



City of Calistoga

Planning Commission

Agenda Item Summary

DATE	August 28, 2019
ITEM	Joe Branum Tree Care Use Permit and Design Review UP 2019-12 & DR 2019-7
APPLICANT	Joe Branum
PROPERTY ADDRESS	507 Washington Street
ASSESSOR'S PARCEL NOS.	011-260-040
GENERAL PLAN DESIGNATION	Light Industrial
ZONING DISTRICT	I: Light Industrial
STAFF CONTACT	Zach Tusinger, Senior Planner
POTENTIAL CONFLICTS	Chair Coates
RECOMMENDATION	Approve use permit and design review applications with conditions
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution approving Use Permit 2019-12 and Design Review 2019-7"

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Zach Tusinger, Senior Planner
Meeting Date: August 28, 2019
Subject: Joe Branum Tree Care (UP 2019-12 and DR 2019-7)

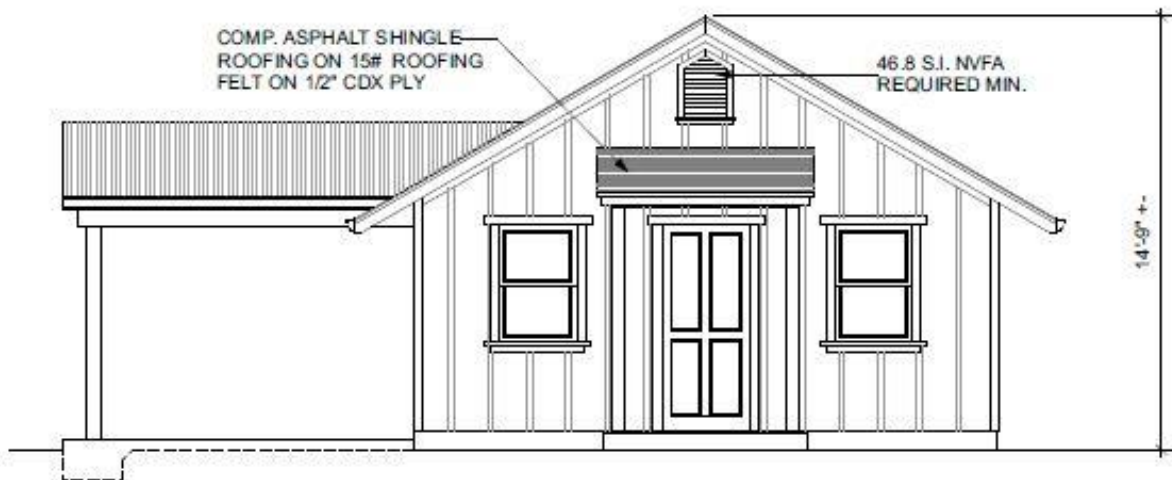
ITEM

Consideration of use permit and design review applications for a tree care business and the related storage of equipment and vehicles at 507 Washington Street (APN 011-260-040).

PROJECT SETTING

The vacant 0.3 acre property is located within the I: Light Industrial Zoning District along lower Washington Street and is accessed via the private road known as Camp Drive. Across Camp Drive from the project site is the back side of Crystal Geyser Water Company. To the east is the location of Napa Valley Tours & Transportation's vehicle storage facility. To the west are several R-3 Multi-Family Residential/Office-zoned properties with single-family residences on them. Dexter Landscaping is located on the abutting R-3 property immediately to the west and the Napa River is at the rear of the project site. City water service is currently provided to the property and a previous on-site septic system has been abandoned. There is no significant vegetation aside from that present along the Napa River, including one Valley Oak and one Douglas Fir.

PROJECT DESCRIPTION



North elevation of proposed structure as viewed from Camp Drive

The use permit and design review applications request approval to allow the construction of a 600-square foot workshop and carport structure for Joe Branum Tree

19 Care, an existing local tree care business. The property would provide storage for
20 equipment and vehicles associated with the business, as well as a bathroom. The
21 equipment to be stored includes items like chainsaws, climbing gear, woodchippers.
22 Two off-street parking spaces would be provided. During overnight 'off hours' (5 p.m. to
23 7 p.m.), these spaces would be used for the storage of two of the business' tree care
24 vehicles. During business hours, employees would occupy the two parking spaces.
25 There would be no customers coming to the property, only business employees,
26 generally first thing in the morning to pick up equipment and then again in the evening
27 to return the equipment, perform maintenance, and swap out vehicles. Most work will
28 occur on weekdays, but there will some maintenance that occurs on Saturdays.

29 A sewer connection will be provided for the new building.

30 **DISCUSSION**

31 **A. General Plan Consistency**

32 The General Plan designates the project site as being within the Land Use Element's
33 Light Industrial Land Use designation. This area is set aside for heavy commercial and
34 light industrial uses similar to those proposed, and which may benefit from being
35 isolated or buffered from residential uses. Relevant Land Use element considerations
36 include:

- 37 • *P1.3-1: New commercial and industrial development is designed, located and*
38 *operated so as to not disturb Calistoga's quality of life, and approved at a rate*
39 *and scale that retains Calistoga's small-town character.*
- 40 • *P1.3-3: Commercial and industrial land shall be developed in an environmentally-*
41 *sensitive manner and shall be compatible with any adjacent residential and*
42 *commercial uses.*
- 43 • *P1.3-4: No commercial or industrial uses shall be permitted unless they meet*
44 *noise, air, water and wastewater quality standards and have access to City*
45 *water, wastewater, fire and police services.*
- 46 • *P1.3-5: Commercial and industrial development shall be appropriately*
47 *landscaped, provide sufficient on-site parking, and be designed to minimize the*
48 *size and bulk of individual buildings.*

49 Relevant Community Identity Element considerations include:

- 50 • *P1.1-1: New development should be sensitive to surrounding architecture,*
51 *landscaping character and scale of existing buildings.*
- 52 • *P1.1-2: New development should use exterior materials that have traditionally*
53 *been used in Calistoga.*

54 The new building is designed in a manner to complement existing development along
55 Camp Drive and lower Washington Street through board-and-batten siding, framed
56 windows, a covered building entry and a similar color palette. The planned project is in

57 accordance with the above General Plan Land Use Element and Community Identity
58 Element considerations.

