

City of Calistoga
 Planning Commission
Agenda Item Summary

DATE	August 26, 2020
ITEM	The Veranda at Indian Springs 96 guest rooms, restaurant, retail space
CASE NUMBERS	Use Permit UP 2017-9 Design Review DR 2017-8 Development Agreement DA 2017-1
APPLICANT	MF Calistoga
PROJECT ADDRESS	1512 Lincoln Avenue
ASSESSOR'S PARCEL NOS.	011-034-003, 004, 006, 021, 022, 028, 029
GENERAL PLAN DESIGNATIONS	Downtown Commercial, Community Commercial
ZONING DISTRICTS	Downtown Commercial (DC), Community Commercial (CC)
STAFF CONTACT	Zach Tusinger, Planning & Building Director
POTENTIAL CONFLICTS	None
RECOMMENDATIONS	<ol style="list-style-type: none"> 1. Adopt the project's MND 2. Approve Use Permit application UP 2017-9 and Design Review application DR 2017-8 3. Recommend approval of development agreement DA 2017-1 to the City Council
SUGGESTED MOTIONS	<ol style="list-style-type: none"> 1. "I move that the Planning Commission adopt a resolution adopting the project's MND" 2. "I move that the Planning Commission adopt a resolution approving Use Permit application UP 2017-9 and Design Review application DR 2017-8" 3. "I move that the Planning Commission adopt a resolution recommending approval of development agreement DA 2017-1 to the City Council"

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Zach Tusinger, Planning and Building Director
Meeting Date: August 26, 2020
Subject: **The Veranda at Indian Springs**

ITEM

1 Consideration of applications for 1) a use
2 permit (UP 2017-9), 2) design review (DR
3 2017-8) and development agreement (DA
4 2017-1) to allow a 96-room expansion of
5 the Indian Springs resort, along with a
6 restaurant, bar, retail space and
7 associated on-site and off-site
8 improvements at 1512 Lincoln Avenue.



*The proposed project as viewed from
the Lincoln/Fair Way intersection.*

KEY ISSUES

- 9
- 10 • The project includes a large, two-
11 story building with 96 hotel rooms,
12 restaurant and retail space, and
13 rooftop lounge.
- 14 • An Initial Study was prepared in
15 compliance with CEQA and a
16 Mitigated Negative Declaration is recommended for adoption.
- 17 • A draft Development Agreement has been prepared for this project that includes
18 a significant number of off-site improvements and provisions for this
19 replacement/relocation of the laundromat currently on the project site.
- 20 • A use permit and design review are required for this project.

BACKGROUND

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22 Indian Springs was originally developed as a resort between 1912 and 1920 and has
23 been in operation for over 100 years. It was built on the site of Sam Brannan's
24 Calistoga Hot Springs, which is credited with ushering in the resort era to Calistoga in
25 the 1860s. In 1988, the resort was purchased by the Merchant family.

26 In 2002, the Planning Commission approved Use Permit U 2002-01, which formally
27 recognized and authorized use of the property as a resort and spa. In 2005, the
28 Merchants purchased the adjoining Nance's Hot Springs hotel and spa after it had been
29 significantly damaged by fire. The Commission approved Use Permit U 2005-05 and
30 Design Review DR 2005-06 to renovate Nance's (now known as "The Lodge at Indian
31 Springs") and incorporate it as part of the Indian Springs Resort and Spa operation.

32 The City granted approval for a further resort expansion involving 75 additional guest
33 rooms, a restaurant, event building, gym, yoga studio and hotel registration building in
34 2012/2013 through Use Permit UP 2011-11, Design Review DR 2011-09 and
35 Development Agreement DA 2011-01.

36 **PROJECT SETTING**

37 The project site is
38 comprised of 7.06
39 acres south of
40 Indian Springs,
41 which includes all
42 or part of seven
43 Napa County
44 Assessor parcels
45 on the east side of
46 Lincoln Avenue.
47 The project would
48 be located on a
49 portion of the
50 former Calistoga
51 Gliderport. Much of
52 the site is vacant;
53 however, a portion
54 is occupied by a
55 small office building, storage structures, an art gallery and a laundromat.



