

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Samantha Thomas, Associate Planner
Meeting Date: March 9, 2022
Subject: **Painting Studio Use Permit (UP 2022-4) at 504 Washington Street**

1 **ITEM**

2 Consideration of a use permit application to allow the establishment of a painting studio
3 within an existing 2,800 square foot industrial space at 504 Washington Street (APN 011-
4 260-001).

5 Refer to Attachment 1 for Draft Resolution.

6 **PROJECT SETTING**

7 The property at 504 Washington Street is currently improved with an industrial building.
8 The subject building is on the west side of the old Walnut Association building was most
9 recently occupied by Glen Pope’s woodworking shop for 30 years. Of the 2,775 square
10 feet of usable space, 1,700 square feet is currently being utilized as a glass blowing studio
11 by Mark and Michiko Weiner approved under UP 2021-8. A storage facility and City
12 owned property is located to the east, multi-family residences to the west, Crystal
13 Geyser’s facility to the south across Washington, and the vacant Gliderport property to
14 the north. Refer to Attachment 2 for Vicinity Map.

15 **PROJECT DESCRIPTION**

16 Staff indicated when UP
17 2021-8 was approved by
18 Planning Commission on
19 September 8, 2021, Mark and
20 Michiko, the current leases of
21 the industrial building have an
22 agreement with the landlord
23 that they will be sub-letting
24 the rear 1,050 square feet of
25 the building with the intent
26 that the space will be used by
27 a very low impact user and a
28 demising wall will be
29 constructed to separate the 2
30 spaces following all Building
31 Code requirements. It was
32 also expressed that the
33 proposed use for the rear of
34 the industrial building would



Front of 504 Washington Street

35 be required to come back to Planning Commission for approval as per the CMC, all uses
36 within the Light Industrial District require a use permit.

37 Applicant Marie Bourget is seeking to sub-lease the remaining 1,050 square feet of the
38 existing industrial building to be utilized as a painting studio. The space would be used
39 for painting as well as storage of finished works and supplies, with low impact anticipated
40 (see Attachment 3 for Site and Floor Plans). The applicant would utilize water-based
41 materials on purchased wood panels, with the only non-manual equipment entailing an
42 electric sander and electric pencil sharpener.

43 No renovations are
44 proposed for the 1,050
45 square feet of the industrial
46 building and the demising
47 wall consisting of floor to
48 ceiling fire rated sheetrock,
49 with a pass-through door
50 proposed under U 2021-2 is
51 currently in place. The
52 applicant would not be
53 utilizing the pass-through
54 door and would instead
55 enter the building from the
56 side as shown on
57 Attachment 3.



Aerial of 504 Washington Street

58 The applicant does not
59 intend to have any
60 employee. The average
61 hours of operation would be
62 from 9AM to around 6PM

63 where most of the applicants work to be done during daylight hours both during the week
64 and on weekends, with the intent that the proposed use would operate as unobtrusively
65 as possible. The traffic demand is expected to be light as the business will not be open
66 to the general public, though designers and art consultants may come to look at the
67 applicant's work on occasion. Large deliveries are not expected (see Attachment 4 for
68 Project Description).

69 **ANALYSIS**

70 The project's consistency with the City's applicable plans, policies and codes is evaluated
71 below.

72 Calistoga General Plan

73 The project site is designated by the General Plan's Land Use Map as Light Industrial,
74 which allows the establishment of businesses with heavy commercial and light industrial
75 uses. The Lower Washington Overlay, which also applies to this property, encourages,

76 and supports a diversity of land uses, such as artist studios. The painting studio would be
77 a unique business to Calistoga and would provide inventory for show rooms and retail
78 spaces within downtown. Allowing this use at this location would be consistent with
79 General Plan Economic Development Objective ED-1.2, which encourages the
80 expansion of economic activity in Calistoga that builds on the community's strengths.

81 Zoning Ordinance

82 The project is zoned Light Industrial (I). Painting studio is not a use specifically listed as
83 conditionally permitted uses in the Light Industrial (I) Zoning District. However, per CMC
84 Section 17.26.020 the Planning Commission may determine that the use is allowed if it is
85 similar to the list of allowed uses. Staff believes the painting studio and storage of finished
86 works is similar to those uses typically associated with production of leather or textile
87 products as well as mini storage, which are allowed uses. As such, the Planning
88 Commission may authorize the use subject to use permit approval. The findings for
89 permitting the unclassified use are contained in the draft resolution.

90 No significant exterior modifications are proposed as part of this project. The Zoning
91 Ordinance's parking regulations require one space per 500 square feet of manufacturing
92 or production space and would therefore require two parking spaces for the proposed
93 project. As an existing gravel parking lot currently serves the property, the proposed re-
94 use of this existing industrial space off Lower Washington Street does not require
95 additional parking and as such, the Zoning Ordinance's parking requirements have been
96 satisfied.

97 **ENVIRONMENTAL REVIEW**

98 The use permit application is Categorically Exempt from the requirements of the California
99 Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines.

100 **PUBLIC COMMENT**

101 As of March 2, 2022, no comments had been received by staff.

102 **FINDINGS**

103 To reduce repetition, all the necessary findings to approve the use permit application are
104 contained in the draft resolution.

105 **RECOMMENDATION**

106 Based on the information and analysis contained in this report, staff recommends that the
107 Planning Commission, after conducting a public hearing on the matter, adopt the attached
108 resolution approving Use Permit UP 2022-4.

ATTACHMENTS

1. Draft Resolution
2. Vicinity Map
3. Site and Floor Plans
4. Project Description