

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2011-06**

A RESOLUTION APPROVING DESIGN REVIEW (DR 2011-01) TO ALLOW MODIFICATIONS TO A LEGAL NON-CONFORMING STRUCTURE (FOURPLEX) LOCATED AT 800 WASHINGTON STREET (APN 011-223-002) HAVING TWO DISTINCT ZONING DISTRICTS; A “CC-DD”, DOWNTOWN COMMERCIAL - DESIGN DISTRICT AND “R3”, RESIDENTIAL/PROFESSIONAL OFFICE DISTRICT

1
2 **WHEREAS**, William and Rita Squire are the owners of the subject property; and
3

4 **WHEREAS**, three separate residential structures currently exist on the property
5 containing fourteen (14) dwelling units. There is also one small laundry and a pump house for a
6 geothermal well that is presently not in use. In 2007 and 2008 the owners rehabilitated Building
7 ‘B’, a fourplex, since the structure was in desperate need of repair. Building ‘A’ and ‘C’ are
8 also aging and into a state of disrepair. Building ‘A’, also a fourplex, has significant structural
9 failure and degradation; and
10

11 **WHEREAS**, William Squire submitted a Design Review request on January 24, 2011
12 contemplating reestablishing the existing legal non-conforming structure, Building ‘A’, with
13 either 1) a new two story structure including two one-bedroom units and two studio units or 2) a
14 new two story structure including four two-bedroom apartments on the property; and
15

16 **WHEREAS**, since the structure is located in the “DD”, Design District; Chapter
17 17.06.020 of the Zoning Ordinance requires design review because the project involves
18 modifications to a multifamily development;
19

20 **WHEREAS**, the Planning Commission considered the request at its regular meeting on
21 February 9, 2011. Prior to taking action on the application, the Planning Commission received
22 written and oral reports by the staff, and received public testimony;
23

24 **WHEREAS**, the action taken by the Planning Commission was to approve the proposed
25 Design Review to allow modifications to the property reestablishing Building ‘A’ with a two
26 story four-unit multifamily building subject to the Conditions of Approval, attached herein; and
27

28 **WHEREAS**, the Planning Commission adopted the following findings as part of its
29 deliberations on the project:
30

31 A. The extent to which the proposal is compatible with the existing development pattern
32 with regard to massing, scale, setbacks, color, textures, materials, etc.;

33
34 Finding: The proposed massing, scale, setbacks, and architectural design of the apartment
35 structure are compatible with the existing development pattern. Properties along
36 Washington Street are generally located near the street and several structures in the
37 vicinity have two story elements.
38

39 B. Site layout, orientation, location of structures, relationship to one another, open spaces
40 and topography;
41

42 Finding: The site is physically suitable and adequate in size to accommodate the
43 proposed apartment structure, as it has existed property in similar form for decades. The
44 break up of the complex into multiple structures and protected the open spaces provides
45 for a balanced form and good use of space.
46

47 C. Harmonious relationship of character and scale with existing and proposed adjoining
48 development, achieving complementary style while avoiding both excessive variety and
49 monotonous repetition;
50

51 Finding: The size of the proposed project is compatible with the surrounding
52 neighborhood and varies substantially in design reducing the monotony of the length of
53 each building elevation. The rectangular lot layout provides a unique opportunity for the
54 building to have a presence on the street and providing open space to the rear along Eddy
55 Street.
56

57 D. Building design, materials, colors and textures that are compatible and appropriate to
58 Calistoga. Whether the architectural design of structures and their materials and colors
59 are appropriate to the function of the project;
60

61 Finding: The size and breaking up of the apartment complex into multiple buildings
62 provides a balance of building forms, fenestration, colors and use of materials that are
63 compatible and appropriate for the surrounding neighborhood and Calistoga.
64

65 E. Harmony of materials, colors, and composition of those sides of a structure, which are
66 visible simultaneously;
67

68 Finding: The architectural features reflect a similar design and style to the newly
69 refurbished building on the property and other properties that have recently renovated.
70 The rehabilitation of the structure is compatible with its surroundings with respect to size
71 and scale.
72

