

# CITY OF CALISTOGA

## STAFF REPORT

**TO:** CHAIR MANFREDI AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** ERIK V. LUNDQUIST, SENIOR PLANNER  
**MEETING DATE:** AUGUST 13, 2014  
**SUBJECT:** USE PERMIT UP 2014-9  
ROAM ANTIQUES, 1124 LINCOLN AVENUE

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1 **ITEM**

2 Consideration of a use permit to allow outdoor sales associated with an antique store  
3 located at 1124 Lincoln Avenue.

4 **BACKGROUND / PROJECT DESCRIPTION**

5 On July 15, 2014, the Planning and Building Department received an application for a  
6 use permit to allow outdoor sales and display at 1124 Lincoln Avenue in association  
7 with ROAM Antiques, which currently occupies the building and has been in operation  
8 since June of this year. The approximately 3,785 square foot property is currently  
9 developed with a 2,400-square foot structure, which is set back 24 feet from the front  
10 property line. The building has a zero foot setback on the sides and rear property lines.



1124 Lincoln Avenue

12 The applicant is seeking a use permit to conduct outdoor sales and display of antiques  
13 in the 24-foot concrete area in front of the building. The applicant has indicated that  
14 larger items would generally be displayed outdoors. The items will change over time as  
15 the items are sold and new items are brought in to be displayed. The items will either  
16 be brought indoors at the close of business or secured with a chain and a heavy lock.  
17 The applicant proposes to separate the property from the sidewalk by installing hitching  
18 posts with a heavy chain draped between each post. Planter boxes would also be  
19 placed at the property line. Although not currently proposed, the applicant has  
20 suggested installing a covered shade structure over the outdoor display area. This  
21 shade structure would be subject to design review, if proposed.

22 **DISCUSSION**

23 **A. General Plan Consistency**

24 Land Use Designation: The General Plan designation for the property is Downtown  
25 Commercial, which allows the establishment of businesses for visitors and residents.  
26 The Downtown Historic Character Area overlay, which also applies to the property,  
27 encourages and supports a diversity of land uses. Roam Antiques specializes in  
28 agricultural and wine-related antiques and has specialty items that embody Calistoga's  
29 rural qualities. Having these one-of-a-kind antiques displayed outside will reinforce  
30 Calistoga's unique style, which is consistent with the policy direction of the General  
31 Plan.

32 Economic Development: Roam Antiques currently operates from the existing  
33 commercial space; allowing outdoor sales and display would be consistent with General  
34 Plan Objective ED-1.2, which encourages the expansion of economic activity in  
35 Calistoga that build on the community's strengths and reinforces its small town  
36 character.

37 **B. Zoning Ordinance Compliance**

38 The site's Downtown Commercial zoning allows outdoor sales and display upon  
39 obtaining a use permit. When a new use is proposed, staff evaluates its compatibility  
40 with surrounding uses. Staff is cautious about adjacent uses, knowing that although the  
41 existing business neighbors may not have an issue with the proposed use, future  
42 tenants may. In staff's opinion, the outdoor sales and display of antiques is compatible  
43 with adjoining uses and is appropriate for the outdoor space since it would have an Old  
44 World charm that is consistent with Calistoga's rural small town character. However,  
45 staff does have concern with the business being sold to a different proprietor in the  
46 future and the character dramatically changing. As such, staff suggests that this use  
47 permit expire when Roam Antiques closes or is sold to a different proprietor.

48 Upon occupancy of the business in June, the property paid in-lieu fees for 3 parking  
49 spaces that were displaced as a result of removing the associated parking space  
50 striping. No additional parking or payment of fees would be required for the proposed  
51 outdoor sales and display at this time.

52 Since the property no longer provides parking, the northern-most driveway approach is  
53 not necessary. Staff recommends that this driveway approach be removed and  
54 replaced with a continuous curb, gutter and sidewalk. The southern driveway approach

55 would still be needed for deliveries and to access the building through the roll-up doors.  
56 Aside from repairing portions of the existing sidewalk, no other frontage improvements  
57 would be required.

58 **C. Growth Management**

59 Given that this property has a commercial baseline of 0.739 annual acre feet of water  
60 and 0.665 annual acre feet of wastewater, staff believes that the current allocation for  
61 water and wastewater is sufficient to accommodate the proposed use. No additional  
62 allocation is required at this time.

63 **FINDINGS**

64 To reduce repetition, all of the appropriate findings are contained in the attached  
65 resolution.

66 **PUBLIC COMMENTS**

67 To date, no written comments have been received regarding the proposed project.

68 **ENVIRONMENTAL REVIEW**

69 The proposed project is Categorically Exempt from the requirements of the California  
70 Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines  
71 (Existing Facilities).

72 **RECOMMENDATION**

73 Approve use permit with conditions

**ATTACHMENTS:**

1. Vicinity Map
2. Draft Use Permit Resolution
3. Applicant's written project narrative received July 15, 2014
4. Site Plan with staff recommendations