

RESOLUTION NO. 2018-004

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, ADOPTING TENTATIVE MAP TM 2017-1 APPROVING THE CREATION OF 50 RESIDENTIAL CONDOMINIUMS AND A COMMON AREA PARCEL ON A SINGLE LOT AT 1408 & 1506 GRANT STREET

WHEREAS, on December 13, 2017, the Calistoga Planning Commission approved use permit and design review applications to allow the construction of 50 dwelling units and related improvements at 1408 & 1506 Grant Street (APNS 011-101-001 AND 011-101-009); and

WHEREAS, the applicant seeks approval of Tentative Map TM 2017-1 dated June 2, 2017 to create 50 residential condominiums and a common area parcel on a single lot at the above-referenced location; and

WHEREAS, on December 13, 2017, the Calistoga Planning Commission adopted PC Resolution No. 2017-20, recommending approval of Tentative Map TM 2017-1 to the City Council; and

WHEREAS, the City Council, during its review of the proposed tentative map at a public hearing, considered the public record, including the staff report, findings, and any written materials and testimony presented by the public.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Calistoga Municipal Code Section 16.10.040, the City Council of the City of Calistoga makes the following findings for the subject tentative map application:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of this [Calistoga Municipal] code.

Supporting Evidence: As detailed in the Planning Commission project staff report dated December 13, 2017, the project would be consistent with applicable provisions of the General Plan in terms of the applicable land use designation, character area overlay and Housing Element goals. The project would comply with all applicable development standards of Title 17 Zoning, with the exception of maximum building height and minimum parking supply. However, the requested deviations from these standards are allowed by state law. No specific plan applies to the property.

2. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any City guidelines.

Supporting Evidence: The project proposes enough solar photo-voltaic panels to meet all of its electricity requirements, and windows with awnings on all south- and west-facing sides to minimize use of air conditioning.

3. The site is physically suitable for the type and density of development.
Supporting Evidence: The site is generally flat and has minimal environmental constraints. Adequate parking and residential amenities would be provided. There would be no post-construction increase in stormwater runoff.
4. The proposed subdivision has been reviewed in compliance with the CEQA and that the project will not result in detrimental or adverse impacts upon the public resources, wildlife or public health, safety and welfare.
Supporting Evidence: The project qualifies under California Environmental Quality Act (CEQA) Guidelines Section 15332 because it is an in-fill development meeting the conditions of a Class 32 exemption and will not result in detrimental or adverse impacts upon the public resources, wildlife or public health, safety or welfare.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Calistoga hereby approves Tentative Map TM 2017-1, subject to the conditions of approval attached hereto as Exhibit A.

PASSED AND ADOPTED by the City Council at a duly-noticed regular meeting held the **16th day of January, 2018**, by the following vote:

AYES: Vice Mayor Dunsford, Councilmembers Barnes, Lopez-Ortega and Kraus and Mayor Canning
NOES: None
ABSTAIN: None
ABSENT: None



CHRIS CANNING, Mayor

ATTEST:



KATHY FLAMSON, City Clerk

Exhibit A

Conditions of Approval

Calistoga Vista Tentative Map TM 2017-1

1. Approval of this tentative subdivision map shall expire after 24 months unless an extension has been granted consistent with the Calistoga Subdivision Ordinance and the Subdivision Map Act.
2. A final subdivision map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all parcels, rights-of-way, and easement(s) shall be filed with the City Engineer. Upon recording of the final subdivision map, the subdivision is valid.
3. The configuration of the final subdivision map may include minor amendments, provided that the modification does not result in any increased environmental impact. Any modification shall be subject to approval by the directors of the Planning & Building and Public Works Departments.
4. Prior to recordation of the final subdivision map, all parcel corners and angle points, and all right-of-way curve points shall be monumented, subject to the approval of the City Engineer.
5. Prior to recordation of the final subdivision map, all current and estimated taxes due for this property shall be paid to the County Tax Collector's office.
6. Prior to recordation of the final subdivision map, a copy of the project's Covenants, Conditions and Restrictions (CC&R's), including a prohibition on rentals of less than 30 continuous days, shall be submitted to the Planning and Building Department and City Attorney for review and approval.
7. All conditions of approval contained in Planning Commission Resolutions 2007-18 and 2007-19, approving Use Permit UP 2017-8 and Design Review DR 2017-6, respectively, are hereby incorporated into this tentative tract map resolution by reference.
8. The final subdivision map shall not be approved prior to approval of the project's improvement plans.
9. Prior to approval of the final subdivision map, the developer shall either complete the required improvements as shown on the approved improvement plans and be accepted by the City, or enter into an improvement agreement in accordance with CMC Section 16.18.070.
10. A note shall be added to the final subdivision map indicating that the property owners are responsible for the maintenance of all landscaping, on-site infrastructure and roadway/driveway improvements.
11. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds into a City Developer Deposit Account upon the initiation of plan check services. The amount of the initial deposit shall be

determined by the City Engineer. Additional funds may be required based upon actual plan check costs. Prior to approval of the improvement plans, Developer shall pay any outstanding balance for plan checking services and shall deposit an additional amount based upon the City's estimate of inspection costs.