Project site as seen from Lincoln/Fair Way.

56 Uses in the vicinity include visitor accommodations to the north (Indian Springs) and
57 west (Dr. Wilkinson's Hot Springs Resort), and the Calistoga Depot commercial
58 complex to the south. The Calistoga Springs Mobile Home Park is located northeast of
59 the project site, adjacent to the existing portion of Indian Springs.

60 The project site is highly disturbed by past uses, and much of it is covered with asphalt
61 and gravel. Existing vegetation is minimal and is limited primarily to eight scattered
62 trees.

63 The project site is split between two zoning districts: Downtown Commercial (DC)
64 adjacent to Lincoln Avenue and Community Commercial (CC) on the eastern portion of
65 the site. General Plan land use designations for the site correspond to this zoning.

66 **PROJECT DESCRIPTION**

67 Project Core

- 68 • Proposed uses

69 The resort expansion would include construction of the following.

- 70 - 96 guest rooms located in a two-story building arranged in a U shape around a
71 landscaped courtyard. Most of the rooms would be located on the second floor,

72 with nine suites on the northern portion of the ground floor. Guests would utilize
73 the existing Indian Springs resort's registration services and have access to its
74 amenities.

- 75 - Ground-floor commercial uses fronting Lincoln Avenue, including approximately
76 5,200 square feet of retail area divided between two spaces. The mercantile
77 space would offer wine, confections, snacks, and grab-and-go pre-packaged
78 food. The store would be run by Indian Springs and offer housewares, clothing
79 and spa products. Store hours would vary depending on the season, with typical
80 hours of operation from 10 am to 7 pm.
- 81 - A 90-seat restaurant and a 45-seat bar, which would cross-utilize staff. The
82 restaurant would be open for lunch and dinner, while the bar would be open until
83 10 pm during the week, and until midnight on Friday and Saturday.
- 84 - A rooftop lounge with seating for 90 atop the southwest corner of the building,
85 offering light snacks and drink service. While anticipated to be primarily used by
86 guests of the hotel, it would also be open to the public. The rooftop would be
87 primarily utilized during the summer, with operating hours of 3 pm to 9 pm during
88 the week and 3 pm to 10 pm during the weekend. The rooftop would be closed
89 when it is raining and have limited hours during the winter.
- 90 - Recreational amenities, including two pools with a snack bar, and a gym
- 91 - Meetings rooms opening onto a lawn area that could host groups of 10 to 200
92 people
- 93 - Parking for 233 vehicles along the northern and eastern site perimeters, including
94 13 reserved and equipped for electric vehicles
- 95 - 24 bicycle parking spaces, including 12 adjacent to Lincoln Avenue

96 Staffing for Veranda's management, housekeeping, maintenance and gardening
97 departments will be shared to a large degree with the existing Indian Springs resort.

- 98 • Architectural design



Proposed eastern building elevation.

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The design for the most publicly-visible portion of the project, along Lincoln Avenue, is highlighted by a veranda and commercial storefronts extending across the entire ground floor of the building, widened at the southwest building corner to accommodate outdoor restaurant seating. It would be topped by second-floor, railed guest room balconies. A new 23-foot wide sidewalk would be bordered with trees and feature landscaping, benches and two water features. A breezeway through the building would provide a connection between the street and the courtyard. The two-story design treatment would wrap around all sides of the building.



Examples of architectural details, windows, and finishes. See Attachment 6, p. 14.

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Proposed exterior finishes include integral colored cement plaster for the body of the building, wood fascia and metal gutters. Building openings would be filled with stain grade wood windows and doors. The proposed color palette includes a creamy white for the building and dark brown window and door framing.

- Landscaping

In addition to the rows of trees along Lincoln and the landscaped courtyard, trees would be planted adjacent to the northern and southern sides of the building and paralleling the rows of parking spaces.

