

# CITY OF CALISTOGA

## STAFF REPORT

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

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

**MEETING DATE:** APRIL 24, 2013

**SUBJECT:** TANK GARAGE WINERY, 1020 FOOTHILL BOULEVARD  
DESIGN REVIEW (DR 2013-05)

---

### REQUEST

1  
2  
3 Consideration of a Design Review request to allow alterations to a former service  
4 station to accommodate expansion of existing wine sales and tasting at 1020  
5 Foothill Boulevard (APN 011-256-012).  
6

### SETTING & BACKGROUND

7  
8  
9 The property is on the northeastern corner of the intersection of Foothill  
10 Boulevard and Hazel Street. The parcel is roughly 90 feet by 120 feet ( $\pm 10,800$   
11 square feet) and is entirely developed with structures and/or paving. The  
12 property is currently occupied/leased by two separate tenants; the rear portion of  
13 the site ( $\pm 5800$  square feet) is leased by Porter's Auto Repair and the front  
14 portion of the site ( $\pm 5000$  square feet) is leased by J3 Wine Partners, the  
15 applicant.  
16

17 In January of this year, J3 Wine Partners (dba -Tank Garage Winery) took over  
18 the Wine Garage lease and operation of the wine sales and tasting  
19 establishment. The Wine Garage was originally granted authorization to operate  
20 the wine sales and tasting establishment on June 17, 2003 when the City Council  
21 adopted Resolution 2003-066 issuing a Public Convenience and Necessity  
22 Determination (see Attachment 3). Since the property is already entitled to  
23 operate a wine sales and tasting establishment a use permit is not required<sup>1</sup>;

---

<sup>1</sup> The existing wine sales and tasting establishment is considered a legal non-conforming use since a use permit has not been granted. Winery tasting rooms and wine shops are conditionally-permitted uses in the Downtown Commercial zoning district. The existing legal non-conforming use may continue provided it does not cease operation for a period of 180 days. When the public hearing notice was distributed a conditional use permit request was advertised. Since distribution of the public notice, it was determined that the existing wine sales and tasting use is a legal non-conforming use and therefore a use permit is not required.

24 however, since alterations are proposed to the commercial structure, design  
25 review is required.

26

27 **PROJECT DESCRIPTION**

28

29 Concurrent with assuming the wine sales and tasting operation, J3 Wine  
30 Partners will expand the wine sales and tasting use into underutilized portions of  
31 the service station building and proposes to renovate the property.

32

33 This design review request proposes to revitalize the structure functionally and  
34 architecturally and to play off the nostalgic symbolism of a past era. In order to  
35 improve both the visual and functional condition of the property the design  
36 proposes two strategies: 1) redirect the focus and functionality back to the  
37 original service station entry/sales room and 2) diminish the visibility and  
38 presence of the non-descript concrete block building.

39

40 This will be accomplished by implementing the following design elements:

41

42 • Revitalization of the 1930's (metal) service station by repairing the dents  
43 and repainting it with a traditional color scheme of that era. Specifically this  
44 will consist of an off-white body with the fenestration/details painted a  
45 contrasting deco-green and gray.

46 • Reintroduction of the service station sales room as the entry and using the  
47 pump canopy as the entry cover, thereby drawing the focus to it and away  
48 from the concrete block structure.

49 • Repainting the concrete block building a dark natural green and introducing  
50 a layering of landscaping intended to obscure it. The landscaping will  
51 consist of larger trees, a lattice of climbing vines and a low hedge row in  
52 front of it. The plant species will be selected to match the existing dense  
53 landscaping on the adjacent property, making it read as a large block of  
54 landscaping between two structures (the service station and the B&B).

55 • Additionally the proposal will introduce small landscape elements near the  
56 entry and a raised planter hedge row along Hazel Street between the wine  
57 business and Porter's Garage in the rear.

