



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

October, 2024

Project Name	Description	Address	Entitlement(s)	Status
<b>City Council</b>				
<b>Amendment to Calistoga Municipal Code Ch. 5.12 Mobile Food Vending</b>	Amendment to CMC Ch.5.12 regarding where mobile vending vehicles may conduct vending.	Community Commercial / Light Industrial & Park/Quasi-Public	Business License Mobile Food Vendor Permit	CC Second Reading: 10/1  Next Opportunity to Apply for permit: 1/2/2025
<b>Silverado Terrace Final Map</b>	50-unit (for-sale) condominium project. 3 units affordable to low income.	1408 & 1506 Grant St	Use Permit, Design Review, Tentative Map, Final Map	City Council Approved: 9/10/24
<b>Zoning Ordinance Amendment – ADU &amp; JDAU</b>	Consideration of a recommendation to City Council to update ADU & JDU regulations (utilities, fees, occupancy, height, etc. to be consistent with state law.	City wide	NA	PC Approved: 3/13/24 CC Approved: 6/11/24 Final Reading: 7/9/24 Ordinance in Effect: 8/9/24 Incentive concepts to be presented to City Council in the Fall.

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<b>Development Impact Fee Update</b>	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	Approval date: 2/7/23 Consultant study underway. Hearing date TBD.
<b>Planning Commission</b>				
<b>2400 Grant St</b>	19 single-family home subdivision	2400 Grant St.	SB 330/ Tentative Map	Deemed complete for vesting purposes on 5/8/24. Consistency comments addressed 8/2/2024. Hearing date TBD.  Project information can be found on the city website: <a href="https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division">https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division</a>
<b>Mount View Use Permit Amendment</b>	Proposed amendment to use permit for the abandonment of the fire lane in lieu of a new fire sprinkler system, reconfiguration of existing restaurant & bar and to allow outdoor amplified music until 10:00 pm	1457 Lincoln Ave	Use Permit Amendment	PC hearing date: 10/9/2024  The agenda and attachments can be found on the city website: <a href="#">Planning Commission   Calendar   City of Calistoga</a>

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<b>Kortum Ranch Environmental Impact Report (EIR)</b>	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	Admin Draft EIR public review start date TBD. Project information can be found on the city website: <a href="https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division">https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division</a>
<b>Administrative Applications in Process</b>				
<b>The Veranda at Indian Springs</b>	96-unit expansion	1712 Lincoln Ave	Administrative Agreement Amendment	Use Permit Approval Date: 11/17/20 Expiration: 12/31/2027 Administrative Development Agreement Amendment to allow non programmatic modifications approved by the Planning and Building Director and City Manager on 9/3/24. Awaiting building permit submittal.
<b>Applications in Process</b>				
<b>Yellow Rose Ranch Environmental Impact Report (EIR)</b>	46 single-family home subdivision	2650 Foothill	Vesting Tentative Map	Project is no longer on hold. Draft EIR in progress. Project information can be found on the city website: <a href="https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division">https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division</a>
<b>2565 Grant Subdivision Environmental Impact Report (EIR)</b>	Proposed subdivision for 35 single-family lots and common open space	2565 Grant	Tentative Map	Project terminated by applicant 2/29/24

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<b>Advanced Planning (City Initiated)</b>				
<b>2023-31 Housing Element (HE) Implementation</b>	Implementation of the 2023-31 Housing Element	City-wide	Implementation of the HE	Certified: 10/9/23 Implementation in progress
<b>Entitled Projects (status)</b>				
<b>Calistoga Hills</b>	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.	515 Foothill Blvd	Building Permit	Building permits for vertical construction have been issued.
<b>Lincoln Avenue Apartments</b>	78-unit apartment project	1866 Lincoln Ave	Building Permit	Vertical construction complete. Sewer work is currently in progress on Lincoln Ave right-of-way. Use Permit conditions incomplete.
<b>Brannan Center (Green Church)</b>	Community Center & Performing Arts Center	1407 3 <sup>rd</sup> St	Building Permit	Construction has begun. Occupancy anticipated Q3 25.

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<b>1857 Money Lane Subdivision</b>	6-Lot Rural Residential Subdivision	1857 Money Ln.	Tentative Map	PC Approved: 3/13/24 Final map and improvement plans under review.
<b>33 Brannan Rowhomes</b>	9 parcel subdivision- 8 parcels for for-sale townhomes and 1 for common area. 1 unit affordable to middle income.	33 Brannan St	Tentative Map Design Review	PC Approved: 4/10/24 Awaiting Final Map and Improvement Plans
<b>Motor Lodge Phase III</b>	39-guest unit expansion	1880 Lincoln	Building Permit	Construction underway. Temporary Occupancy Permit approved for Buildings 1 & 2. Cassidas under construction.
<b>2008 Grant St</b>	Residential Subdivision; 15 lots with single family dwellings and 6 parcels.	2008 Grant St	Tentative Map, Use Permit, & Design Review	Grading and site improvements issued. Off-site improvements and Final Map in review.

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<b>1329 Lincoln Ave.</b>	Conversion of the second story of the primary structure and accessory structure into a two unit inn	1329 Lincoln Ave.	Use Permit	PC Approved: 07/24/2024 Awaiting building permits for minor interior improvements.
<b>Lawer Estates Restaurant</b>	Tenant improvements and minor exterior alterations for tasting room, restaurant, retail.	1374 Lincoln Ave	Building Permit	(no change from previous month) Building permit was issued 4/21/23.
<b>Gateway Plaza</b>	Commercial Development (2 buildings)	2449 Foothill Blvd.	Design Review	Design Review Approval date: 4/12/23 Permit extension approved for another year (2025). No demo permit applications have been submitted.
<b>Energy Vault</b>	Energy storage project including battery storage systems and hydrogen fuel cells	204 Washington St.	Building Permit	Use Permit Approval date: 6/14/23 Design Review Approval date: 7/26/23 Construction underway. Estimated completion Q3 24.
<b>1219 Washington</b>	Ground floor residential unit and retail space.	1219 Washington	Building Permit	Admin Design Review Approval: 12/27/22 Use Permit Approval date: 2/8/23 Awaiting final inspections

