

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Jeff Mitchem, Planning & Building Director
Meeting Date: February 22, 2023
Subject: **Up Valley Inn & Hot Springs Beer, Wine & Food Sales: Use Permit UP 2023-1**
1865 Lincoln Avenue

ITEM

Consideration of a use permit application to allow the sale beer, wine and food at existing hotel located at 1865 Lincoln Avenue (APN 011-062-010).

PROJECT SETTING

The 68,534 SF parcel at 1865 Lincoln Avenue is currently a 55-unit hotel with a geothermal swimming pool owned by Comfort Properties LLC. The hotel originally obtained use permit approval from City Council in 1984. Since then, it has gone through multiple name changes before it became Up Valley Inn & Hot Springs in June of 2017. It has gone through other minor alterations to substantially conform to the formula business regulations as they have been adopted. The hotel is within the Community Commercial Zoning District and the Resort Overlay Designation.

PROJECT DESCRIPTION

Applicant, Amar Patel, seeks to offer the sale of beer, wine, and snack/food times to the hotel guests for consumption on the premises within the hotel lobby and in each of the guest rooms via installed minibars. No physical modifications are proposed to the existing site. The applicant would be utilizing a Type 70- On-Sale General- Restrictive Service Alcohol Beverage License.

ANALYSIS

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

Calistoga General Plan

The project site is designated by the General Plan's Land Use Map as Community Commercial, which allows for visitor accommodations as well as retail sales that serve both visitors and residents. The project site also lies within the Resort Character Area overlay, which allows for uses such as wine retail sales as long as it is clearly secondary to the visitor accommodation use.

Allowing wine, beer and food sales at this location as an additional use, would be consistent with General Plan Economic Development Objective ED-1.2, which encourages the expansion of economic activity in Calistoga that builds on the community's strengths, the wine industry being one of them.

Zoning Code

The project site is zoned Downtown Commercial (CC). Beer, wine and food sales are allowed upon obtaining a use permit.

ENVIRONMENTAL REVIEW

The use permit application is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15303 of the CEQA Guidelines.

PUBLIC COMMENT

As of February 15, 2023 no comments have been received.

FINDINGS

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

RECOMMENDATION

Based on the information and analysis contained in this report, staff recommends that the Planning Commission, after conducting a public hearing on the matter, adopt the attached resolution approving UP 2023-1.

ATTACHMENTS

1. Draft Resolution