

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, ASSOCIATE PLANNER

MEETING DATE: JUNE 23, 2010

**SUBJECT: HIGHLANDS CHRISTIAN FELLOWSHIP
970 PETRIFIED FOREST ROAD (APN 011-360-030)**

REQUEST

1
2
3 Consideration of Variances (VA 2010-02), Conditional Use Permit (U 2010-01) and
4 Design Review (DR 2010-02) applications, requested by Upper Valley Ministries, to
5 allow the construction and operation of a church, pre-school and kindergarten on the
6 property located at 970 Petrified Forest Road (APN 011-360-030) within the “RR”, Rural
7 Residential Zoning District. Variances are being requested to allow parking to be located
8 within the front, side and rear yard setbacks and within the street and highway setback as
9 established pursuant to Section 17.56.030(E) of the Calistoga Municipal Code. A
10 Variance is also being requested to exceed the established height limitation.

BACKGROUND & PROJECT DESCRIPTION

11
12
13
14 Upper Valley Ministries is a California non-profit religious corporation doing business as
15 Highlands Christian Fellowship (the Church) and Highlands Christian Preschool (the
16 Preschool). In this narrative and attached documents, the terms Upper Valley Ministries
17 and Highlands Christian Fellowship may be used interchangeably and should be read as
18 including the total involvement of the organization including Church and Preschool,
19 unless otherwise specified. Operations are currently conducted in four separate facilities
20 in Calistoga: Church services, mainly on Sundays in Calistoga Elementary School;
21 Preschool in a combination residential and long-time preschool location at 1411 Fourth
22 Street; Administrative offices and church-related activities at 1407 Washington Street;
23 and Youth Group meetings and special occasions in the Calistoga Community Center.

24
25 Attendance at Sunday worship services is about 100 and growing; preschool attendance is
26 limited by space to 21 full-time spaces, Monday through Friday, but because some do not
27 require the full five days, a total of 35-40 students can be accommodated on a part-time
28 basis. The Youth Group serves teens beyond the families of the church and is growing
29 steadily. Special occasions in the Community Center are limited to the building's

30 occupancy limit. The Ministry Center on Washington Street is also fully utilized. In
31 summary, the activities have reached or are steadily approaching capacity in these rented
32 facilities and the organization desires to build a facility to accommodate all our regular
33 activities in one location on the property that they own located at 970 Petrified Forest
34 Road (PFR) in Calistoga.

35
36 A similar version of this project was considered and approved by the City Council in
37 April of 2007 as the result of an appeal of the Planning Commission's approval in
38 February 2007. However, since no activity has occurred on the property the land use
39 entitlements have expired. Since expiration the project has been modified to its current
40 rendition. Following are discussions of matters pertaining to the revised land use
41 entitlement requests (Variances, Conditional Use Permits and Design Review). Insofar
42 as practicable, subjects are titled for convenience.

43
44 Site and Building Description

45
46 The objective is to provide an architectural design worthy of its purpose and one that will
47 complement the rural setting and present a quite welcoming image at this significant
48 gateway to the City. The buildings will be functional, distinctive and attractive. The
49 main building has a gable with wood style lap siding walls. The windows have cap
50 moldings and are flanked with shutters. The lobby storefront is enhanced by wood
51 columns and covered entry. A patio courtyard is located at the lobby entrance with bench
52 seating and landscaping to create a welcoming atmosphere.

53
54 The site is APN 011-0360-030 on PFR approximately 100 yards southwest of Foothill
55 Blvd. (State Highway 128). It is a vacant 2.52 acre site sloping gently southeastward. It
56 is zoned "RR", Rural Residential. The land to the north and west is residential; Calistoga
57 Towing is to the east and a vacant lot is to the south across PFR.

