

PROJECT DESCRIPTION: Wine Tasting Use Permit

Application

This application is for a Conditional Use Permit for private wine tasting (by appointment only) in an existing winery business office in downtown Calistoga.

Existing Use

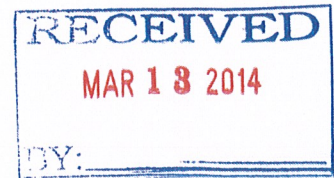
THE GRADE Cellars is a small estate vineyard and winery company (under 1,000 cases/year), owned by Tom Thornton and Brenda Mixson. Since June 2012 we have leased the second floor of 1236 Lincoln Avenue, a small building on the SE corner of the Cedar Street intersection and above the "Calistoga Kitchen" restaurant (attachment #1). Tom is a licensed architect and has been involved many improvements and upgrades to the building during these last 20 months. We have a Business License in accordance with the Calistoga Municipal Code as an allowed use for our winery business (attachment #2). We also have an approved "O2 License" from California ABC for our winery office at this location (attachment #3). We have meetings there with our consultants, our winemakers, various sales representatives and our vineyard managers. We have four off-street parking spaces on the property.

Proposed Conditional Use Permit

This application seeks a Conditional Use Permit for private wine tastings, by appointment only, as an accessory use at this location. These appointments will be with trade representatives and other customers who may order wine for shipment or delivery, but there will be no "cash and carry" retail sales. Tastings will be conducted in our conference room (attachment #4). There will be no signage indicating our location as being a "tasting room" or being "open to the public". It will remain strictly a business address. Because our winery has very small production, very few tasting appointments are anticipated.

Attachments:

- #1 Photograph of building
- #2 Business License – City of Calistoga
- #3 ABC Alcoholic Business License ("O2") – State of California
- #4 Office Floor Plan – 1236 Lincoln Ave





RECEIVED
MAR 13 2014
BY: _____

BUSINESS LICENSE**CITY OF CALISTOGA**

This license evidences that the person(s), firm or corporation named herein has paid the applicable tax required by the City of Calistoga Code for the period indicated above. No License issued under the provisions of Chapter 5 of the Calistoga City Code shall be construed as authorizing the conduct or continuance of any illegal or unlawful operation in violation of any City Ordinance relating thereto. This certificate is issued without verification that the holder is subject to or exempted from licensing by the state, county, federal government, or any other governmental agency. Sales or use tax may apply to your business activities. You may seek written advice regarding the application of tax to your particular business by writing to the nearest State Board of Equalization office.

Business Name: The Grade Cellars
Business Location: 1236 Lincoln Avenue, 2nd Floor Calistoga, CA 94515
1st Owner Name: Brenda J Mixson
2nd Owner Name: Thomas W Thorton

BUSINESS LICENSE #: 001419

Description: Business Office - Winery

Effective Date: January 01, 2014

Expiration Date: December 31, 2014

THE GRADE CELLARS
M.T. BOTTLES, LLC
PO BOX 697
SAINT HELENA, CA 94574

RETAIN AND POST THIS COPY

**STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE**

WINEGROWER

VALID FROM

Feb 20, 2014

M T BOTTLES LLC
PO BOX 697
SAINT HELENA, CA 94574-0697

EXPIRES

Jun 30, 2014

TYPE NUMBER DUP

02 539405 1

AREA CODE

2801 27

DOR

BUSINESS ADDRESS (IF DIFFERENT) DBA: GRADE CELLARS THE
1236 LINCOLN AVE
2ND FL
CALISTOGA, CA 94515-1726

CONDITIONS

OWNERS: M T BOTTLES LLC

7

**IMPORTANT INFORMATION**

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMMenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

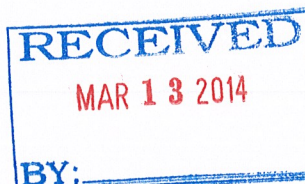
DBA: If you change your business name please notify your local ABC office.

