

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION NO. 2020-XX

APPROVING USE PERMIT APPLICATION UP 2017-9 AND DESIGN REVIEW APPLICATION DR 2017-8 FOR THE VERANDA AT INDIAN SPRINGS PROJECT AT 1512 LINCOLN AVENUE

1 **WHEREAS**, MF Calistoga proposes to construct The Veranda at Indian Springs,
2 including 96 guest rooms, restaurant, bar, retail space and related on- and off-site
3 improvements at 1512 Lincoln Avenue (APNs 011-034-003, 004, 006, 021, 022, 028,
4 029); and

5 **WHEREAS**, the Planning Commission considered use permit and design review
6 applications for The Veranda project at its meeting of September 23, 2020, and prior to
7 acting on the applications, received written and oral staff reports, and public testimony;
8 and

9 **WHEREAS**, the Planning Commission has adopted a Mitigated Negative
10 Declaration for the project to address the project’s potential environmental impacts; and

11 **WHEREAS**, the Planning Commission hereby finds that the use permit application,
12 pursuant to Calistoga Municipal Code 17.40.030:

- 13 1. Is in accord with the General Plan and any applicable planned development.
14 Supporting Evidence: As detailed in the staff report, the proposed uses and designs
15 are consistent with the Downtown Commercial and Community Commercial land
16 use designations, the project is consistent with the land use and design
17 considerations of the General Plan Gliderport Character Area, and the project is
18 consistent with applicable provisions of the Community Identity and Circulation
19 Elements. There is no planned development that applies to the project.
- 20 2. Is in accord with all applicable provisions of the Zoning Code.
21 Supporting Evidence: As detailed in the staff report, the proposed uses are
22 consistent with the intent of the Downtown Commercial and Community Commercial
23 zoning districts, as well as all of the Zoning Code’s applicable development
24 standards and parking requirements.
- 25 3. Will not substantially impair or interfere with the development, use or enjoyment of
26 other property in the vicinity or the area.
27 Supporting Evidence: The project would enhance the enjoyment of other properties
28 by redeveloping a critical underutilized site in the downtown.
- 29 4. Is consistent with and enhances Calistoga’s history of independently owned
30 businesses, thus contributing to the uniqueness of the town, which is necessary to
31 maintain a viable visitor industry and promote its economy.
32 Supporting Evidence: The project would enhance the Indian Springs resort, a
33 successful, independently-owned business, thereby helping to maintain a viable
34 local visitor industry and promote its economy. The project would also provide

35 additional support to independent downtown businesses by putting additional
36 visitors and foot-traffic in the downtown area.

37 5. Is resident-serving, in the case of a formula business.

38 Supporting Evidence: This finding is not applicable to this application.

39 **WHEREAS**, the Planning Commission hereby finds that the design review
40 application, pursuant to Calistoga Municipal Code 17.41.050:

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

42 Supporting Evidence: As detailed in the staff report, the proposed uses and designs
43 are consistent with the Downtown Commercial and Community Commercial land
44 use designations, the project is consistent with the land use and design
45 considerations of the General Plan Gliderport Character Area, and the project is
46 consistent with applicable provisions of the Community Identity and Circulation
47 Elements. There is no planned development that applies to the project.

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

49 Supporting Evidence: As detailed in the staff report, the proposed uses are
50 consistent with the intent of the Downtown Commercial and Community Commercial
51 zoning districts, as well as all of the Zoning Code's applicable development
52 standards and parking requirements.

53 3. Is consistent with any adopted design review guidelines to the extent possible.

54 Supporting Evidence: As detailed in the staff report, the project's design is
55 consistent with the guidelines outlined in the General Plan Community Identity
56 Element and the Gliderport Character Area.

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

59 Supporting Evidence: The project's rooftop bar will close at 9 pm on weekdays and
60 10 pm on weekends. Exterior lighting will be required to be shielded to prevent off-
61 site glare.

62 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
63 that based on the above findings, use permit application UP 2017-9 and design review
64 application DR 2017-8 are hereby approved, subject to the following conditions:

65 1. Minor modifications to the project design that do not generate unanticipated
66 environmental impacts may be approved in writing by the Planning and Building
67 Director.

68 2. This approval shall be null and void if not used within a year unless an extension
69 and/or building permit has been issued for the project prior to the expiration date.

70 3. Permits shall be obtained as may be required from any federal, state or local agency
71 that retains regulatory or advisory function as specified by statute or ordinance.

- 72 4. This approval shall be effective only upon the City Council's approval of a
73 development agreement for the project.

74 **Planning Department**

- 75 5. Prior to the installation of any landscaping, a final landscape plan prepared in
76 accordance with the State Water Efficient Landscape Ordinance shall be submitted
77 for City approval. Landscaping and irrigation shall be installed prior to project
78 occupancy, maintained throughout the life of the project, and replaced as necessary.
- 79 6. Exterior signage shall be subject to the approval of the Planning and Building
80 Department.
- 81 7. All new utilities within the site shall be placed underground.
- 82 8. All permanent exterior lighting shall be directed and/or shielded so as not to shine
83 or create glare on adjacent properties, subject to the review and approval of the
84 Planning and Building Department.

