

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2020-XX**

**APPROVING USE PERMIT UP 2019-19 AND DESIGN REVIEW DR 2019-10 FOR AN  
EIGHT UNIT BED AND BREAKFAST AT 1415 FOOTHILL BOULEVARD**

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1           **WHEREAS**, the Planning and Building Department has received applications  
2 requesting a use permit and design review approval to allow the reestablishment of an  
3 eight unit bed and breakfast and associated improvements at 1415 Foothill Boulevard  
4 (APN 011-300-011); and

5           **WHEREAS**, the Planning Commission considered the request at a public hearing  
6 on February 26, 2020. Prior to taking action on the applications, the Planning  
7 Commission received written and oral reports by the staff, and received public  
8 testimony; and

9           **WHEREAS**, this action has been reviewed for compliance with the California  
10 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA  
11 pursuant to Section 15301 of the CEQA Guidelines; and

12           **WHEREAS**, the Planning Commission pursuant to CMC Section 17.40.030(D)  
13 has made the following findings that the use permit application:

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

16           Substantial evidence: The project is consistent with applicable policies included  
17 in the General Plan. The property is within the Low Density Residential Land Use  
18 Designation, which allows the proposed visitor accommodation use, and the  
19 intensity of the project is appropriate. Reestablishing an eight-unit bed and  
20 breakfast use at this location to meet growing visitor demands also achieves the  
21 policy direction contained in the Economic Element of the General Plan.

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

23           Substantial evidence: The property is located within the R-1-10: One-Family  
24 Zoning District. The R-1-10 District conditionally allows bed and breakfast inns  
25 with up to ten units. The reestablished bed and breakfast use is consistent with  
26 the R-1-10 District development standards and would comply with the parking  
27 requirements associated with this use.

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

30           Substantial evidence: The property is adequate in size, shape, location, and  
31 physical characteristics to accommodate the type and intensity of the proposed  
32 use. No impacts to surrounding properties are anticipated as the property  
33 previously functioned as a similarly-sized bed and breakfast.

34 4. Finding: Is consistent with and enhances Calistoga's history of independently-  
35 owned businesses, thus contributing to the uniqueness of the town, which is  
36 necessary to maintain a viable visitor industry and promote its economy.  
37 Substantial evidence: The project involves an independently-owned business  
38 that would enhance the town's visitor industry.

39 5. Finding: Is resident-serving, in the case of a formula business.  
40 Substantial evidence: The proposed use is not considered a formula business as  
41 defined by Title 17.

42 **WHEREAS**, the Planning Commission pursuant to Chapter 17.41.050 has made  
43 the following design review findings that the project:

44 1. Is in accord with the General Plan and any applicable planned development.  
45 Supporting Evidence:  
46 The project is consistent with applicable policies included in the General Plan.  
47 The property is within the Low Density Residential Land Use Designation, which  
48 allows the proposed visitor accommodation use, and the intensity of the project is  
49 appropriate. Reestablishing an eight-unit bed and breakfast use at this location to  
50 meet growing visitor demands also achieves the policy direction contained in the  
51 Economic Element of the General Plan.

52 2. Is in accord with all applicable provisions of the Zoning Code.  
53 Supporting Evidence:  
54 The property is located within the R-1-10: One-Family Zoning District. The R-1-  
55 10 District conditionally allows bed and breakfast inns with up to ten units. The  
56 reestablished bed and breakfast use is consistent with the R-1-10 District  
57 development standards and would comply with the parking requirements  
58 associated with this use.

59 3. Is consistent with any adopted design review guidelines to the extent possible.  
60 Supporting Evidence: The project's design elements are consistent with  
61 Community Identity Element policies that encourage the use of existing materials  
62 that have traditionally been used in Calistoga. The proposed design and  
63 materials are similar to those found at other properties in Calistoga.

64 4. Will not impair or interfere with the development, use or enjoyment of other  
65 property in the vicinity or the area.  
66 Supporting Evidence: The property is adequate in size, shape, location, and  
67 physical characteristics to accommodate the type and intensity of the proposed  
68 use. No impacts to surrounding properties are anticipated as the property  
69 previously functioned as a similarly-sized bed and breakfast.

70 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission  
71 that based on the above findings, the Planning Commission approves the subject use

72 permit and design review applications, subject to the attached conditions of approval  
73 (Exhibit A).

74 **ADOPTED** on February 26, 2020 by the following vote of the Calistoga Planning  
75 Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

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

Exhibit A

**Conditions of Approval**

Use Permit UP 2019-19 and Design Review DR 2019-10

**General**

- 1 1. The improvements and uses hereby permitted shall substantially conform to the  
2 plans and project description received as part of applications UP 2019-19 and DR  
3 2019-10 by the Planning and Building Department, except as noted in the permit  
4 conditions.
- 5 2. Minor modifications to the project design that do not generate environmental  
6 impacts may be approved in writing by the Planning and Building Director.
- 7 3. This approval shall be null and void if not used within a year, unless an extension  
8 and/or building permit has been issued for the project prior to the expiration date.
- 9 4. This approval does not abridge or supersede the regulatory powers or permit  
10 requirements of any federal, state or local agency, special district or department  
11 which may retain regulatory or advisory function as specified by statute or  
12 ordinance. Permits shall be obtained as may be required from each authority.
- 13 5. All conditions associated with previous entitlements for the property shall remain in  
14 effect, unless specifically modified by this approval.

**Planning Department**

- 15 6. Prior to the installation of any landscaping, a final landscape plan prepared in  
16 accordance with the State Water Efficient Landscape Ordinance shall be submitted  
17 for City approval. Landscaping and irrigation shall be installed prior to project  
18 occupancy, maintained throughout the life of the project, and replaced as  
19 necessary.  
20
- 21 7. All permanent exterior lighting shall be directed and/or shielded so as not to shine  
22 or create glare on any adjacent property in accordance with the standards  
23 contained in Section 17.36 of the Calistoga Municipal Code and the Title 24 Part 6  
24 2007 California Energy Code which limits light and glare, subject to the review and  
25 approval of the Planning and Building Department.
- 26 8. Additional City of Calistoga approvals may be required prior to the service of beer  
27 and wine to guests.

**Public Works Department**

- 28 9. A new water and wastewater baseline shall be established for this project, and the  
29 owner shall purchase additional water and wastewater allocations as necessary.  
30
- 31 10. No grading or other construction shall be performed until the improvement plans  
32 have been approved and signed by the City Engineer. Encroachment permits and  
33 building permits will not be issued prior to the approval of the improvement plans,  
34 unless otherwise approved by the City Engineer.
- 35 11. The developer's engineer shall include a site grading plan that conforms to the  
36 requirements of CMC 19.08 as part of the required improvement drawings.