



City of Calistoga

Planning Commission

Agenda Item Summary

DATE	November 18, 2020
ITEM	1503 Lake Street Bed and Breakfast – Use Permit Renewal
APPLICANT	Daniel J. Lynch
PROPERTY ADDRESS	1503 Lake Street
ASSESSOR’S PARCEL NOS.	011-153-010
GENERAL PLAN DESIGNATION	Medium Density Residential
ZONING DISTRICT	R-1: One-Family Residential
STAFF CONTACT	Zach Tusinger, Planning & Building Director
POTENTIAL CONFLICTS	Commissioner McNair
RECOMMENDATION	Consider approving the use permit application.
SUGGESTED MOTION	“I move that the Planning Commission adopt a resolution approving the use permit for the bed and breakfast at 1503 Lake Street.”

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Zach Tusinger, Planning & Building Director
Meeting Date: November 18, 2020
Subject: **1503 Lake Street Bed and Breakfast
Use Permit Renewal 2020-11**

1 **ITEM**

2 Consideration of a use permit renewal application to establish a three-unit bed and
3 breakfast inn at 1503 Lake Street.

4 **BACKGROUND AND SETTING**

5 The corner lot property is in a residential neighborhood surrounded by primarily single-
6 family homes; the Calistoga Junior/Senior High School is located within 300 feet. The
7 property is located within the Medium Density Residential General Plan land use
8 designation and R-1, One-Family Residential Zoning District. The Medium Density land
9 use designation allows single-family homes, duplexes and bed and breakfasts.

10 In 1983, the City granted approval of a two-unit bed and breakfast, which converted the
11 two pre-existing detached residential units to guest units. Cottage 1 has approximately
12 404 square feet of floor area and Cottage 2 has approximately 347 square feet of floor
13 area.

14 In 1988, the Planning Commission conditionally approved Use Permit UP 88-11
15 allowing an increase to the number of bed and breakfast units from two to three units.
16 The third guest unit was located within the single-family residence. The bed and
17 breakfast operated in conformance with the approved use permit until 2014. In a letter
18 dated October 23, 2014, the City received a request from the property owner to
19 relinquish the bed and breakfast use permit due to personal circumstances.

20 In December 2016, the Planning Commission approved a new use permit allowing the
21 establishment of a three-unit bed and breakfast on the property. While the property
22 owner improved the property to correspond with the bed and breakfast approvals, the
23 use never actually commenced. The use permit approval subsequently lapsed. The
24 property recently changed hands and the new owner wishes to renew the use permit
25 approval.

26 **PROJECT DESCRIPTION AND DISCUSSION**

27 For additional information and discussion please see Attachments 3 and 4.

28 **FINDINGS**

29 To reduce repetition, all the necessary findings are contained in the respective attached
30 Resolution.

31 **PUBLIC COMMENTS**

32 As of the writing of this report, staff has not received any correspondence regarding this
33 application.

34 **ENVIRONMENTAL REVIEW**

35 Staff has determined that the proposed project is Categorically Exempt from the
36 requirements of the California Environmental Quality Act (CEQA) pursuant to Section
37 15332 (In-fill Development Projects) of the CEQA Guidelines.

38 **RECOMMENDATION**

39 Approve the use permit application with conditions.

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Applicant Request Letter
4. PC Staff Report from 2016
5. PC Resolution 2016-22