

# CITY OF CALISTOGA

## STAFF REPORT

**TO:** CHAIRMAN MANFREDI AND MEMBERS OF THE  
PLANNING COMMISSION

**FROM:** ERIK V. LUNDQUIST, SENIOR PLANNER

**MEETING DATE:** APRIL 25, 2012

**SUBJECT:** LAVA VINE WINERY - 963 & 965 SILVERADO TRAIL  
(APN 011-050-043)

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### REQUEST

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3 Consideration of Conditional Use Permit (U 2011-05) and Design Review (DR  
4 2011-05) applications, requested by Joseph and Jill Cabral, to allow a new  
5 30,000 gallon (approximately 12,600 cases) per year winery on the subject  
6 parcel with the construction of a new 5,214 square feet winery building and  
7 associated infrastructure on the property located at 963/965 Silverado Trail within  
8 the "CC-DD", Community Commercial - Design District (APN 011-050-043). *This*  
9 *item was continued from the February 8, 2012 meeting of the Planning*  
10 *Commission.*

### BACKGROUND

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14 The Planning Commission continued this matter from their February 8, 2012  
15 meeting. Following the opening of the item, the public hearing and a brief  
16 discussion amongst the Commissioners, the item was continued in order for the  
17 applicant to provide additional time to clarify several items of concern. The  
18 following is a summary list of the items of concern, which warranted clarification  
19 prior to the Planning Commission taking action on this item:

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- 21 1. The Landscaping Plan did not provide enough detail to make an adequate  
22 assessment of the project's impacts and design compatibility; and
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24 2. Inconsistency in the design review submittals needs to be clarified to  
25 provide a clear representation of the proposed design in order to assess  
26 impacts. Plans need to be clarified to show the existing and proposed  
27 buildings relationship to each other; and
- 28

- 29 3. The project description proposes a mix of uses that seem incompatible  
30 and too intense for the site, which may result in parking conflicts. The  
31 applicant should address the multiplicity of uses, parking conflicts and  
32 consider a reduction in winery production; and  
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- 34 4. Napa County Department of Public Work's recommendation for a left-turn  
35 lane has not been adequately addressed.  
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### 37 **STAFF ANALYSIS AND DISCUSSION**

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39 Please see the previous staff report dated February 8, 2012 for a complete  
40 analysis.  
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42 On February 22, 2012 Mr. Cabral submitted a letter and supporting revised  
43 project description. On March 28, 2012 and April 2, 2012 the Planning and  
44 Building Department received a Landscaping Plan and colored renderings  
45 prepared by Jack Chandler and Associates.  
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47 The following list addresses the requests as they relate to the Planning  
48 Commission's concerns.  
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- 50 1. On March 28, 2012 the Planning and Building Department received  
51 preliminary Landscaping Plan and planting palette for the proposed  
52 project. The landscaping plan identifies in more detail the proposed  
53 landscaping. Specifically, the plan identifies the placement of 13 relocated  
54 olive trees, 29 London plane trees and 2 Japanese flowering crabapple  
55 trees. The landscaping plan also identifies that trumpet vines will be  
56 placed along the proposed barrel storage to soften and screen the building  
57 from view. Other plantings will be strategically placed near the existing  
58 pathway and throughout the project site. Staff believes that the  
59 landscaping plan is a substantial improvement and should provide the  
60 necessary information for the Planning Commission to assess the  
61 project's impacts and design compatibility.  
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- 63 2. On March 28, 2012 the Planning and Building Department received  
64 colored renderings prepared by the Landscape Architect, Jack Chandler.  
65 The colored renderings represent up valley and down valley views from  
66 Silverado Trail. The renderings show, in perspective, the proposed  
67 developments and landscaping in relationship to the existing structures  
68 located on the property. The paint colors on the proposed board-and-  
69 batten winery building will be Benjamin Moore, "China White and the  
70 barrel storage building will be "whale gray" smooth stucco. The winery  
71 building entry door will be cottage red and metal windows will be black.  
72 These colors will complementary to the existing gray tasting room and off  
73 white office building<sup>1</sup>.

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<sup>1</sup> Please note that the colored renderings are a representation of the existing and proposed colors and may not be an exact match to the proposed paint palette.

