



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

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<b>DATE</b>	March 13, 2019
<b>ITEM</b>	<b>CAMi Wine Tasting Use Permit UP 2019-6</b>
<b>PROPERTY ADDRESS</b>	1333 B Lincoln Avenue
<b>ASSESSOR'S PARCEL NO.</b>	011-221-022
<b>GENERAL PLAN DESIGNATION</b>	Downtown Commercial
<b>ZONING DISTRICT</b>	DC: Downtown Commercial
<b>APPLICANT</b>	Laurie Shelton
<b>STAFF CONTACT</b>	Zach Tusinger, Senior Planner
<b>POTENTIAL CONFLICTS</b>	Commissioner Abernathy
<b>RECOMMENDATION</b>	Adopt a resolution approving Use Permit UP 2019-6 with conditions.
<b>SUGGESTED MOTION</b>	"I move that the Planning Commission adopt a resolution approving a use permit allowing wine tasting at 1333 B Lincoln Avenue"

**CALISTOGA PLANNING COMMISSION**  
**STAFF REPORT**

**To:** Calistoga Planning Commission  
**From:** Zach Tusinger, Senior Planner  
**Meeting Date:** March 13, 2019  
**Subject:** CAMi Wine Tasting Use Permit (UP 2019-6)  
1333 B Lincoln Avenue

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1 **ITEM**

2 Consideration of a use permit application to allow wine tasting as a component of an art  
3 gallery and olive oil tasting business at 1333 B Lincoln Avenue.

4 **PROJECT SETTING**

5 The property at 1333 B Lincoln Avenue (APN 011-221-022) is currently improved with a  
6 two-storefront commercial building. The subject storefront was formerly occupied by  
7 Goodman's, which closed at the end of 2018. The other storefront is occupied by Sugar  
8 Daddy's Consignment.

9 Surrounding uses include a two-story commercial structure next door at 1329 Lincoln  
10 Avenue which houses Illumination Technologies on the upper floor and the soon to  
11 open Picayune Cellars on the lower floor. On the other side of the property, 1339  
12 Lincoln is slated to be demolished due to its inability to be seismically retrofitted. No  
13 plans for the future of that property have been submitted. This section of Lincoln  
14 Avenue generally includes several tasting rooms, retail shops, restaurants, a bank, and  
15 second-floor offices.

16 **PROJECT DESCRIPTION**

17 Applicant Laurie Shelton wishes to open an art gallery on Lincoln Avenue that would  
18 have a wine and olive oil tasting component. Ms. Shelton is a well-known local artist and  
19 intends to primarily exhibit her own work as well as the photography of her son Trevor  
20 Mansfield. Ms. Shelton's family also owns a small vineyard and olive oil business in  
21 Napa Valley just south of Calistoga (CAMi Vineyards). In addition to showing art in the  
22 space, she would like to be able to feature limited tastings of her family's wine and olive  
23 oil. Business hours are intended to be 12-6 p.m. Thursday through Sunday, and by  
24 appointment Monday through Wednesday.

25 **ANALYSIS**

26 The project's consistency with the City's applicable plans, policies and codes is  
27 evaluated below.

28 Calistoga General Plan

29 The project site is designated by the General Plan's Land Use Map as Downtown  
30 Commercial, which allows the establishment of businesses for visitors and residents.

31 The Downtown Character Area overlay, which also applies to this property, encourages  
32 and supports a diversity of land uses. While CAMi would be one of ten existing or  
33 planned tasting rooms in the broader downtown, it would be a unique business in that it  
34 is primarily an art gallery and also feature an olive oil component.

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

39 The proposed business would provide a unique art gallery and wine tasting experience  
40 for visitors and residents consistent with the above-described General Plan provisions.

#### 41 Zoning Code

42 The project site is zoned Downtown Commercial (DC). Wine tasting rooms are allowed  
43 in the downtown upon obtaining a use permit. The City's grape sourcing regulations  
44 (Section 17.21.030.A.3) require that 75 percent of the wines poured be labeled with a  
45 recognized American Viticulture Area (AVA) within Napa County or be made from at  
46 least 75 percent fruit grown within the 94515 zip-code area. The applicant would meet  
47 this criterion because more than 75% of the wines poured would be Napa Valley wines.  
48 A condition of approval has been incorporated into the use permit resolution reiterating  
49 the grape sourcing criteria.

