

CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2019-XX

APPROVING USE PERMIT UP 2019-8 AND DESIGN REVIEW DR 2019-3 FOR 3  
ADDITIONAL GUEST UNITS, A PARKING AND SITE RECONFIGURATION, AND  
THE ADDITION OF FOOD & BEVERAGE SERVICE AT 1507, 1539 and 1547  
LINCOLN AVENUE

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2       **WHEREAS**, on June 25, 2019, the Planning and Building Department received  
3 applications from Robert Kline for LD Mud, LLC requesting a use permit and design  
4 review approval to allow for three additional guest units, a parking and site  
5 reconfiguration, and the addition of food and beverage service at the Dr. Wilkinson's Hot  
6 Springs Resort & Spa, 1507, 1539 and 1547 Lincoln Avenue; and

7       **WHEREAS**, the Planning Commission considered the request at a public hearing  
8 on August 14, 2019. Prior to taking action on the applications, the Planning Commission  
9 received written and oral reports by the staff, and received public testimony; and

10       **WHEREAS**, this action has been reviewed for compliance with the California  
11 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA  
12 pursuant to Section 15332 of the CEQA Guidelines (In-Fill Development Projects); and

13       **WHEREAS**, the Planning Commission pursuant to CMC Section 17.40.030(D)  
14 has made the following findings for the project:

15 1.    Finding: Is in accord with the General Plan and any applicable planned  
16 development.

17       Substantial evidence: The project is consistent with all applicable General Plan  
18 policies. The proposed uses are allowable in the Downtown Commercial Land  
19 Use Designation and the intensity of the project is appropriate. Adding three  
20 guest units to meet growing customer demands while also expanding the  
21 property's economic activity through the addition of a bar and a walkaway food  
22 venue also achieves the policy direction contained in the Economic Element of  
23 the General Plan. Furthermore, the expansion is designed to preserve  
24 Calistoga's rich and varied heritage by maintaining and expanding one of  
25 Calistoga's most iconic hot spring resorts, as well as preserving two historic  
26 properties through restoration, sensitive renovation, and adaptive reuse. The  
27 project is therefore consistent with the Downtown Character Area's goals and  
28 policies, and those of its Historic District sub-area.

29 2.    Finding: Is in accord with all applicable provisions of the Zoning Code.

30       Substantial evidence: The DC Downtown Commercial Zoning District  
31 conditionally allows visitor accommodations, wine and beer sales, and walkaway  
32 businesses. The use is consistent with all DC District development standards and  
33 would comply with the parking requirements associated with these uses through  
34 the provision of the joint utilization of spaces as demonstrated through the  
35 provided shared parking study.

36 3. Finding: Will not substantially impair or interfere with the development, use or  
37 enjoyment of other property in the vicinity.

38 Substantial evidence: The existing resort property is adequate in size, shape,  
39 location, and physical characteristics to accommodate the type and intensity of  
40 proposed modifications and associated uses. No impacts to surrounding  
41 properties are anticipated due to the project's design and operational  
42 characteristics, and conditions of approval, which will ensure minimum effects  
43 associated with lighting and noise.

44 4. Finding: Is consistent with and enhances Calistoga's history of independently-  
45 owned businesses, thus contributing to the uniqueness of the town, which is  
46 necessary to maintain a viable visitor industry and promote its economy.

47 Substantial evidence: The project involves a unique and iconic, independently-  
48 owned business that will continue to enhance the town's visitor industry, and  
49 expands one of Calistoga's most unique downtown hot springs resorts.

50 5. Finding: Is resident-serving, in the case of a formula business.

51 Substantial evidence: The proposed use is not considered a formula business as  
52 defined by Title 17.

53 **WHEREAS**, the Planning Commission pursuant to Chapter 17.41.050 has made  
54 the following design review findings for the project:

55 1. Is in accord with the General Plan and any applicable planned development.

56 Supporting Evidence:

57 The project is consistent with all applicable General Plan policies. The proposed  
58 uses are allowable in the Downtown Commercial Land Use Designation and the  
59 intensity of the project is appropriate. Adding three guest units to meet growing  
60 customer demands while also expanding the property's economic activity through  
61 the addition of a bar and a walkaway food venue also achieves the policy  
62 direction contained in the Economic Element of the General Plan. Furthermore,  
63 the expansion is designed to preserve Calistoga's rich and varied heritage by  
64 maintaining and expanding one of Calistoga's most iconic hot spring resorts, as  
65 well as preserving two historic properties through restoration, sensitive  
66 renovation, and adaptive reuse. The project is therefore consistent with the  
67 Downtown Character Area's goals and policies, and those of its Historic District  
68 sub-area.

69 2. Is in accord with all applicable provisions of the Zoning Code.

70 Supporting Evidence: The DC Downtown Commercial Zoning District  
71 conditionally allows visitor accommodations, wine and beer sales, and walkaway  
72 businesses. The use is consistent with all DC District development standards and  
73 would comply with the parking requirements associated with these uses through  
74 the provision of the joint utilization of spaces as demonstrated through the

75 provided shared parking study.3. Is consistent with any adopted design  
76 review guidelines to the extent possible.

77 Supporting Evidence: The project's design elements are consistent with  
78 Community Identity Element policies that encourage the use of existing materials  
79 that have traditionally been used in Calistoga. The proposed design and  
80 materials are consistent with the existing architecture on the property and in the  
81 immediate area. The project will preserve historic resources within the City.

82 4. Will not impair or interfere with the development, use or enjoyment of other  
83 property in the vicinity or the area.

84 Supporting Evidence: The architecture and scale of the of the proposed  
85 modifications are compatible with and emphasize Calistoga's unique attributes.  
86 The project enhances and compliments the City by preserving and enhancing the  
87 building styles and exterior finishes of the property's existing buildings and their  
88 diverse architecture styles. The designs are compatible and complimentary to  
89 what is already in existence. Adequate parking is provided, lighting will be  
90 directed downward and shielded from adjacent properties. No noise or traffic  
91 impacts are expected from the project.

92 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission  
93 that based on the above findings, the Planning Commission approves the subject use  
94 permit and design review applications, subject to the attached conditions of approval  
95 (Exhibit A).

96 **ADOPTED** on August 14, 2019 by the following vote of the Calistoga Planning  
97 Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Paul Coates, Chair

ATTEST: \_\_\_\_\_  
Lynn Goldberg, Secretary