



Downtown Wine Tasting

Excerpt
Draft MINUTES
CALISTOGA PLANNING COMMISSION
August 12, 2015

A. ROLL CALL

Commissioners present: Chair Jeff Manfredi, Paul Coates, Tim Wilkes, Scott Cooper. Absent: Vice Chair Carol Bush (excused). Staff present: Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist, Public Works Director Mike Kirn.

H. GENERAL GOVERNMENT

1. Consideration of a recommendation to the City Council regarding potential limitations on downtown wine tasting facilities

Planning Director Goldberg presented the staff report, advising the Commission that the Council directed staff to look into what similar communities have done to regulate tasting rooms, and potential regulatory options, with the Planning Commission's input. She reviewed the approaches taken by Yountville and Healdsburg, and presented a number of options for the Commission's consideration.

Chair Manfredi and **Commissioners Cooper and Wilkes** like the idea of including a secondary retail use as part of wine tasting facilities.

Commissioner Wilkes noted that there seems to be a recent acceleration in the establishment of wine tasting facilities. However, the City relies on visitors to support its commercial core; residents can't support it alone because of the availability of goods and services in close proximity. He doesn't currently see a problem with the number of wine tasting facilities, although it could arise in the future. If there is a problem, the Council could enact a moratorium fairly quickly. He doesn't recommend taking any action at this time.

Commissioner Cooper believes that incorporating secondary retail into wine tasting facilities would result in a more diverse downtown retail that would be more attractive to a wider range of visitors. More diversity that increases visitor traffic would also be beneficial to existing downtown businesses.

Commissioner Coates agrees with Commissioners Cooper and Wilkes. More diversity would slow pedestrian visitors and benefit all businesses.

Commissioner Wilkes doesn't believe that the inclusion of secondary retail should be required for every tasting room. Although diversity is a good idea, it should be evaluated on a case-by-case.

Planning Director Goldberg noted that some facilities are small and out of the way. Therefore, it may be appropriate to require secondary retail only for larger facilities that front on Lincoln Avenue.

Chair Manfredi thinks that potential new wine tasting facilities should be advised that the Commission may require the setting aside a portion of their floor area to secondary retail. However, he doesn't feel that the number of existing facilities in the downtown is a problem.

It was the consensus of the Commission that wine tasting facilities are not currently overrepresented in the downtown. However, it expressed support for a policy that would encourage the inclusion of unrelated retail in larger facilities fronting Lincoln Avenue in order to provide diversity in the downtown.