



City of Calistoga  
Planning Commission  
**Agenda Item Summary**

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<b>DATE</b>	May 25, 2016
<b>ITEM</b>	<b>Picayune Cellars Tasting Room Use Permit UP 2016-2</b>
<b>APPLICANT</b>	Claire Ducrocq Weinkauf
<b>STAFF CONTACT</b>	Erik V. Lundquist, Senior Planner
<b>POTENTIAL CONFLICTS</b>	Commissioner Cooper
<b>RECOMMENDATION</b>	Adopt a resolution approving Use Permit UP 2016-2 with conditions.
<b>SUGGESTED MOTION</b>	"I move that the Planning Commission adopt a resolution approving a use permit to establish a wine tasting and retail business at 1458 Lincoln Avenue, Suite 9."

# CITY OF CALISTOGA

## STAFF REPORT

**TO:** CHAIR COATES AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** ERIK V. LUNDQUIST, SENIOR PLANNER  
**MEETING DATE:** MAY 25, 2016  
**SUBJECT:** PICAYUNE CELLARS TASTING ROOM USE PERMIT UP 2016-2  
1458 LINCOLN AVENUE, SUITE 9

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### 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 9 (The Calistoga  
4 Depot).

### 5 BACKGROUND / PROJECT DESCRIPTION

6 On April 18, 2016, 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 9. The  
8 applicant for the wine tasting room is Claire Ducrocq Weinkauff, on behalf of Picayune  
9 Cellars, LLC. Currently, Picayune Cellars produces wine at Top It Off Bottling in Napa.  
10 The applicant indicated that they produce an average of 1,500 cases annually. This  
11 year production is projected to be about 1,300 cases, 900 cases of Napa Valley red  
12 blend and 400 cases of Napa Valley and Lake County Sauvignon Blanc.

13 The applicant wishes to convert an existing 405 square-foot structure on the property  
14 into a tasting room. The wine tasting room would be open generally from 10:00 am until  
15 8:00 pm. No special events or live entertainment are proposed. Since the amount of  
16 wine tasting is generally limited to three wines the rest of the space would be used for  
17 retail items. Outdoor tastings would be provided directly in front of the business within a  
18 landscaped area, subject to review and approval from the Alcoholic Beverage Control  
19 (ABC). Approximately three bistro tables would be provided for seating. ABC may  
20 require the area including the tables to be fenced off.

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

### 24 ANALYSIS

25 General Plan Consistency

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

29 encourages and supports a diversity of land uses. There are currently 10 other wine  
30 tasting and retail establishments operating throughout the downtown. Although the  
31 number of establishments are increasing, wine tasting establishments do not seem  
32 overbearing or the predominate use in the downtown because of the separation  
33 between the businesses and the uniqueness of 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.

1458 Lincoln Avenue, Suite 9 (Front facade and outdoor patio)



38

#### 39 **A. Zoning Ordinance Compliance**

40 The site's Downtown Commercial zoning allows wine tasting rooms upon obtaining a  
41 use permit. The City's grape sourcing regulations (Section 17.21.030.A.3) require 75  
42 percent of the wines poured<sup>1</sup> be labeled with a recognized American Viticulture Area  
43 (AVA) within Napa County or be made from at least 75 percent fruit grown within the  
44 94515 zip code area. The applicant would meet this criterion because more than 75%  
45 of the wines poured would be Napa Valley wines. A condition of approval has been  
46 incorporated into the use permit reiterating the grape sourcing 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 8 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.

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

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

55 **B. 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.

64 Based upon the project description and site plan, it does not appear that a permit from  
65 the Napa County Environmental Management is required. In the future if the size or  
66 dynamic of the use changes, a permit may be warranted. Moreover, since the glasses  
67 are sold with the tasting and not reused, a sink is not required to wash the glassware.

68 **PUBLIC COMMENTS**

69 As of May 20, 2016, no public comments had been received regarding this project.

70

71 **FINDINGS**

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

74 **ENVIRONMENTAL REVIEW**

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

78 **RECOMMENDATION**

79 Adopt a resolution approving Use Permit UP 2016-2 with conditions.

**ATTACHMENTS**

1. Location Map
2. Draft Resolution
3. Project Description received April 18, 2016
4. Site Plan and Floor Plan received April 18, 2016

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.