



City of Calistoga  
Planning Commission  
**Agenda Item Summary**

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<b>DATE</b>	August 28, 2019
<b>ITEM</b>	<b>Sam’s General Store at Brannan Cottage Inn Use Permit UP 2019-13</b>
<b>PROPERTY ADDRESS</b>	109 Wappo Avenue
<b>ASSESSOR’S PARCEL NO.</b>	011-093-003
<b>GENERAL PLAN DESIGNATION</b>	Community Commercial Downtown: Stevenson/Grant Character Area
<b>ZONING DISTRICT</b>	CC: Community Commercial
<b>APPLICANT</b>	Carl Dene, Brannan Cottage Inn
<b>STAFF CONTACT</b>	Zach Tusinger, Senior Planner
<b>POTENTIAL CONFLICTS</b>	None
<b>RECOMMENDATION</b>	Adopt a resolution approving Use Permit UP 2019-13 with conditions.
<b>SUGGESTED MOTION</b>	“I move that the Planning Commission adopt a resolution approving a use permit allowing wine and beer sales and a walkaway food business at 109 Wappo Avenue.”

# CALISTOGA PLANNING COMMISSION

## STAFF REPORT

**To:** Calistoga Planning Commission  
**From:** Zach Tusinger, Senior Planner  
**Meeting Date:** August 28, 2019  
**Subject:** **Sam's General Store at Brannan Cottage Inn**  
**Use Permit UP 2019-13**  
**109 Wappo Avenue (APN 011-093-003)**

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### 1 ITEM

2 Consideration of a use permit application to add retail beer and wine sales, and a  
3 walkaway food business to an existing visitor accommodation.

### 4 KEY ISSUES

- 5 • Additional uses at a historic inn
- 6 • Appropriateness of new uses in the Downtown Character Area: Stevenson/Grant  
7 Sub-Area
- 8 • Minimal increased parking demand

### 9 PROJECT SETTING

10 The property at 109 Wappo Avenue is located on the eastern side of Wappo Avenue in  
11 the middle of the block between Grant Street and Lincoln Avenue. The property also  
12 has street frontage along Stevenson Street. While the entire block is zoned Community  
13 Commercial, north of the subject property are multi-family dwellings. To the south is a  
14 single-family dwelling and a duplex. The Cottage Grove Inn is directly across Wappo  
15 Avenue to the east. Other nearby uses  
16 include Indian Springs Resort and  
17 Sushi Mambo.

18 The original five-room cottage was  
19 constructed in 1862 and is historically  
20 significant for being the last of the 25  
21 guest cottages of Sam Brannan's  
22 Calistoga Hot Springs Resort remaining  
23 on its original site.

24 The Brannan Cottage Inn originally  
25 obtained use permit approval from the  
26 City Council for a six-unit inn in 1981. In  
27 1987, the City Council approved an  
28 amendment to the use permit to allow  
29 the serving of meals to inn guests only.

30 In 2014, the structures and grounds were rehabilitated, resulting in recognition from



*109 Wappo Avenue*

31 Sunset Magazine as the "Best Hotel Renovation." The inn has recently changed hands  
32 and the new ownership is undertaking further steps to rehabilitate and restore the  
33 property.

## 34 **PROJECT DESCRIPTION**

35 The applicant wishes to add a small walkaway food business, with limited retail  
36 including "off-sale" wine and beer sales, to the property. Under the definition in the  
37 Calistoga Municipal Code, a "walkaway business" is an establishment that sells certain  
38 foods (such as ice cream, candies, sandwiches, and soft drinks) readily prepared for  
39 immediate consumption without facilities customarily incidental to a restaurant  
40 operation, such as waiter service. "Sam's General Store" would be a complementary  
41 use within the existing inn. Planned to be open for limited hours, 7:30 a.m. to 4:30 p.m.,  
42 seven days a week, the primary customers of the use would be inn guests, but it would  
43 also be open to the general public.