73 F. Consistency of composition and treatment;
74

75 Finding: The size and breaking up of the apartment complex into multiple buildings
76 provides a balance of building forms, fenestration, colors and use of materials that are
77 compatible and appropriate for the surrounding neighborhood and Calistoga.
78

79 G. Location and type of planting with regard to valley conditions. Preservation of specimen
80 and landmark trees upon a site, with proper irrigation to insure water conservation and
81 maintenance of all plant materials;
82

83 Finding: As conditioned, the landscaping for the complex will included a variety of trees
84 planted along Washington Street and scattered throughout the complex will be a mix of
85 flowering deciduous, conifers, and accent trees, shrubbery, and turf. Irrigation will also
86 be installed. The final landscape plan will be subject to review by staff prior to the
87 issuance of a Building Permit to ensure the planting type and location is appropriate for

88 the project site, and to ensure that proper irrigation is provided, should the proposed
89 design be approved.

90
91 H. Whether exterior lighting, design signs and graphics are compatible with the overall
92 design approach and appropriate for the setting;

93
94 Finding: Exterior lighting will be subdued and directed downward, and will be used to
95 enhance only the building design and landscaping as well as provide for safety and
96 security. The source of illumination should not create glare to residents and neighboring
97 properties or roadways.

98
99 I. The need for improvement of existing site conditions including but not limited to signage,
100 landscaping, lighting, etc., to achieve closer compliance with current standards;

101
102 Finding: The existing structure is in dire need of repair. The reestablished code
103 compliant building will also draw closer to compliance with the zoning district
104 development standards.

105
106 J. Whether the design promotes a high design standard and utilizes quality materials
107 compatible with the surrounding development consistent with and appropriate for the
108 nature of the proposed use;

109
110 Finding: The architectural elements of the apartment building promote a higher design
111 standard that what currently exists and utilizes quality materials compatible and
112 complementary to the adjacent residential and commercial properties in the
113 neighborhood.

114
115 K. Responsible use of natural and reclaimed resources.

116
117 Finding: All removed fixtures and building materials will be recycled. High standards
118 for equipment efficiency, insulation installation and other energy efficient practices will
119 be utilized. Native plantings will be installed where practical.

120
121 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
122 Commission that based on the above Findings and Conditions contained herein the Planning
123 Commission approves the proposed project subject to the above Findings and the following
124 Conditions of Approval.

125
126 1. This permit authorizes modifications to an existing legal non-conforming structure
127 located at 800 Washington Street allowing the reestablishment of Building 'A' with a two
128 story four-unit multifamily building. This project shall substantially conform to the
129 project and site plans dated November 12, 2010 provided the structure is 2-feet back from
130 the Washington Street property line. Minor modifications that do not result in increased
131 environmental impacts may be approved in writing by the Planning and Building
132 Department.

133

- 134 2. Prior to any work, a building permit shall be obtained subject to the review and approval
135 of the Planning and Building Department. Upon building permit issuance all appropriate
136 fees shall be paid.
137
- 138 3. Prior to occupancy, the applicant shall submit Landscaping Plans and specifications to
139 the Planning and Building Department for review and approval. The Landscaping Plans
140 shall include street trees along Washington Street and comply with State water efficient
141 landscaping standards in place at the time the Plans are submitted. Landscaping shall be
142 installed prior to occupancy. All landscaping shall be maintained throughout the life of the
143 project, and shall be replaced as necessary.
144
- 145 4. The permit holder shall permit the City of Calistoga or representative(s) or designee(s) to
146 make periodic inspections at any reasonable time deemed necessary in order to assure
147 that the activity being performed under authority of this permit is in accordance with the
148 terms and conditions prescribed herein.
149
- 150 5. This permit shall be null and void if not used by February 9, 2012.
151
- 152 6. This permit shall be valid until it expires or is revoked pursuant to the terms of this
153 permit and/or Chapter 17 of the Calistoga Municipal Code.
154

155 **PASSED, APPROVED AND ADOPTED** on February 9, 2011, by the following vote of
156 the Calistoga Planning Commission:
157

158 AYES:
159 NOES:
160 ABSENT:
161 ABSTAIN:
162
163

164 _____
165 Jeff Manfredi, Chairman
166
167

168 ATTEST: _____
169 Kathleen Guill
170 Secretary to the Planning Commission