



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	March 13, 2019
ITEM	Calistoga Distillery Conceptual Design Review CDR 2019-1
PROPERTY ADDRESS	1345 Lincoln Avenue
ASSESSOR'S PARCEL NOS.	011-221-019 and 011-221-020
GENERAL PLAN DESIGNATION	Downtown Commercial
ZONING DISTRICT	DC: Downtown Commercial
APPLICANT	John Hardesty
STAFF CONTACT	Zach Tusinger, Senior Planner
POTENTIAL CONFLICTS	Commissioner Abernathy
RECOMMENDATION	Review the conceptual plans, receive comments from the owner, the project team and the public, and provide preliminary comments.

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Zach Tusinger, Senior Planner
Meeting Date: March 13, 2019
Subject: **Calistoga Distillery – Conceptual Design Review (CDR 2019-1)
1345 Lincoln Avenue**

ITEM

Review of conceptual plans for a proposed redesign of the seismic retrofit and the adaptation of the property for use as a bar and distillery. The potential project site includes the two-story building at 1345 Lincoln Avenue and the vacant parcel behind it (APNs 011-221-019 and 011-221-020).

KEY ISSUES

- Revised plans for a seismic retrofit of an historic building
- Appropriateness of change of use to distillery
- Modest increase in required parking
- Reconfiguration of rear parcel and access from Washington Street
- Need for additional information to understand potential impacts to public utilities

PROPERTY BACKGROUND

The two-story building at 1345 Lincoln Avenue was constructed in 1887 for the International Order of the Odd Fellows and is currently occupied by retail and office uses. The Calistoga Building Official has declared the property's primary structure to be an unreinforced masonry building and is required by the Calistoga Municipal Code to be seismically retrofitted to ensure public safety.

A 2017 historic resource evaluation of the property concluded that the structure is eligible for listing in the California Register of Historical Resources because it is an excellent example of the Romanesque Revival architectural style. The building design utilizes key elements and character-defining features of this



1345 Lincoln Avenue

32 style, including molded semi-circular window openings, a molded belt, decorative
33 cornice molding, column capitals and heavily-massed brick construction.

34 The building permit application submitted for the seismic retrofit of the structure in 2018
35 proposed to reinforce the northern half of the building by applying concrete to two
36 exterior walls. Calistoga Municipal Code (CMC) Section 17.41.020(B)(4) requires design
37 review by the Planning Commission of alterations to structures listed or eligible for
38 inclusion on a federal, state or local inventory of historic or cultural resources. The
39 seismic retrofit design was therefore referred to the Calistoga Building Standards
40 Advisory and Appeals Board for its input as to whether the exterior retrofit approach is
41 justified. On April 11, 2018, the Board acted to unanimously support the exterior
42 retrofitting approach, subject to design review approval by the Planning Commission.
43 The retrofit plan relied on the application of exterior concrete ('shotcrete') to the side
44 and rear facades. The Planning Commission approved the retrofit plan on August 22,
45 2018.

46 This section of Lincoln Avenue includes several tasting rooms, retail shops, restaurants,
47 a bank, and second-floor offices. The property next door at 1339 Lincoln is slated to be
48 demolished due to its inability to be seismically retrofitted. No plans for the future use of
49 that property have been submitted.

50 **PURPOSE OF REVIEW**

51 The Conceptual Design Review process provides an opportunity for a property owner or
52 developer to receive feedback on a development concept prior to submitting a formal
53 development application. The scope of Conceptual Design Review encompasses all
54 aspects of a project and allows for identification and discussion of potential issues at the
55 earliest stage in the development process. It is the City's expectation that the property
56 owner will use the feedback received through this process as guidance when preparing
57 the formal development application.

58 **PROJECT DESCRIPTION**

59 The applicant is in contract to purchase the building at 1345 Lincoln Avenue and the
60 adjacent parcel to the rear of the building. The intent is to redesign the seismic retrofit to
61 better preserve the historic architecture and to modify the interior of the building and the
62 adjacent parcel to accommodate a whiskey distillery that includes a bar and retail area.
63 Long-term plans may involve the addition of a microbrewery on the site.

64 The proposed changes to the seismic upgrade plans would shift most of the
65 modifications to the interior of the building. The advantage of this approach is that it
66 would result in only very minor changes to the appearance of the historic structure,
67 rather than the large-scale encasing of the building's side and rear facades in concrete
68 as was planned in the previously-approved retrofit. Exact details of the new seismic
69 retrofit plan are still being determined. If feasible, the applicant also proposes to add
70 windows to the side of the building on the first floor along the alleyway that connects
71 Lincoln Avenue to the parcel to the rear. These windows must to be taken into account
72 when designing the seismic retrofit and planning any upgrades for fire protection.

73 The applicant intends to rehabilitate the front façade of the building, notably restoring
74 the first-floor storefronts to a more historically-accurate appearance. On the interior, a
75 yet undefined retail area related to the distillery would occupy the 48 feet of storefront
76 along Lincoln Avenue. A bar area for whiskey tasting would be included. Outdoor
77 seating is also contemplated for part of the outdoor area on the adjacent parcel to the
78 rear. Tours of the distillery facility are anticipated to be part of the project’s
79 programming.

80 A portion of the second floor would be removed to accommodate the vertical height of
81 the distilling equipment. Some of the second floor would be retained as a mezzanine
82 level that would accommodate ancillary uses like office space and storage.

83 On the rear parcel, parking, outdoor seating, and
84 landscaping are proposed. There is a right-of-
85 way that extends from Washington Avenue,
86 alongside the Police Department building to the
87 edge of the rear parcel. While the exact nature
88 of the access rights through that right-of-way are
89 still to be determined, the conceptual plan
90 anticipates using it as access to the parcel for
91 customer parking, truck deliveries, and fire
92 access. Currently it is anticipated that trucks
93 will need access approximately four times per week.

94 The applicant intends for this project to
95 complement any future plans for the Sharpsteen
96 Plaza area.

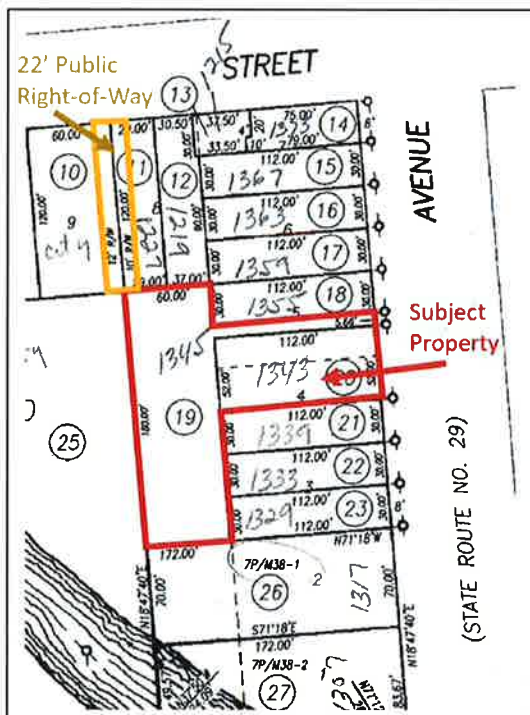
97 **ANALYSIS**

98 The project’s preliminary consistency with the
99 City’s applicable plans, policies and codes is
100 evaluated below.

101 Calistoga General Plan

102 The project site is designated by the General
103 Plan’s Land Use Map as Downtown Commercial. The Downtown Commercial
104 designation applies to properties located on the central portion of Lincoln Avenue. This
105 area provides retail and other business uses for visitors and residents. The principal
106 uses are to be stores and other retail facilities, offices, restaurants, bars and visitor
107 accommodations. The Downtown Character Area overlay, which also applies to this
108 property, encourages and supports a diversity of land uses. The proposed distillery
109 would be a unique business that is of a type not currently present in Calistoga.

110 The Community Identity element encourages the preservation of historic properties
111 such as the building at 1345 Lincoln Avenue through “restoration, sensitive renovation
112 and adaptive reuse.” (Community Identity Policy 3.1-1). Final plans for the retrofit and
113 the modifications for the distillery will need to be considered in this context.



