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**PROJECT STATEMENT
FOR KNIGHTS BRIDGE WINERY TASTING ROOM
1373 Lincoln Avenue, Calistoga
APN 011-221-014**

JUN 13 2014

CITY OF CALISTOGA

Project Description and Proposal

The proposed project is a use permit application for conversion of an existing 2,325-sq. ft. space in a building located at the northwest corner of Lincoln Avenue and Washington Street in the downtown area of the City of Calistoga, from its previous use as a retail shoe boutique to a winery tasting room. The General Plan designation for this property is Commercial Retail and the zoning is DC-DD (Downtown Commercial Design District). The subject property is currently vacant.

The applicant for the wine tasting room is Knights Bridge Vineyards LLC. This applicant currently has a winery use permit application on file with Sonoma County for a winery in Knights Valley, where they maintain vineyards from which estate-grown premium wines will be made. The winery and vineyard parcels in Knights Valley have a Calistoga Zip Code of 94515, which qualifies them to have a tasting room in the City.

The applicant wishes to convert the downtown building into a 560-sq. ft. tasting room floor and 1,322 sq. ft. of winery administrative offices on the ground floor. In addition, the ground floor will house a copying and storage room, an employee break area, a wine storage area, refuse collection area, and two restrooms (one of them ADA-accessible). The building remodel will include a mechanical room, and a room containing a safe for company records. Total square footage for the new uses is 2,325 sq. ft.

Hours of operation for the offices will be 8:00 AM until 5:00 PM. The wine tasting room will be open from 10:00 AM until 10:00 PM. The total number of winery employees at these offices will be six full-time persons and 3 part-time persons.

Relationship of Proposal to Local Plans and Policies

The *City of Calistoga General Plan* contains goals and policies directed at insuring that new development and new uses within the Town are consistent with the Town's vision of its unique character and quality of life. The proposed use, which will involve an interior redesign of an exiting noteworthy building in Downtown Calistoga, is consistent with Calistoga's image as an agricultural commercial area and residential community. Wineries are uses that are accessory to agriculture, which is the primary industry of the Napa Valley. Wine tasting rooms are also an important element of the tourism experience in this region.

The proposed use is consistent with the goals and policies set forth in the City's *General Plan*. This is especially the case with the following goals and policies.