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

53 There are no significant exterior modifications to the structure currently planned, so  
54 design review is not required for this project. CAMi will be required to apply for a sign  
55 permit for any new signage.

#### 56 **ENVIRONMENTAL REVIEW**

57 The use permit application is Categorically Exempt from the requirements of the  
58 California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA  
59 Guidelines (Existing Facilities).

#### 60 **PUBLIC COMMENT**

61 As of March 8, 2019, no public comments had been received regarding this project.

#### 62 **FINDINGS**

63 To reduce repetition, all the necessary findings to approve the use permit application  
64 are contained in the draft resolution.

#### 65 **RECOMMENDATION**

66 Based on the information and analysis contained in this report, staff recommends that  
67 the Planning Commission, after conducting a public hearing on the matter, adopt the  
68 attached resolution approving Use Permit UP 2019-6.

**ATTACHMENTS**

1. Draft Resolution
2. Vicinity Map
3. Project Narrative and Floor Plan

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2019-XX**

**APPROVING USE PERMIT UP 2019-6 ALLOWING WINE TASTING WITHIN AN  
EXISTING COMMERCIAL SPACE LOCATED AT 1333 B LINCOLN AVENUE**

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1  
2       **WHEREAS**, on February 14, 2019, Laurie Shelton submitted a request for a use  
3 permit in order to allow wine tasting as part of an art gallery within an existing  
4 commercial space located at 1333 B Lincoln Avenue; and

5       **WHEREAS**, the Planning Commission considered this request at its regular  
6 meeting of March 13, 2019. Prior to taking action on the application, the Planning  
7 Commission received written and oral reports by the staff, and received public  
8 testimony; and

9       **WHEREAS**, this action has been reviewed for compliance with the California  
10 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA  
11 pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and

12       **WHEREAS**, the Planning Commission pursuant to Chapter 17.40.030.D has  
13 made the following use permit findings for the project:

- 14 1.     Finding: The proposed use is in accord with the General Plan and any applicable  
15 planned development.

16       Supporting Evidence: The proposed development is consistent with the goals  
17 and policies of the Calistoga General Plan in that it represents an allowable use  
18 in an existing commercial space in a strategic location in the downtown. An art  
19 gallery with a wine tasting component would complement the existing mix of uses  
20 on the block.

- 21 2.     Finding: Is in accord with all provisions of this title.

22       Supporting Evidence: The site is physically suitable for the type and intensity of  
23 use in that it occupies an existing space and incorporates retail elements, such  
24 as the sale of art, olive oil and wine. The type of use contemplated is allowed in  
25 this district by the zoning code.

- 26 3.     Finding: Will not substantially impair or interfere with the development, use or  
27 enjoyment of other property in the vicinity.

28       Supporting Evidence: This use is proposed for an existing downtown commercial  
29 space. It is a type of use that already exists in several locations downtown. There  
30 will not be any excessive noise or lighting, or any other operational  
31 characteristics associated with the use that will interfere with surrounding  
32 properties.

- 33 4.     Finding: The proposed development is consistent with and will enhance  
34 Calistoga's history of independent, unique, and single location businesses, thus  
35 contributing to the uniqueness of the town, which is necessary to maintain a  
36 viable visitor industry in Calistoga and to preserve its economy.

37            Supporting Evidence: The re-use of this existing commercial space in the  
38            downtown would be consistent with Calistoga's sense of independent and unique  
39            single-location businesses. This locally owned -business would be a complement  
40            to the downtown in this location. The proposed use, the tasting of premium wines  
41            grown within the region, that also incorporates the retail sale of art and olive oil,  
42            would continue to enhance the experience for visitors to the city and make a  
43            meaningful contribution to the City's fiscal vitality.

