164 afterschool and evening hours with occasional weekend programming. It is
165 anticipated that at least 25 to 30 teens will be participating on any given day.
166 During the summer, operating hours will be modified from the school year hours
167 based on need. Summer attendance is anticipated to be lower than during the
168 school year. On occasion, an evening event (such as a movie night or open
169 mike night) will be held. Such events may draw larger crowds. The Teen Center
170 space will also provide additional opportunities for cross programming during
171 non-teen hours.

172
173 The Art Center portion of the facility is also likely to be operated by a contract
174 provider. Art classes are anticipated to be scheduled in the two classrooms daily
175 to accommodate all age groups. Classes can be expected in the mornings, mid-
176 day and evening hours.

177
178 The operational hours or nature of activities in the Teen / Art Center have little
179 potential to be disruptive to nearby residences. The Teen / Art Center building is
180 located over 200 feet from the nearest residence on Washington Street and the
181 majority of activities will occur inside the building.

182
183 **E. Tree Removal**

184
185 Construction of the proposed Teen / Art Center project would require the removal
186 of 20 trees that are subject to protections under Title 19 of the Calistoga
187 Municipal Code (see Sheet A-1, Attachment 5). Pursuant to Title 19, the City's
188 Director of Public Works has determined that a replacement ratio of 3 new trees
189 or one 24-inch box size tree for each protected tree removed from the site would
190 serve as adequate mitigation. Mitigation Measure AESTH-1 of the adopted
191 Mitigated Negative Declaration for the Logvy Community Park Master Plan
192 Update sets forth a schedule for tree replacement plantings to mitigate the total
193 number of protected trees that will be removed to accommodate improvements
194 envisioned in the Master Plan, including the Teen / Art Center project.
195 Implementation of the required mitigation will occur as various phases of the
196 community park are constructed. For the Teen / Art Center phase of the Master
197 Plan, ten trees and two 24-inch box trees will be planted in accordance with the
198 requirements of Mitigation Measure AESTH-1. Additional replacement plantings
199 for protected trees removed to accommodate construction of the Teen / Art
200 Center project will be provided in subsequent phases of the community park
201 project.

202
203 **F. Community Resources Commission Review**

204
205 The Teen / Art Center project was presented to the Community Resources
206 Commission (CRC) for review and comment on November 18, 2009. The
207 CRC's discussion focused mainly on issues of energy efficiency. No major

208 concerns or issues were identified by the CRC for Planning Commission
209 consideration.

210

211 **G. Growth Management**

212

213 Section 19.02.050(H) of the Calistoga Municipal Code exempts public facilities
214 sponsored by the City of Calistoga from the City's Growth Management program.

215

216 **FINDINGS**

217

218 In addition to the above discussion, the analysis of this project includes reference
219 to the Findings for Use Permit Approval (CMC 17.40.070) and Design Review
220 Approval (CMC 17.06.040). These are discussed generally as follows:

221

222 **Findings for Use Permit Approval of the Teen / Art Center (CMC 17.40.070):**

223

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

229

230 Response: Action A2 under Objective OSC-4.2 (Goal OSC-4) of the Open
231 Space and Conservation Element of the General Plan calls for continued
232 development of Logvy Community Park as a recreational open space
233 resource for the City, including a community swimming pool and other
234 uses identified in the approved Master Plan. The proposed project is
235 identified in the recently updated Logvy Community Park Master Plan and
236 would further General Plan directives.

237

238 The scale and architecture of the Teen / Art Center is consistent with the
239 rural small-town atmosphere of Calistoga, employing design, colors, trim
240 and materials that evoke rural imagery and are reflective of the
241 community's rural heritage.

242

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

244

245 Response: The Teen / Art Center will be located within the boundary of
246 Logvy Community Park on property that is zoned for public uses. The
247 proposed location is central to the community and within walking distance
248 of nearby residents and schools. Adequate public services exist to serve
249 the proposed use, and no significant physical constraints exist that would
250 require unconventional or extraordinary construction methods.

251

252 3. The proposed development has been reviewed in compliance with the
253 California Environmental Quality Act (CEQA) and the project will not result
254 in detrimental or adverse impacts upon the public resources, wildlife or
255 public health, safety and welfare.
256

257 Response: The project has been analyzed pursuant to the requirements
258 of CEQA. Mitigation measures that would reduce potentially significant
259 environmental impacts to a level that would be less than significant have
260 been identified and will be incorporated into the design of the project or
261 implemented during project construction. A Mitigated Negative Declaration
262 has been prepared.