102 *Location of right-of-way*

114 Zoning Code

115 The project site is zoned Downtown Commercial (DC). Certain uses involving alcohol
116 require approval of a conditional use permit in this district. Additional information and
117 plans will be required from the applicant that demonstrate there will be no noxious odors
118 or fumes, noise, vibration, or potential for hazard and explosion resulting from the
119 presence of the distillery use, in accordance with Section 17.21.050(A)(8) of the
120 Calistoga Municipal Code.

121 There would be a limited increase in parking requirements for this change of use based
122 on the conceptual plans. In the building's current configuration, 20 parking spaces are
123 required (14 for retail on the first floor, and 6 for office space on the second floor).
124 Based on preliminary calculations for the proposal, there would be a net increase of 5
125 spaces to a total of 25 parking spaces needed for the proposed use. While an exact
126 configuration has not yet been determined, the applicant intends to provide some
127 additional parking on the adjacent rear parcel.

128 Public Works and Fire Department Review

129 This project will likely result in increased demands on public utility systems, including
130 water, sewer and storm drainage facilities. Preliminary comments from the Public Works
131 Department indicate the need for additional information related to water usage, the
132 amount and nature of sewage, and a potential need for off-site improvements. Any
133 improvements to the rear parcel will need to be studied closely for impacts to
134 stormwater runoff.

135 Additional information is also needed from the applicant regarding the distillery
136 equipment, production capacity, storage of materials, and setup. Beyond fire sprinklers,
137 it is possible that additional fire and building code safety provisions could be triggered
138 due to this occupancy type.

139 **ENVIRONMENTAL REVIEW**

140 Consideration of the Conceptual Design Review application is not subject to the
141 California Environmental Quality Act (CEQA), as no approvals or entitlements are being
142 requested or will be granted.

143 **PUBLIC COMMENT**

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

145 **RECOMMENDATION**

146 Staff recommends that the Planning Commission review the conceptual site plan and
147 renderings, receive comments from the applicant, the project team and the public, and
148 provide preliminary comments to the applicant and staff. It should be noted that
149 Planning Commission comments during conceptual design review are advisory only and
150 should not be considered by the applicant to be requirements or an endorsement of the
151 project until a complete application is considered through the formal review process.

ATTACHMENTS

1. Conceptual Design Review Submission
2. Vicinity Map



**1345 LINCOLN AVENUE
CALISTOGA DISTILLERY**

1345 LINCOLN AVE, CALISTOGA
**CONCEPTUAL DESIGN
REVIEW SUBMISSION**

FEBRUARY 13th, 2019



ONETRUEVINE

WDA

WILLIAM DUFF ARCHITECTS

CALISTOGA DISTILLERS

CONTEXT

Calistoga Distillers have agreed to purchase 1345 Lincoln Avenue, Calistoga, and the 26-acre vacant parcel to the rear thereof, subject to a feasibility study period during which the viability for their envisaged use of the building must be determined before the sale is finalized.

To that end, this document sets out the Conceptual Design envisaged for the project in terms of the proposed uses, site access to facilitate that use, intent for the required seismic upgrade of the building, and early design intentions.

VISION

Calistoga Distillers intends to construct a distillery that produces barrel-aged whiskey, with an ultimate intention that it be distilled from beer brewed at the same location. This initial proposal is for the whiskey distillery only, with the brewery component forming part of a potential future phase.

Tours of the facility and tastings of the product are envisaged to be part of the plan. Additionally, a possible beer garden is proposed in which visitors can sample the beers from which the whiskeys are distilled.

CHANGE OF USE

The existing building will require change of use from the existing first floor retail and second floor business (office space) to a new distillery. Additionally, there will be retail with ancillary tasting facilities to the Lincoln Avenue frontage, and a bar to the rear engaging with a future Sharpsteen Plaza and connections to the Napa River, which are intended to be preserved.

HISTORIC CHARACTER AND STRUCTURAL DESIGN

1345 Lincoln Ave has been identified as an important amenity with respect to the historic character and urban fabric of the City of Calistoga. The building, however, does not meet the current structural requirements of the California Building Code and requires a significant seismic upgrade.

Calistoga Distillers' vision is to retain the integrity of that historic character and safeguard it against future earthquakes through an internal seismic upgrade retrofit.

OPERATION

Hours of operation, while not finalized, are intended to be at least 9am-11pm, seven days per week.

Five employees are anticipated for the manufacturing operation, with five-to-seven further anticipated for the tasting room (retail & bar) operations.

LOGISTICS

Based on the anticipated operations, it is estimated that delivery & collection access for 24' trucks at a frequency of four visits per week will be required.

It is envisaged that the vacant parcel to the rear will be utilized for parking, loading, landscaping, and a beer garden with space for approx. 30-40 people.

PROJECT LOCATION



1 SITE LOCATION PLAN
1345 LINCOLN AVENUE, CALISTOGA, NAPA COUNTY, CA
APN 011-221-020-000 & 011-221-019-00 / City of Calistoga Zoning: DC

WHO WE ARE

PROSPECTIVE OWNER
HUNDRED ACRE WINE GROUP / ONE TRUE VINE, LLC
1345 RAILROAD AVE, STE. 2A
ST. HELENA, CA 94574
P: 707.322.6311

CONTACTS: JOHN HARDESTY, CEO
EMAIL: john@hundredacre.com

PROJECT ARCHITECTS
WILLIAM DUFF ARCHITECTS
1531 MISSION ST.
SAN FRANCISCO, CA 94103
P: 415.371.0900

CONTACTS: NEIL GINTY ANDRES JOHNSON DAVID PLOTKIN
EMAIL: nginty@wdarch.com ajohnson@wdarch.com dplotkin@wdarch.com