58
59 Construction

60
61 Construction is planned for an approximately 5,660 square foot building with integral
62 multi-purpose auditorium, preschool, kindergarten, and related site improvements with
63 the ability to expand at a future date through an amended Conditional Use Permit. The
64 preschool will be 826 square feet and will provide for 24 students. Kindergarten for 24
65 will be conducted in the auditorium with portable equipment used to accommodate the
66 week day needs.

67
68 Parking

69
70 The project will have joint utilization of parking. For instance, the preschool hours do
71 not coincide with regular church use and will not compete for parking space. The
72 parking lot surface will be asphalt with concrete curbing as needed. About 117 spaces are
73 planned throughout; 77 standard, 35 compact, and 5 handicap.

74

75

76 Traffic

77

78 The traffic situation has been studied by W-trans. A left turn lane and merge lane have
79 been designed into the street section at the direction of the Public Works Department. It
80 is significant that the peak hours of most church use will not occur during peak traffic
81 commute hours. The study supports the conclusion that the existing traffic plus that
82 generated by the church could be accommodated safely by the proposed modifications of
83 PFR.

84

85 During construction document design stage, the exact widening required for PFR
86 pavement versus the clearance needed for the utility poles along the road will be
87 determined.

88

89 Fire Protection

90

91 The buildings will have fire alarm and fire sprinkler systems.

92

93 Drainage

94

95 There will be no rainwater run-off from the Pestoni Subdivision to the north, but there is
96 some from residential hillside property to the west. About three acres from this property
97 slopes toward the church's lot and is concentrated into a 12" culvert under a private
98 driveway. It discharges into a swale and sheet-flows southeastward along with other
99 drainage. The site has a positive southeastward slope without the need of major grading
100 so drainage flows toward the southeast corner into the roadway ditch and then into a
101 culvert under PFT toward Cyrus Creek. Construction documents will specify provision
102 for sediment control to protect Cyrus Creek. Bio swales located in the middle side and
103 front of the property will collect run off from parking lot and direct it to a culvert under
104 PFR to Cyrus Creek.

105

106 The site is located in Calistoga Flood Zone Category 'X', which is the least likely to
107 flood within the city limits. Preliminary hydrology calculations based on 100-year event
108 indicates the total run-off can be adequately managed through an 12" culvert. A final
109 hydrology study and calculations will be submitted with the Site Improvement Plans.

110

111 Public Utilities

112

113 A 2" and an 8" water line are currently stubbed-out to the church's property as a result of
114 the recently constructed 14" water main that was extended from Foothill along PFR.
115 With the assistance and cooperation of both the City and Robert Pestoni, arrangements
116 were made for an easement and 6" sanitary sewage lateral from the north side of the site
117 to an 8" sewer main in the Pestoni Subdivision (Highland Ct.).

118

119 All on-site utilities will be underground, with exception to new electrical drops.

120

121 Landscaping

122

123 Landscaping has been designed to blend with the natural rural background of the site and
124 complement the design features of the site, its buildings and purpose.

125

126 There are no existing trees on site. There are a few protected oaks that exist along the
127 project's frontage with the public right of way. The proposed landscape has drought
128 tolerant plants and shade trees that are indigenous to the area. A well is planned for
129 irrigation and to reduce the demand on City water. A permit to drill a cold water well
130 will be requested after entitlements are obtained and design sufficiently established so
131 that a desired location can be determined.

132

133 Signage, Fencing and Miscellaneous

134

135 A monument sign will be proposed and plans will be submitted for a separate signage
136 permit. The trash dumpster will be screened with a six-foot wood enclosure large enough
137 for recycling. Electric transformer and HVAC equipment will be screened with
138 landscape per PG&E and manufacturer specifications. Calistoga Towing has a 7'
139 wooden fence adjacent to most of the eastern property line and the Blakeley's property to
140 the southwest has a 6' welded wire fence adjacent to the church property.

141

142 **STAFF ANALYSIS & DISCUSSION**

143

144 **A. Land Use**

145

146 The General Plan land use designation for the property is Rural Residential – Hillside.
147 The General Plan also has the property identified within one of the Entry Corridors,
148 "Entry Corridor 6: Petrified Forest Road".

