

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2012-07**

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING TITLE 17 (ZONING ORDINANCE) OF THE CALISTOGA MUNICIPAL CODE REZONING THE PROPERTY LOCATED AT 331 SILVERADO TRAIL (APN 11-050-030) FROM AN "PD", PLANNED DEVELOPMENT DISTRICT TO A "PD 2011-01", BRIAN ARDEN WINES PLANNED DEVELOPMENT DISTRICT

1 **WHEREAS**, an application was submitted by Burt Harlan on September 16, 2011
2 requesting an amendment to Planned Development Zoning District to allow the Brian
3 Arden Winery Project, a 10,000 case production winery and wine related uses including
4 limited events, administrative offices, retail sales and tasting locates at 331 Silverado
5 Trail (APN 011-050-030);
6

7 **WHEREAS**, An Initial Study/Mitigation Negative Declaration (IS/MND) was
8 completed in accordance with applicable CEQA Guidelines, and on February 17, 2012,
9 the IS/MND was circulated for public and agency review and comment. Copies of the
10 IS/MND were made available to the public at the Department of Planning and Building
11 and the IS/MND was distributed to interested parties and agencies. On February 17,
12 2012 and March 9, 2012, a notice of the Planning Commission public hearing of March
13 21, 2012, to review the IS/MND was published in the local newspaper;
14

15 **WHEREAS**, the Planning Commission has recommended adoption of a Mitigated
16 Negative Declaration (Resolution PC 2012-06) based upon the initial study prepared for
17 this project finding that the proposed project, as amended by mitigation measures
18 agreed to by the applicant, would not have a significant adverse impact on the
19 environment; and
20

21 **WHEREAS**, the Planning Commission considered the proposed zoning
22 ordinance text amendment at its regular meeting on March 21, 2012. Prior to taking
23 action, the Planning Commission received written and oral reports by the staff, and
24 received public testimony;
25

26 **WHEREAS**, the Planning Commission has recommended the proposed zoning
27 ordinance text amendment establishing the "PD 2011-01", Brian Arden Wines Planned
28 Development District as provided in Exhibit A, which will ensure that the property is
29 adequately defined and regulated, based on the following findings:
30

- 31 1. The proposed text amendment will provide flexibility in the development while
32 allowing for unique circumstances, and perpetual maintenance of a winery
33 development without adversely impacting the quality that make the
34 community unique.
35
- 36 2. The proposed text amendment is consistent with the City's General Plan
37 Rural Residential land use designation and Entry Corridor 2 – Downvalley
38 Silverado Trail Overlay designation and related policies. Provisions for uses
39 and proposed revised development standards will preserve the rural
40 character of the area. Moreover, a conditional use permit and design review


- 41 is required for development of the site, which will help to ensure that the use
42 of the site retains the sensitive elements of the parcel.
43
44 3. The proposed text amendment promotes and enhances the rural traditions of
45 the community and is necessary and proper to balance the natural and built
46 environment of this site at one of Calistoga's important gateways to the
47 community.
48
49 4. The proposed text amendment is necessary and proper to ensure that the
50 small town character of the community is preserved and enhanced consistent
51 with the General Plan, while providing reasonable opportunity to establish a
52 high quality and creative winery project.
53

54 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
55 Commission that based on the above findings, recommends to the City Council
56 adoption of the proposed text amendment to establish the "PD 2011-01, Brian Arden
57 Wines Planned Development District, as shown in Exhibit A.
58

59 **PASSED, APPROVED, AND ADOPTED** on March 21, 2012, by the following
60 vote of the Calistoga Planning Commission:
61

62 **AYES:** KITE, BUSH AND KUSENER
63 **NOES:** NONE
64 **ABSENT:** MANFREDI
65 **ABSTAIN:** COATES
66
67
68

69 
70 _____
71 NICHOLAS KITE, Commissioner

72 
73 _____
74 ATTEST: Kenneth MacNab
75 Secretary to the Planning Commission
76
77

Article VIII. PD 2011-01

(Brian Arden Wines)

XX.XX.XXX - Purpose:

This planned development district regulates development of a 2.25-acre parcel of land (APN 011-050-030) located approximately 1,100 feet southeast of the intersection of Silverado Trail and Rosedale Road, as shown on the Zoning Map of the City of Calistoga, California, February 5, 1991. Planned Development District (PD 2011-01) is important to the community, as it contains a section of Mt. Washington and is located at a gateway to the community in an area of natural beauty. Therefore, development in this Planned Development District shall be sensitive to the rural scale of the parcel and its surroundings. Unless otherwise provided below, all proposed uses in this planned development district shall require a use permit. Development shall be in conformance with the following regulations.

A. Uses Allowed:

1. In APN 011-050-030, light agricultural uses including, but not limited to horticulture, floriculture, viticulture, apiaries, and related uses, not including stockyards or commercial feeding of animals.
2. Uses determined by the Planning Commission to be similar in nature, as provided in the procedures in Chapter 17.02 CMC.

B. Uses Allowed With a Use Permit:

1. Wineries, public tours and tasting, bottling operations and ancillary wine related operations: provided that the use(s) is subordinate to a primary agricultural use on the parcel. A minimum of 75% of the fruit used to make wine produced on-site must be grown within the County of Napa;
2. New structures, and additions to existing structures resulting in an increase in floor area of 10 percent or more;
3. Uses determined by the Planning Commission to be similar in nature as provided in the procedures in Chapter 17.02 CMC.

C. Allowed Accessory Uses. Accessory buildings and uses that are clearly incidental and subordinate to the main use, such as a detached garage, storage shed, workshop, or similar building; provided, that no accessory use shall be established or accessory building constructed prior to the construction of a main building, or on a lot separate from the main building. Minimum setbacks for accessory buildings and structures shall comply with the standards provided in Chapter 17.38 CMC, except that no accessory building or structure shall be located in the required front setback.

D. Prohibited Uses. Uses not specified in subsections (A) through (C) of this section are prohibited.

XX.XX.XXX Height limits.

Height limit of buildings and structures in PD 2011-01 shall be 30 feet, unless otherwise provided in Chapter 17.38 CMC.

XX.XX.XXX Development Standards.

Development standards in PD 2007-1 are as follows:

- A. Minimum lot area and lot dimensions shall be:
 - 1. Lot area: two acres;
 - 2. Lot width: 200 feet average;
 - 3. Lot depth: 400 feet.
- B. Minimum setbacks shall be as follows, unless otherwise provided in this section:
 - 1. Silverado Trail Setback (Front Yard): 30 feet.
 - 2. Side yard: 5 feet;
 - 3. Rear yard: 5 feet.
- C. Lot Coverage. Maximum coverage of a lot by all buildings or structures, including accessory structures, shall be 25 percent.
- D. Parking Requirements. Unless otherwise provided in an approved use permit or planned development permit, on-site parking, loading and circulation shall comply with the standards contained in Chapter 17.36 CMC.

17.24.210 Design review requirements.

Design review shall be required for all buildings or structures requiring a use permit in this section. Allowed accessory buildings shall also require design review for structures or buildings 200 square feet or larger in size. Buildings and structures must be harmoniously integrated with development of the parcels to minimize their impacts on adjacent property, including the design and location of buildings, lighting, equipment to enhance the comfort of customers dining outdoors, and landscaping.