The project's landscaping would be irrigated with the City's tertiary-treated wastewater. The landscape planting selection utilizes low-water use species and those that can tolerate the boron levels found in the recycled wastewater.

118 • Green features

119 The project will be required to implement a Greenhouse Gas reduction strategy that
120 may include such strategies as: incorporating solar, participating in Marin Clean
121 Energy's reduced carbon electricity program, the installation of energy-efficient features,
122 utilize recycled building materials, developing and implementing a transportation
123 demand management program to reduce vehicle miles traveled, provide in-town
124 housing for some employees to reduce travel times and make bicycles available to
125 those employees, or purchasing carbon credits to offset emissions.

126 • Access and on-site circulation

127 The site would be accessed via two, two-way driveways from Lincoln Avenue. The
128 existing northern access would pass through an existing parking lot for The Lodge
129 portion of Indian Springs and the curb cut would be slightly re-aligned to create a 90-
130 degree access with Lincoln. A new southern access would be provided via the
131 completion of the Lincoln/Fair Way intersection and provide one ingress lane, and two
132 egress lanes, including a dedicated left-turn lane. The project would construct a
133 southbound left-turn lane from Lincoln onto Fair Way, and its design would
134 accommodate the intersection's future signalization (not a part of this project).

135 An internal driveway would provide a connection between the proposed project and the
136 existing Indian Springs resort. Un/loading zones would be provided along the north side
137 of the Fair Way extension and at the southeast corner of the hotel building.

138 A condition of approval requires the project to complete the following improvements on
139 Gerard Street:

- 140 - Provide two 12-foot wide lanes and an attached sidewalk on the east side,
141 terminating at the future Vine Trail at the north.
- 142 - Overlay the existing road to Washington Street with a 1-inch leveling course,
143 glass grid pavement reinforcement and a 2-inch final lift of asphalt.

144 • Drainage and stormwater

145 Stormwater runoff generated by the project would be filtered through bioswales and
146 temporarily stored in underground detention basins during rain events. The project's off-
147 site runoff would be reconfigured to increase the water supply to the endangered plant
148 species at the eastern end of the former gliderport property (see Environmental Review
149 and associated Attachments for further information).

150 • Geothermal resources

151 Geothermal water would be used to heat the project's main pool. Water will be pumped
152 from the site's existing hot water well, run through a closed heat exchange plate system,
153 and then reinjected into a new well location. As a closed loop system, all extracted
154 geothermal water will be reinjected into the ground, drawing only heat from the water
155 source.

156 • Public utilities

157 Water: The current baseline water use for the existing buildings on the project site is
158 8.68 acre-feet per year. The project's municipal water use is estimated to be 19 acre-
159 feet per year, including the public plaza improvements (see below). In order to correct
160 existing deficiencies in the area's water system that would be exacerbated by the
161 project, conditions of approval require the project to construct the following
162 improvements:

- 163 - Loop the water main from Anna Street to Lincoln Avenue at Fair Way with a 12-
164 inch pipe connecting to mains on Franklin, Gerard, Anna and Eddy Streets.
- 165 - Install a 12-inch water pipe from Lincoln Avenue at Fair Way, to Stevenson
166 Street at Lincoln Avenue.

167 The project design accommodates space for a potential water storage tank if
168 determined to be necessary for maximum daily water demand mitigation.

169 The project proposes to use the City's recycled water system for its irrigation and
170 laundry needs and will not increase the site's expected domestic water demand. In
171 order to make this source available to the project, it will be required to install a 12-inch
172 recycled water main within Railroad Avenue from Anna to Gerard, and along Gerard to
173 Washington.

174 Wastewater: The project's wastewater generation is estimated to be 21.24 acre-feet
175 per year. In order to correct existing deficiencies in the area's sewer system that would
176 be exacerbated by the project, conditions of approval require the project to construct the
177 following improvements:

- 178 - Construct a 24-inch sewer main from Anna Street to the intersection of Lincoln
179 Avenue/Fair Way, with a new manhole in Lincoln.
- 180 - Construct an 18-inch replacement sewer main in Lincoln from the intersection of
181 Lincoln Avenue/Fair Way to Wappo Avenue.

