

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2010-16**

**A RESOLUTION APPROVING CONDITIONAL USE PERMIT AMENDMENT (U 2010-08), AMENDING PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (U 2006-16) ELIMINATING THE OWNER/MANAGER RESIDENCE REQUIREMENTS ASSOCIATED WITH THE “CRAFTSMAN INN”, A FIVE (5) UNIT BED AND BREAKFAST FACILITY, LOCATED AT 1213 FOOTHILL BOULEVARD (APN 011-310-005) WITHIN THE “R-1-10”, SINGLE FAMILY RESIDENTIAL DISTRICT.**

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2       **WHEREAS**, Nicholas and Gillian Kite, are the property owners of the subject property  
3 for which this application is proposed; and  
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5       **WHEREAS**, On October 13, 2010 an application was received from the property owners  
6 requesting authorization to eliminate the requirement to have a permanent owner/manager on  
7 site; and  
8

9       **WHEREAS**, the Planning Commission considered the request at its regular meeting of  
10 November 18, 2010. Prior to taking action on the application, the Planning Commission  
11 received written and oral reports by the staff, and received public testimony; and  
12

13       **WHEREAS**, this action has been reviewed for compliance with the California  
14 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant  
15 to Section 15332 of the CEQA guidelines; and  
16

17       **WHEREAS**, the Planning Commission pursuant to Chapter 17.40.070 has made the  
18 following Conditional Use Permit findings for the project:  
19

- 20    1.    The proposed development, together with any provisions for its design and improvement,  
21       is consistent with the General Plan, any applicable specific plan and other applicable  
22       provisions of the Zoning Code including the finding that the use as proposed is consistent  
23       with the historic, rural, small-town atmosphere of Calistoga.  
24

25       Response: The property has been used for a bed and breakfast inn since 2007. The guest  
26       rooms are within an existing single-family residence and no alterations to the exterior are  
27       proposed. In accordance with General Plan policies, the project will be operated so as to  
28       be compatible with adjacent residential and commercial uses, periodic inspections will be  
29       conducted to ensure compliance with conditions of approval, and no net loss of housing  
30       will occur over the long term, since the owners unit will not be converted to a guest  
31       room.  
32

- 33    2.    The site is physically suitable for the type and density of development.  
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35       Response: As determined by the Planning Commission during its initial review of the  
36       original use permit, the site is physically suitable for the use. There is sufficient  
37       landscaping and open space on all sides of the property. The intensity of the use is not  
38       such that would adversely affect the adjoining neighborhood.

39  
40 3. The proposed development has been reviewed in compliance with the California  
41 Environmental Quality Act (CEQA) and the project will not result in detrimental or  
42 adverse impacts upon the public resources, wildlife or public health, safety and welfare.  
43

44 Response: This project is exempt from CEQA under Section 15332.  
45

46 4. Approval of the use permit application will not cause adverse impacts to maintaining an  
47 adequate supply of public water and an adequate capacity at the wastewater treatment  
48 facility.  
49

50 Response: The City's water system and wastewater treatment facility is adequate to  
51 serve this project, no additional impact is anticipated.  
52

53 5. Approval of the use permit application shall not cause the extension of service mains  
54 greater than 500 feet.  
55

56 Response: Approval of this use permit application shall not cause the extension of  
57 service mains greater than 500 feet.  
58

59 6. An allocation for water and/or wastewater service pursuant to Chapter 13.16 CMC  
60 (Resource Management System) shall be made prior to project approval. Said allocation  
61 shall be valid for one year and shall not be subject to renewal.  
62

63 Response: The property has sufficient water and wastewater resources allocation to  
64 support the proposed use. No further allocation is warranted.  
65

66 7. The proposed development presents a scale and design which are in harmony with the  
67 historical and small-town character of Calistoga.  
68

69 Response: The bed and breakfast inn use occurs within an existing single-family  
70 dwelling located on the property; no exterior changes are proposed.  
71

