

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: JUNE 11, 2014

SUBJECT: VINE TRAIL ESPRESSO USE PERMIT UP 2014-5
713-C WASHINGTON STREET (APN 011-234-012)

1 ITEM

2 Consideration of a use permit to allow a coffee shop at 713-C Washington Street

3 PROJECT SETTING

4 Vine Trail Espresso would occupy approximately 250 square feet of space in an
5 approximately 1,428 square foot retail building (713 Washington Street) in which there
6 are currently a total of three retail/office spaces. The structure directly behind, having an
7 address of 715 Washington Street, includes six enclosed parking spaces on the ground
8 floor, and an office and one-bedroom dwelling unit on the second floor. A handicap and
9 standard parking space separate the two structures. Additional parking is available on
10 the adjoining property, as required per the land use entitlements.



26 Washington Street, east of Lincoln Avenue, is one of Calistoga's older neighborhoods
27 developed with small resorts and guest accommodations that have been converted to
28 multi-family residential uses over time. There are also some unique resident-serving

29 businesses that exist in the vicinity. This area continues to offer redevelopment potential
30 to address resident-serving businesses.

31 **PROJECT DESCRIPTION**

32 On April 28, 2014, an application was submitted by Diana Wolf to open a coffee shop to
33 be called Vine Trail Espresso. The coffee shop would occupy approximately 250 square
34 foot of commercial space located in the northwestern corner of the existing structure
35 and offer cold and hot beverages and pre-packaged snacks. The coffee shop would be
36 a to-go establishment so only a bench seat with end tables would be provided for
37 customers. The remainder of the space would include the customer counter and service
38 area. No modifications are proposed to the exterior of the building and interior
39 modifications will be minimal.

40 **STAFF ANALYSIS**

41 **A. General Plan Consistency**

42 Land Use Designation: The General Plan designation for the project area is Community
43 Commercial, which allows a combination of visitor- and local-serving commercial uses
44 for residential neighborhoods at the outskirts of the city. The Lower Washington
45 Character Area overlay, which also applies to the property, also encourages and
46 supports resident-serving uses.

47 Economic Development: Vine Trail Espresso will occupy a vacant commercial space
48 and potentially employ local residents, consistent with General Plan Objective ED-1.2.

49 **B. Zoning Ordinance Compliance**

50 The subject property is located within the CC-DD Community Commercial-Design
51 District. The CC-DD zoning district implements the Community Commercial General
52 Plan land use designation. Section 17.22.060(B)(13) of the Zoning Code requires use
53 permit approval by the Planning Commission for restaurants, bakeries, bars, cafes, and
54 similar uses, with or without outdoor dining. As such, a use permit is required to establish
55 this coffee shop since it is considered a restaurant, by definition (Section 17.04.615
56 CMC).

57 When a new use is proposed, staff evaluates its compatibility with surrounding uses.
58 Staff is cautious about adjacent uses, knowing that although the existing business
59 neighbors may not have an issue with the proposed use, future tenants may. In staff's
60 evaluation, this use is compatible with adjoining uses and is an appropriate use of the
61 space.

62 In addition, staff has reviewed the application and has found that the proposed
63 restaurant is not a "formula restaurant." Although the applicant owns and operates
64 coffee shops in Lake County, the proposed coffee shop does not meet the definition of a
65 formula restaurant per the Zoning Code. Vine Trail Espresso does not have a similar
66 name to Ms. Wolf's other businesses (i.e., Mugshots Espresso). Nor are the menus,
67 uniforms, interior décor and the signage similar to Ms. Wolf's other businesses. The

68 food presentation, name and appearance of Vine Trail Espresso would be unique to
69 Calistoga.

70 **C. Parking and Circulation**

71 The existing parking provided on the property and on the adjoining property is adequate
72 to serve the proposed coffee shop. No additional parking or modification to the
73 circulation patterns are warranted at this time.

74 **D. Growth Management**

75 The property carries a water and wastewater baseline of 0.204 annual acre-feet of
76 water and 0.184 annual acre-feet of wastewater. This baseline is not sufficient to
77 accommodate the proposed usage. The Public Works Department has determined that
78 an additional 0.0671 acre-feet of water and 0.0393 acre-feet of wastewater will be
79 needed to accommodate the proposed use. Prior to building permit issuance, the
80 applicant is required to pay the water and wastewater service connection fee at the rate
81 in effect at the time the building permit is issued.

82 **D. Signage**

83 The applicant is proposing to install a blade sign. The area of this sign is approximately
84 6 square feet. The sign would be double-sided full color printed on aluminum with deep
85 red lettering, reading "Vine Trail Espresso" surrounding a bicycle. No sign lighting is
86 proposed at this time.

87 Staff has determined that the proposed signage is in compliance with Section
88 17.58.060(1) of the Zoning Code which permits up to three business identification signs
89 not exceeding a total square footage of 32 square feet.

90 **FINDINGS**

91 To reduce repetition, all of the appropriate findings are contained in the attached
92 resolution.

93 **PUBLIC COMMENTS**

94 To date, no written comments have been received regarding the proposed project.

95 **ENVIRONMENTAL REVIEW**

96 The proposed project is Categorically Exempt from the requirements of the California
97 Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines
98 (Existing Facilities).

99 **RECOMMENDATION**

100 Adopt a resolution approving Use Permit UP 2014-5 with conditions.

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution

Vine Trail Espresso Use Permit UP 2014-5
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June 11, 2014
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3. Applicant's Written Narrative received April 28, 2014
4. Site Plan received April 28, 2014
5. Floor Plan received April 28, 2014
6. Sign Plan received April 28, 2014

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