



City of Calistoga Planning Commission Agenda Item Summary

DATE	March 22, 2017
ITEM	Use Permit and Design Review UP 2017-4 & DR 2017-3
APPLICANT	Sunburst Restaurant and Guest Rooms c/o Christian Strobel
PROPERTY ADDRESS	1880 Lincoln Avenue
ASSESSOR'S PARCEL NO.	011-050-041
GENERAL PLAN DESIGNATION	Community Commercial Resort Character Area
ZONING DISTRICT	CC Community Commercial
STAFF CONTACT	Erik V. Lundquist, Senior Planner
POTENTIAL CONFLICTS	None
RECOMMENDATION	Approve use permit and design review applications with conditions
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution approving Use Permit 2017-4 and Design Review 2017-3 at 1880 Lincoln Avenue."

CITY OF CALISTOGA

STAFF REPORT

TO: CALISTOGA PLANNING COMMISSION
FROM: ERIK V. LUNDQUIST, SENIOR PLANNER
MEETING DATE: MARCH 22, 2017
SUBJECT: SUNBURST RESTAURANT AND GUEST ROOMS
1880 LINCOLN AVENUE (APN 011-050-041)
USE PERMIT UP 2017-4 & DESIGN REVIEW DR 2017-3

1 ITEM

2 Consideration of a use permit and design review to allow the demolition of the former
3 restaurant building and replacement with a two-story structure with a restaurant on the
4 ground floor and 12 guest units above located at 1880 Lincoln Avenue

5 SETTING AND BACKGROUND

6 The subject property is located within the CC Community Commercial Zoning District
7 and is approximately 5.17 acres in size. The property is located on the northern most
8 extent of Lincoln Avenue approximately 200 feet south of the intersection of Silverado
9 Trail. A church is located on the adjoining property to the north. An agricultural equipment
10 sales and repair business is located to the south, and vacant property zoned R-3 Multi-
11 Family Residential/Office, a winery and the former Calistoga Mineral Water Bottling Plant,
12 which currently houses Barrel Builders, are to the east. Lincoln Avenue borders the
13 property on the west. Vacant property and Comfort Inn are located across Lincoln Avenue
14 to the west.

15 The property was originally developed in 1946 as a motel and over the years has been
16 altered to its current condition. Today the parcel contains several single-story structures
17 that house 50 motel units, a manger's unit and lobby, pool house, a restaurant building
18 and a spa building. The remaining portions of the property are developed with outdoor
19 pools, parking areas and landscaping. These existing developments comprise
20 approximately 28,310 square feet in building area, which is approximately 12.5% of lot
21 coverage.

22 The property is accessed from two paved driveways off of Lincoln Avenue that lead to
23 the front and rear parking areas. Lincoln Avenue (State Route 29) is currently an 80
24 foot right-of-way. The half width cross section contains a 10.5 foot travel way, a 6 foot
25 shoulder, and a 23.5 foot natural area, which contains a drainage swale, annual grasses
26 and several trees.

27 Between 2011 and 2013, all of the guest rooms were renovated adding new roofs and
28 fire sprinklers. The owners rebranded the property as Sunburst Calistoga in 2013. In
29 2015, the property was sold by Silverado Lodging Co. to the Calistoga Hotel Group, LP.
30 On November 18, 2015, the Planning Commission adopted Resolution PC 2015-28

31 approving use permit and design review applications to establish a restaurant and spa
32 with geothermal water use on the property and to further renovate the existing buildings
33 and landscaping. On June 16, 2016, the City issued building permits to renovate the
34 spa, manager's unit and laundry room. The construction activity has been proceeding
35 on the spa according to the approved plans. On November 15, 2016, the City issued the
36 building permits for the restaurant renovations. During the renovation work, the
37 discovery of water intrusion under the foundation system and complexities with the
38 existing framing caused the work to stop. Rather than attempt to address the existing
39 conditions, the owner has elected to seek approval to demolish the structure and
40 replace it with a new structure.

41 **PROJECT DESCRIPTION**

42 On February 15, 2017, Christian Strobel, on behalf of the property owner, submitted use
43 permit and design review applications requesting approval to allow the demolition of the
44 former restaurant building and replacement with a two-story structure with a restaurant
45 on the ground floor and 12 guest units above. The new structure would have a total floor
46 area of approximately 10,737 square feet. The ground floor restaurant would be
47 approximately 6,529 square feet and the second-story guest units would be
48 approximately 4,208 square feet. Additionally, there would be approximately 1,991
49 square feet of outdoor spaces (e.g., front porch, balconies and breezeways). The new
50 structure would be approximately 24'-3" in height, as measured from the average
51 natural grade to the mid-point of the roof. The existing single-story structure is
52 approximately 5,083 square feet and 17'-6" in height. The new structure would increase
53 the lot coverage by about 1,446 square feet.

54 The design of the structure may be described as a contemporary farm-like structure.



The structure would be clad with horizontal and vertical wood siding. The roofing would be non-reflective dark metal roofing and the fenestration would be a combination of three-panel and single-panel windows.

In addition to the structure, the applicant has proposed a few minor site improvements, including the closure of one of the center driveway approaches, 6 new parking stalls and a multi-use pathway along the eastern property boundary. The applicant has also suggested relocating the trash enclosure and demolishing the western-most driveway approach; however, staff

73 recommends retaining the driveway and keeping the trash enclosure in the existing
74 location.

