

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2019-XX

APPROVING USE PERMIT UP 2019-1 FOR A FORMULA BUSINESS, KAISER
PERMANENTE, AT 2436 FOOTHILL BOULEVARD, SUITE D

1 **WHEREAS**, the applicant wishes to establish a medical office at 2436 Foothill
2 Boulevard, Suite D in the Community Commercial (CC) Zoning District; and

3 **WHEREAS**, although offices and medical clinics are a permitted use in the CC
4 Zoning District, the medical office would be a component of a large, interstate managed
5 care consortium and thereby constitutes a “formula business” pursuant to Calistoga
6 Municipal Code (CMC) Title 17, Zoning; and

7 **WHEREAS**, the applicant has therefore filed a use permit application with the
8 City of Calistoga pursuant to CMC 17.22.030(14); and

9 **WHEREAS**, the Planning Commission considered the application at its meeting
10 of January 23, 2019, and prior to taking action on the application, the Planning
11 Commission received written and oral reports by the staff, and public testimony; and

12 **WHEREAS**, this action is Categorically Exempt from the requirements of the
13 California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA
14 Guidelines (New Construction or Conversion of Small Structures); and

15 **WHEREAS**, the Planning Commission, pursuant to Calistoga Municipal Code
16 Section 17.40.030(D), has made the following findings regarding the subject use permit
17 application:

- 18 1. The proposed use is in accord with the General Plan and any applicable planned
19 development.

20 Supporting Evidence: As detailed in the staff report, the proposed use would be
21 consistent with the applicable General Plan land use designation and gateway
22 area overlay because it falls within the range of allowable land uses and would
23 provide medical services to residents. No planned development applies to the
24 property.

- 25 2. The proposed use is in accord with all applicable provisions of this title [Title 17,
26 Zoning].

27 Supporting Evidence: The formula business proposed use is of a type allowed in
28 this zoning district through the approval of a use permit. There is a sufficient on-
29 site parking supply to accommodate the use.

- 30 3. The proposed use will not substantially impair or interfere with the development,
31 use or enjoyment of other property in the vicinity.

32 Supporting Evidence: The proposed use would occupy a portion of a
33 professional building with similar uses and would operate during normal business

34 hours. The proposed medical office uses would have no adverse effects on
35 nearby noise-sensitive uses, and would not significantly affect parking or traffic in
36 the area.

37 4. The proposed use is consistent with and enhances Calistoga's history of
38 independently-owned businesses, thus contributing to the uniqueness of the
39 town, which is necessary to maintain a viable visitor industry in Calistoga and to
40 preserve its economy;

41 Supporting Evidence: The Kaiser medical office would provide a convenient local
42 option for medical services for local residents and the employees of the many
43 independently-owned businesses within the city.

44 5. The proposed use is resident-serving, in the case of a formula business.

45 Supporting Evidence: The proposed business would provide a local option for
46 outpatient medical services to local residents.

47 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
48 Commission that based on the above findings, the Planning Commission approves Use
49 Permit UP 2019-1, subject to the conditions of approval attached hereto as Exhibit A.

PASSED AND APPROVED on January 23, 2019, by the following vote of the
Calistoga Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