149

150 The purpose of the Entry Corridor Overlay is to make certain that the "country town"
151 appearance of Calistoga will be preserved "by ensuring that new development is of a
152 scale subordinate to the agricultural uses of properties located at these entry corridors."
153 All development in this area is required to incorporate features to achieve this goal.

154

155 Listed below are the features that would apply to this project:

156

- 157 • *Setbacks shall be wide in order to preserve rural characteristics and shall be*
158 *landscaped with trees, vineyards and/or native vegetation.*

159

160 The proposed site plan has accomplished this goal by placing the main building on the
161 west side of the property. This location has the backdrop of the hill to the west. The

162 project will preserve the oak trees along Petrified Forest Road. The building setback at
163 this location is over 100 feet from the improved roadway. The landscape plan reinforces
164 this with use of native plants and trees throughout the site, mixed with non-natives that
165 also have a low water demand. The location of the trees and shrubs along a drainage
166 swale next to Petrified Forest Road, will soften views of the parking lot from the public
167 street.

168
169 • *Walls, fences and berms included in landscaping should incorporate materials*
170 *and design that blend harmoniously with the surrounding landscape.*

171
172 The landscaping plan maintains the rural qualities of the site and surroundings by
173 reducing the amount of walls, fencing and berms. With exception to the existing fencing
174 located on the adjoining properties and the fencing necessary to secure the play area, no
175 other fencing, walls or hedges are planned.

176
177 • *Existing orchards and stands of mature trees shall be maintained or replaced with*
178 *similar vegetation.*

179
180 There are no orchards or stands of trees located on the site. However, the property street
181 improvements and site development has been planned to preserve the large oak trees
182 located within the Petrified Forest right-of-way.

183
184 • *Unique natural features shall be preserved and remain visible.*

185
186 The site is flat and contains annual grasses. No unique features exist on the site. No
187 unique off-site features will be disturbed by this project.

188
189 • *New buildings should reflect small-scale, low-rise design characteristics with an*
190 *understated visual appearance, and should maintain existing small-town and*
191 *open space qualities.*

192
193 The proposed building is approximately 5,660 square feet of a 2.51 acre parcel,
194 comprising only 5.2 percent of the site area. Further, the building is one-story with the
195 projections leading gradually up to the auditorium building. Placement of the building on
196 the site against the backdrop of the hill to the west gives a proper setting consistent with
197 its transitional rural setting. The ample landscaping, protection of the adjacent large oaks
198 and clustering of open space on the west end preserves the small-town rural and open
199 space qualities.

200
201 • *Parking areas should not be visible from the entry corridor roadway.*

202
203 The parking area is only visible for a brief moment after the large oaks are passed
204 traveling east. Heading west the parking area is only visible after the 6-foot wooden fence
205 is passed. This situation requires that the frontage improvements along Petrified Forest

206 Road be designed to screen the parking lot. Strategically placed shrubs and trees will be
207 planted along the frontage and at the driveway entry to reduce visibility. Within the
208 parking lot landscape islands are placed to further reduce the parking lot visual impact.

209
210 • *All development within designated entry corridors shall be subject to design*
211 *review.*

212
213 This project is subject to design review along with the use permit review. The design
214 review guidelines contain in Chapter 17.06 of the Calistoga Municipal Code are
215 discussed further herein.

216
217 Furthermore, staff has conducted an evaluation and finds that the project is consistent
218 with the “RR”, Rural Residential Zoning District development standards with exception
219 to the parking and building height requirements. As such, the property owner’s have
220 requested Variances to allow parking within the setbacks and to allow the structure to
221 exceed the allow height. In general, staff finds that these Variances can be supported as
222 shown in the attached Draft Resolutions 2010-10 & 11.

