

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIR MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: JUNE 10, 2015

SUBJECT: HEIBEL RANCH TASTING ROOM USE PERMIT UP 2015-3
1458 LINCOLN AVENUE, SUITE 12

1 ITEM

2 Consideration of a use permit to establish a wine tasting and retail business within an
3 existing commercial space located at 1458 Washington Street, Suite 12 (The Calistoga
4 Depot).

5 BACKGROUND / PROJECT DESCRIPTION

6 On April 21, 2015, the Planning and Building Department received an application for a
7 use permit to allow wine tasting and retail sales at 1458 Lincoln Avenue, Suite 12. The
8 applicant for the wine tasting room is Trent Ghiringhelli, on behalf of Heibel Ranch
9 Vineyards, LLC. Currently, Heibel Ranch Vineyards produces wine at Summit Lake
10 Vineyards & Winery located at 2000 Summit Lake Drive, Angwin. In Mr. Ghiringhelli's
11 project description received April 21, 2015, he states that they produce 100% Napa
12 Valley wines sourced from their vineyard in Pope Valley and other locations in Napa
13 Valley.

14 The applicant wishes to convert an existing 554 square-foot rail car on the property into
15 a tasting room. The wine tasting room would be open from 9:00 am until 9:00 pm. No
16 special events or live entertainment are proposed. Although no special events are
17 proposed, the applicant proposes to offer wine pairings to supplement the tasting. Local
18 food vendors and merchants would provide the prepackaged foods and logo glasses
19 will be provided with the cost of tasting.

20 No exterior changes to the building are proposed. Interior modifications will be minimal;
21 a tasting table, tasting bar, bistro table and office will fill the majority of the space. Any
22 future signage would be reviewed at staff level.

23 ANALYSIS

24 A. General Plan Consistency

25 Land Use Designation: The General Plan designation for the property is Downtown
26 Commercial, which allows the establishment of businesses for visitors and residents.
27 The Downtown Historic Character Area overlay, which also applies to the property,

28 encourages and supports a diversity of land uses. There are currently 10 other wine
29 tasting and retail establishments operating or are approved to operate throughout the
30 downtown; see attached map for locations. Although the number of establishments are
31 increasing, wine tasting establishments do not seem overbearing or the predominate
32 use in the downtown because of separation between the uses and the uniqueness of
33 the various properties.

34 Economic Development: Allowing wine tasting and retail sales would be consistent with
35 General Plan Objective ED-1.2, which encourages the expansion of economic activity in
36 Calistoga that builds on the community's strengths and reinforces its small town
37 character.

38 **B. Zoning Ordinance Compliance**

39 The site's Downtown Commercial zoning allows wine tasting rooms upon obtaining a
40 use permit. The City's grape sourcing regulations (Section 17.22.040.B.21) require 75
41 percent of the wines poured¹ be labeled with a recognized American Viticulture Area
42 (AVA) within Napa County or be made from at least 75 percent fruit grown within the
43 94515 zip code area. The applicant's wines meet this criterion because they are
44 produced from grapes grown within recognized AVAs within Napa County. A condition
45 of approval has been incorporated into the use permit reiterating the grape sourcing
46 criteria.

47 Staff does not expect the generation of noise resulting from the proposed use to result
48 in "unacceptable" levels due to limiting the hours to 9 pm. The use will be compatible
49 with adjoining uses, which are commercial in nature.

50 The proposed re-use of the existing building in the downtown does not require
51 additional parking. As such, the Zoning Code's parking requirements have been
52 satisfied.

53 Since no exterior modifications to the structure beyond signage are proposed, design
54 review is not warranted.

55 **C. Growth Management**

56 Given that this property has a commercial baseline of 2.31 annual acre feet of water
57 and 2.08 annual acre feet of wastewater, the current allocation for water and
58 wastewater is sufficient to accommodate the proposed use. No additional allocation is
59 required unless otherwise determined by the Public Works Department upon issuance
60 of the business license.

61 **D. Health and Safety**

62 The Fire Department has reviewed the application and has indicated that smoke
63 detectors, fire extinguishers and occupancy signage will be required prior to occupancy.

¹ A combination of the wines may be allowed if collectively the combination represents at least 75 percent of the wines being poured.

64 The Napa County Environmental Health Department has indicated that if the area used
65 to store prepackaged non-potentially hazardous food products is 25 square feet or less,
66 a permit to operate a food facility is not required. Based upon the project description
67 and site plan, it does not appear that a permit from the Napa County Environmental
68 Management is required. In the future if the size or dynamic of the food service
69 changes, a permit would be warranted. Moreover, since the glasses are sold with the
70 tasting and not reused, a sink is not required to wash the glassware.

71 **PUBLIC COMMENTS**

72 As of June 1, 2015, no public comments had been received regarding this project.

73

74 **FINDINGS**

75 To reduce repetition, all of the necessary findings to approve the conditional use permit
76 application are contained in the draft resolution.

77 **ENVIRONMENTAL REVIEW**

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

81 **RECOMMENDATION**

82 Adopt a resolution approving Use Permit UP 2015-3 with conditions.

ATTACHMENTS

1. Location Map
2. Draft Resolution
3. Project Description received April 21, 2015
4. Site Plan and Floor Plan received January 20, 2015
5. Downtown Wine Tasting Businesses Map

NOTE: If there is a disagreement with the Planning Commission's action, 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.