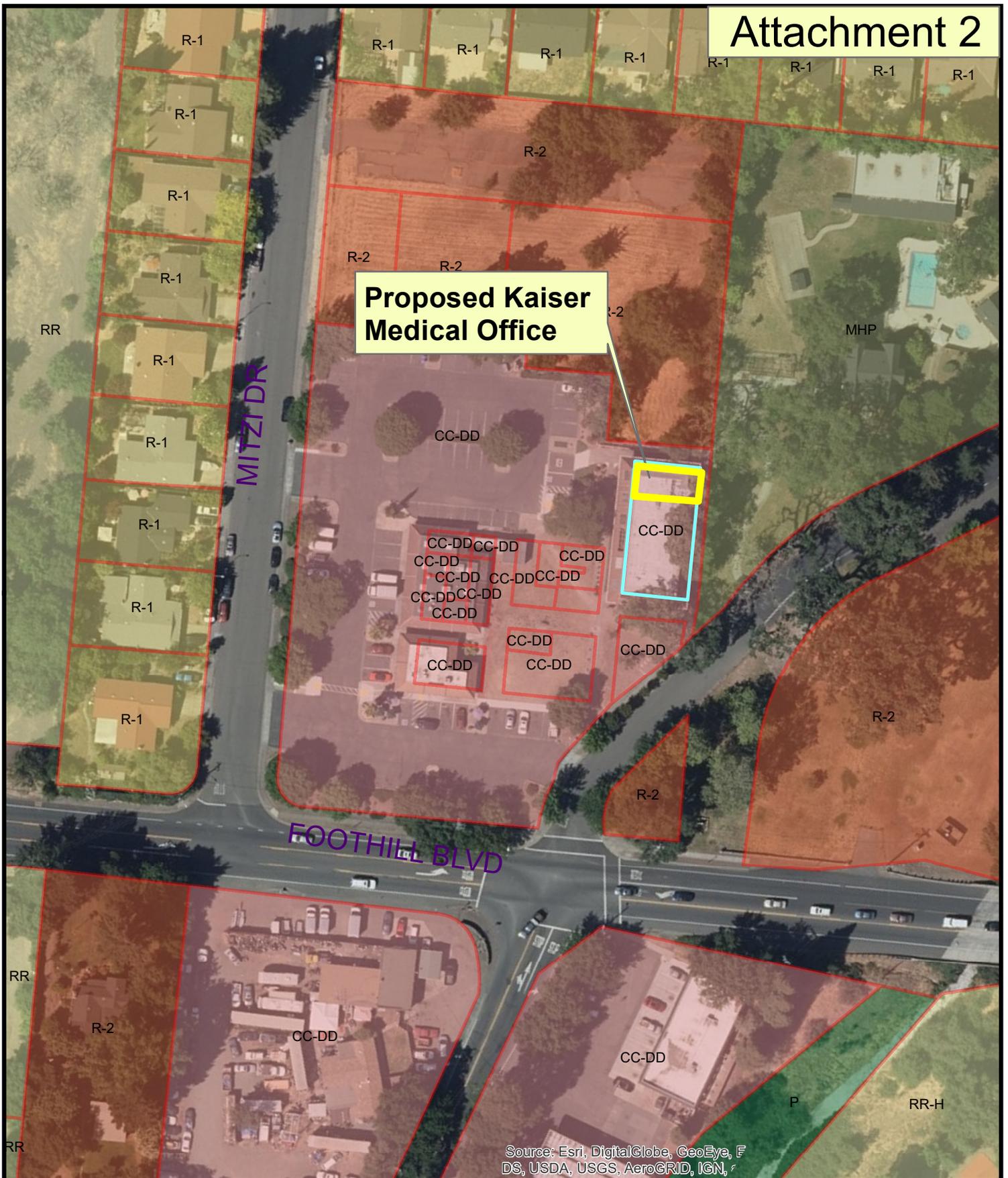
Paul Coates, Chairman

ATTEST: _____
Lynn Goldberg, Secretary

Exhibit A

Conditions of Approval – Kaiser Permanente Use Permit UP 2019-1

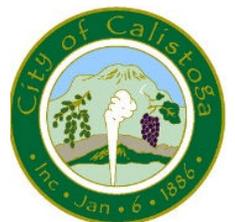
- 50 1. This approval allows the establishment of a medical office at 2436 Foothill
51 Boulevard, Suite D and its operation as a Kaiser Permanente Medical Office.
- 52 2. This approval shall be null and void if not used within a year, or if the use is
53 abandoned for a period of one hundred and eighty (180) days. Once the use is
54 initiated, this permit shall be valid until it expires or is revoked pursuant to the
55 terms of this permit and/or Chapter 17.40 of the Calistoga Municipal Code.
- 56 3. Signage Requirements:
- 57 a. Exterior signage and signage that is prominently displayed in any street-
58 facing window(s) shall not include the Kaiser Permanente name, logos, or
59 standardized design elements. Exterior signage wording shall be limited to
60 “Medical Office” or “Doctor,” or substantially similar generic language.
- 61 b. Applicant is permitted to use signage and/or décor in the office interior that
62 includes the Kaiser Permanente name, logos, or other standardized design
63 elements, even if the signage is visible to the public from the street or
64 sidewalk, so long as the signage is not located in any street-facing window.
- 65 c. Final sign design shall be subject to the approval of the Planning and Building
66 Department.
- 67 4. No flyers or video displays shall be posted in the business’ windows.
- 68 5. This approval does not abridge or supercede the regulatory powers or permit
69 requirements of any federal, state or local agency, or department that may retain
70 regulatory or advisory function as specified by statute or ordinance. Permits shall
71 be obtained as may be required from each authority.
- 72 6. A business license shall be obtained prior to the initiation of business operations.