223
224 **B. Traffic and Circulation**

225
226 The project is located along Petrified Forest Road and is supported by a roadway network
227 consisting of Petrified Forest Road, Foothill Boulevard and Lincoln Avenue.

228
229 A traffic study was originally prepared and finalized for the project in 2004, by W-trans.
230 An Updated Traffic Impact Study was prepared in March of 2010 based upon the revised
231 project. The analysis reviewed the project’s potential impacts at three intersections and
232 on one street segment. Per the findings of the Traffic Impact Study (dated March 31,
233 2010), the project will generate weekday vehicle trips as a result of the private preschool
234 and kindergarten and weekend vehicle trips as a result of the church. The school will
235 result in 398 daily trips, including 65 during the AM peak hour and 43 during the
236 weekday peak hour. The church will result in 506 Sunday daily trips, including 202
237 during the Sunday AM peak hour.

238
239 *Special Events*

240
241 The Traffic Study assumed that no special events, evening school events or recreational
242 leagues would occur during peak traffic conditions and potential traffic impacts resulting
243 from these activities were not analyzed in the study. In the absence of this analysis,
244 traffic impacts from these activities are considered to be potentially significant. The Use
245 Permit for this project should restrict these activities during peak traffic periods.
246 Alternatively, the Traffic Study could be amended to analyze whether these activities
247 would have a significant impact on peak hour traffic.

248

249 Staff recommends that the Planning Commission incorporate and establish a process
250 through which the Planning and Building Department and/or Planning Commission may
251 review and approve special events and/or activities that may occur during peak traffic
252 periods and/or activities that were not analyzed in the study. Staff recommends the
253 following condition of approval to address this issue.

254

255 *An administrative use permit shall be obtained from the Planning and Building*
256 *Director for any use if any of the following circumstances are anticipated:*

257

258 a. *Traffic generation will exceed the following peak hour limitations:*

259

260 *Monday – Friday (7:00am to 9:00am) or (4:00pm to 6:00pm, except*
261 *Friday): 350 persons inbound or outbound*

262

263 *Saturday (11:30am to 1:30pm): 350 persons inbound or outbound*

264

265 b. *Friday- (4:00pm to 6:00pm): any special event*

266

267 c. *A special event of greater than building occupancy limit is to occur.*

268

269 *Right of Way Improvements*

270

271 As designed and as identified in the Traffic Study, improvements are proposed and/or
272 recommended based on the existing and proposed conditions. These improvements
273 include; 1) a center turning lane, and 2) pedestrian safety and accessibility pathway is
274 warranted from the proposed driveway east to the property for future connection.

275

276 In addition to the impacts discussed in the Traffic Study, the project will be required to
277 conform to the Calistoga Municipal Code (CMC). Petrified Forest Road is classified as
278 an Arterial Street in the General Plan. Section 12.040.110(A) of the Calistoga Municipal
279 Code states:

280

281 *“A. Arterial Street Section. The arterial street section shall have an 84-foot*
282 *right-of-way, a four-foot public utility easement on each side between the*
283 *right-of-way line and the sidewalk and a six-foot sidewalk on each side with*
284 *vertical curb and gutter. The roadway section shall be 64 feet between curb*
285 *faces to comprise a 14-foot parking-bicycle lane, a 12-foot traveled lane, a*
286 *12-foot turning lane, a 12-foot traveled lane, and a 14-foot parking-bicycle*
287 *lane.”*

288

289 The applicant has proposed a street section that is reduced from that required by the
290 Calistoga Municipal Code. City Staff has suggested that a roadway section of lesser
291 improvements than that required by the CMC Arterial Street Section may be appropriate,
292 and, specifically, elimination of the on-street parking and transitioning from the Entry

293 Corridor to the rural conditions to the west are supported. The CMC provides flexibility
294 for implementing a different roadway section at this location. Upon concurrence with the
295 Planning Commission that special circumstances exist to warrant design flexibility, a
296 roadway cross section as preliminarily designed by Douglas Sterk dated March 24, 2010
297 shall be implemented.

