



City of Calistoga
Planning & Building Department
Status of Entitlement Applications & City Projects

January 6, 2023

Project Name	Description	Address	Entitlement(s)	Status
City Council				
Food Ware Ordinance	Compostable requirements for food ware.	City-wide	NA	1/17 General Government item. Direction sought from Council.
Mobile Home Enforcement	Transfer of enforcement authority to State.	MHPs	NA	1/17 Consent Item: Final Reading
Development Impact Fee Update	Comprehensive review and update of the City's development impact fees, consistent with the provisions of the Mitigation Fee Act.	Fees: Police, Fire, Cultural/Recreational, City Administration, Transportation.	NA	2/7 Consent Item
Veranda Development Agreement	Annual Review	Indian Springs Expansion	Development Agreement	2/7 Consent Item
Planning Commission				
Lawer Estates Restaurant	Public Hearing: Tenant improvements and minor exterior alterations for tasting room, restaurant, retail.	1374 Lincoln Ave	Use Permit renewal	(no change from Nov) Approved at 9/28 Public Hearing item. Building permit submittal anticipated Q1 2023.
Old D' Amici Building	Tenant Improvements	1440 Lincoln	Administrative	Earthquake retrofit complete. Tenant

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			Use Permit	Improvements nearing completion. First Floor Use Permit for re-locating Lincoln Ave tenant (Picayune) issued 7/13.
2008 Grant St	Design Review	2008 Grant St	Design Review	January 25 Public Hearing item
1857 Money Ln	6-Lot Rural Residential Subdivision	1857 Money Ln	Tentative Map	February 8 Public Hearing item
Gateway Plaza	Commercial Development	2449 Foothill Blvd.	Design Review	February 8 Public Hearing item
1219 Washington	Ground Floor Residential in back of retail space.	1219 Washington	Use Permit	February 8 Public Hearing item
Energy Vault	Energy storage project including battery storage systems and hydrogen fuel cells	204 Washington St.	Use Permit Design Review	Application status: incomplete. Tentative Planning Commission in March.
Administrative Review				
Calistoga Vintner Services LLC	Redesign and expand eastern building	865 Silverado Trail	Administrative Design Review	Approval issued January 5 th .
Washington St. Storefront	Exterior and interior renovations	1219 Washington St.	Administrative Design Review	Approval issued January 4 th .
Lincoln Tasting Room	Façade alterations	1255 Lincoln Ave.	Administrative Design Review	On-hold awaiting design changes in response to mural preservation concerns.
Applications in Process				
Kortum Ranch EIR	Proposed subdivision for 23 single-family detached 1 & 2 story homes on 50-acre site. Average lot size 2.1 acres.	Old Busk Estate 500 Kortum Canyon Rd	Tentative Map	Environmental Review underway. Anticipated timeline: 6 months Information available on Planning Page: https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-

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				building-department/planning-division
Yellow Rose Ranch	46 single-family home subdivision	2650 Foothill	Vesting Tentative Map	Commencing CEQA work – EIR Scoping Meeting held 10/6. EIR analysis underway – public review period anticipated January 2023.
2656 Grant Subdivision	Proposed subdivision for 35 single-family lots and common open space	2656 Grant	Tentative Map	(no change from Oct) Commencing CEQA work.
Advanced Planning (City Initiated)				
2023-31 Housing Element (HE) Update	State Law mandated update for 6 th Cycle HE	City-wide	Certification of HE	Recommended Final HE submitted to state for review. Adoption public hearings (Planning Commission & City Council anticipated in March)
Downtown Revitalization Plan	Chamber of Commerce funded/directed visioning for streetscape improvements.	Lincoln St	NA	Chamber of Commerce assembled Task Force and finalized consultant scope of work. (Parklets folded into work plan.) Kick-off meeting scheduled for February 20 th .
Objective Design Standards	Revision to existing CMC Chapter 17.41, Design Review	City wide	NA	In progress (Housing Element consultant task). Staff will utilize HE recommendations for consideration by Planning Commission & Council (Q2 2023).
Sign Code Update	Possible update, modernization, and rewrite of sign code.	N/A	Zoning Ordinance Amendment	Developing strategy for possible amendments/rewrite. Aiming to bring a discussion item to PC in Q3, 2023
Review/Consolidation of Newspaper Stands	Review of existing newspaper stands on Lincoln Avenue to identify	Lincoln Avenue	None	(no change from Nov) Abatement underway – removal of abandoned boxes executed. New box

Project Name	Description	Address	Entitlement(s)	Status
	opportunities for consolidation, clutter reduction.			designs being field-tested to replace remaining.
Entitled Projects (status)				
Silver Rose	Construction complete		Building Permit	(no change from Nov) Final occupancy issued June 2022. Code enforcement action underway related to residential units and Rosedale Rd.
Crystal Geyser Phase I	Construction underway		Building Permit / Certificate of Occupancy	(no change from Nov) Nearing completion. Fence designs under review for Camp Dr and Washington St frontages.
Calistoga Hills	110 hotel units, 20 residence club units, 13 custom residences, public restaurant and bar, event facilities, spa and swimming pools, and parking and accessory support facilities on 88 acres.	411 Foothill Blvd	Building Permit	Final Map recorded. Building permits under review. Building permits approved for some vertical construction – commercial components of project.
Lincoln Avenue Apartments	78-unit apartment project	N Lincoln Avenue (APN 011-050-044)	Building Permit	Vertical construction underway – framing topping out at 3-stories. Sewer work in Lincoln Ave right-of-way anticipated Q1 2023. Occupancy anticipated Q3 2023.
Brannan Center	Community Center & Performing Arts Center	1407 3 rd St	Building Permit	Building Permit under review. Applicant making revisions. Use Permit extension approved administratively. Pre-

Project Name	Description	Address	Entitlement(s)	Status
				construction meeting scheduled for Feb 14 th .
Silverado Terrace	50-unit condominium project	1506 Grant St	Building Permit	Building Permits under review. Off-site improvements (sewer and streets) under review. Pre-construction meeting scheduled for January 10 th .
Motor Lodge Phase III	39-guest unit expansion	1880 Lincoln	Building Permit	Construction underway. Occupancy anticipated Q2 2023.
Veranda at Indian Springs	96-guest unit expansion	1512 Lincoln	Building Permit	Awaiting building permit submittal.