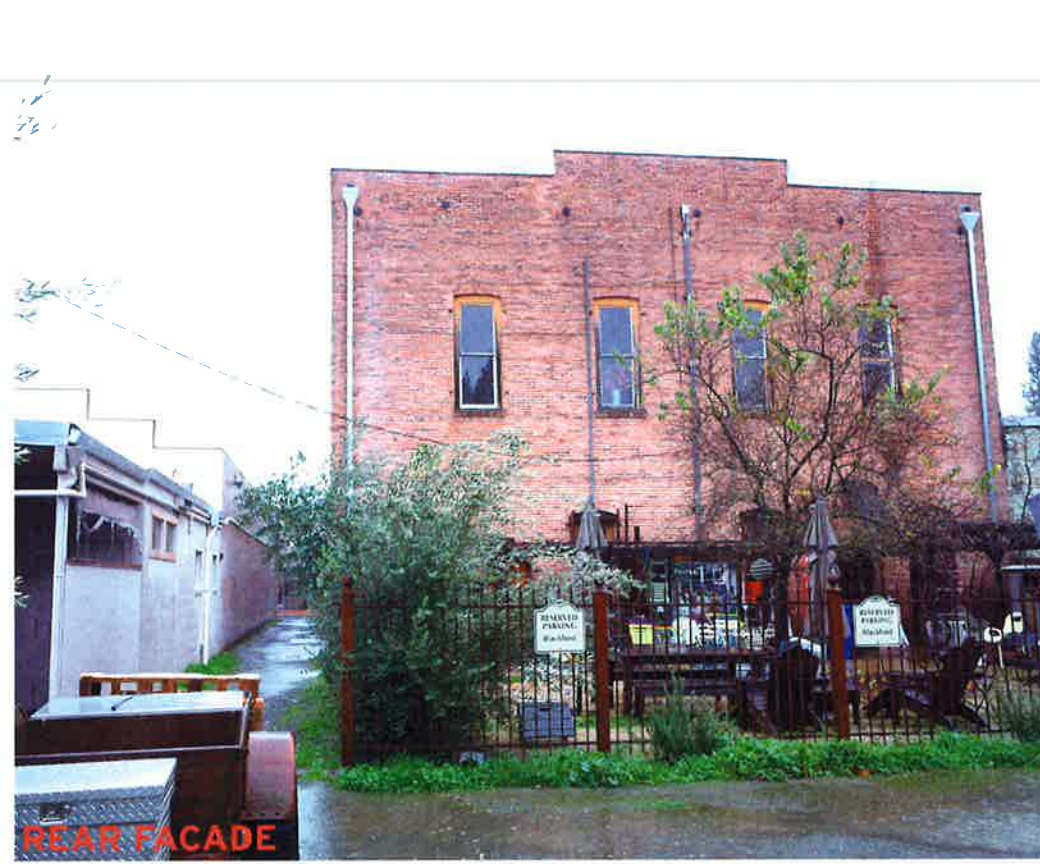
ONETRUEVINE



WILLIAM DUFF ARCHITECTS



LINCOLN AVENUE FACADE



REAR FACADE



INTERIOR STAIRS



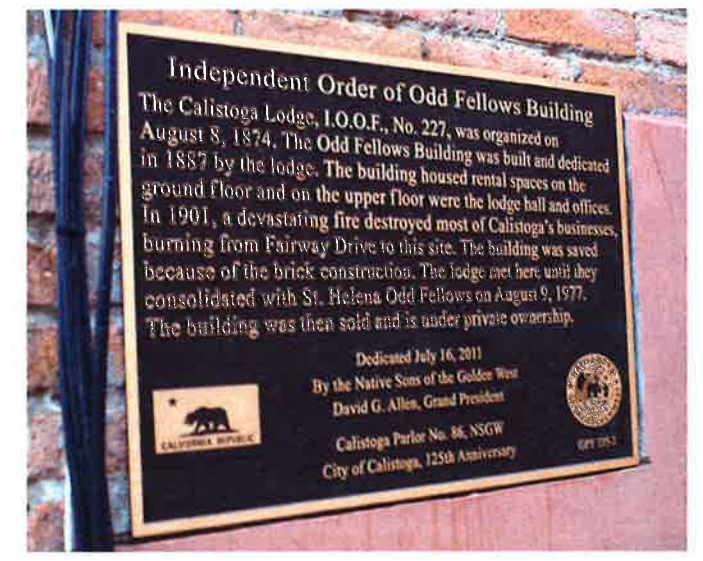
GROUND FLOOR INTERIOR



TRADITIONAL STOREFRONTS



REAR YARD



EXISTING SITE PHOTOS

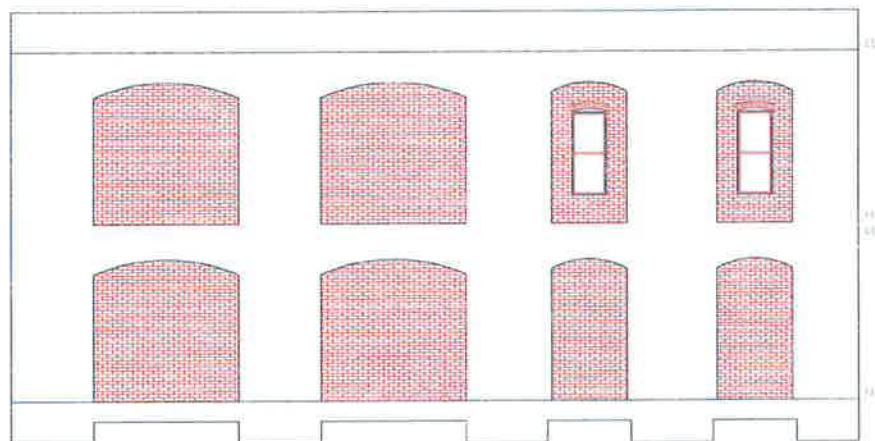
PROJECT: 1349 LINCOLN AVE BREWERY & RESTAURANT
CONCEPTUAL DESIGN REVIEW SUBMISSION: FEBRUARY 2011



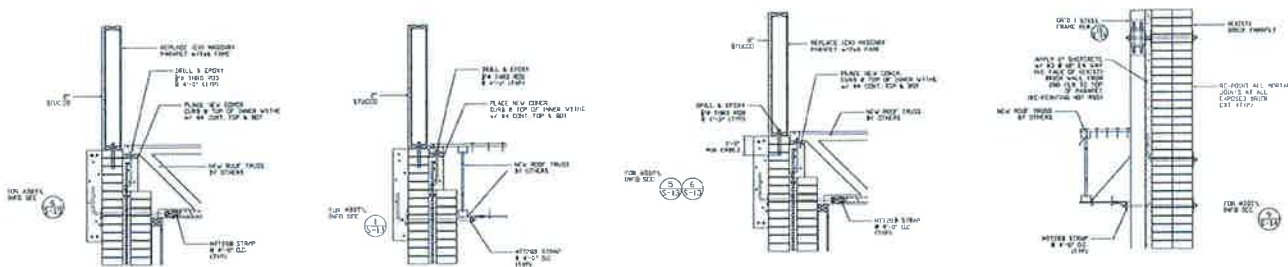
2 WEST ELEVATION
GRID 5 1/4" = 1'-0"



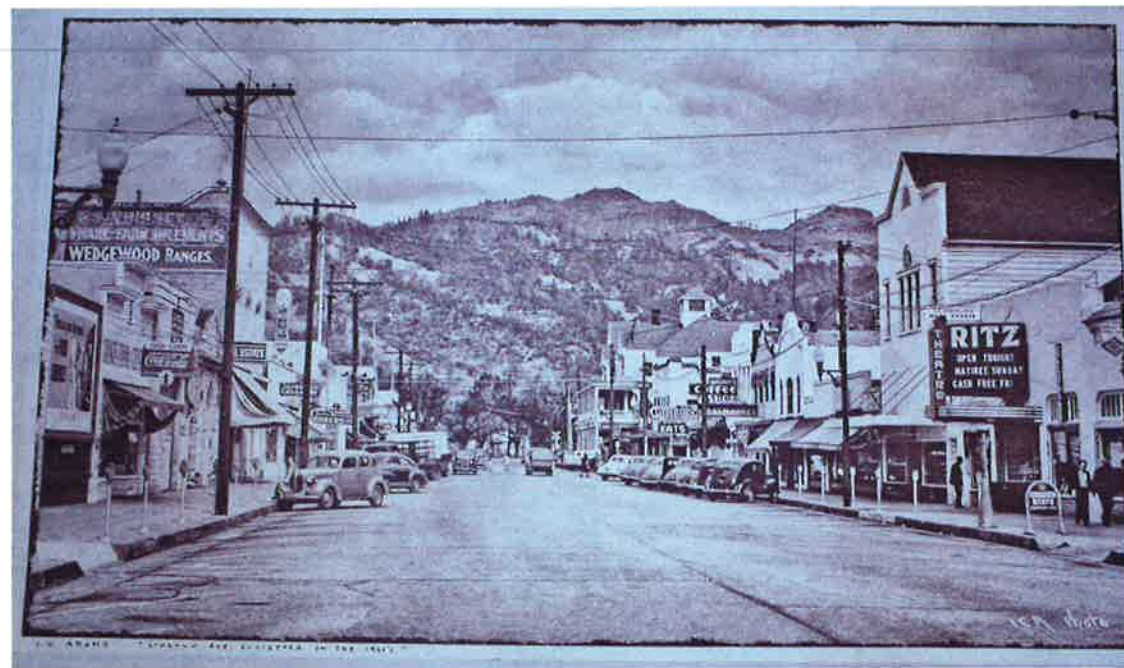
1 EAST ELEVATION
GRID 1 1/4" = 1'-0"