75 **DISCUSSION**

76 **A. General Plan Consistency**

77 This project conforms to the existing Community Commercial land use designation as
78 identified in the General Plan. The Community Commercial land use designation
79 promotes the expansion of existing visitor accommodations. Policy P1.2-3 of the
80 General Plan Update states:

81 *“Although existing visitor accommodations in Community Commercial*
82 *areas may expand, new visitor accommodations in those areas shall*
83 *generally be allowed only where they are part of mixed use projects that*
84 *provide tangible benefits to the Calistoga Community.”*

85 The restaurant would be open to the public and would benefit both residents and visitors
86 of Calistoga by providing added amenities. The financial benefit from sales tax would
87 also be an economic benefit to the community.

88 Land Use Element Figure LU-7 designates the property with the Resort Character Area.
89 The Resort Character Area must reflect a low-intensity pattern with generously-
90 landscaped setbacks. User-friendly pathways and road crossings for pedestrians and
91 bicyclists must be provided to encourage access from resorts to the downtown. Based
92 upon the project description, proposed site design/layout and with the incorporation of
93 conditions of approval, the project will be consistent with the policy direction of the
94 Resort Character Area.

95 Furthermore, the proposed pathway along the eastern property line, connecting Lincoln
96 Avenue to Silverado Trail, is consistent with the Circulation Element and Active
97 Transportation Plan.

98 **B. Zoning Compliance**

99 Chapter 17.22 of the Zoning Ordinance describes the uses permitted in the CC Zoning
100 District where the project site is located. All of the potential uses described in the
101 property owner’s proposal, including the restaurant and new guest units, are
102 conditionally-permitted in the CC District.

Applicable Development Standards		Proposed Development
Minimum Front Yard Setback	10 feet from Front Property Line	>10 Feet
Minimum Side Yard Setback	0 Feet or 10 Feet when abutting a residential district	>10 Feet
Minimum Rear Yard Setback	0 Feet or 10 Feet when abutting a residential district	>10 Feet

Maximum Lot Coverage	80 percent	15 percent
Building Height	25 Feet when abutting a residential district	24'-6"
Usable Open Space	40 percent of Open Space Landscaped	Over 70 percent
Floor Area Ratio (FAR)	0.80	0.15
Parking	1.1 spaces per guest unit plus one space for manager 1 space per 400 square feet of spa 1 space per 100 square feet of restaurant resident-serving businesses 25% credit TOTAL REQUIRED 130	94 parking spaces Per CMC 17.36.040 joint utilization of spaces is allowable. Since it is highly likely that guests of the hotel would also visit the spa and restaurant, the number of spaces proposed is adequate

103 As shown in the table above, staff finds that the project is generally consistent with the
 104 CC District development standards.

105 **C. Aesthetics**

106 The proposed structure would enhance the existing buildings and would provide
 107 complementary architectural design features. The renovations would be in a manner
 108 that would beautify the project's frontage and would comply with the policy direction of
 109 the General Plan. The proposed exterior finishes capture the qualities and character of
 110 Calistoga's recognition as a rural town thru the use of board and batt siding, barn doors
 111 and corrugated metal roofing. Generous amounts of glazing would provide transparency
 112 on the building's primary public elevation. The proposed colors (white body and dark
 113 trim) would be complementary to other buildings on the property.

114 **D. Resource Management**

115 The property has an existing baseline of 18.9 acre-feet of water and 17.1 acre-feet of
 116 wastewater per year. The highest water usage in the last ten years was in 2006 with
 117 13.8 acre-feet of water usage. It is probable that no additional allocation of water and
 118 wastewater would be required. As an added protection, prior to occupancy, a water and
 119 wastewater study would be required to estimate the potential demand on the systems. If
 120 the engineer's estimate exceeds the established baseline, an additional allocation would
 121 be warranted. Furthermore, to ensure that the water and wastewater usage does not
 122 exceed the established baselines, the property would be monitored over a three-year
 123 period, starting at the time of occupancy. If at the end of the monitoring period the
 124 average water and wastewater consumption exceeds the established baseline, an
 125 additional allocation would be required and/or a reduction in usage would need to have
 126 occurred.

127 **E. Fire Suppression**

128 The Fire Department has indicated that a fire sprinkler system is required in the
129 restaurant structure. Prior to building permit issuance, a fire flow analysis would be
130 required to determine if additional improvements such as booster pumps would be
131 required to meet the fire suppression requirements.

132 **F. Storm Drainage**

133 The proposed project would be designed to contain the increased runoff generated by
134 the new development in a manner that creates no new off-site impacts to adjacent
135 properties. A final stormwater control plan would be required that indicates that drainage
136 would be directed to proposed retention areas, resulting in a no net change in peak
137 runoff during storm events. Conditions of approval have been incorporated to require
138 the continued maintenance of all drainage facilities throughout the project.

139 **FINDINGS**

140 To reduce repetition, all of the necessary findings are contained in the respective
141 attached Resolution.

142 **PUBLIC COMMENTS**

143 As of the writing of this report, Staff has not received any written correspondence
144 regarding this matter.

145 **ENVIRONMENTAL REVIEW**

146 Staff has determined that the proposed project is Categorically Exempt from the
147 requirements of the California Environmental Quality Act (CEQA) pursuant to Section
148 15332 (In-fill Development Projects) of the CEQA Guidelines.

149 **RECOMMENDATION**

150 Approve the use permit and design review applications with conditions

151 **ATTACHMENTS**

- 152 1. Location Map
- 153 2. Draft Resolution
- 154 3. Project Plans received February 15, 2017