298
299 Given this recommendation, Staff specifically recommends that the following condition
300 be incorporated into this project's approval in order to satisfy the Municipal Code
301 requirements.

302
303 *“Prior to certificate of occupancy, public improvements shall be designed and*
304 *constructed in a manner generally consistent with those improvements depicted*
305 *on the Sterk Engineering, Inc. plans dated March 24, 2010. The required*
306 *improvements shall include, but should not be limited to, the following:*

307
308 *Petrified Forest Road shall be constructed to a 34-foot half width roadway cross*
309 *section which will include a 4-foot paved shoulder, 12-foot deceleration lane, 12-*
310 *foot wide travel way and half of a 12-foot center turn lane. The frontage*
311 *improvements shall also include a pathway from the eastern property line to the*
312 *driveway and the appropriate curbing and drainage improvement subject to the*
313 *review and approval of the City Engineer.*

314
315 Thus, this condition would require the applicant to design and construct these
316 improvements to Petrified Forest Road prior to occupancy.

317
318 In addition to the aforementioned criterion, this project must also conform to Section
319 17.10.030 of the Calistoga Municipal Code. Section 17.10.030 requires the payment of
320 \$57.75 per vehicle trip to fund roadway improvements at the intersection of SR 128
321 (Foothill Boulevard) and Petrified Forest Road.

322
323 **E. Parking**

324
325 Sunday Morning Parking Demand:

326
327 The auditorium will have approximately 1,407 square feet of floor area with open seating
328 that could accommodate about 176 seats. The Chapter 17.36 of the Calistoga Municipal
329 Code requires 1 parking space for every 35 square feet of open seating. This amounts to a
330 parking demand of 40 parking spaces. The parking plan provides approximately 117
331 parking spaces.

332
333 The remaining square footage constructed will be office and classrooms that will be used
334 for accessory and incidental purposes during church services. This means, for instance,
335 that the children attending classes will have their parent(s) attending worship services.

336 The use of the classroom/offices will not affect the parking demand during church service
337 hours.

338

339 Monday through Friday Parking Demand:

340

341 Pre-school – the initial 24 students requires 5 parking spaces for the student demand and
342 3 for teachers for a total demand of 7 parking spaces. When the enrollment increases in
343 the future to 48 students, the parking demand increases to 14 parking spaces.

344

345 Kindergarten – 24 students requires 5 parking spaces for the student demand and 2 for the
346 teachers for a total of 7 parking spaces.

347

348 Using the above, the mid-week parking demand is 14 parking spaces. During this time,
349 there are approximately 117 parking spaces available.

350

351 Section 17.36.040 CMC provides for joint utilization of parking spaces when the hours of
352 operation do not overlap. As typical of a church property with multiple uses, the Sunday
353 morning parking demand is the greatest of the uses. Hence, only 117 parking spaces are
354 required and not the sum of all the uses.

355

356 However, due to the number of parking required, design standards and the size of the lot,
357 Variances are being requested to allow a portion of the parking to be located within the
358 front, side and rear yard setbacks. See the Variance findings section below for further
359 discussion on this request.

360

361 **F. Growth Management**

362

363 On May 17, 2010 the Planning and Building Director granted a non-residential Growth
364 Management Allocation (GMA 2010-10). The total water and wastewater capacity
365 needed for this project is 3.63 ac-ft/year of water and 0.558 ac-ft/year of wastewater.
366 Prior to building permit issuance, the applicant will be required to pay the water and
367 wastewater service connection fee at the rate in affect at the time the building permit is
368 issued. Additionally, should a well be installed that provides adequate water supply for
369 irrigation purposes, the water allocation may be reduced subject to the review and
370 approval of the Public Works Department.