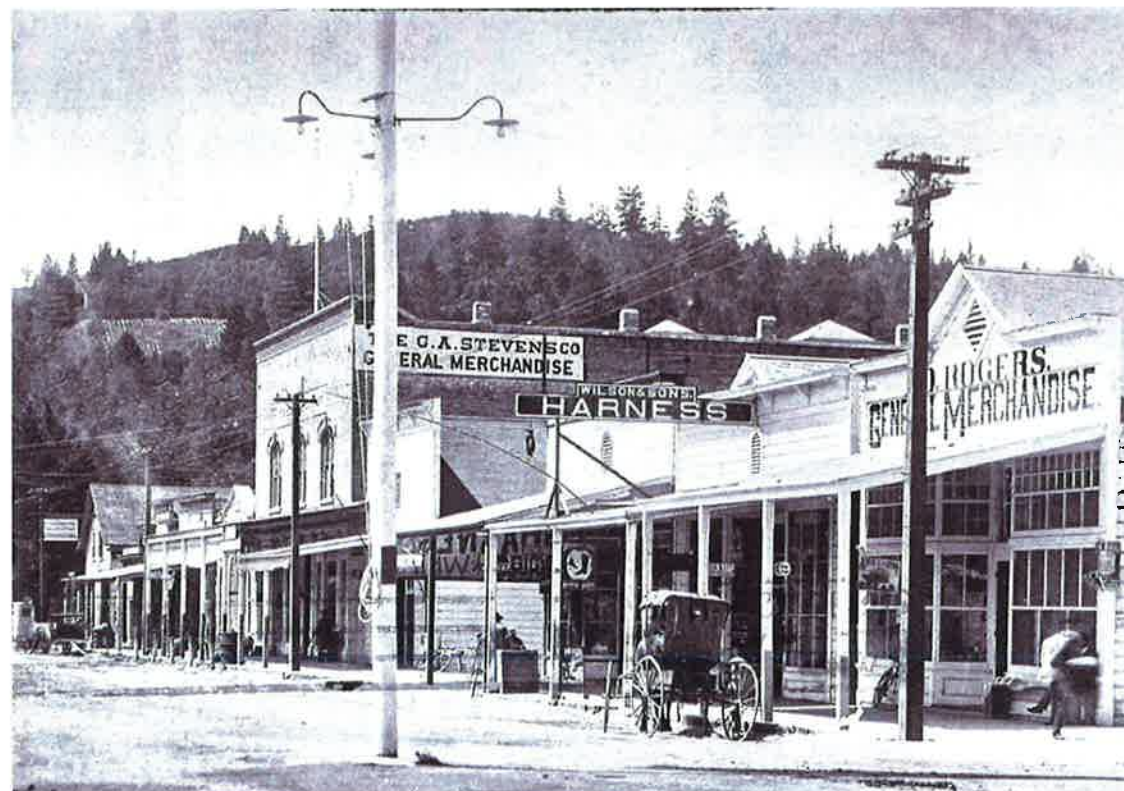
1 NORTH ELEVATION
GRID A 1/4" = 1'-0"



PREVIOUSLY APPROVED, EXTERNALLY APPLIED SEISMIC UPGRADE STRUCTURAL SOLUTION (NO LONGER GOING FORWARD)



Circa. 1930s CALISTOGA
The Odd Fellows Hall to the left middle ground



Circa. 1905 CALISTOGA
The Odd Fellows Hall to the right middle ground

HISTORIC CHARACTER

THE ODD FELLOWS HALL WAS CONSTRUCTED IN 1887 BY A LOCAL MASON WITH BRICK SUPPLIED FROM A KILN LESS THAN 2mi FROM CALISTOGA.

THE ODD FELLOWS ORGANIZATION UTILIZED THE SECOND FLOOR FOR MEETINGS AND LODGING. THE FIRST FLOOR WAS LEASED AND USED FOR RETAIL.

THIS BUILDING, IN PARTICULAR THE EAST FACADE, IS PROMINENT IN CALISTOGA AND ITS RETENTION IS CRITICAL TO MAINTAINING THE CULTURAL CHARACTER OF THE CITY AND LINCOLN AVENUE AS ITS FOCAL POINT AND PRIMARY THOROUGHFARE.

SEISMIC UPGRADE

THE PREVIOUSLY APPROVED STRUCTURAL SOLUTION, WHICH IS NO LONGER GOING FORWARD, EMPLOYED THE USE OF EXTERNALLY APPLIED SHOT CRETE TO THE NORTH AND WEST (REAR) FACADES TO SEISMICALLY UPGRADE THE STRUCTURE.

THE NEW PROPOSAL WILL EMPLOY AN INTERNAL SEISMIC UPGRADE RETROFIT TO PRESERVE THE HISTORIC AMENITY AND WILL CONSIST OF EITHER;

- CONCRETE SHEAR WALLS,
- A STEEL FRAMED SYSTEM SUCH AS MOMENT FRAME, OR
- BRACED FRAMES, AND WOOD/HEAVY TIMBER FRAMING

HISTORIC CHARACTER AND PREVIOUSLY APPROVED SCHEME





CELEBRATE HISTORIC CHARACTER

THE HISTORIC FACADE'S CHARACTER WILL BE PRESERVED THROUGH AN INTERNAL SEISMIC RETROFIT UPGRADE.

ANY NECESSARY ALTERATIONS OR ADDITIONS, ARISING FROM PROGRAMMATIC REQUIREMENTS, WILL ADHERE TO AND MAXIMIZE THE INTEGRITY OF THE HISTORIC CHARACTER OF THE EXISTING FACADE AND LINCOLN AVENUE.

ACTIVATE FACADES

THE CONCEPTUAL INTENT IS FOR THE EXISTING ALLEYWAY TO ENHANCE THE CONNECTION BETWEEN LINCOLN AVENUE AND THE REAR OF THE SITE.

THIS WILL BE ACHIEVED THROUGH NEW WINDOWS ACTIVATING THE FACADE ALONG WITH AN UPGRADE OF THE EXISTING PAVING SURFACE.

THIS WOULD SERVE TO CREATE A MORE INVITING SPACE WHICH WILL DRAW PEOPLE THROUGH TO THE AMENITIES IN THE REAR AND TO THE FUTURE SHARPSTEEN PLAZA.

CONCEPTUAL SKETCH

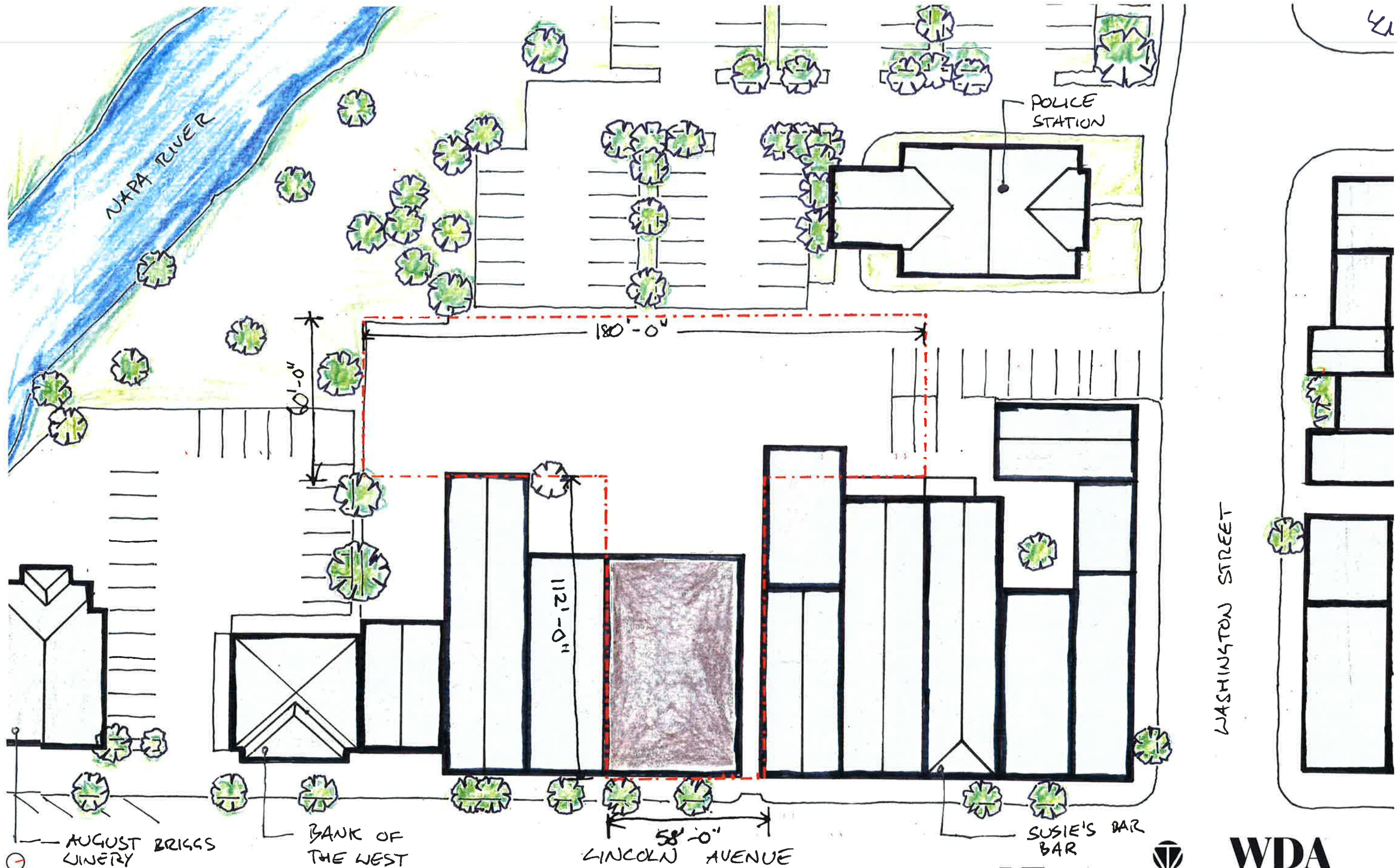
PROJECT: 1540 LINCOLN AVE. (RENOVATION & DISTILLERY)
 CONCEPTUAL DESIGN REVIEW SUBMISSION - FEBRUARY 01, 2019