Source: Esri, DigitalGlobe, GeoEye, FDS, USDA, USGS, AeroGRID, IGN, r

LOCATION MAP

Kaiser Medical Office
2436 Foothill Boulevard, Suite D



Kaiser Foundation Hospital and Rehabilitation Center
975 Sereno Drive
Vallejo, California 95689
(707) 651-1000

January 7, 2019

City of Calistoga
Planning & Building Department
1232 Washington St.,
Calistoga, CA 94515

Honorable members of the Calistoga Planning Commission and members of the Planning Department:

Kaiser Permanente recently opened its Calistoga clinic with this principal goal: to improve Calistoga residents' access to high quality, affordable health care services, with a focus on improving health care outcomes for the most at-risk residents in the city. What is driving our presence in the city is simply that Calistoga residents – particularly those with chronic conditions and health care challenges - need and want better access to health care services. 48.48 percent of Calistoga residents are Kaiser Permanente members. Notably 47% of our Calistoga-based members are older than 50, and more than half of that group are over the age of 65. Some of the conditions that we have observed regularly among Calistoga patients (among all age groups, but disproportionately among older patients) include heart disease, hypertension and COPD.

The city of Calistoga is approximately 29 miles from the closest Kaiser Permanente medical office building, which is located at 3285 Claremont Way, in Napa. For many of our most vulnerable members in Calistoga, traveling this distance is challenging, particularly when their health care needs are urgent or rapidly evolving. Our goal in establishing the Calistoga clinic is to remove this barrier to health and wellness amongst those least equipped to surmount them. In fact, since opening this clinic, we've received extremely positive feedback from the patients we've seen.

Kaiser Permanente makes it a priority to comply with local zoning/land use requirements. Our goal is to be respectful of the culture and character of the City of Calistoga. We feel it's critically important to provide health care services in Calistoga, and we hope that we can work with you to make that vision a reality. We feel confident that our current/proposed land use at 2436 Foothill Blvd. aligns with the city's General Plan for that area of the city. In fact, the General Plan states that there is a "Community Commercial designation for the areas at the edge of the downtown..." and states also that "principal uses allowed include retail, personal services, professional offices, **medical offices and clinics.**" Clearly, our provision of medical services on Foothill Blvd., within the Riverlea Square Shopping Center, qualifies our operation as a medical office and clinic. Below is a description of the medical services that we currently provide there, and a description of our footprint:

- The suite in which medical services are provided is 610 sq. ft and consists of a small waiting room, two exam rooms, a provider office and a small storage closet.
- Current plan is for operations of at least two days/month (9:30a – 4:30p).

- There is no plan for financial transactions to take place on site.
- The clinic is staffed by one family medicine physician and one licensed vocational nurse (LVN), both of whom are homebased at the Napa Medical Offices.
- The intent is that the physician would do general medical care. The LVN would do vitals and assist the physician as needed. The LVN may also see patients not needing to see a physician, but requiring injections, blood pressure checks, etc.
- The anticipated volume of patients to be seen is 8-10 per day, twice a month.
- Traffic and parking demand generated by these patients will be minimal. The parking lot designated for the building and located directly behind it will easily accommodate patients' parking needs.
- Proactive outreach to members with a future appointment in Napa is planned; members with a "need to be seen" flag, such as hypertension requiring follow up, would be prioritized.
- Members seen at the Napa Medical Offices could receive a follow-up appointment in Calistoga if they were comfortable following up with a different physician.

These plans highlight our exclusive focus on providing medical services to those residents who need it most. In addition to our medical office use's alignment with the "Community Commercial" designation in the general plan, we are confident that the land use in question squarely meets the *objectives* of the General Plan. Specifically, Section P1.1-1 states that while "formula businesses within the city limits shall generally be prohibited, exceptions may be made for formula businesses **primarily meeting local residents' and business owners' needs.**"

Finally, our use of this office building does not in any way alter the unique character of the downtown area of Calistoga. Our use will not require any redesign of the building. Rather, our use of the building for medical services complements the existing uses of the site. The building we lease houses a dental clinic: Swan Family Dental, and a physical therapy business: Focus Forward Wellness & Physical Therapy. Both these small businesses promote the health and well-being of the Calistoga community, as does our use.

In short, Kaiser Permanente is eager to meet the health care needs of Calistoga residents who most need convenient access to quality, affordable health care services. We are confident that the vitally important health care services that we seek to provide in Calistoga are aligned with the General Plan and meet local resident and business owners' health care needs. In fact, we believe that there are few residents and owners/employees of Calistoga businesses who would argue that they have needs that surpass their need for quality, accessible, affordable health care. That is particularly the case for the most vulnerable members of the Calistoga community, and they are the individuals we propose to serve in the space on Foothill Blvd. Thank you for considering our application for a use permit. Please contact Dr. Andrea Clarke, Physician in Charge of our Napa Medical Offices, with any questions. Dr. Clarke can be reached at Andrea.M.Clarke@kp.org, or at 707-501-0515.

