



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	October 28, 2020
ITEM	Mt. View Hotel/Veraison Restaurant Parking Lot to Patio Conversion Use Permit UP 2020-9 and Design Review DR 2020-8
PROPERTY ADDRESS	1457 Lincoln Avenue
ASSESSOR'S PARCEL NO.	011-205-014 & -018
GENERAL PLAN DESIGNATIONS	Downtown Commercial Downtown Character Overlay
ZONING DISTRICT	DC: Downtown Commercial
APPLICANT	Mount View Hotel
STAFF CONTACT	Zach Tusinger, Planning & Building Director
POTENTIAL CONFLICTS	None
RECOMMENDATION	Consider adopting a resolution approving Use Permit UP 2020-9 and Design Review DR 2020-8 with conditions.
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution approving a use permit and design review allowing for the permanent conversion of an existing parking lot into patio space at 1457 Lincoln Avenue."

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Zach Tusinger, Planning and Building Director
Meeting Date: October 28, 2020
Subject: **Mount View Hotel and Veraison Restaurant Parking Lot to Patio Conversion Design Review DR 2020-9 and Use Permit UP 2020-9**

1 **ITEM**

2 Consideration of design review and use permit applications to permit the permanent
3 conversion of an existing surface parking lot at 1457 Lincoln Avenue (APNs 011-205-
4 014 & -018) to hotel and restaurant patio space.

5 **PROJECT SETTING**

6 The property at 1457 Lincoln Avenue is improved with a two-story hotel/restaurant
7 building. The rear portion of the site features the hotel pool and patio. Guest rooms are
8 upstairs. The front of the building houses two restaurants. This stretch of Lincoln
9 includes shops, restaurants, offices, and service uses.

10 **PROJECT DESCRIPTION**

11 Earlier this year due to COVID-19, the City implemented a Temporary Support and
12 Recovery Program for restaurants and other businesses affected by COVID-19. The
13 key part of this program was the temporary conversion of parking lots to outdoor patio
14 space. Over the summer, the Mt. View Hotel and Veraison Restaurant took advantage
15 of this program to temporarily convert a 13-space linear parking lot to outdoor patio
16 space. The front part of the lot was converted to patio space for Veraison Restaurant.
17 The rear portion of the lot became extra patio space for the Mount View Hotel. The
18 middle third of the lot retained some limited parking and service uses (accessible from
19 the neighboring lot).

20 Because this project has already been implemented on a temporary basis, it is possible
21 to view the finished product in person (See Attachment 5).

22 **ANALYSIS**

23 Calistoga General Plan

24 The project site is designated by the General Plan's Land Use Map as Downtown
25 Commercial, which allows the establishment of businesses for visitors and residents.
26 The Downtown Character Area overlay, which also applies to this property, encourages
27 and supports a diversity of land uses. Allowing expanded patio uses at this location
28 would be consistent with General Plan Economic Development Objective ED-1.2, which
29 encourages the expansion of economic activity in Calistoga that builds on the
30 community's strengths and reinforces its small-town character. In addition, this
31 conversion would enhance the experience of anyone visiting the Downtown Character
32 Area.

Zoning Code

The project site is zoned Downtown Commercial (DC). Outdoor patios are allowed by use permit. The two patios (hotel patio and restaurant patio) are in compliance with the development standards for the DC District. The expanded use of the outdoor area is not expected to have any significant negative visual or acoustical impacts on adjacent properties. The patio space is enclosed on two sides by masonry or stucco walls at least 16 feet in height. On the rear side a large privacy fence and gate blocks noise or light from First Street. Trees and other landscaping items will serve to soften the visual impact of the patio.

The existing parking spaces are proposed to be relocated to an under-utilized parking area owned by Cal-Mart on First Street. Planning Staff has conducted several field visits of the site and can confirm adequate excess capacity exists to accommodate the proposed spaces. The 13 replacement spaces will be striped and reserved by signage. Their final configuration will be reviewed and approved by the Planning & Building Director.

The patio is configured in such a way that tables could be moved, and gates could be opened to allow a fire engine to pull through the patio site in times of emergency.

ENVIRONMENTAL REVIEW

The use permit application is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines.

PUBLIC COMMENT

As of October 20, 2020, no public comments had been received regarding this project.

FINDINGS

To reduce repetition, all the necessary findings to approve the use permit and design review applications are contained in the draft resolution.

RECOMMENDATION

Based on the information and analysis contained in this report, staff recommends that the Planning Commission, after conducting a public hearing on the matter, adopt the attached resolution approving Use Permit UP 2020-9 and Design Review DR 2020-8.

ATTACHMENTS

1. Draft Resolution
2. Vicinity Map
3. Application Request Letter
4. Plans
5. Patio Photos