

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: USE PERMIT EXTENSION UPX 2014-1
865 SILVERADO TRAIL

1 **REQUEST**

2 Consideration of a use permit extension allowing a new winery within an existing
3 industrial building located at 865 Silverado Trail

4 **BACKGROUND AND DISCUSSION**

5 On May 22, 2013, the Planning Commission adopted Resolution 2013-16 approving a
6 use permit allowing a new winery within an existing industrial building at 865 Silverado
7 Trail. Since this approval, the applicant decided not to locate there and the property owner
8 has been actively pursuing a new winery tenant. As such, more time is needed to execute
9 a lease with the new tenant and secure the necessary permits to construct the winery.

10 Although another tenant (i.e., Barrel Builders) has occupied a portion of the building
11 (Suite C), there has not been any development on this property that is inconsistent with
12 the approved project and the project remains consistent with the General Plan and
13 Zoning Code. The winery would be located in Suite D, which is vacant and still remains
14 available for lease.

15 As a result, staff recommends that a one year time extension be granted in order to give
16 the owner additional time to find a tenant. The Calistoga Municipal Code allows the
17 granting of extensions for a period or periods of time not to exceed one year after the
18 initial one-year approval period.

19 **PUBLIC COMMENTS**

20 No public comments have been received.

21 **ENVIRONMENTAL REVIEW**

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

26 **RECOMMENDATION**

27 Approve Use Permit Extension UPX 2014-1

ATTACHMENTS

1. Vicinity Map
2. Draft Use Permit Extension Resolution
3. Applicant's letter dated May 22, 2014
4. Resolution PC 2013-16