182 Other Improvements

183 Other improvements that would be completed by the project include:

- 184 • The extension of Fair Way east of Lincoln Avenue and its connection to Gerard
185 Street
- 186 • A 20-foot wide emergency vehicle access with an all-weather surface between
187 the Calistoga Springs Mobile Home Park and Fair Way to provide a secondary
188 means of access to the Park
- 189 • The first phase of a public plaza on a portion of the City-owned parking lot east of
190 the Depot, providing a public restroom, bicycle parking with pump, wood terraced
191 seating with a shade structure, landscaping and a sidewalk connecting to Lincoln
192 Avenue

- Additional segments of the Napa Valley Vine Trail multi-use path 1) on the south side of the Fair Way extension between Lincoln and Gerard, 2) along the project's Lincoln frontage and 3) an off-site connection with the existing path to the north.

CONSISTENCY ANALYSIS

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

Calistoga General Plan

- Land use designations

The General Plan's Land Use Map designates the western portion of the project site as Downtown Commercial, which allows stores and restaurants as principal uses. Bars and visitor accommodations may be permitted if they conform to all relevant General Plan policies. The maximum floor area ratio (FAR) for development under this designation is 2.0.

The eastern portion of the project site is designated Community Commercial, which allows stores as a principal use. Restaurants, bars, and visitor accommodations where the development provides amenities serving the local community may be permitted if they conform to all relevant General Plan policies. The maximum FAR under this designation is 0.8.

The analysis below demonstrates that the project conforms to all relevant General Plan policies. Furthermore, the project would provide local-serving amenities through construction of the proposed public plaza and emergency vehicle access to Calistoga Springs.

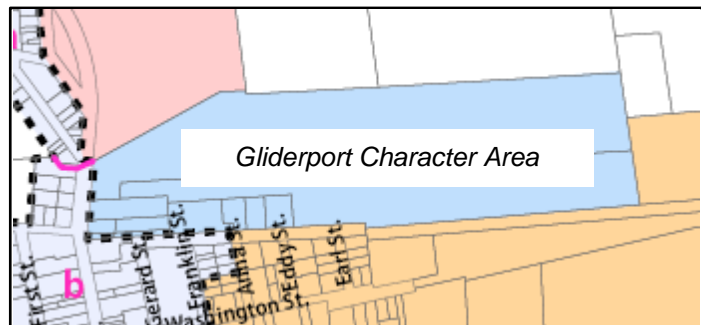
- Character area overlay

The General Plan pays particular attention to certain groups of properties to ensure that the values and vision of the community are realized and that Calistoga's identity as a unique historic small town is preserved by designating them with a character area overlay.

The project site is located within the Gliderport Character Area. Excerpts from the Land Use Element that are relevant to the project include the following.

The Gliderport Character Area includes the former Gliderport properties and several smaller parcels

located in the southwest portion of the character area. These properties are currently underutilized and are anticipated to be redeveloped in the future. Redevelopment presents an opportunity to add to the excitement and vitality of the downtown area and improve area access and



233 *circulation. It is expected that redevelopment efforts will result in a vibrant*
234 *and synergistic mix of uses that complement current uses in the downtown*
235 *area and serve as a catalyst for future redevelopment and improvement of*
236 *other properties in the city.*

237 *Land Use Considerations*

- 238 • *Land uses to be considered in the redevelopment of properties in this*
239 *area should include retail/commercial uses, a signature full-service*
240 *resort and spa, residential uses and community and visitor serving*
241 *uses.*
- 242 • *New development and redevelopment should consider and*
243 *accommodate to the extent possible area access, circulation and*
244 *parking needs.*
- 245 • *Care must be taken to ensure that development of the*
246 *disproportionately large former Gliderport properties reflects*
247 *Calistoga's small-town character.*

