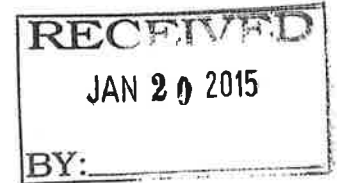


PROJECT STATEMENT
FOR OLABISI WINERY TASTING ROOM
1226 Washington Street, Calistoga



Project Description and Proposal

The proposed project is a use permit application for conversion of an existing 800-square-foot space in a building located at 1226 Washington Street in the downtown area of the City of Calistoga, from its previous use as a restaurant to a winery tasting room. The General Plan designation for this property is Downtown Commercial and the zoning is DC-DD (Downtown Commercial Design District). The subject property is currently vacant.

The applicant for the wine tasting room is Olabisi, LLC. This applicant currently has a winery use permit on file with the City of Calistoga for a winery in Calistoga. The winery has 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 an 800-square-foot tasting room. The building currently has an ADA accessible restroom, kitchen prep area, and gas fireplace. The building updates will be cosmetic, with the intent of keeping the existing open floor plan. Design updates will be achieved with modular furnishings, such as couches, tables, shelving, modular freestanding bar, and bench seats.

Hours of operation for the tasting room will be 10AM until 10PM. The total number of winery employees at the tasting room will be 2 full-time employees and 2 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 existing 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.