

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2021-XX**

APPROVING DESIGN REVIEW DR 2021-1 AND USE PERMIT UP 2021-2 ALLOWING THE EXPANSION OF A SECOND FLOOR APARTMENT AND THE EXPANSION OF THE BREWERY AT THE CALISTOGA INN LOCATED AT 1250 LINCOLN AVENUE

1
2 **WHEREAS**, on April 1, 2021, Michael Dunsford submitted a request for a design
3 review and use permit in order to expand the existing second floor apartment and
4 provide additional first floor space for the brewery operations at the Calistoga Inn &
5 Napa Valley Brewing Company located at 1250 Lincoln Avenue; and

6 **WHEREAS**, the Planning Commission originally approved the second floor
7 apartment via Resolution 2013-13; and

8 **WHEREAS**, the Planning Commission considered this request at its regular
9 meeting of April 28, 2021. Prior to taking action on the application, the Planning
10 Commission received written and oral reports by the staff, and received public
11 testimony; and

12 **WHEREAS**, this action has been reviewed for compliance with the California
13 Environmental Quality Act (CEQA) and is exempt from the requirements of CEQA
14 pursuant to Section 15303 of the CEQA Guidelines; and

15 **WHEREAS**, the Planning Commission pursuant to Chapter 17.41.050 has made
16 the following design review findings for the project:

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

18 Supporting Evidence: The proposed development is consistent with the goals
19 and policies of the Calistoga General Plan in that it represents allowable uses at
20 an existing commercial property in a strategic location in the downtown.

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

22 Supporting Evidence: The DC: Downtown Commercial Zoning District
23 conditionally allows second floor apartments, and the brewery is component of
24 the permitted restaurant use. The expanded apartment use is consistent with all
25 DC District development standards.

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

27 Supporting Evidence: The project's design elements are consistent with
28 Community Identity Element policies that encourage the use of existing materials
29 that have traditionally been used in Calistoga and the improvement of the
30 appearance of existing residential and commercial buildings. The proposed
31 design and materials are consistent with the existing architecture on the property
32 and in the immediate area.

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

35 Supporting Evidence: The architecture and scale of the of the proposed
36 modifications are compatible with and emphasize Calistoga’s unique attributes.
37 Adequate parking is provided, any new lighting will be directed downward and
38 shielded from adjacent properties. No noise or traffic impacts are expected from
39 the project.

40 **WHEREAS**, the Planning Commission pursuant to Chapter 17.40.030.D has
41 made the following use permit findings for the project:

- 42 1. Finding: Is in accord with the General Plan and any applicable planned
43 development.

44 Supporting Evidence:

45 The proposed development is consistent with the goals and policies of the
46 Calistoga General Plan in that it represents allowable uses at an existing
47 commercial property in a strategic location in the downtown.

- 48 2. Finding: Is in accord with all provisions of this title.

49 Supporting Evidence:

50 The DC: Downtown Commercial Zoning District conditionally allows second floor
51 apartments, and the brewery is component of the permitted restaurant use. The
52 expanded apartment use is consistent with all DC District development
53 standards.

- 54 3. Finding: Will not substantially impair or interfere with the development, use or
55 enjoyment of other property in the vicinity.

56 Supporting Evidence:

57 The architecture and scale of the of the proposed modifications are compatible
58 with and emphasize Calistoga’s unique attributes. Adequate parking is provided,
59 any new lighting will be directed downward and shielded from adjacent
60 properties. No noise or traffic impacts are expected from the project.

- 61 4. Finding: Is consistent with and will enhance Calistoga’s history of independent,
62 unique, and single location businesses, thus contributing to the uniqueness of the
63 town, which is necessary to maintain a viable visitor industry in Calistoga and to
64 preserve its economy.

65 Supporting Evidence: The Calistoga Inn is an independent and unique single
66 location business along the Napa River in downtown Calistoga. The proposed
67 expanded uses will further enhance this property and downtown Calistoga.

68 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
69 Commission that based on the above findings, the Planning Commission approves the
70 proposed use, subject to the following conditions of approval:

- 71 1. The use and design hereby permitted shall substantially conform to the project
72 descriptions and supporting plans received April 1, 2021 by the Planning and
73 Building Department, except as noted in the permit conditions.
- 74 2. Any further expansion or change of use shall require an amendment subject to
75 use permit review as determined by the Planning and Building Department. Minor
76 modifications may be approved in writing by the Planning and Building Director.
- 77 3. Any minor modifications to the front of the building shall be subject to the review
78 and approval of the Planning & Building Director.
- 79 4. This permit shall be null and void if not used within a year, or if the use is
80 abandoned for a period of one hundred and eighty (180) days. Once the use is
81 initiated, this permit shall be valid until it expires or is revoked pursuant to the terms
82 of this permit and/or Chapter 17.40 of the Calistoga Municipal Code.
- 83 5. This use permit does not abridge or supersede the regulatory powers or permit
84 requirements of any federal, state or local agency, special district or department
85 which may retain regulatory or advisory function as specified by statute or
86 ordinance. The applicant shall obtain permits as may be required from each
87 agency.
- 88 6. A building permit shall be obtained for any construction occurring on the site not
89 otherwise exempt by the California Building Code or any state or local
90 amendment adopted thereto, and all fees associated with plan check and
91 building inspections, and associated development impact fees established by
92 City Ordinance or Resolution shall be paid.
- 93 7. At the time of Building Permit submittal, this project shall be subject to further
94 reviews and conditions as may be appropriate by the Calistoga Fire Department,
95 and the Calistoga Public Works Department.
- 96 8. All new exterior lighting on the property shall be directed downward and shall
97 otherwise be 'Dark Sky' compliant.

ADOPTED on April 28, 2021 by the following vote of the Calistoga Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Scott Cooper, Chair

ATTEST: _____
Claudia Aceves, Secretary