85 **Public Works Department**

86 Traffic and Circulation

- 87 1. Extend the new 10' wide multi-use pathway along the project's Lincoln Avenue
88 frontage northerly along the adjacent property's frontage to connect to the existing
89 pathway on the Indian Springs property.
- 90 2. Continue the new sidewalk along Lincoln Avenue to the northerly property line and
91 taper back to the existing sidewalk.
- 92 3. The northerly driveway on Lincoln Avenue shall be designed with a right angle to
93 Lincoln Avenue.
- 94 4. Connect the Plaza to Lincoln Avenue by a 10'-wide paved multi-use pathway along
95 the Fair Way extension for pedestrian access.
- 96 5. Connect the proposed sidewalk exiting the Plaza to an existing sidewalk.
- 97 6. Install new curb and gutter along the project's Lincoln Avenue frontage.
- 98 7. Submit final improvement plans for the Lincoln/Fair Way intersection, including the
99 ultimate signalization at Lincoln/Fair Way with left turn lanes on Lincoln and out-
100 bound Fair Way, identify right-of-way requirements and make necessary
101 dedications. Construction of the signalization improvements is not required by the
102 project.
- 103 8. Obtain Caltrans Encroachment permits for all improvements in their right-of-way.
- 104 9. The Emergency Vehicle Access Road shall have an all-weather surface to
105 accommodate an H-40 wheel load.

- 106 10. Any crossing over the Fair Way Extension Ditch shall be a bridge or culvert large
107 enough to accommodate the 100-year flow per the “Southeastern Drainage Study”
108 and to meet HS-40 loading.
- 109 11. Fair Way Extension shall be constructed to Santa Rosa Standards with minimum
110 12-foot wide traffic/turn lanes and sidewalk on both sides (multiuse pathway may be
111 utilized in place of sidewalk on one side).
- 112 12. Gerard Street
- 113 a. The improvements on the Gerard Street extension shall follow Santa Rosa
114 Standard 200E, with two 12-foot wide lanes and an attached sidewalk on the
115 east side, terminating at the future Vine Trail at the north.
- 116 b. The existing road shall be overlaid to Washington Street with a 1-inch leveling
117 course, glass grid pavement reinforcement and a 2-inch final lift of asphalt.

118 Wastewater/Sewer

- 119 13. Construct a 24-inch sewer main from Anna Street to the intersection of Lincoln
120 Avenue/Fair Way, with a new manhole in Lincoln.
- 121 14. Construct an 18-inch replacement sewer main in Lincoln from the intersection of
122 Lincoln Avenue/Fair Way to Wappo Avenue. Sewer flow lines shall be as deep and
123 as flat as possible to allow for future extension to the north and east.
- 124 15. Pay for sewer improvements under the Solage Reimbursement Agreement at the
125 time of project building permit issuance.

126 Recycled Water

- 127 16. Install a 12-inch recycled water main within Railroad Avenue from Anna Street to
128 Gerard Street, and along Gerard Street to Washington Street.

129 Water

- 130 17. Loop the water main from Anna Street to Lincoln Avenue at Fair Way with a 12-inch
131 pipe connecting to mains on Franklin, Gerard, Anna and Eddy Streets.
- 132 18. Install a 12-inch water pipe from Lincoln Avenue at Fair Way, to Stevenson Street at
133 Lincoln Avenue.
- 134 19. Cap and abandon the existing water mains and provide new services to existing
135 properties off of the new main.
- 136 20. All new water meters shall be Badger radio-read meters with appropriate backflow
137 prevention.
- 138 21. Provide mitigation to address maximum day water demands above average day
139 demands.

141 Stormwater

- 142 22. Provide letters from soils and civil engineers that stormwater improvements were
143 built in accordance with plans and specifications.
- 144 23. Bio-retentions shall be designed to County of Napa BASMAA Standards with
145 recorded maintenance agreements.
- 146 24. Pay for drainage improvements under the Solage Reimbursement Agreement at the
147 time of project building permit issuance.

148 Geothermal Usage and Discharge

- 149 25. Geothermal water use by the project shall employ a closed loop system with a re-
150 injection system. Any discharges to the sewer shall be monitored and measured as
151 required by the Public Works Department, and owner shall pay appropriate
152 discharge fees as established by the City Council.
- 153 26. Provide geothermal metering by measuring extraction and injection volumes or
154 sewer metering to demonstrate there is no geothermal discharge into the City's
155 sewer system. Any metering shall be constructed with this project and any necessary
156 easements/agreements made for City access.
- 157 27. Provide a report and sampling/testing demonstrating that there will be no significant
158 sewer discharge of antimony or boron associated with the project and that it will be
159 below City effluent limits.

PASSED AND ADOPTED on September 23, 2020 by the following vote of the Calistoga
Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____, Chair

ATTEST: _____
Claudia Aceves, Secretary