263 4. Approval of the use permit application will not cause adverse impacts to
264 maintaining an adequate supply of public water and an adequate capacity
265 at the wastewater treatment facility.
266

267 Response: The City's water system and wastewater treatment facility is
268 adequate to serve this project.
269

270 5. Approval of the use permit application shall not cause the extension of
271 service mains greater than 500 feet.
272

273 Response: Approval of this use permit application shall not cause the
274 extension of service mains greater than 500 feet.
275

276 6. An allocation for water and/or wastewater service pursuant to Chapter
277 13.16 CMC (Resource Management System) shall be made prior to
278 project approval. Said allocation shall be valid for one year and shall not
279 be subject to renewal.
280

281 Response: The current allocation for water and wastewater is sufficient to
282 accommodate the proposed Teen / Art Center use.
283

284 7. The proposed development presents a scale and design which are in
285 harmony with the historical and small-town character of Calistoga.
286

287 Response: The design of the proposed project is in harmony with the
288 historic and small-town character of Calistoga. The Teen / Art Center
289 building has been scaled appropriately in the context of its location and
290 style of architecture. The height is well under the maximum permitted
291 within the zoning district and is compatible with the heights of other
292 existing structures that are in close proximity to the site. The building has
293 also been sited and oriented in a manner that will minimize visual
294 disruption to views enjoyed by neighboring uses.
295

296 8. The proposed development is consistent with and will enhance Calistoga's
297 history of independent, unique, and single location businesses, thus
298 contributing to the uniqueness of the town, which is necessary to maintain
299 a viable visitor industry in Calistoga and to preserve its economy.

300
301 Response: This proposal does not involve approval of a commercial
302 business. Therefore, the finding is not applicable.

303
304 9. The proposed development complements and enhances the architectural
305 integrity and eclectic combination of architectural styles of Calistoga.

306
307 Response: The Teen / Art Center building complements the visual
308 character of the surrounding area by maintaining the park's visual qualities
309 and incorporating attractive architecture that reflects the rural heritage of
310 the community. The building will be constructed with a pre-engineered
311 steel frame, grey standing seam metal 'cool' roof, and champagne colored
312 corrugated metal siding. Window frames and doors will be a deep green
313 color. The proposed architecture and materials will reinforce and
314 complement the eclectic combination of architectural styles found within
315 the vicinity of the site and within the larger community.

316
317 **Findings of Conformance of Teen / Art Center with Design Review**
318 **Guidelines (CMC 17.06.040):**

319
320 1. The design shall be compatible with the existing development pattern with
321 regard to massing, scale, setbacks, color, textures, materials, etc.

322
323 Response: The project site is located in an area that is characterized by a
324 mix of single-family and multi-family development, a group home, large
325 halls for events held at the Napa County Fairgrounds, and the community
326 swimming pool facility. The proposed design incorporates materials,
327 textures and trim that is typical to the style of architecture being proposed
328 and compatible with other buildings in the vicinity. The perceived mass
329 and scale of the structure will be minimized by the building's placement
330 and orientation.

331
332 2. The design shall result in an appropriate site layout, orientation, and
333 location of structures, relationship to one another, open spaces and
334 topography.

335
336 Response: The proposed layout of the project is consistent with the layout
337 illustrated on the recently updated Logvy Community Park Master Plan.
338 The orientation and placement of the Teen / Art Center building has
339 considered its surroundings and has been designed to retain the park's
340 current open feel and minimize disruption to open views from nearby

341 residences. In addition, the project has been designed to accommodate
342 the construction and connection with future buildings and facilities
343 envisioned in the Master Plan for the community park.
344

345 3. The design shall provide a harmonious relationship of character and scale
346 with existing and proposed adjoining development, achieving
347 complementary style, while avoiding both excessive variety and
348 monotonous repetition.
349

350 Response: See comments under No. 1 above and Nos. 7 and 9 under the
351 Use Permit Findings for the Teen / Art Center.
352

353 4. The building design, materials, colors and textures shall be compatible
354 and appropriate to Calistoga, and the architectural design or structures
355 and their materials and colors shall be appropriate to the function of the
356 project.
357

358 Response: See comments under No. 1 above and Nos. 7 and 9 under the
359 Use Permit Findings for the Teen / Art Center.
360

361 5. The design shall provide for harmony of materials, colors, and composition
362 of those sides of a structure, which are visible simultaneously.
363