248 *Development and Design Considerations*

- 249 • *Building and landscape design should be of the highest quality and*
250 *should utilize high quality authentic materials appropriate for Calistoga.*
- 251 • *Design concepts should be imaginative and complementary in nature*
252 *consistent with the Napa Valley architectural heritage while reflecting*
253 *the small-town character of Calistoga.*
- 254 • *Shared parking opportunities should be considered as part of new*
255 *development or redevelopment.*
- 256 • *Geothermal waters should be celebrated through tastefully designed*
257 *water features.*
- 258 • *All overhead utilities shall be placed underground.*
- 259 • *Outdoor lighting shall be designed to preserve and protect the*
260 *nighttime environment in accordance with the following International*
261 *Dark Sky Association model ordinance objectives:*
 - 262 - *Provide the minimum lighting level necessary for night-time safety,*
263 *utility, security, productivity, enjoyment, and commerce.*
 - 264 - *Minimize adverse offsite impacts such as sky glow, light overspill*
265 *and obtrusive light.*
 - 266 - *Conserve energy and resources to the greatest extent possible.*

267 *Connectivity Considerations*

- 268 • *The Fair Way extension should connect with Washington Street via*
269 *cross streets within the Lower Washington Character Area to facilitate*
270 *adequate circulation.*

- 271 • *A Class I bicycle path should be constructed along the Fair Way*
272 *extension from Lincoln Avenue to the existing Class I path located at*
273 *lower Washington Street.*
- 274 • *New development projects or major redevelopment of non-residential*
275 *properties must participate in the necessary mitigation to*
276 *accommodate improved access, circulation and parking.*

277 The proposed project is consistent with the General Plan's anticipated development of
278 the significantly-underutilized project site with a mix of uses that complement current
279 uses in the downtown area and serve as a catalyst for future redevelopment of the
280 remainder of the property.

281 The project is consistent with all applicable land use and design considerations of this
282 character area by:

- 283 • Enhancing area access through improvements to the Lincoln Avenue / Fair Way
284 intersection, and the connection of Washington Street to Lincoln Avenue via
285 Gerard Street
- 286 • Completing segments of the Napa Valley Vine Trail
- 287 • Utilizing building massing, unique design details and high-quality finish materials
288 that are authentic to Calistoga's small-town character
- 289 • Incorporating water features into the project's frontage improvements

290 A condition of approval will require that all exterior lighting for the project is compliant
291 with Dark Sky objectives.

- 292 • Community Identity Element

293 The project's design and proposed improvements are also consistent with the following
294 relevant provisions of the Community Identity Element of the General Plan:

295 *Goal CI-1 Maintain and enhance Calistoga's small-town character.*

296 *Policies*

297 *P1.1-1 New development should be sensitive to surrounding architecture,*
298 *landscaping, character and scale of existing buildings.*

299 *P1.1-2 New development should use exterior materials that have*
300 *traditionally been used in Calistoga.*

301 *P1.1-3 New buildings shall have heights that avoid obtrusive breaks in*
302 *the natural skyline.*

303 *P1.1-4 New developments should provide accessible public and semi-*
304 *public areas and efficient and inviting pedestrian and bicycle*
305 *connections to existing Calistoga streets.*

306 *P1.1-7 New commercial development shall be designed to avoid*
307 *characteristics common to typical auto-oriented shopping center*
308 *or strip commercial development. This can be achieved by*
309 *including features such as:*

- 310 • *Parking set alongside or behind buildings, rather than in front*

- 311 • *Incorporation of varied building massing and architectural*
- 312 *treatment*
- 313 • *Limited front setbacks and direct street access*
- 314 • *Pedestrian- rather than automobile-scaled design elements*
- 315 *Goal CI-1.2 Maintain and enhance the urban design quality of the*
- 316 *downtown and other commercial areas.*

317 *Policies*

318 *P.1.2-2 Design amenities shall be encouraged in new downtown*

- 319 *developments, including:*
- 320 • *Buildings without front or side setbacks*
 - 321 • *Porches and/or overhangs, including covered sidewalks*
 - 322 *where appropriate*
 - 323 • *Large store windows on ground floors*
 - 324 • *Building rhythm matching the character of existing buildings*