ONETRUEVINE

WDA

WILLIAM DUFF ARCHITECTS

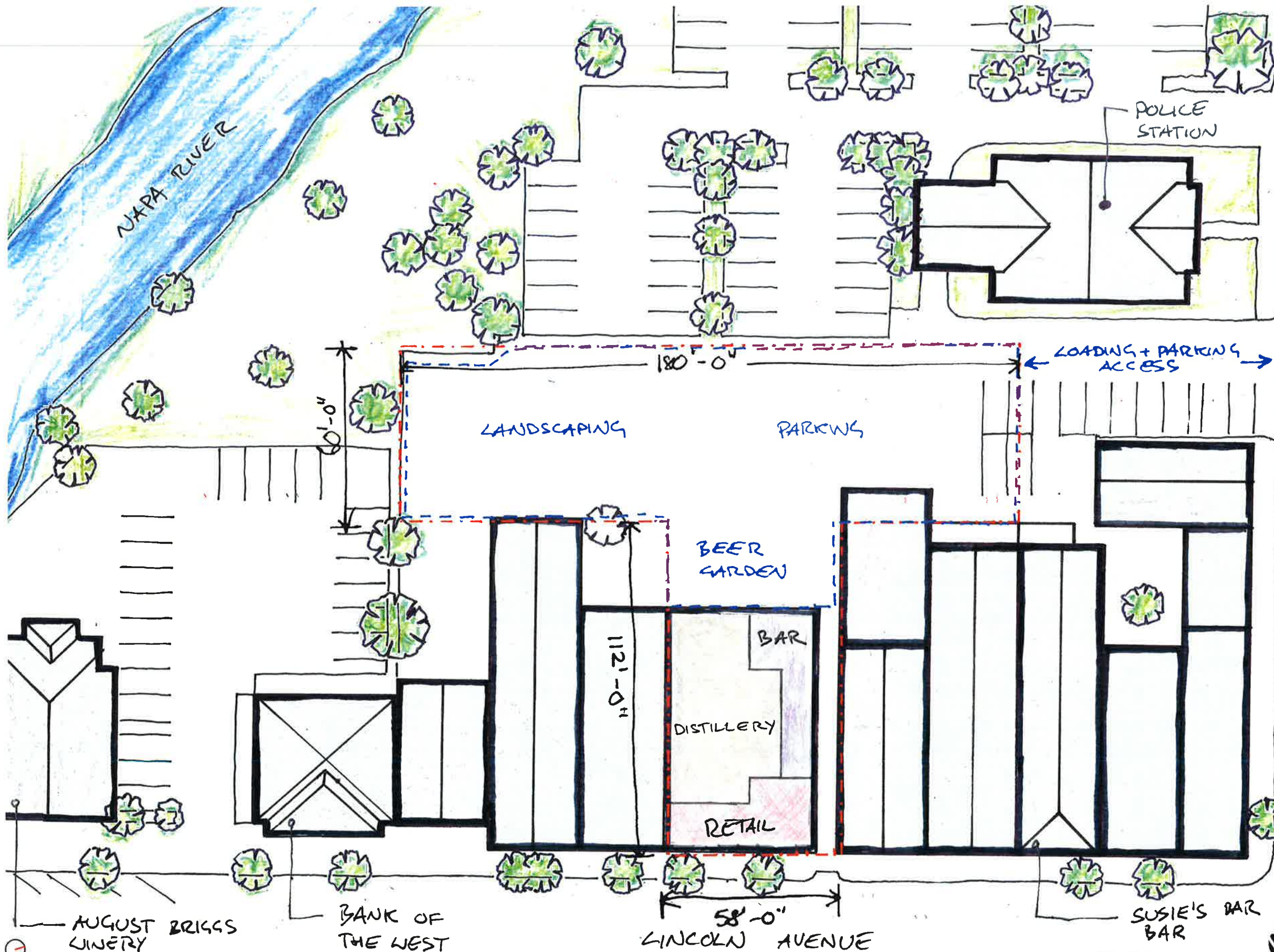


EXISTING SITE PLAN

FROM 1545 LINCOLN AVE WINEERY & DISTILLERY
 SUBMITTAL DESIGN REVIEW SUBMISSION, FEBRUARY 13th, 2019



WDA
 WILLIAM DUFF ARCHITECTS



PARKING REQUIREMENTS

EXISTING USE REQUIREMENTS

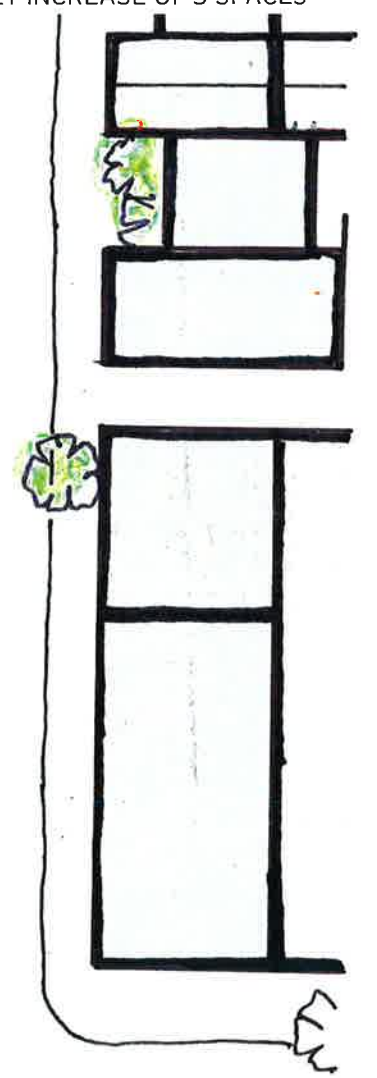
USE	AREA	RATIO	REQ'D
Retail	2,829sq.ft	1:200	= 14
Offices	1,528sq.ft	1:250	= 6
TOTAL			= 20

Owner paid in-lieu fees for 6 spaces in 2014
ref: USE-PERMIT UP 2014-1

PROPOSED USE REQUIREMENTS

USE	AREA	RATIO	REQ'D
Manuf.	2,500sq.ft	1:500	= 5
Bar	900sq.ft	1:100	= 9
Patio	700sq.ft	1:100	= 7
Retail	800sq.ft	1:200	= 4
TOTAL			= 25