44 The applicant envisions the new use as a way to make the historic property more  
45 accessible to the general public. No seating is planned for the use (though there are  
46 several outdoor seating areas scattered around the grounds of the inn). The general  
47 store would not result in any new staff but would be run by the inn's existing employees.  
48 A relatively small (200 square feet) unused portion of the main structure, currently the  
49 piano room and formerly the breakfast parlor, would be reconfigured to accommodate  
50 the new use. There are no exterior modifications planned.

## **ANALYSIS**

51 The project's consistency with the City's applicable plans, policies and codes is  
52 evaluated below.

### 53 Calistoga General Plan

54 The property is located within the Community Commercial land use designation. Visitor  
55 accommodations like those found on the subject property may occur where the  
56 development provides opportunities for amenities serving the local community. The  
57 proposed walkway business will serve visitors and residents alike.

58 This project is also located in the Downtown Character Area Overlay (Stevenson/Grant  
59 Sub-Area). The area is transitional between the historic downtown and the Resort  
60 Character Area. A mixture of uses, such as inns and walkaway businesses, is  
61 supported in the Downtown Character Area Overlay land use designation. Land Use  
62 Considerations in the Stevenson/Grant sub-area indicate that the redevelopment of  
63 properties should further the mixed-use pattern that presently exists in this area, which  
64 the added food service would do.

### 65 Historic Resources

66 The General Plan identifies this property as being a primary resource (Category "A") and is  
67 listed on the Master List, Napa County Historic Resources Inventory, which identifies  
68 properties that may contain historical resources. The property is currently listed as a State  
69 Historic Landmark. Furthermore, General Plan Objective CI-3.3, Policy P4. states:

70           *“New development shall ensure that it does not disfigure or demolish*  
71           *Category A properties, identified as primary resources in the May 2000*  
72           *historic resource survey.”*

73           The anticipated improvements associated with the planned uses will only affect one  
74           room of the inn and are not anticipated to be significant in their impact to the historic  
75           structure.

### 76           Zoning Code

77           The project site is zoned Community Commercial (CC). Beer and wine sales, and  
78           walkaway businesses are allowed upon obtaining a use permit.

79           The proposed re-use of this existing space on the downtown periphery does not require  
80           additional parking. The inn currently has a six-space parking lot at its rear along  
81           Stevenson Street. The applicant has plans to restripe that lot to accommodate one  
82           additional parking space. Walkaway businesses without dedicated seating must provide  
83           off-street parking at a ratio of one space per 500 square feet. Taking up approximately  
84           200 square feet, the anticipated parking need for the new use is minimal. The daytime  
85           hours of the use are also offset from the peak times of the inn's visitor accommodations  
86           (evening and overnight). As such, staff believes that consistent with the provisions for  
87           the joint utilizations of spaces found in the zoning code (CMC Section 17.36.040), the  
88           off-street parking requirements associated with the new use will be satisfied. Bicycle  
89           parking is already provided on the property.

90           There are no exterior modifications planned, so design review is not required for this  
91           project. Sam's General Store will be required to apply for a sign permit for any new  
92           signage.

### 93           **ENVIRONMENTAL REVIEW**

94           The use permit application is Categorically Exempt from the requirements of the  
95           California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA  
96           Guidelines (Existing Facilities).

### 97           **PUBLIC COMMENT**

98           As of August 20, 2019, no public comments had been received regarding this project.

### 99           **FINDINGS**

100           To reduce repetition, all the necessary findings to approve the use permit application  
101           are contained in the draft resolution.

### 102           **RECOMMENDATION**

103           Based on the information and analysis contained in this report, staff recommends that  
104           the Planning Commission, after conducting a public hearing on the matter, adopt the  
105           attached resolution approving Use Permit UP 2019-13.

### **ATTACHMENTS**

1. Draft resolution

2. Vicinity map
3. Letter from applicant
4. Conceptual floor plan