364 Response: Proposed materials, colors and architectural treatment have
365 been applied in a manner that will create visual harmony from any vantage
366 point where multiple building sides can be viewed simultaneously.
367

368 6. The design shall provide consistency of composition and treatment.
369

370 Response: The proposed design provides consistency in architectural
371 composition and treatment through four-sided application of primary
372 building materials, coloring, trim and other architectural features and
373 embellishments.
374

375 7. The design shall consider the location and type of planting with regard to
376 valley conditions, including the preservation of specimen and landmark
377 trees upon a site with proper irrigation to insure water conservation and
378 maintenance of all plant materials.
379

380 Response: The proposed site plan balances the interest of preserving
381 existing trees to the extent practicable with programmatic needs,
382 objectives and opportunities. Trees to be removed that have protections
383 under Title 19 of the Calistoga Municipal Code will be mitigated at a ratio
384 of 3-to-1 (or equivalent). New landscaping to be planted has been
385 selected in consideration of the native environment, site conditions and

386 climate. New plantings will be irrigated with reclaimed water from the
387 City's wastewater treatment plant.

388
389 8. The exterior lighting, design, signs and graphics shall be compatible with
390 the overall design approach and appropriate for the setting.

391
392 Response: Proposed exterior lighting consists of mix of free-standing and
393 wall mounted fixtures. All proposed lighting fixtures will be hooded,
394 shielded or directed downward to minimize potential light and glare
395 impacts on surrounding residences and the nighttime sky.

396
397 9. The design shall provide for improvement of existing site conditions,
398 including but not limited to signage, landscaping, lighting, etc., to achieve
399 closer compliance with current standards.

400
401 Response: The proposed design will improve existing site conditions by:
402 (1) adding a new sidewalk along the site's N. Oak Street frontage to
403 facilitate pedestrian circulation and connectivity in the vicinity; (2)
404 implementing traffic control changes at the intersection of N. Oak Street
405 and Washington Street to create a 3-way stop that will improve vehicle
406 and pedestrian safety; and (3) adding crosswalks at the intersection of N.
407 Oak Street and Washington Street to provide for safe pedestrian street
408 crossings.

409
410 10. The design promotes a high design standard and utilizes quality materials
411 compatible with the surrounding development consistent with and
412 appropriate for the nature of the proposed use.

413
414 Response: As described in the above findings, the proposed design
415 features and materials are compatible with development in the
416 surrounding area and will compliment the eclectic mix of architectural
417 styles found in Calistoga.

418
419 11. The design presents a responsible use of natural and reclaimed
420 resources.

421
422 Response: The proposed Teen / Art Center is situated in an existing
423 residential area and is within walking distance of many residents. The
424 Center is also located within a walkable distance from the elementary and
425 high school campuses. At this location, some potential patrons will have
426 the option to travel to the facility by means other than the automobile.

427
428 Window openings and operable roof vents have been designed in
429 consideration of solar orientation and use of more natural methods of
430 controlling interior climate conditions. The material and color of the

431 building roof have been selected with the intent of minimizing interior heat
432 gain.

433
434 New landscaping proposed to be installed as part of the project will be
435 irrigated with reclaimed water from the City's wastewater treatment plant.

436
437 Although not anticipated as part of the initial construction of the Teen / Art
438 Center building, the structure has been designed to support installation of
439 photo-voltaic panels on the roof.

440

441 **ENVIRONMENTAL REVIEW**

442

443 In accordance with the California Environmental Quality Act (CEQA), the City of
444 Calistoga Planning and Building Department has prepared an Initial Study for the
445 project. The Teen / Art Center project raised the potential for environmental
446 impacts in the following areas: aesthetics, air quality, archaeological resources,
447 biological resources, geology and soils, noise, public services, traffic and water
448 quality. Mitigation measures that would reduce potentially significant
449 environmental impacts to a level that would be less than significant were
450 identified and will be incorporated into the design of the project or implemented
451 during project construction.

452

453 A copy of the Initial Study and draft Mitigated Negative Declaration (Attachment
454 6) was sent to the State Clearinghouse for distribution to state agencies. The
455 state comment period for the environmental document was October 28, 2009, to
456 November 30, 2009. In addition, a Notice of Intent to Adopt a Mitigated
457 Negative Declaration was published in the Tribune on October 28, 2009, and
458 mailed to surrounding property owners within 300 feet of the subject site. The
459 notice provided 30 days for the public to comment on the draft Mitigated Negative
460 Declaration. Staff also extended an invitation to representatives of the Mishewal
461 Wappo tribe to consult on the project.