Sincerely,



Deborah Raymond
Chief Operating Officer and Interim Chief Nursing Executive

**Kaiser Permanente Napa-Solano
City of Calistoga Use Permit Application
Written Statement re Medical Offices at 2436 Foothill Blvd., Suite D
1/7/2019**

Operations

Kaiser Permanente is requesting a use permit to provide medical services at the Riverlea Square Shopping Center, at 2436 Foothill Boulevard, Suite D, a 610-square foot office space on the first floor. The current plan is for operations to begin two days a month, 9:30 am – 4:30 pm with an anticipated volume of 8-10 patients per day. Depending on patient demand and acuity, Kaiser Permanente may add additional days to care for more patients.

The medical office will be staffed with one Kaiser Permanente family medicine physician and one licensed vocational nurse (LVN), both of whom are home-based at our Napa Kaiser Permanente Medical Offices. The physician will provide general medical care and the LVN will assist the physician, take vitals (blood pressure, temperature, heart rate) and as needed provide services that do not require a physician's care such as injections.

There are no plans for financial transactions on site. No medications will be stored on site.

Scheduling Appointments

For many of our most vulnerable members in Calistoga, traveling to access services is challenging. Our goal in establishing the Calistoga medical office is to remove this barrier to health and wellness amongst those least equipped to surmount them.

Kaiser Permanente will proactively reach out to at-risk members to be seen at the Calistoga medical office. Members will not be able to directly self-book an appointment in Calistoga. Instead, Kaiser Permanente will call or e-mail members who have a scheduled appointment at the Napa Medical Offices and offer them the opportunity to schedule an appointment or follow-up appointment at the Calistoga medical office with the physician or LVN on-site.

Traffic and Parking

Traffic and parking demand will be minimal. Very little traffic will be generated by the anticipated 8-10 patients per day, the Kaiser Permanente physician and the LVN. The parking lot at the Riverlea Shopping Center will easily accommodate the parking needs of the medical office.

Required Findings

The proposed use is in accord with the Calistoga General Plan and any applicable planned development.

Kaiser Permanente is proposing a medical office use to provide medical services to Calistoga Kaiser Permanente members with a special focus on improving health care outcomes of those patients most at-risk for serious health conditions. This use is consistent with the City's General Plan and the Land Use Element "Community Commercial" zoning designation for the site.

The proposed use is in accord with all applicable provisions of the Calistoga Zoning Code (Title 17).

Kaiser Permanente is requesting a use permit for a medical office. The site is located at the Riverlea Square Shopping Center, 2436 Foothill Boulevard, Suite D. According to the Land Use Element, the site is designated "Community Commercial" with the following principal uses allowed: retail, personal services, professional offices, medical offices and clinics.

The proposed use will not substantially impair or interfere with the development, use or enjoyment of other property in the vicinity.

The proposed use will not interfere with or impede the development of other uses or enjoyment of other properties in the vicinity. Kaiser Permanente medical services will complement the existing tenants which are Swan Family Dental and Focus Forward Wellness & Physical Therapy. These small businesses promote the health and well-being of the Calistoga community, as does Kaiser Permanente.

The proposed use will be consistent with and enhance Calistoga's history of independently-owned businesses, thus contributing to the uniqueness of the town, which is necessary to maintain a viable visitor industry in Calistoga and to preserve its economy.

Kaiser Permanente is committed to supporting a healthy community and a thriving workforce. We currently provide care for 2,575 members in the City of Calistoga. Forty percent of those members are between the ages of 18-49, which are considered prime working years. In addition, KP has a long history of helping small businesses to create a culture of workplace health including a free comprehensive website that provides a step-by-step approach for small business owner to create their own Worksite Wellness Plan.(Click [here](#) for more information.)

By leasing space at the Riverlea Center, we are supporting the lessor who leases space to several small local business owners which contributes to the City's economic vitality and unique historic charm.

For formula businesses only: The proposed use would be resident-serving.

Kaiser Permanente's sole purpose in requesting the use permit is to provide healthcare to our members in the Calistoga area and improve health outcomes with a special focus on the most at-risk populations.

For many of our most vulnerable members in Calistoga, traveling to access services is challenging. Our goal in establishing the Calistoga medical office is to remove this barrier to health and wellness amongst those least equipped to surmount them.

Forty eight percent of Calistoga residents are Kaiser Permanente members; 47% of our Calistoga-based members are older than 50, and more than half of that group are over the age of 65. Some of the conditions that we have observed regularly among Calistoga patients (among all age groups, but disproportionately among older patients) include heart disease, hypertension and Chronic Obstructive Pulmonary Disease (COPD).