371

372 **G. Utilities**

373

374 Water and wastewater are available to the property via service laterals, which have
375 previously been stubbed-out to the site. Currently, there is both a 2” and an 8” water
376 lateral extending from the existing 14” water mainline located within the Petrified Forest
377 right-of-way. A 6” sewer lateral has been installed with easements through the Pestoni
378 Subdivision (Highland Ct.) to the northwest. This lateral enters the sewer main located
379 within the Highland Court right-of-way, which leads to the sewer mainline located within

380 the Foothill Boulevard/Hwy 128 right-of-way. A condition of approval has been
381 incorporated requiring the project to connect to these city utility systems subject to the
382 review and approval of the Public Works Department.

383
384 Additionally, the Developer of the adjoining Pestoni Subdivision (Highland Ct.) recently
385 improved the sanitary sewer lift station at the Cyrus Creek crossing to accommodate
386 additional flows. This improvement was necessary to allow additional sewer connections
387 up stream of the lift station and benefits many properties in the area. The Developer is
388 nearing completion of a reimbursement agreement that stipulates the Church's benefit
389 value. As such, a condition has been included requiring Highlands Christian Church to
390 contribute to the improvement as follows:

391
392 *Prior to occupancy, the applicant shall either provide acceptable reimbursement*
393 *to the Developer of the Pestoni Subdivision (Highland Ct.) for the sanitary sewer*
394 *lift station improvements made at Cyrus Creek crossing, or provide security*
395 *bonding for anticipated costs in a reimbursement agreement that is currently*
396 *pending approval.*

397
398 **H. Health and Safety**

399
400 The proposed layout of the building includes a kitchen. Therefore, permits are required
401 from the Napa County Department of Environmental Management.

402
403 The Fire Department has reviewed the application and, as previously noted, a fire
404 sprinkler system is required. Therefore, prior to occupancy an automatic fire sprinkler
405 system shall be approved by the Fire Department and installed. In addition, a fire hydrant
406 and connection shall also be provided subject to the review and approval of the Fire
407 Department.

408
409 **ENVIRONMENTAL REVIEW**

410
411 On April 17, 2007 the City Council adopted a Mitigated Negative Declaration for this
412 project. However, overtime the project has changed. As such, in accordance with the
413 California Environmental Quality Act (CEQA), the City of Calistoga, Planning and
414 Building Department the prepared an Initial Study/CEQA Checklist and Subsequent
415 Mitigated Negative Declaration for the revised project. Potentially significant impacts to
416 aesthetics, air quality, biological resources, cultural resources, hydrology/water quality,
417 noise and transportation/traffic were identified. The applicant has agreed to incorporate
418 the mitigation measures; therefore, the Planning and Building Department determined
419 that the proposed project as amended by mitigation measures would not have a
420 significant adverse impact on the environment. The Initial Study/Subsequent Mitigated
421 Negative Declaration was sent to the State Clearinghouse for distribution to state
422 agencies. The comment period for the environmental document was May 21 to June 21,
423 2010. Both a Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration and

424 a Notice of Public Hearing were sent to all property owners within 300 feet of the subject
425 site. The notice advised of the public comment period and that additional comments
426 would be taken at the public hearing. Prior to any project approvals, the Planning
427 Commission will need to adopt the Subsequent Mitigated Negative Declaration. CEQA
428 requires the lead agency to consider the environmental document in conjunction with the
429 comments received. No public comments have been received to date.

430

431 **PUBLIC COMMENTS:**

432

433 The public comment period ends June 21, 2010. At the current time, no public or agency
434 comments have been received regarding this project.

435

436 **FINDINGS**

437

438 To reduce repetition, all of the necessary findings are contained in each of the respective
439 Resolutions, see attached.

440

441 **RECOMMENDATIONS**

442

443 Staff recommends that the Planning Commission take the following actions:

444

445 A. Staff recommends that the Planning Commission adopt Resolution PC 2010-09
446 adopting a Subsequent Mitigated Negative Declaration, finding that with the
447 inclusion of mitigation measures, the project will not have a significant adverse
448 impact on the environment.