462

463 Staff has received the following comments in response to these notices:

464

465 1. Mishewal Wappo Tribe. Scott Galbadon, Chair of the Mishewal Wappo
466 Tribe, requested in a phone conversation on November 4, 2009, that all
467 ground disturbing activities during project construction be monitored.

468

469 *Comment: Staff advised Mr. Galbadon that Mitigation Measure V-C*
470 *of the Mitigated Negative Declaration requires that a professional*
471 *archaeologist be retained to observe construction during all ground*
472 *disturbing activities. Mr. Galbadon was satisfied with this*
473 *requirement.*

474

- 475 2. California Department of Fish and Game. The California Department of
476 Fish Game has advised that a California Endangered Species Act (CESA)
477 Permit must be obtained if the project has the potential to result in a “take”
478 of species or animals listed under CESA (Attachment 7).
479

480 *Comment: Mitigation Measures IV-A and IV-B of the Mitigated*
481 *Negative Declaration require pre-construction surveys to ensure*
482 *there is no disruption or take of special status bats (if any) and no*
483 *disruption or take to nesting raptors (if any). If evidence of the*
484 *presence of special-status bats or nesting raptors is found, the*
485 *Department of Fish and Game will be consulted prior to*
486 *commencement of construction activities.*
487

488 CEQA requires the lead agency to consider the environmental document in
489 conjunction with the comments received. If the comments contain substantial
490 evidence supporting a fair argument that the project may actually produce
491 significant environmental impacts, the lead agency must find a way to mitigate
492 the impacts to a level of insignificance, and then recirculate a revised proposed
493 negative declaration or prepare an EIR.
494

495 Staff finds that the issues raised in these comments will be addressed through
496 the proposed mitigation measures and that no modifications and/or further action
497 is required.
498

499 **RECOMMENDATIONS**

501 A. Staff recommends that the Planning Commission adopt Planning
502 Commission Resolution PC 2009-29 adopting a Mitigated Negative
503 Declaration based on the Initial Study that has been prepared for the
504 Logvy Community Park Teen / Art Center project.
505

506 B. Based on the above findings, staff recommends that the Planning
507 Commission adopt PC Resolution 2009-30 approving Conditional Use
508 Permit (U 2009-06) and Design Review (DR 2009-10) to allow
509 construction and use of a Teen / Art Center in Logvy Community Park
510 located at 1401 N. Oak Street (APN 011-140-056) within the “P” (Public)
511 Zoning District, subject to conditions of approval.
512

513 **SUGGESTED MOTIONS**

514 **Environmental Review**

515 I move that the Planning Commission adopt Planning Commission Resolution PC
516 2009-29 adopting a Mitigated Negative Declaration based on the Initial Study that
517 has been prepared for the Logvy Community Park Teen / Art Center project.
518
519

520

521 Conditional Use Permit and Design Review

522

523 I move that the Planning Commission adopt Resolution PC 2009-30 approving
524 Conditional Use Permit (U 2009-06) and Design Review (DR 2009-10) allowing
525 construction and use of a Teen / Art Center in Logvy Community Park located at
526 1401 N. Oak Street (APN 011-140-056) within the "P" (Public) Zoning District,
527 subject to conditions of approval.

528

529 NOTE: The applicant or any interested person is reminded that the Calistoga
530 Municipal Code provides for a ten (10) calendar day appeal period. If there is a
531 disagreement with the Planning Commission, an appeal to the City Council may be
532 filed. The appropriate forms and applicable fee must be submitted prior to 5:00
533 p.m. on or before the tenth calendar day following the Commission's final
534 determination.

535

536 ATTACHMENTS

537

- 538 1. Vicinity Map and Site Photographs
- 539 2. Draft PC Resolution 2009-29 adopting a Mitigated Negative Declaration
540 for the Teen / Art Center project.
- 541 3. Draft PC Resolution 2009-30 approving Conditional Use Permit (U 2009-
542 06) and Design Review (DR 2009-10) applications for construction and
543 use of a Teen / Art Center in Logvy Community Park.
- 544 4. Logvy Community Park Master Plan Graphic
- 545 5. Site Improvement Plans for Teen / Art Center Project
- 546 6. Draft Initial Study and Mitigated Negative Declaration
- 547 7. Correspondence received from California Department of Fish & Game
548 dated November 18, 2009.

549