



# City of Calistoga

## Planning Commission

### Agenda Item Summary

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**DATE** June 11, 2008

**APPLICATION NO.** Variance (VA 2008-09), Conditional Use Permit (U 2008-04) and Design Review (DR 2008-07)

**OWNER/APPLICANT** Romeo Vineyards and Cellars, LLC

**REQUESTED ACTION**

Consideration of two Variances: 1) to allow a 7'-0" front yard setback, where 20'-0" is required and 2) to allow parking within the 20'-0" front yard setback along Hazel Street. This project also includes the consideration of a Conditional Use Permit and Design Review application to operate a wine tasting and sales business within an existing 600 square foot structure on the property located at 1224 Lincoln Avenue (APN 011-253-002) within the "DC-DD", Downtown Commercial - Design District. The Applicant also requests the ability to conduct interim wine tasting and sales within the existing residence while the existing 600 square foot structure is being renovated. The applicant is Frank and Eugenia Romeo of Romeo Vineyards & Cellars, LLC. This proposed action is exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines.

**RECOMMENDATIONS**

- A. Staff recommends the filing of a Notice of Exemption for the Project pursuant to Section 15332 of the CEQA Guidelines.
- B. Staff recommends adoption of Resolution PC 2008-23 approving a Variance to permit a portion of the existing 600 square foot structure to be located within the front yard setback on the property located at 1224 Lincoln Avenue within the "DC-DD", Downtown Commercial –Design District, based upon the findings provided in the draft resolution and subject to conditions of approval.
- C. Staff recommends adoption of Resolution PC 2008-24 approving a Variance to permit parking within the front yard setback on the property located at 1224 Lincoln Avenue within the "DC-DD", Downtown Commercial –Design District, based upon the findings provided in the draft resolution and subject to conditions of approval.
- D. Staff recommends adoption of a Resolution PC 2008-25 approving Conditional Use Permit (U 2008-04) and Design Review (DR 2008-07) to allow wine sales, including wine tasting on the property located at 1224 Lincoln Avenue (APN 011-253-002) within the "DC-DD", Downtown Commercial – Design District, based upon the Findings presented in the resolution and subject to conditions of approval.

**SUGGESTED MOTIONS**

Categorical Exemption

I move that the Planning Commission direct Staff to file a Notice of Exemption for the project pursuant to Section 15332 of the CEQA.

Building Setback Variance

I move that the Planning Commission adopt Resolution PC 2008-23 approving a Variance to a permit a portion of the existing 600 square foot structure to be located within the front yard setback on the property located at 1224 Lincoln Avenue within the "DC-DD", Downtown Commercial –Design District, based upon the findings provided in the draft resolution and subject to conditions of approval.

Parking Setback Variance

I move that the Planning Commission adopt Resolution PC 2008-24 approving a Variance to permit parking within the front yard setback on the property located at 1224 Lincoln Avenue within the "DC-DD", Downtown Commercial –Design District, based upon the findings provided in the draft resolution and subject to conditions of approval.

Conditional Use Permit and Design Review

I move that the Planning Commission adopt Resolution PC 2008-25 approving Conditional Use Permit (U 2008-04) and Design Review (DR 2008-07) to allow wine sales, including wine tasting on the property located at 1224 Lincoln Avenue (APN 011-253-002) within the "DC-DD", Downtown Commercial – Design District, based upon the Findings presented in the resolution and subject to conditions of approval.