44            **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
45            Commission that based on the above findings, the Planning Commission approves the  
46            proposed use, subject to the following conditions of approval:

- 47            1.        The use hereby permitted shall substantially conform to the project descriptions and  
48            supporting plan received February 14, 2019 by the Planning and Building  
49            Department, except as noted in the permit conditions. This use permit allows wine  
50            tasting and retail sales. This use permit does not allow live entertainment, as  
51            defined per CMC Section 17.04.395.
- 52            2.        Any expansion or change of use shall require an amendment subject to use  
53            permit review as determined by the Planning and Building Department. Minor  
54            modifications may be approved in writing by the Planning and Building Director.
- 55            3.        All wines poured for tasting in the winery tasting room without charge shall be  
56            labeled with a recognized American Viticulture Area (AVA) within Napa County or  
57            are made from at least 75 percent fruit grown within the 94515 zip-code area. A  
58            combination of wines meeting the criteria stated above may be allowed if  
59            collectively the combination represents at least 75 percent of the wines being  
60            poured.
- 61            4.        No signage is specifically approved as a result of this approval. All signage shall  
62            be subject to the approval of the Planning and Building Director.
- 63            5.        Any minor modifications to the front of the building shall be subject to the review  
64            and approval of the Planning & Building Director.
- 65            6.        This permit shall be null and void if not used within a year, or if the use is  
66            abandoned for a period of one hundred and eighty (180) days. Once the use is  
67            initiated, this permit shall be valid until it expires or is revoked pursuant to the terms  
68            of this permit and/or Chapter 17.40 of the Calistoga Municipal Code.
- 69            7.        This use permit does not abridge or supersede the regulatory powers or permit  
70            requirements of any federal, state or local agency, special district or department  
71            which may retain regulatory or advisory function as specified by statute or  
72            ordinance. The applicant shall obtain permits as may be required from each  
73            agency.
- 74            8.        A building permit shall be obtained for any construction occurring on the site not  
75            otherwise exempt by the California Building Code or any state or local  
76            amendment adopted thereto, and all fees associated with plan check and

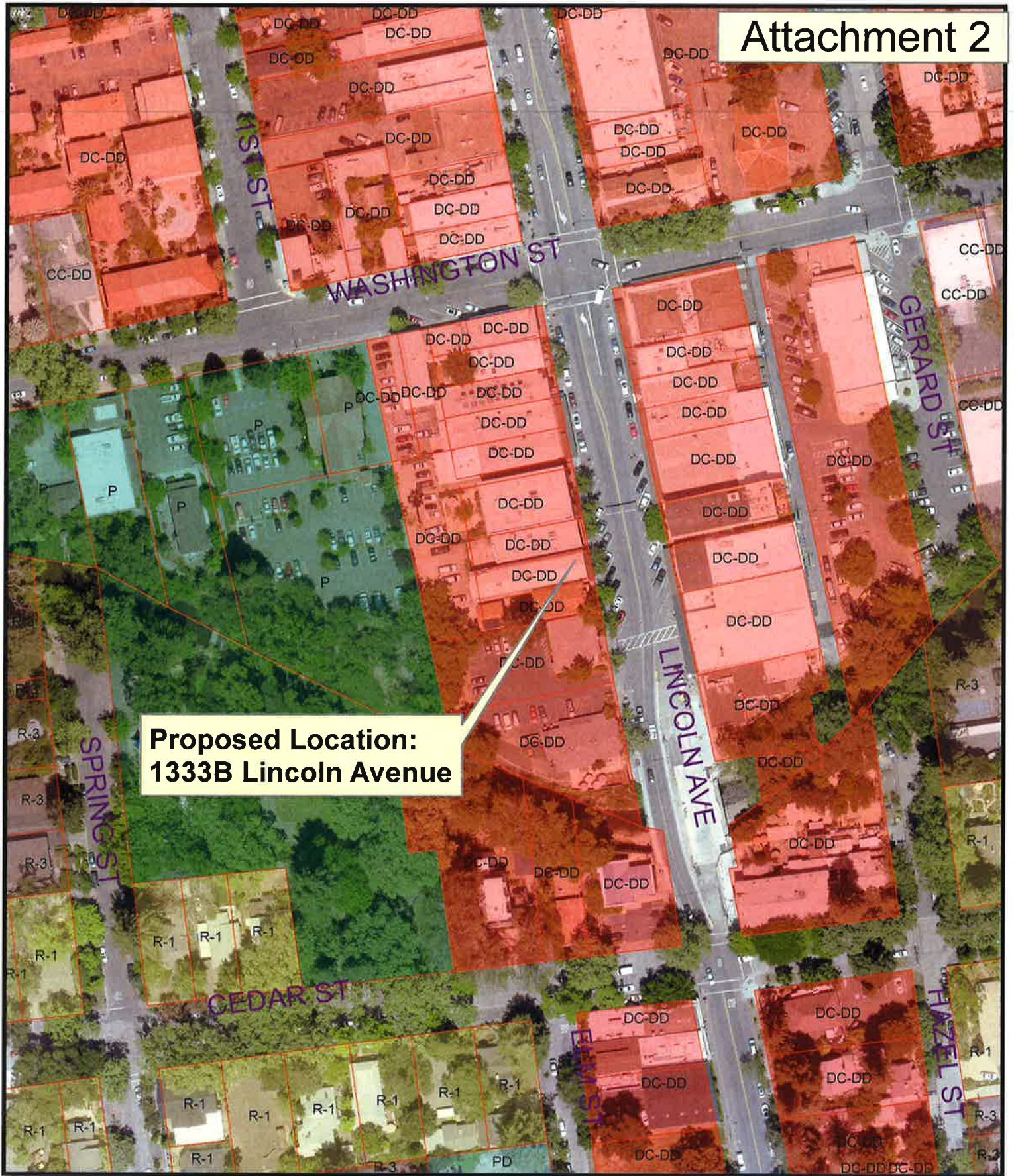
- 77 building inspections, and associated development impact fees established by  
78 City Ordinance or Resolution shall be paid.
- 79 9. Prior to operation, an inspection shall be conducted by the Fire Department to  
80 ensure compliance with health and safety regulations including the installation of  
81 fire extinguishers, smoke detectors and carbon monoxide detectors. Additionally,  
82 the occupancy limit of the space shall be reviewed and approved by the Building  
83 Official and/or Fire Chief and shall be posted in a conspicuous place for the life of  
84 the use.