325 *P.1.2-3 New commercial buildings in the Downtown Commercial area*

326 *shall abut the street, with parking areas located behind the*

327 *buildings and a minimum number of curb cuts on Lincoln Avenue.*

328 *P.1.2-4 The amount of greenery, especially street trees, in the Downtown*

329 *Commercial area shall be maintained and enhanced to help*

330 *create a pleasant walking environment for pedestrians and for*

331 *visual continuity.*

332 *P.1.2-8 The development of pedestrian amenities within the downtown*

333 *area shall be encouraged.*

334 • **Circulation Element**

335 Additionally, applicable Circulation Element policies would be satisfied by this project

336 through its construction of segments of the Napa Valley Vine Trail, a wide sidewalk

337 across its Lincoln Avenue frontage connecting to existing development on either side

338 and a sidewalks from the proposed public plaza to Lincoln Avenue:

339 *P1.3-2 New development shall provide sidewalks as needed to close*

340 *gaps in the city's active transportation network.*

341 *P1.3-3 New development shall provide bicycle improvements called for in*

342 *the Active Transportation Plan.*

343 *P1.4-4 "Complete streets" features shall be incorporated into existing*

344 *streets to improve the safety and convenience of users, with the*

345 *particular goal of creating a connected network of facilities*

346 *accommodating each category of users, and increasing*

347 *connectivity across jurisdictional boundaries and for existing and*

348 *anticipated future areas of travel origination or destination.*

349 Zoning Code

350 The project site is split between two zoning districts: Downtown Commercial (DC)
 351 adjacent to Lincoln Avenue and Community Commercial (CC) on the eastern portion of
 352 the site.

353 The intent of the DC District, in part, is to provide for a broad range of uses that
 354 generate high pedestrian traffic. The project is consistent with this intent by providing
 355 visitor accommodations within the downtown whose guests will have ready access to
 356 other businesses. It would also provide retail and food and beverage services that
 357 would attract pedestrian traffic from the downtown. Retail and restaurants are permitted
 358 uses within the DC District. Hotels are allowed through approval of a use permit.

359 The intent of the CC District, in part, is to provide a transition between the more-intense
 360 activities in the DC District and the less-intense activities in the residential districts
 361 adjacent to commercial areas. The landscaped parking area on the eastern side of the
 362 project would provide a transition between the project's commercial uses and multi-
 363 family residential in the lower Washington Street area.

364 The following table demonstrates the project design's compliance with the development
 365 standards of the DC and CC Zoning Districts.

Development Standard	DC District	CC District	Project
Minimum front yard	0 feet	10 feet	Approx. 29 feet
Minimum interior side yard	0 feet	0 feet	> 50 feet
Minimum street side yard	0 feet	0 feet	Approx. 30 feet
Minimum rear yard	0 feet	0 feet	> 0 feet
Maximum lot coverage	80%	60%	17% overall
Maximum floor area ratio	200%	80%	84% DC / 10% CC
Maximum building height	30 feet	30 feet	30 feet*
Minimum landscaped portion of open space	40%	n/a	47%

366 *Taller architectural and utility structures and necessary mechanical appurtenances allowed per CMC 17.38.030(B)

367 The project would provide 233 parking spaces, which exceeds the minimum
 368 requirement. The parking demand is likely to be lower than that required by the Zoning
 369 Code since hotel guests will be utilize the retail and food and beverage operations.

370 The minimum number of parking spaces required for the project by the Zoning Code is
 371 as follows:

Proposed Use	Units	Ratio	Reqd. Spaces
Hotel	96 rooms	1.1/unit	106
Retail	5,285 sf	1/200 sf	26
Restaurant, bar, roof terrace	7,818 sf	1/100 sf	76

Total required spaces	208
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372 The proposed parking design meets all the minimum standards for space dimensions
373 and aisle widths. It also provides breaks at two points in the eastern parking lot to
374 facilitate pedestrian access to the hotel. Rows of trees along and within the parking lots
375 would provide shade to minimize heat generation.