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3. On February 22, 2012 the Planning and Building Department received a letter and revised project description from Joe Cabral. In the letter and revised project description, Mr. Cabral indicates that they have substantially reduced the proposed uses on the site by eliminating the leasable administrative office space<sup>2</sup>, eliminating bicycle rentals and reducing the amount of special events to the currently approved level. Condition of Approval No. 4 regarding special events has been modified to reflect the property's current entitlement, as follows:

*"This Conditional Use Permit authorizes wine related events up to 24 people. Wine related events of 25 people or more may be authorized with an Administrative Use Permit provided no more than four events occur within the calendar year and public notices is given to the adjoining properties within a 300 foot radius. Weddings, private parties or other non-wine related events are strictly prohibited."*

Mr. Cabral believes that with the reduction in uses and/or revisions to the project description the property simply becomes a winery. The reduction in uses and the applicant's agreement to close the winery to public tasting, tours and events during bottling, in Staff's opinion also reduces the potential for parking and circulation conflicts. Furthermore, with the restrictions, administrative approval for special events and the opportunity for off site parking<sup>3</sup> during these events the parking impacts are less than significant.

Regarding the capacity of the winery, Mr. Cabral requests that the Commission approve the capacity (i.e. 30,000 gallons annually) requested in the original project description noting that it is critical to their business plan the contains allowance for business growth.

4. Mr. Cabral's revised project description dated February 22, 2012 indicates his agreement to install a left turn lane prior to completion and opening of the winery. To ensure compliance, staff has incorporated a condition of approval requiring the left-turn lane or less improvement, as required by the County Department of Public Works.

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<sup>2</sup> Staff has incorporated a condition of approval that allows the leasable office space to remain until such time that the wine processing facility (i.e. winery and barrel storage) has been built and receives an occupancy permit from the Planning and Building Department.

<sup>3</sup> To date the applicant has not submitted evidence that the adjoining property owners are agreeable to allowing special event parking on their property. However, Upon review of an administrative use permit for a special event the applicant will be required to submit evidence of agreement, as necessary for the particular event.

112 Staff is of the opinion that the applicant has made a good faith effort to address  
113 the Planning Commission's comments received during their regularly scheduled  
114 meeting of February 8, 2012.

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116 **PUBLIC COMMENTS:**

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118 Since February 9, 2012, no written public comments have been received  
119 regarding this project.

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121 **FINDINGS**

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123 To reduce repetition, all of the necessary findings are contained in each of the  
124 respective Resolutions, see attached.

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126 **RECOMMENDATIONS**

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128 A. Staff recommends that the Planning Commission adopt Resolution PC  
129 2012-01 adopting a Mitigated Negative Declaration, finding that with the  
130 inclusion of mitigation measures, the project will not have a significant  
131 adverse impact on the environment.

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133 B. Staff is recommending that the Planning Commission adopt Resolution PC  
134 2012-02 approving a Conditional Use Permit and Design Review allowing  
135 a new 30,000 gallon (approximately 12,600 cases) per year winery on the  
136 subject parcel with the construction of a new 5,214 square feet winery  
137 building on the property located at 963/965 Foothill Boulevard within the  
138 "CC-DD", Community Commercial - Design District (APN 011-050-043),  
139 based upon the findings and subject to conditions of approval contained in  
140 the Resolution.

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142 **ATTACHMENTS**

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144 1. Vicinity Map  
145 2. Draft Planning Commission Resolution PC 2012-01, Mitigated Negative  
146 Declaration  
147 3. REVISED Draft Planning Commission Resolution PC 2012-02, Conditional  
148 Use Permit and Design Review (Track Changes)  
149 4. REVISED Draft Planning Commission Resolution PC 2012-02, Conditional  
150 Use Permit and Design Review (Clean Version)  
151 5. Planning Commission Meeting Minute Excerpt dated February 8, 2012  
152 6. Abbreviated Planning Commission Staff Report dated February 8, 2012  
153 7. Letter from Joe Cabral dated February 22, 2012  
154 8. Revisions to Project Description dated February 22, 2012  
155 9. Landscaping/Planting colored slides  
156 10. Landscaping Plan and Colored Renderings received March 28, 2012  
157 11. Engineered Plan Set received December 6, 2011  
158 12. Architectural Plan Set received December 8, 2011

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160 *The Initial Study and Notice of Intent to Adopt Mitigated Negative Declaration is*  
161 *Available Upon Request at the Planning and Building Department, 1232*  
162 *Washington Street, City of Calistoga or on the City's web site at*  
163 *[www.ci.calistoga.ca.us](http://www.ci.calistoga.ca.us). Please be advised that these documents have been*  
164 *distributed to the Planning Commission in advance of this meeting.*

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166 **NOTE:** The applicant or any interested person is reminded that the Calistoga  
167 Municipal Code provides for a ten (10) calendar day appeal period. If there is a  
168 disagreement with the Planning Commission, an appeal to the City Council may be  
169 filed. The appropriate forms and applicable fee must be submitted prior to 5:00  
170 p.m. on or before the tenth calendar day following the Commission's final  
171 determination.