**ADOPTED** on March 13, 2019 by the following vote of the Calistoga Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN: ABERNATHY

\_\_\_\_\_  
Paul Coates, Chair

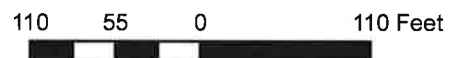
ATTEST: \_\_\_\_\_  
Lynn Goldberg, Secretary



**Proposed Location:  
1333B Lincoln Avenue**

## LOCATION MAP

### CAMi Gallery & Tasting Room





## Attachment 3

### CAMi Gallery and Tasting Room

It is my wish, Laurie M. Shelton to open an art gallery and tasting room.

I moved to the Napa Valley in 1997 when I married Tom Shelton. and have lived in Calistoga since 1999. My late husband was dedicated to the Napa Valley for his entire career: Board of Directors of the Napa Valley Vintners as well as President of the Board in 1999. He was instrumental in helping the NVVA on protecting the integrity of the Napa Valley by establishing the innovative land resource protection program, Napa Green, and creating additional housing for the seasonal farm workers. After his death to brain cancer, I decided to make wine from our small vineyard to keep his memory alive for our daughter Camille and to offer healing for all of us.

I am an artist and my son is an artist. He graduated from the Parson's College of Art and Paris College of Art. His art is on our label. I will be showing my art, ([lauriemaurershelton.com](http://lauriemaurershelton.com)) as well as my son Trevor Mansfield's photographs ([trevormansfield.com](http://trevormansfield.com)). Trevor is a professional photographer living in Barcelona who was raised in Calistoga. He created the label for our family wine CAMi. The label has a vine tendril on it in black and white and it is his photographs of tendrils that will be displayed on the walls of my gallery. *His figurative photos are already in contract to a gallery in Amsterdam and will not be displayed.* The photos will be printed in large format of 4x4 or larger. My paintings are also large format. I am currently preparing for a "Cow Show" at the Napa Museum which will open on April 13th and show through June.