58 Specific improvements include the following:

59 **Site Improvements**

60 • Minor restriping of existing parking spaces to comply with current  
61 accessibility requirements and repair of existing wheel stops

62 • Addition of minor landscaping areas (all in large pots and/or raised  
63 planters on top of the existing paving)

64

65 Exterior Building Improvements

- 66 • Removal of the current Wine Garage awning / signage
- 67 • New paint scheme using a traditional 1930's color scheme
- 68 • Replace the existing sliding door with a glass overhead door
- 69 • New signage on the service station canopy (in the original location)
- 70 • Clean-up of the existing pole sign at the corner
- 71 • Elimination of the current entry; redirecting the entry to the original service
- 72 station sales room
- 73 • Add vintage fuel pumps under canopy

74  
75 Interior Improvements

- 76 • Upgrade and install mechanical equipment and HVAC system(s).
- 77 • Upgrade and install electrical: basic distribution and power per code
- 78 • Upgrade and install plumbing: accessible unisex bathroom and achieve
- 79 Health Department requirements
- 80 • Upgrade and install new partitions, doors, windows (as applicable),
- 81 insulation, interior finishes, cabinetry and sales displays

82  
83 **PURPOSE AND SCOPE OF REVIEW**

84  
85 Design review is required for any alteration, addition or site modification to  
86 commercial structures (CMC Section 17.06.020) unless no substantial design  
87 issues are raised. Given the historic nature of the property and the location of  
88 the property within the entry corridor, Staff has scheduled this design review  
89 request for Planning Commission consideration.

90  
91 The purpose of design review is to secure the general purposes of the Zoning  
92 Ordinance and General Plan; to promote good design and a harmonious  
93 relationship of buildings; to preserve the unique character and ambiance of  
94 Calistoga; to promote efficient use of landscape resources; to ensure high quality  
95 of design and materials; to ensure compatibility of new development with existing  
96 development and to promote the preservation of historic structures of Calistoga.  
97 Furthermore, the Planning Commission must determine whether the proposed  
98 development is in compliance with the City's Design Review Guidelines (CMC  
99 Section 17.06.040).

100  
101 **STAFF ANALYSIS & DISCUSSION**

102  
103 **A. Aesthetics**

104  
105 Currently the Foothill Boulevard frontage is comprised of two contrasting  
106 structures painted with the same color; the Art Deco service station and a  
107 nondescript concrete block building. The drab situation is further exacerbated by  
108 the primary entrance being in the non-descript building while the visually  
109 prominent/interesting entrance is locked and vacant.

110 Staff finds that the proposed design is generally consistent with the Design  
111 Guidelines. To further articulate the design and to achieve code compliance,  
112 Staff suggests incorporating the following conditions:  
113

- 114
- 115 • The sign pole and light within the existing raised planter bed in the  
116 public right-of-way at the corner of Lincoln Avenue and Hazel Street  
117 shall be removed. No replacement signage shall be allowed within  
this raised planter bed in public-right-of-way.

118 Rationale: The existing pole sign does not comply with the City's  
119 Sign Ordinance since it is located in the public right-of-way.

- 120
- 121 • The existing raised planter bed at the corner of Lincoln Avenue and  
122 Hazel Street may be maintained in its existing condition. Any new  
123 raised planter bed or site improvement within the public right-of-way  
124 shall be reviewed and approved by Caltrans and/or the Public  
Works Department.

125 Rationale: The existing raised planter restricts cars from cutting the  
126 corner and is low providing adequate visibility. Placing new  
127 structures within the public right-of-way requires authorization from  
128 the City and Caltrans.

- 129
- 130 • No signage shall be permitted as a result of this approval. All  
131 signage shall be subject to the approval of the Planning and  
Building Department.

132 Rationale: The Planning and Building Department will review all  
133 signage to ensure compliance with the City's Sign Ordinance.