NET OFF-STREET INCREASE OF 5 SPACES



PROPOSED SITE PLAN FOR CALISTOGA DISTILLERY

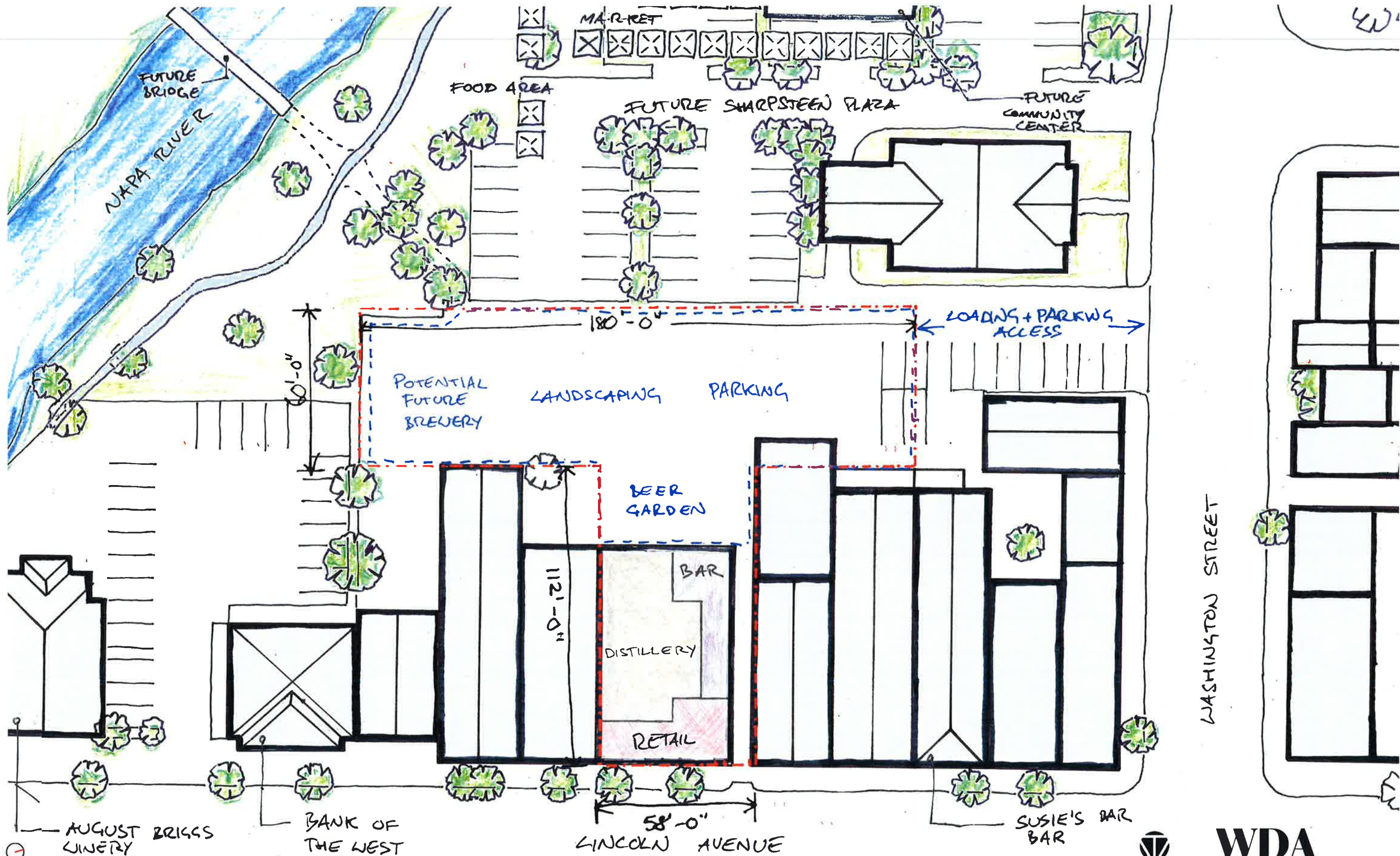
17003-134 LINCOLN AVE STREETRY & ARCHITECT
CONCEPTUAL DESIGN REVIEW SUBMISSION, FEBRUARY 13, 2019

0' 16' 32' 64'



WDA

WILLIAM DUFF ARCHITECTS



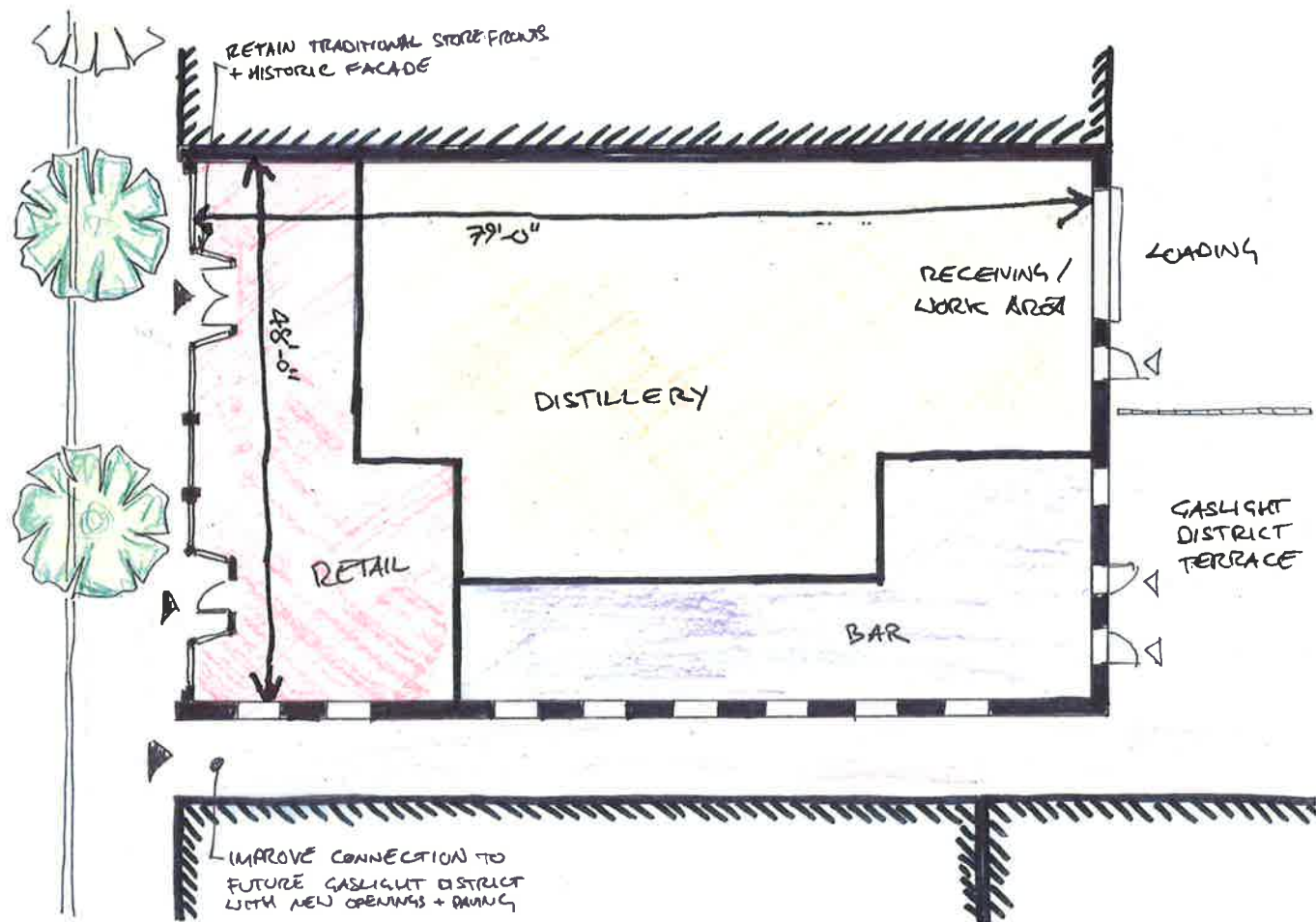
PROPOSED SITE PLAN FOR POTENTIAL FUTURE CALISTOGA BREWERY & SHARPSTEEN PLAZA

19001 - 1341 LINCOLN AVE BREWERY & DISTILLERY
 CONCEPTUAL DESIGN REVIEW SUBMITTAL - FEBRUARY 2014

0' 16' 32' 64'

