

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2022-XX

APPROVING USE PERMIT UP 2022-4 ALLOWING THE
ESTABLISHMENT OF A PAINTING STUDIO WITHIN AN EXISTING
2,800 SQUARE FOOT INDUSTRIAL SPACE AT 504 WASHINGTON
STREET

1
2 **WHEREAS**, on February 15, 2022, Marie Bourget submitted a request for a use
3 permit in order to establish a painting studio within an existing 2,800 square foot industrial
4 space located at 504 Washington Street (APN 011-260-001); and

5 **WHEREAS**, the Planning Commission considered this request at its regular
6 meeting of March 9, 2022. Prior to taking action on the application, the Planning
7 Commission received written and oral reports by the staff, and received public testimony;
8 and

9 **WHEREAS**, this action has been reviewed for compliance with the California
10 Environmental Quality Act (CEQA) and is exempt from the requirements of CEQA
11 pursuant to Section 15301 of the CEQA Guidelines; and

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

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

16 Supporting Evidence: The proposed development is consistent with the goals and
17 policies of the Calistoga General Plan in that it represents an allowable use in an
18 existing industrial space in a strategic location within the Lower Washington
19 Overlay, down the street from downtown where inventory would be provided for
20 show rooms and retail spaces.

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

22 Supporting Evidence: The site is physically suitable for the type and intensity of
23 use in that it occupies an existing space for light industrial uses. The type of use
24 contemplated is allowed with a use permit in this district by the zoning code, is
25 consistent with all I District development standards and would comply with the
26 parking requirements associated with the use. The project is in compliance with all
27 other development standards for the Zoning District.

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

30 Supporting Evidence: This use is proposed for an existing light industrial space.
31 There will not be any excessive noise or lighting, or any other operational
32 characteristics associated with the use that will interfere with surrounding
33 properties.

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

38 Supporting Evidence: The re-use of this existing light industrial space within the
39 Lower Washington Overlay would be consistent with Calistoga’s sense of
40 independent and unique single-location businesses. This locally owned business
41 would provide inventory for show rooms and retail spaces within downtown. The
42 proposed use would be unique to Calistoga and would continue to make a
43 meaningful contribution to the City’s fiscal vitality.

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

- 47 1. The use hereby permitted shall substantially conform to the project descriptions and
48 supporting plans received February 15, 2022 by the Planning and Building
49 Department, except as noted in the permit conditions.
- 50 2. Any expansion or change of use shall require an amendment subject to use permit
51 review as determined by the Planning and Building Department. Minor
52 modifications may be approved in writing by the Planning and Building Director.
- 53 3. No signage is specifically approved as a result of this approval. All signage shall
54 separately be subject to the approval of the Planning and Building Director.
- 55 4. Any minor modifications to the front of the building shall be subject to the review
56 and approval of the Planning and Building Director, unless determined to be
57 significant enough for a formal design review.
- 58 5. This permit shall be null and void if not used within a year, or if the use is abandoned
59 for a period of one hundred and eighty (180) days. Once the use is initiated, this
60 permit shall be valid until it expires or is revoked pursuant to the terms of this permit
61 and/or Chapter 17.40 of the Calistoga Municipal Code.
- 62 6. This use permit does not abridge or supersede the regulatory powers or permit
63 requirements of any federal, state or local agency, special district or department
64 which may retain regulatory or advisory function as specified by statute or
65 ordinance. The applicant shall obtain permits as may be required from each
66 agency.
- 67 7. Prior to operation, the operator shall obtain a business license pursuant to the City of
68 Calistoga Municipal Code Chapter 5.04 subject to the review and approval of the
69 Finance Department. The applicant shall, at all times, remain in compliance with the
70 requirements of Chapter 5.04. 65.
- 71 8. A building permit shall be obtained for any construction occurring on the site not
72 otherwise exempt by the California Building Code or any state or local amendment

73 adopted thereto, and all fees associated with plan check and building inspections,
74 and associated development impact fees established by City Ordinance or
75 Resolution shall be paid.

76 9. A building permit for tenant improvements and an occupancy certificate from the
77 Planning and Building Department is required. Plans submitted shall reflect
78 storage of paints, fire extinguishers, plumbing for sinks for clean-up, electrical and
79 space heating details.

ADOPTED on March 9, 2022, by the following vote of the Calistoga Planning
Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott Cooper, Chair

ATTEST: _____
Claudia Aceves, Secretary