

**CALISTOGA PLANNING COMMISSION**  
**STAFF REPORT**

**To:** Calistoga Planning Commission  
**From:** Jeff Mitchem, Planning & Building Director  
**Meeting Date:** February 8, 2023  
**Subject:** **1219 Washington Street Use Permit UP 2022-12**

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**ITEM**

Consideration of a Use Permit application to allow live-work residential use of the rear of the ground floor and accessed via the rear of the building, located at 1219 Washington Street (APN 011-221-012).

**BACKGROUND**

Storefront alterations have previously been approved under Administrative Design Review (ADR 2022-10) December 2, 2022 including recladding of the front and rear façade, replacing storefront with new painted aluminum and tempered glass, and replacing the rear doors.

**PROJECT DESCRIPTION**

As illustrated on the following page, the proposed project is the adaptive re-use of existing floor area to create a live-work unit occupying the rear 542 square feet of the 1,606 square-foot building, leaving 1,064 square feet for a future retail tenant.

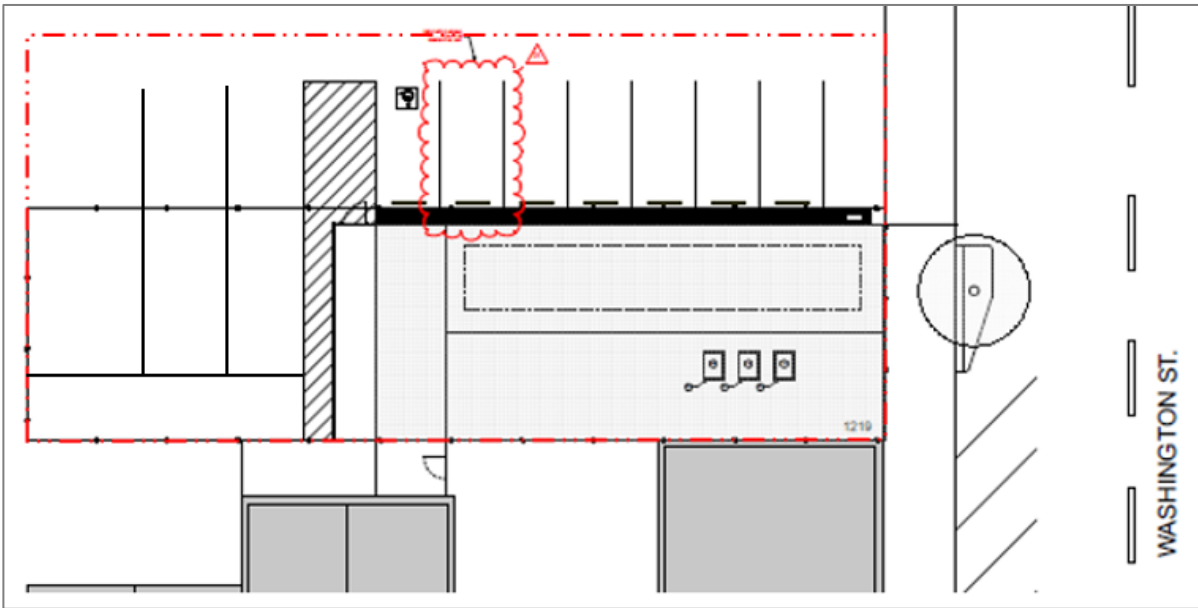
The scope of work is limited to exterior and interior renovation of the existing concrete and wood frame building constructed in the early 20th Century. The exterior scope includes a recladding of the front facade with a vertically oriented shou sugi ban (charred wood) tongue and groove board. The storefront is to be completely replaced with a new painted aluminum and tempered glass (insulated, non-reflective) storefront. The existing roof is to remain. The work at the rear facade includes adding the shou sugi ban cladding at the rear gable and exterior door replacement.

The interior scope includes a refinishing of the existing bathroom in the business area, the removal of the private offices, the removal of the existing dropped ceiling and installation of new ceiling tight to the bottom of the roof truss, miscellaneous electrical, mechanical duct rerouting, seismic upgrades at the interior, and addition of skylights. Addition of solar panels will be under a deferred permit submittal. The live-work unit includes the addition of a full bathroom, full kitchen, and washer/dryer hook-up.