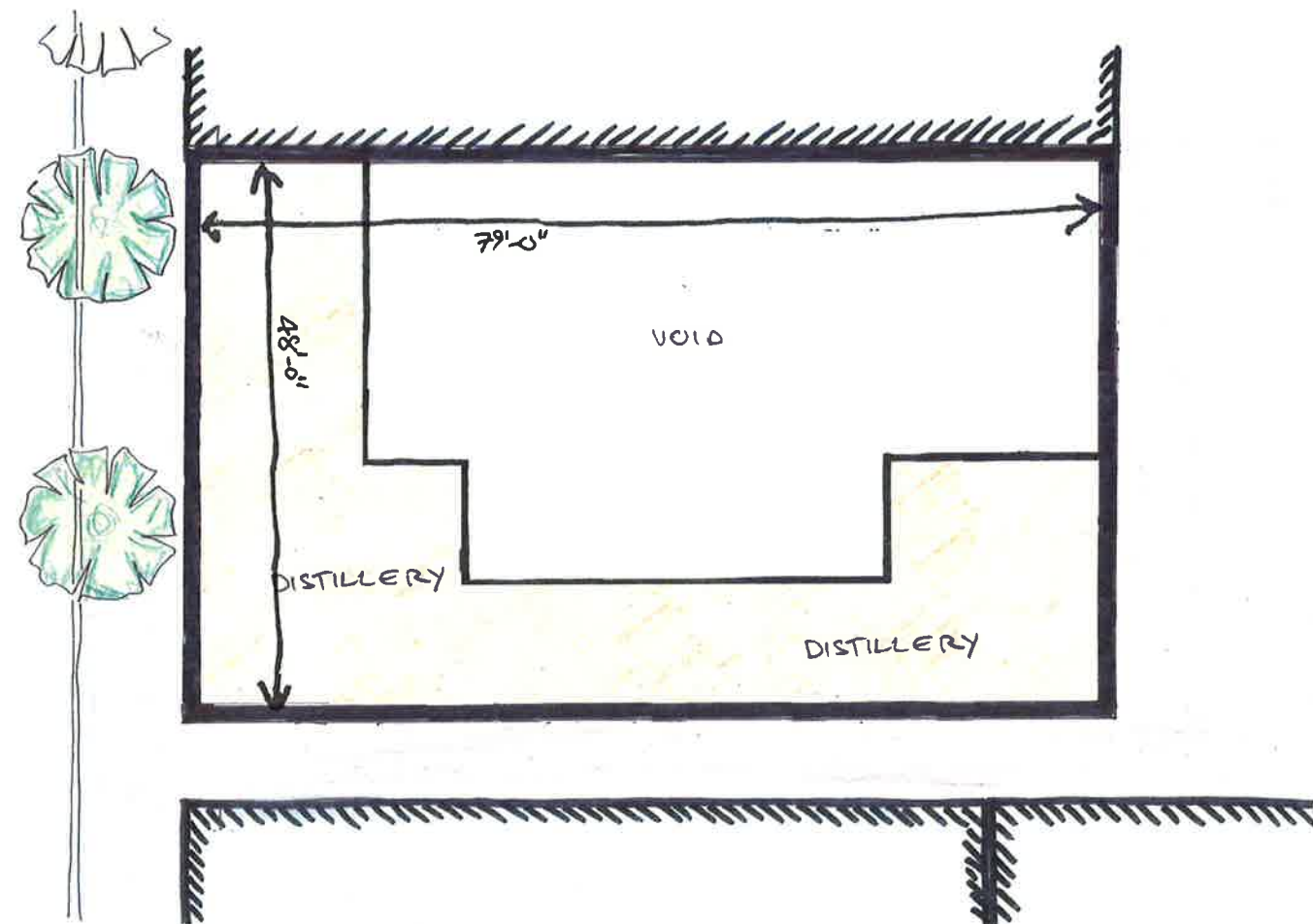


WDA
 WILLIAM DUFF ARCHITECTS



PROPOSED CONCEPTUAL FIRST FLOOR

- RETAIL USE ACTIVATES LINCOLN AVENUE
- BAR USE ACTIVATES ALLEY & REAR OF SITE
- WHISKEY MANUFACTURING IS FOCAL POINT



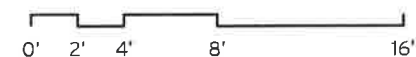
PROPOSED CONCEPTUAL SECOND FLOOR MEZZANINE

- VOID OVER DISTILLING AREA
- ANCILLARY DISTILLERY USE SPACES OCCUPY MEZZANINE FLOOR (OFFICES / STORAGE / ETC.)