376 The project's provision of 24 bicycle parking spaces in clearly designed, safe and
377 convenient locations is also consistent with the Zoning Code's provisions. Furthermore,
378 the project's design would provide off-street loading berths in sufficient number and size
379 to adequately handle project needs.

380 **DEVELOPMENT AGREEMENT**

381 A development agreement is a contract between the City and a developer through
382 which mutual benefits are provided. CMC Chapter 17.39 allows the City to enter into a
383 development agreement subject to the City Council finding that the provisions of the
384 agreement are consistent with the General Plan. The Municipal Code requires both the
385 Planning Commission and City Council to review the draft agreement at a public hearing
386 prior to action being taken.

387 The project's development agreement was drafted by the City Attorney's office following
388 protracted discussions among the applicant, staff and the City Council's ad hoc
389 committee (Vice Mayor Dunsford and Councilmember Kraus). It references the project
390 entitlements (those ultimately granted by the Council after Planning Commission
391 recommendation) and includes the following primary provisions in addition to the off-site
392 improvement agreements already mentioned related to water, wastewater, and
393 pedestrian and traffic circulation (those off-site improvements are also included as
394 Conditions of Approval in Attachment 3):

- 395 • Establishes an initial seven-year time period to the approved entitlements,
396 with potential one-year time extensions for an additional three years
- 397 • Requires the developer to relocate the existing laundromat on the project site
398 to a new location within the city.
- 399 • Requires Developer to construct a 20-foot Emergency Vehicle Access from
400 Chateau Calistoga to Fair Way Extension.
- 401 • Provides for how certain off-site improvements may be reimbursable from the
402 Project's impact fees, and water/wastewater connection fees.

403 **ENVIRONMENTAL REVIEW**

404 The proposed project has been reviewed in accordance with the California
405 Environmental Quality Act (CEQA). An Initial Study (IS) was prepared that identified
406 potentially-significant, project-related impacts to aesthetics, air quality, biological
407 resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and
408 hazardous materials, hydrology/water quality, minerals, noise, and

409 transportation/circulation. The applicant has agreed to incorporate mitigation measures
410 that would reduce these impacts to a less-than-significant level.

411 The City has determined that with the incorporation of the mitigation measures included
412 in the Mitigation Monitoring and Reporting Program (MMRP), the Project will not have a
413 significant effect on the environment, and therefore a Mitigated Negative Declaration
414 (MND) is appropriate. The full IS/MND and associated studies are available on the
415 City's website as detailed in Attachment 8. The MMRP is included as Exhibit A to
416 Attachment 2.

417 **PUBLIC COMMENTS**

418 As of the publishing of this staff report on Friday August 14, 2020 no public comments
419 regarding this project had been received by the Planning & Building Department. If
420 public comments come in prior to the Planning Commission hearing, those comments
421 will be circulated to Planning Commissioners and made available on the City's website.

422 **FINDINGS**

423 To reduce repetition, the bases for making the required findings to approve the project's
424 use permit, design review and development agreement applications are contained in the
425 attached draft resolutions.

426 **RECOMMENDATIONS**

427 Based on the information and analysis contained in this report, staff recommends that
428 the Planning Commission:

- 429 1. Adopt a resolution adopting the project's MND
- 430 2. Adopt a resolution approving use permit application UP 2017-9 and design
431 review application DR 2017-8
- 432 3. Adopt a resolution recommending approval of development agreement DA 2017-1

ATTACHMENTS

1. Vicinity map
2. Draft resolution adopting the project's MND
3. Draft resolution approving use permit application UP 2017-9 and design review
application DR 2017-8
4. Draft resolution recommending approval of development agreement DA 2017-1 to
the City Council
5. Project description dated March 5, 2020
6. Project plans
7. Draft development agreement
8. The MND can be reviewed at the Planning and Building Department's web site at
[http://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-
department/planning-division](http://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division). This document was distributed to the Planning
Commission in advance of this meeting.