## 134 **B. Traffic and Circulation**

135

136 Parking: Subsequent to the proposed site improvements, eleven parking spaces  
137 will be provided for the use. Seven parking spaces will be provided for the sales  
138 and tasting use and three parking spaces will be provided for the supporting  
139 office and storage use, which is consistent with Calistoga Municipal Code  
140 Section 17.36.140.

141

142 Frontage Improvements: The property frontage along Foothill Boulevard (State  
143 Route 29/128) and Hazel Street is developed with a shallow drainage swale that  
144 connects to existing downstream curb and gutter. Curb, gutter and sidewalk do  
145 not exist along the frontage. Parking is accessed from the roadway shoulder  
146 along the entire frontage and portions of the parking stalls extend partially into  
147 the right-of-way.  
148



1020 Foothill Boulevard (viewing east from Hazel Street)

149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178

The Lincoln Avenue / Foothill Boulevard Gateway encourages bicycle and pedestrian connectivity in this area and the Calistoga Bicycle Plan calls for a Class II bicycle lane on Lincoln Avenue. Requiring the installation of curb, gutter and sidewalk along the frontage would be an asset to this commercial area and would be consistent with the policy direction of the General Plan. However, the installation of the frontage improvements would potentially eliminate the on-site parking spaces. Additionally, the overhead utilities may be placed underground by PG&E within the next seven years. Given this, Staff believes that a better alternative to the installation of frontage improvements at this time is to require that the property owner enter into a deferred improvement agreement for the installation of curb, gutter and sidewalk improvements in the future when deemed appropriate by the City. A condition of approval has been incorporated into the draft design review resolution.

### **C. Growth Management**

Staff believes that the property's current allocation of water and wastewater should be sufficient to accommodate the proposed uses, based upon the City's standardized use tables (Resolution No. 99-65). However, a condition of approval has been incorporated that will ensure that the property's water and wastewater use does not exceed the established baseline.

### **D. Health and Safety**

The City's Fire Department has reviewed the project and is requiring fire extinguishers, smoke detectors and carbon monoxide detectors. Fire sprinklers are highly recommended but not required. The Fire Department will conduct an

179 initial inspection and annual inspections thereafter to ensure continued  
180 compliance.

181

182 **PUBLIC COMMENTS**

183

184 No public comments have been received.

185

186 **DESIGN REVIEW**

187

188 To reduce repetition, all of the necessary design review findings are contained in  
189 the Resolution. See Attachment No. 2.

190

191 **ENVIRONMENTAL REVIEW**

192

193 Under the provisions of Section 15332, In-Fill Development, of the State  
194 Guidelines for Implementation of the California Environmental Quality Act  
195 (CEQA) as stated below, this project is found to be exempt from the  
196 environmental review requirements of Chapter 19.10 of the Calistoga Municipal  
197 Code in that: 1) the proposal is consistent with the General Plan and Zoning  
198 District, 2) the subject site is less than five acres and is surrounding by urban  
199 uses, 3) approval of the project would not result in any significant effects relating  
200 to traffic, noise, air quality or water quality, and 4) the site can be adequately  
201 served by all required utilities and public services.

202

203 **RECOMMENDATION**

204

205 Adopt a Resolution approving Design Review DR 2013-05 allowing alterations to  
206 a former service station to accommodate expansion of existing wine sales and  
207 tasting at 1020 Foothill Boulevard.

208

209 **ATTACHMENTS**

210

- 211 1. Vicinity Map
- 212 2. Draft Design Review Resolution
- 213 3. City Council Resolution No. 2003-066
- 214 4. Project Plans received March 20, 2013

215

216 **NOTE:** Calistoga Municipal Code provides for a ten (10) calendar day appeal period. If there is a disagreement  
217 with the Planning Commission, an appeal to the City Council may be filed. The appropriate forms and applicable  
218 fee must be submitted prior to 5:00 p.m. on or before the tenth calendar day following the Commission's final  
219 determination.