My wine, CAMi Vineyards is 100% Calistoga grown and is made by John Giannini up at Outpost Winery. CAMi Vineyards is a member of the Calistoga Growers Association and supports the Calistoga Appellation as well as a member of the Napa Valley Vintners Association. I would like offer tastes of my wine, CAMi Napa Valley Estate Red Wine ([camivineyards.com](http://camivineyards.com)) and of our olive oil that is made from the olive trees on our small farm. It is my intention to sell art and wine and olive oil by the bottle or the case. We make less than 200 12 bottle cases of CAMi. No one use would predominate and all would be respectful, low key and tasteful.

Since I have only one or two varietals it is my desire to offer wine to a small number of tasters at one time. I would like to have one narrow table running down the center of the room and have the art running along the walls of the narrow and deep space. I would like to have a red awning replace the current awning and have a small hanging sign declaring CAMi Gallery and Tasting Room. I am working with Lori Backen on the interior and exterior but are thinking of a Scandinavian style, very clean, white and natural. I would also need to put in a dish washer and sink for cleaning glasses.

I intend of be open Thursday - Sunday from 12-6pm... and available by appointment on Monday-Wednesday. I expect that most traffic will come from locals and visitors to Calistoga by foot or bike. We may have a few gallery openings per year as well as a vintage release gathering that we would limit to a number of people appropriate for the size of our space.

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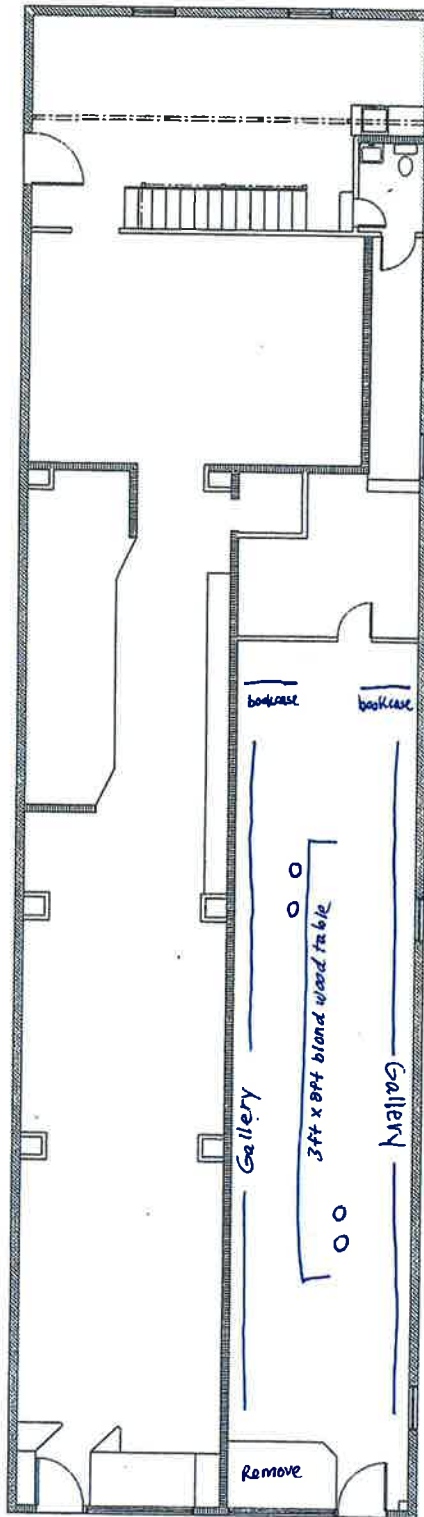
I will have at least one employee in the Gallery during hours of operation.

As a local, with local products I believe we are a perfect fit for the visitors to Calistoga and look forward to contributing to the revitalization of the downtown.

Thank you,

Laurie M. Shelton  
Founder and Artist  
CAMi Vineyards  
Laurie Maurer Shelton ART.

AS-BUILT FLOOR PLAN



O = white french metal chair

Lincoln Ave.



**AVERY**  
TENANT IMPROVEMENT  
1893 Lincoln Avenue, Gaithersburg, MD 20878

AS-BUILT FLOOR PLAN

DATE:

DATE: AS NOTED  
SCALE: 1/8" = 1'-0"  
DRAWN BY: BGM

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