PROPOSED PROGRAMMATIC LAYOUT FOR CALISTOGA DISTILLERY

TR001 1343 LINCOLN AVE BREWERY & DISTILLERY
 CONCEPTUAL DESIGN REVIEW SUBMISSION | FEBRUARY 13th 2019

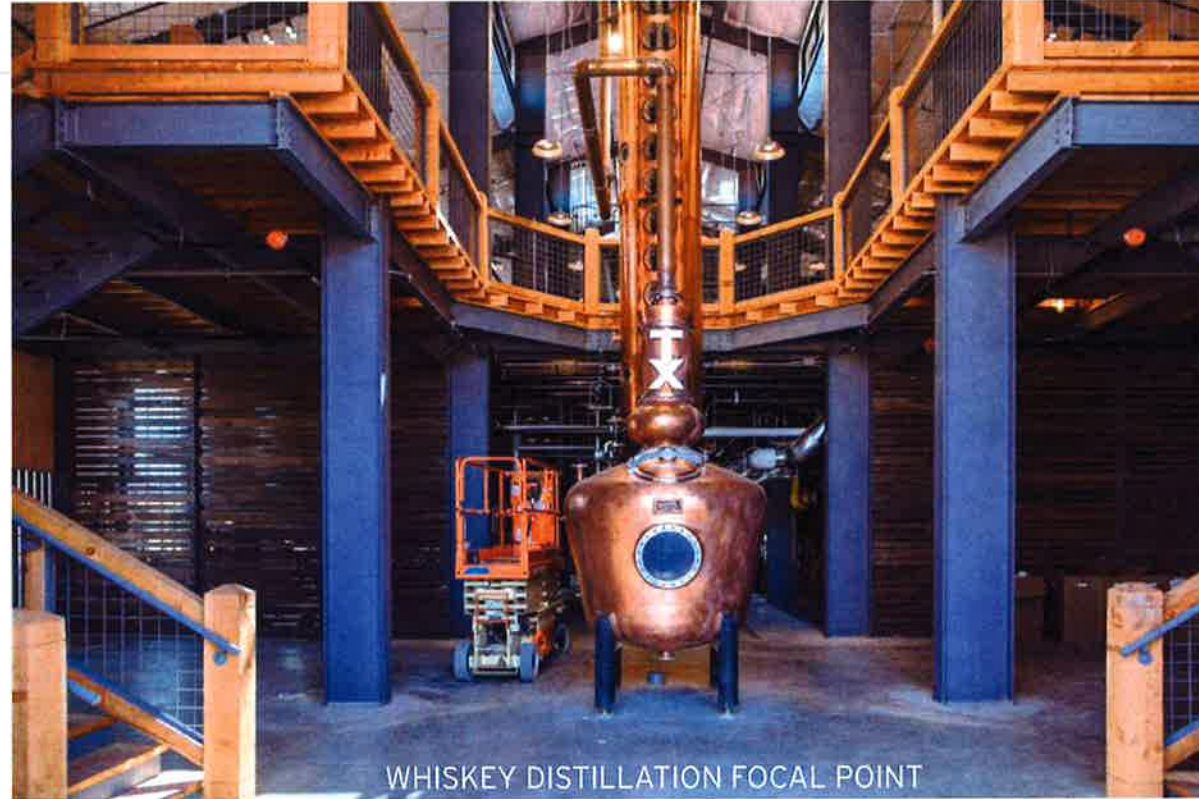


WDA

WILLIAM DUFF ARCHITECTS



RETAIL



WHISKEY DISTILLATION FOCAL POINT



WHISKEY TASTING ROOM



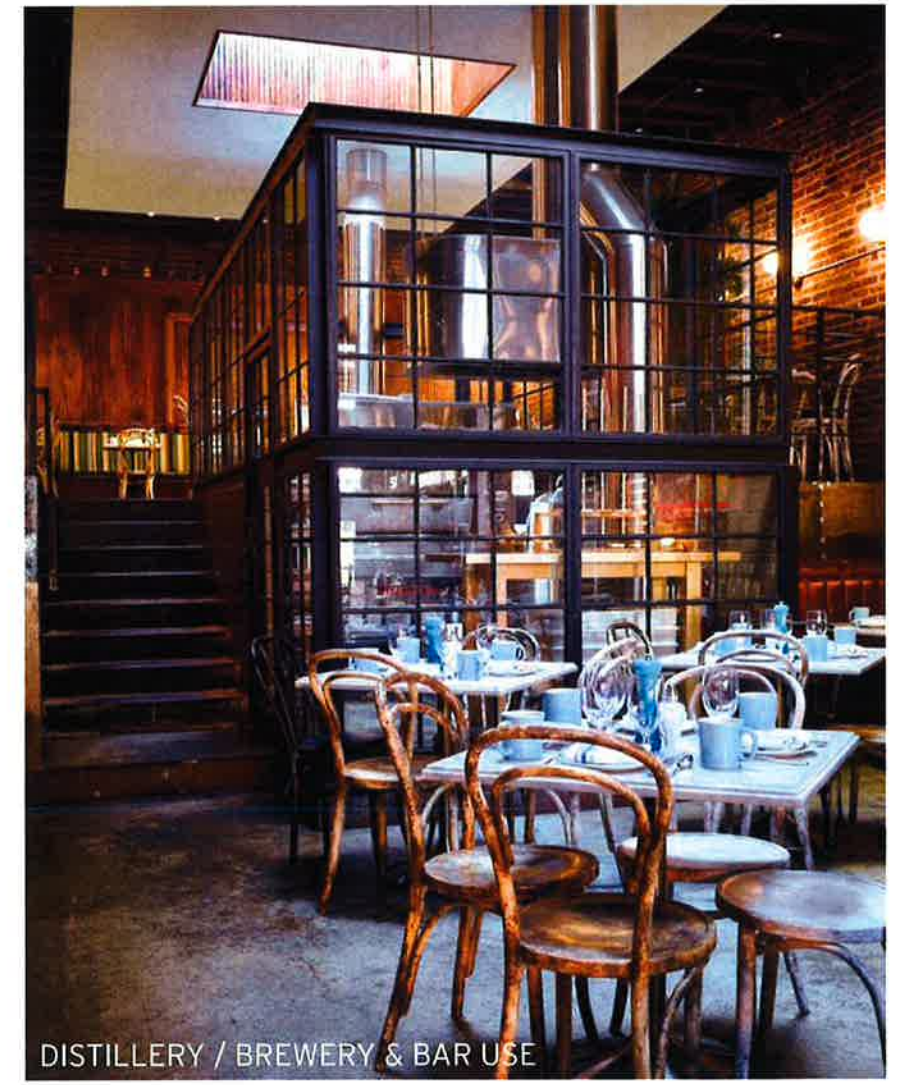
MIX OF DISTILLERY AND BAR USE



WHISKEY DISTILLATION FOCAL POINT



BAR USE



DISTILLERY / BREWERY & BAR USE

INSPIRATION IMAGERY

1901-1945 LINCOLN AVE BREWERY & DISTILLERY
CONCEPTUAL DESIGN SCHEMATIC SUBMISSION - FEBRUARY 03, 2014



ONETRUEVINE

WDA

WILLIAM DUFF ARCHITECTS

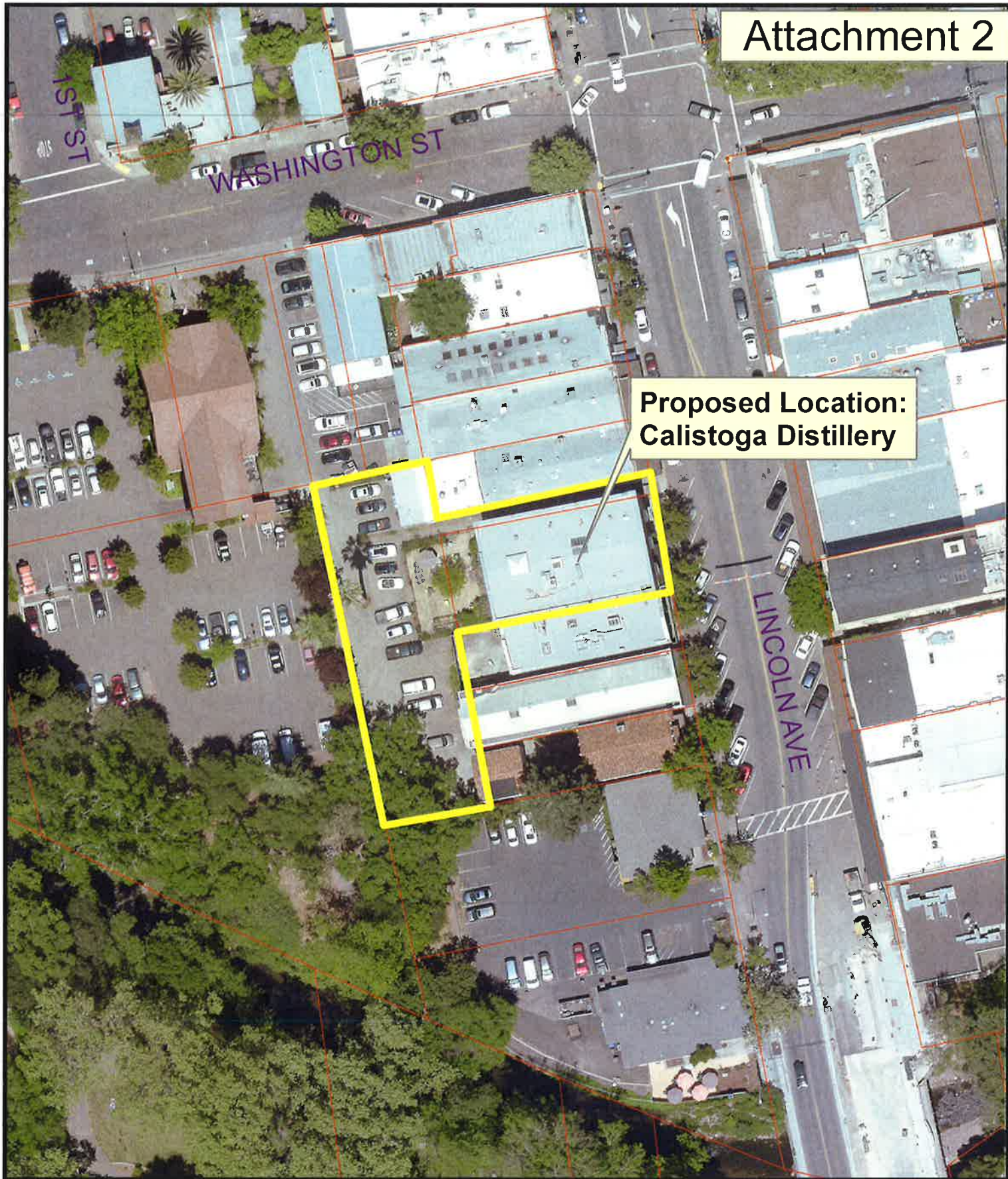
THANK YOU



ONETRUEVINE



WILLIAMDUFF
ARCHITECTS



LOCATION MAP
Calistoga Distillery
CDR 2019-1