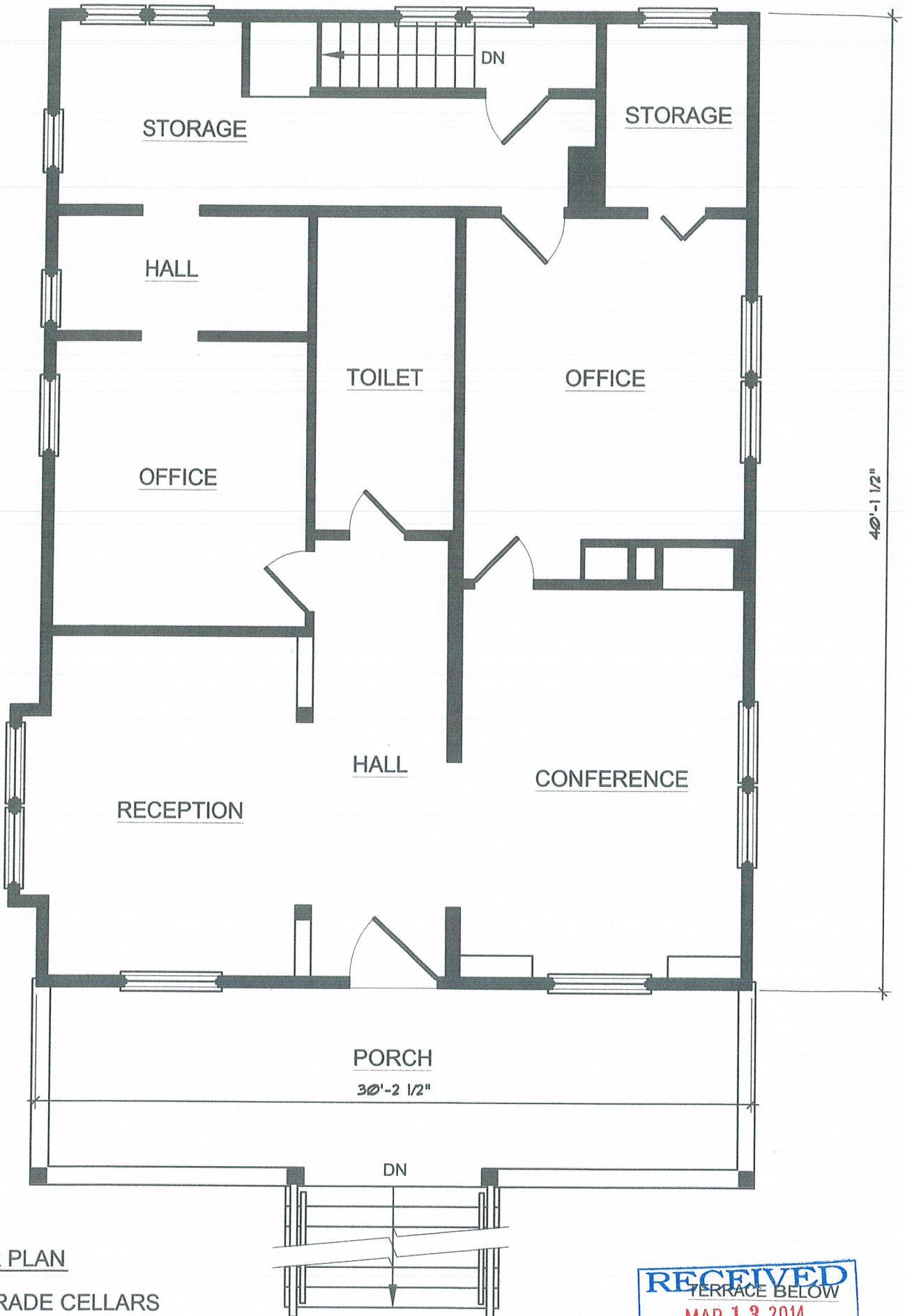
If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

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License Serial# 748054





FLOOR PLAN

THE GRADE CELLARS
1236 LINCOLN AVENUE, 2ND FLOOR, CALISTOGA, CA 94515

RECEIVED
TERRACE BELOW
MAR 13 2014
BY: _____



City of Calistoga Planning Commission Agenda Item Summary

DATE April 23, 2014

APPLICATION NO. Use Permit UP 2014-4

PROPERTY OWNER The Dione King Family Trust

APPLICANT MT Bottles, LLC dba THE GRADE Cellars

ITEM

Consideration of a use permit to establish private wine tasting within an existing 1,200 square foot commercial space located at 1236 Lincoln Avenue

RECOMMENDATION

Approve use permit with conditions

SUGGESTED MOTION

"I move that the Planning Commission adopt a resolution approving a use permit to establish private wine tasting within an existing 1,200 square foot commercial space located at 1236 Lincoln Avenue."

POTENTIAL CONFLICTS

None