72 8. The proposed development is consistent with and will enhance Calistoga's history of  
73 independent, unique, and single location businesses, thus contributing to the uniqueness  
74 of the town, which is necessary to maintain a viable visitor industry in Calistoga and to  
75 preserve its economy.  
76

77 Response: The small-scale bed and breakfast inn is independently owned and operated.  
78

79 9. The proposed development complements and enhances the architectural integrity and  
80 eclectic combination of architectural styles of Calistoga.  
81

82 Response: The bed and breakfast inn is within an existing craftsman style single-family  
83 dwelling; no exterior changes to the dwellings are proposed.  
84

85           **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
86 Commission that based on the above findings, the Planning Commission approves the proposed  
87 project, subject to following Conditions of Approval:  
88

89       1       The use hereby permitted shall substantially conform to the project description submitted by  
90 the applicant and the site plan received October 13, 2010, except as noted in the permit  
91 conditions. This use permit eliminates the owner/manager residence requirements  
92 associated with the Craftsman Inn.  
93

94           The conditions listed below are particularly pertinent to this conditional use permit  
95 amendment and shall not be construed to permit violation of other laws and policies not  
96 so listed. In addition, all other previously approved permits and conditions of approval  
97 (i.e. Variance V 2006-11, Use Permit U 2006-16 & Design Review DR 2006-20) shall  
98 remain valid under the provisions and duration of this permit unless modified herein.  
99

100       2       This permit shall be null and void if not used within a one year period, or if the use is  
101 abandoned for a period of one hundred and eighty (180) days. This permit shall be valid  
102 until it expires or is revoked pursuant to the terms of this permit and/or Chapter 17.40 of the  
103 Calistoga Municipal Code. Minor modifications which do not increase environmental  
104 impacts may be approved in writing by the Planning and Building Director.  
105

106       3       The Planning Commission may revoke the use permit pursuant to Section 17.40 of the  
107 Calistoga Municipal Code in the future if the Commission finds that the use to which the  
108 permit is put is detrimental to the health, safety, comfort or welfare of the public, or  
109 causes a nuisance.  
110

111       4       The owner(s) shall permit the City of Calistoga or representative(s) or designee(s) to  
112 make periodic inspections at any reasonable time deemed necessary in order to assure  
113 that the activity being performed under authority of this permit is in accordance with the  
114 terms and conditions prescribed herein.  
115

116       5       This use permit does not abridge or supercede the regulatory powers or permit  
117 requirements of any federal, state or local agency, special district or department which  
118 may retain regulatory or advisory function as specified by statute or ordinance. The  
119 applicant shall obtain permits as may be required from each agency.  
120

121       6       This Conditional Use Permit shall be administratively reviewed every (3) months during  
122 the first year (and on a semi-annual basis thereafter) to determine whether the use has  
123 resulted in a detrimental or adverse impact to the surrounding neighborhood. A report of  
124 staff's investigation shall be submitted via memorandum to the Planning Commission.  
125 Should it be determined that violation of the Conditions of this Use Permit have occurred  
126 or there is evidence of impact on the surrounding neighborhood, staff shall bring the Use  
127 Permit back to the Planning Commission for reconsideration.  
128

129       7       After the ten (10) day appeal period, the applicant shall submit for review and approval  
130 by the Planning & Building Director the Craftsman Inn's Guest Rules and Regulations  
131 and posting area locations, including but not limited to the hours of use for the common

132 areas, designated guest and staff parking spaces, and manager and emergency contact  
133 information. Upon approval, such rules and regulations shall be posted for guest  
134 viewing.  
135

136 **PASSED, APPROVED AND ADOPTED** on November 18, 2010 by the following vote  
137 of the Calistoga Planning Commission:  
138

139 AYES:

140 NOES:

141 ABSENT:

142 ABSTAIN:

143

144

145

146

147

ATTEST: \_\_\_\_\_

148

Kathleen Guill

149

Secretary to the Planning Commission

\_\_\_\_\_  
Jeff Manfredi, Chairman