

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION NO. 2020-XX

APPROVING USE PERMIT APPLICATION UP 2020-10 AND DESIGN REVIEW APPLICATION DR 2020-8 RENEWING DR 2018-7 AND UP 2018-9 FOR THE LINCOLN AVENUE APARTMENTS PROJECT (APN 011-050-044)

1 **WHEREAS**, For the Future Housing proposes to construct 78 apartments and
2 related improvements on Lincoln Avenue (APN 011-050-04); and

3 **WHEREAS**, the Planning Commission approved Resolution 2018-23 on
4 December 12, 2018 approving a use permit and design review for this project; and

5 **WHEREAS**, the use permit and design review will expire on December 22, 2018,
6 two years after their effective date; and

7 **WHEREAS**, the applicant requests to reapply for and renew their land use
8 entitlements (use permit and design review) for this project; and

9 **WHEREAS**, the Planning Commission considered these applications at its meeting
10 of October 28, 2020, and prior to taking action on the applications, received written and
11 oral staff reports, and public testimony; and

12 **WHEREAS**, the Lincoln Avenue Apartments project is exempt from the California
13 Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines; and

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

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

17 Supporting Evidence: The proposed uses and designs are consistent with those
18 allowed by the High Density Residential and Community Commercial
19 Designations with a use permit, and the Planning Commission's approval of the
20 project's density bonus will provide conformance with the Designations' allowable
21 density. The project is consistent with the land use and design considerations of
22 the General Plan's Resort Character Area Overlay by providing new rental housing
23 that features a classic design and uses high-quality materials, providing
24 streetscape improvements.

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

26 Supporting Evidence: The proposed use is a permitted use in the Multi-Family
27 Residential/Office (R-3) Zoning District and is allowed with a use permit in the
28 Community Commercial (CC) Zoning District. The Commission's approval of
29 deviations from the Zoning Code's development standards as
30 incentives/concessions allowed by state law for qualifying affordable housing
31 projects will provide conformance with the Zoning Code.

32 3. Will not substantially impair or interfere with the development, use or enjoyment of
33 other property in the vicinity or the area.

34 Supporting Evidence: Privacy impacts on neighboring properties would be minimal
35 because adjacent properties are developed with a lodging facility to the north and
36 west, a winery to the north, a one-story commercial property to the south, and a
37 large industrial facility to the east. The project does not include any significant
38 outdoor activity areas that could generate excessive noise. Exterior lighting will be
39 shielded to prevent glare.

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

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

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

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

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

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

49 Supporting Evidence: The proposed uses and designs are consistent with those
50 allowed by the High Density Residential and Community Commercial
51 Designations with a use permit, and the Planning Commission's approval of the
52 project's density bonus will provide conformance with the Designations' allowable
53 density. The project is consistent with the land use and design considerations of
54 the General Plan's Resort Character Area Overlay by providing new rental housing
55 that features a classic design and uses high-quality materials and providing
56 streetscape improvements.

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

58 Supporting Evidence: The proposed use is a permitted use in the Multi-Family
59 Residential/Office (R-3) Zoning District and is allowed with a use permit in the
60 Community Commercial (CC) Zoning District. The Commission's approval of
61 deviations from the Zoning Code's development standards as
62 incentives/concessions allowed by state law for qualifying affordable housing
63 projects will provide conformance with the Zoning Code.

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

65 Supporting Evidence: The project design is consistent with the City's Multi-Family
66 Design Guidelines by providing visual interest, employing a design and materials
67 that are compatible with the neighborhood, and screening mechanical equipment
68 and trash enclosures from public view.

- 69 4. Will not impair or interfere with the development, use or enjoyment of other
70 property in the vicinity or the area.

71 Supporting Evidence: Privacy impacts on neighboring properties would be minimal
72 because adjacent properties are developed with a lodging facility to the north and

73 west, a winery to the north, a one-story commercial property to the south, and a
74 large industrial facility to the east. The project does not include any significant
75 outdoor activity areas that could generate excessive noise. Exterior lighting will be
76 shielded to prevent glare.

77 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
78 that based on the above findings, design review application DR 2020-8 and UP 2020-10
79 is approved, subject to the following conditions:

- 80 1. Minor modifications to the project design that do not generate environmental
81 impacts may be approved in writing by the Planning and Building Director.
- 82 2. This approval shall be null and void if not used within a year, unless an extension
83 and/or building permit has been issued for the project prior to the expiration date.
- 84 3. This approval does not abridge or supercede the regulatory powers or permit
85 requirements of any federal, state or local agency, special district or department
86 which may retain regulatory or advisory function as specified by statute or
87 ordinance. Permits shall be obtained as may be required from each authority.
- 88 4. All conditions associated with PC Resolution 2018-23 remain in effect.

PASSED AND ADOPTED on October 28, 2020 by the following vote of the
Calistoga Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Paul Coates, Chair

ATTEST: _____
Claudia Aceves, Secretary