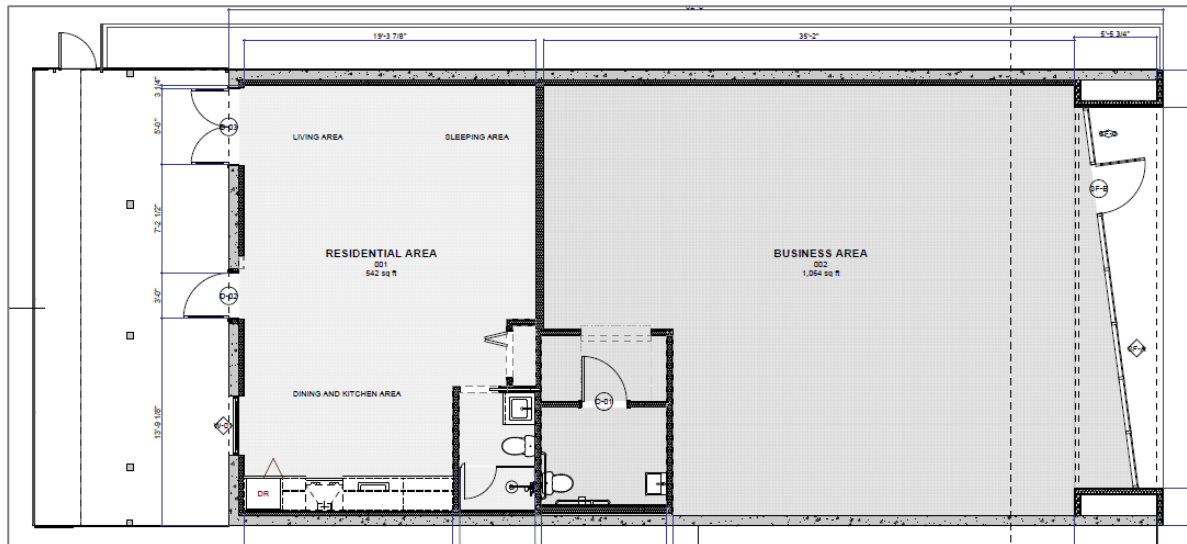
Entry to the unit will be from the rear parking lot and dedicated on-site parking will be provided by existing surface parking abutting the building to the west.



### SITE PLAN



### FLOOR PLAN



## DISCUSSION

### Consistency Analysis

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

#### GENERAL PLAN

The project's propose residential use of the ground floor area is consistent with the intent of Calistoga General Plan Housing Element goals, policies and action related to housing infill and mixed-use development.

*Goal H-1 Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.*

*Objective H-1.1 Ensure that an adequate amount of land is available for residential development for all economic segments of the community and to meet the city's regional share of housing needs.*

The subject property is also within the Downtown Character Area Overlay - Historic District Sub-Area of the Land Use Element. None of the uses or changes proposed would be in conflict.

#### ZONING ORDINANCE

The project is broadly consistent with the various provisions found in Calistoga Municipal Code, Title 17: Zoning. The proposed use is allowed with a Use Permit by CMC Chapter 17.21.030. 21, requiring that live-work units and resident caretaker and manager quarters meet off-street parking for the exclusive use of dwelling units is provided pursuant to Chapter 17.36 Off-Street Parking and Loading, and that the commercial use shall be compatible with the health and safety of persons residing on the property (lighting, noise, fumes and hours of operation, etc.).

Parking ratios in the Zoning Ordinance are based on usage/square footages. Relevant parking ratios for the purposes of this property and project are as follows (CMC 17.36.140 Off-Street Parking for Commercial and Industrial Uses):

##### On-site Demand

- Retail Sales, 5 spaces (1 space per 200 square feet)
- Residential, 2 spaces
- TOTAL = 7 spaces**

##### Existing Supply

- Existing Parking = 12 spaces

Signage has not been included with this application; a separate application is required.

## **ENVIRONMENTAL REVIEW**

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 and 15303.

## **PUBLIC COMMENT**

As of the publishing date of this staff report no public comments had been received by staff.

## **RECOMMENDATION**

Based on the information and analysis contained in this report, staff recommends that the Planning Commission consider adopting a resolution approving Use Permit UP 2022-12.

## **ATTACHMENTS**

1. Draft Resolution