449

450 B. Staff is recommending that the Planning Commission adopt Resolution PC 2010-
451 10 approving Variances allowing parking within the front, side and rear yards and
452 within the highway and street setbacks on the property located at 970 Petrified
453 Forest Road (APN 011-360-030) within the "RR", Rural Residential Zoning
454 District, based upon the findings and subject to conditions of approval contained
455 in the Resolution.

456

457 C. Staff is recommending that the Planning Commission adopt Resolution PC 2010-
458 11 approving a Variance allowing a building height of up to 27 feet on the
459 property located at 970 Petrified Forest Road (APN 011-360-030) within the
460 "RR", Rural Residential Zoning District, based upon the findings and subject to
461 conditions of approval contained in the Resolution.

462

463 D. Staff is recommending that the Planning Commission adopt Resolution PC 2010-
464 12 approving a Conditional Use Permit and Design Review allowing the
465 construction and operation of a 5,660 square foot church, pre-school and
466 kindergarten on the property located at 970 Petrified Forest Road (APN 011-360-

467 030) within the “RR”, Rural Residential Zoning District, based upon the findings
468 and subject to conditions of approval contained in the Resolution.

469

470 **SUGGESTED MOTIONS**

471

472 Subsequent Mitigated Negative Declaration

473

474 I move that the Planning Commission adopt Resolution PC 2010-09 adopting a
475 Subsequent Mitigated Negative Declaration finding that the project, with the
476 incorporation of mitigation measures, will not have a significant adverse impact on the
477 environment.

478

479 Parking Variances

480

481 I move that the Planning Commission adopt Resolution PC 2010-10 approving Variances
482 allowing parking within the front, side and rear yards and within the street and highway
483 setback as established pursuant to Section 17.56.030(E) of the Calistoga Municipal Code
484 all on the property located at 970 Petrified Forest Road (APN 011-360-030) within the
485 “RR”, Rural Residential Zoning District, based upon the findings and subject to
486 conditions of approval contained in the Resolution.

487

488 Building Height Variances

489

490 I move that the Planning Commission adopt Resolution PC 2010-11 approving a
491 Variance allowing a building height of up to 27 feet on the property located at 970
492 Petrified Forest Road (APN 011-360-030) within the “RR”, Rural Residential Zoning
493 District, based upon the findings and subject to conditions of approval contained in the
494 Resolution.

495

496 Conditional Use Permit and Design Review

497

498 I move that the Planning Commission adopt Resolution PC 2010-12 approving a
499 Conditional Use Permit and Design Review allowing the construction and operation of a
500 5,660 square foot church, pre-school and kindergarten on the property located at 970
501 Petrified Forest Road (APN 011-360-030) within the “RR”, Rural Residential Zoning
502 District, based upon the findings and subject to conditions of approval contained in the
503 Resolution.

504

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

510

511 **ATTACHMENTS**

- 512
- 513 1. Draft Planning Commission Resolution PC 2010-09, Subsequent Mitigated
- 514 Negative Declaration
- 515 2. Draft Planning Commission Resolution PC 2010-10, Parking Variances
- 516 3. Draft Planning Commission Resolution PC 2010-11, Building Height Variance
- 517 4. Draft Planning Commission Resolution PC 2010-12, Conditional Use Permit and
- 518 Design Review
- 519 5. Updated Traffic Impact Study dated March 31, 2010
- 520 6. Arborist Report & requirements dated March 3, 2010
- 521 7. Landscape Specimen Photos
- 522 8. Preliminary Landscape Plan
- 523 9. Architectural Plan Set received January 25, 2010
- 524 10. Engineered Plan Set dated March 24, 2010
- 525

526 *The Initial Study and Subsequent Mitigated Negative Declaration is Available Upon*

527 *Request at the Planning and Building Department, 1232 Washington Street, City of*

528 *Calistoga*