59 **B. Zoning Compliance**

60 Similar Use Determination: The proposed uses are not directly listed as conditionally-
61 permitted uses allowed in the I: Light Industrial Zoning District. However, CMC Section
62 17.26.020(K), the Planning Commission may allow other similar uses through a ‘similar
63 use determination.’ In this case, the workshop, and equipment and vehicle storage uses
64 are similar in type and intensity to several of the listed uses, including mini storage or
65 warehouse, production, and commercial laundries. To avoid repetition, staff has
66 provided the required findings for the similar use determination in the attached
67 resolution.

68 Development Standards: Section 17.26.030 of the Zoning Code provides that in the
69 Light Industrial District, “[s]etbacks for buildings shall be as specified by use permit;
70 provided, that where the lot abuts a residential district, the setbacks shall in no case be
71 less than is required under the setback requirements in the abutting residential district.”
72 The abutting property to the north is zoned R-3: Multi-Family/Office. The table below
73 describes the project’s compliance with the relevant development standards in the R-3
74 Zoning District adjacent to where the project site is located.

Applicable (R-3) Setbacks		Proposed Development
Minimum Front Yard Setback	15 feet	15 feet
Minimum Interior Side Yard Setback	5 feet	5 feet
Minimum Rear Yard Setback	10 feet	35 feet* see discussion below

75 The proposed front porch on the north elevation projects into the 15-foot front yard
76 setback by five (5) feet. Under current provisions regarding projections into setbacks,
77 only “uncovered porches or stairways” may extend into a required front yard (CMC
78 Section 17.38.020.C). As the current plans indicate a *covered* front porch, the porch
79 wouldn’t be allowed as designed. However, at its August 6, 2019, the City Council
80 introduced an ordinance that allows such a covered front porch to project into the
81 required setback. The second reading of the ordinance is scheduled for August 20,
82 2019. Staff proposes to include a condition of approval that would specify that the porch
83 shown here is only approved conceptually, and that final review and approval of the
84 porch shall be delegated to staff to complete at the time of building permit application
85 (which, presumably, will be after the new ordinance has taken effect).

86 The maximum height of the proposed structure is less than fifteen (15) feet. As detailed
87 in the foregoing paragraph and shown in the table above, the project is consistent with
88 all I and R-3 District development standards.

89 Stream Setback and Floodplain Management: As the project is located along the Napa
90 River, the development must also comply with all required stream setbacks (CMC

91 Section 19.08.070). In this case, the stream setback is 35 feet from the top of the
92 riverbank. The proposed structure is located outside of that setback.

93 The subject property is located in a special flood hazard area, specifically the floodway
94 fringe. Pursuant to the City's Floodplain Management Ordinance, nonresidential
95 structures located in the floodway fringe must either (1) maintain a lowest floor elevation
96 two feet above the base flood elevation, or (2) together with sanitary facilities be
97 floodproofed and have structural components capable of withstanding hydrodynamic
98 forces. The subject structure has been designed in accordance with the latter.

99 Parking: Off-street parking for Contractor's Service Facilities is required at a rate of one
100 space per 500 square feet. Only 400 conditioned square feet are planned (an additional
101 200 square feet of the structure is the attached carport). The project as detailed requires
102 only one off-street parking space. However, two off-street parking spaces are provided.

103 **C. Aesthetics**

104 Design: The proposed design is reminiscent of other recent developments on
105 neighboring R-3 properties along this stretch of lower Washington Street. The proposed
106 building is one story and will prominently feature board and batt siding, painted gray to
107 match neighboring buildings including that of Dexter Landscaping located next door at
108 509 Washington Street. The roof of the primary structure would feature asphalt
109 shingles. Corrugated metal would be used for the roof of the carport. The proposed front
110 porch would add visual interest to the building. The parking areas would be covered in
111 pervious gravel. No trees are expected to be impacted by the project.

112 Pedestrian Access Easement: As part of the conditions of approval, a pedestrian
113 access and scenic easement along the Napa River will be required to be recorded.
114 Similar easements have been obtained for neighboring properties as part of their
115 respective entitlement processes.

116 **FINDINGS**

117 To reduce repetition, all necessary findings to approve the two applications are
118 contained in the attached resolution.

119 **PUBLIC COMMENTS**

120 As of the writing of this report, staff has not received any written correspondence
121 regarding this matter.

122 **ENVIRONMENTAL REVIEW**

123 Staff has determined that the proposed project is Categorically Exempt from the
124 requirements of the California Environmental Quality Act (CEQA) pursuant to Section
125 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

126 **RECOMMENDATION**

127 Approve the use permit and design review applications with conditions.

ATTACHMENTS

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1. Draft Resolution and Conditions of Approval
2. Vicinity Map
3. Applicant Letter
4. Project Plans