

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2020-XX**

**APPROVING USE PERMIT UP 2020-2 ALLOWING LIMITED SPECIAL EVENTS
WITHIN AN EXISTING COMMERCIAL SPACE AND COURTYARD LOCATED AT
1329 LINCOLN AVENUE**

1
2 **WHEREAS**, on January 23, 2020, Picayune Cellars submitted a request for a
3 new use permit in order to allow certain events at the existing wine tasting and retail
4 business located at 1329 Lincoln Avenue, Suite B; and

5 **WHEREAS**, the applicant would like to have the ability to host certain events on
6 an ongoing basis; and

7 **WHEREAS**, the Planning Commission considered this request at its regular
8 meeting of February 26, 2020. Prior to taking action on the application, the Planning
9 Commission received written and oral reports by the staff, and received public
10 testimony; and

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

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

16 1. Finding: The proposed use is in accord with the General Plan and any applicable
17 planned development.

18 Supporting Evidence: The proposed development is consistent with the goals
19 and policies of the Calistoga General Plan in that it represents allowable uses in
20 an existing commercial space in a strategic location in the downtown. The
21 requested events would enhance the existing wine tasting and retail use and
22 would complement the existing mix of uses on the block.

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

24 Supporting Evidence: The site is physically suitable for the type and intensity of
25 the proposed uses in that they would occupy an existing wine tasting and retail
26 space and an existing outdoor courtyard. The types of uses requested are
27 allowed by use permit in this district by the Zoning Code.

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

30 Supporting Evidence: This is an existing downtown business seeking to further
31 intensify uses by the addition of special events on an ongoing basis. As
32 conditioned, there will not be any excessive noise, lighting, or anything else
33 associated with the use that will interfere with surrounding properties.

34 4. Finding: The proposed uses are consistent with and will enhance Calistoga's
35 history of independent, unique, and single location businesses, thus contributing

36 to the uniqueness of the town, which is necessary to maintain a viable visitor
37 industry in Calistoga and to preserve its economy.

38 Supporting Evidence: The use of this existing space in the downtown would be
39 consistent with Calistoga's sense of independent and unique single-location
40 businesses. This locally owned-business intends to incorporate special events
41 that would be complementary to the downtown in this location.

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

- 45 1. The uses hereby permitted shall substantially conform to the event descriptions by
46 the Planning and Building Department, except as noted in the permit conditions.
47 This use permit allows certain special events associated with the existing wine
48 tasting and retail business. This use permit does not allow amplified live
49 entertainment.
- 50 2. The permitted special events are limited to the following:
 - 51 a. Movies or unamplified music in the courtyard (Friday evenings, March to
52 November, maximum allowed attendance of 40 persons or a limit
53 established by the Fire Department, whichever is fewer)
 - 54 b. Wine Club pickup parties with unamplified live music in the courtyard (up to
55 three times per year)
 - 56 c. Wine Club dinners or lunches (up to three times per year, maximum allowed
57 attendance of 20 persons)
- 58 3. All conditions associated with prior approvals shall remain in effect unless
59 specifically modified herein.
- 60 4. Any expansion or change of use shall require an amendment subject to use
61 permit review as determined by the Planning and Building Department. Minor
62 modifications may be approved in writing by the Planning and Building Director.
- 63 5. The proposed uses shall comply with the Calistoga Municipal Code's noise
64 regulations.
- 65 6. The applicant shall provide advance notice of at least one week to immediately-
66 adjacent property businesses and property owners of any events to be held in
67 the rear courtyard area. Such notice shall include a phone number by which the
68 adjacent property owners may reach a responsible person before and during any
69 event.
- 70 7. No separate signage is allowed for any of the special events.
- 71 8. This permit shall be null and void if not used within a year, or if the use is
72 abandoned for a period of one hundred and eighty (180) days. Once the use is

73 initiated, this permit shall be valid until it expires or is revoked pursuant to the terms
74 of this permit and/or Chapter 17.40 of the Calistoga Municipal Code.

75 9. This use permit does not abridge or supersede the regulatory powers or permit
76 requirements of any federal, state or local agency, special district or department
77 which may retain regulatory or advisory function as specified by statute or
78 ordinance. The applicant shall obtain permits as may be required from each
79 agency.

80 10. The occupancy limit of the space shall be reviewed and approved by the Building
81 Official and/or Fire Chief and shall be posted in a conspicuous place for the life of
82 the use.

ADOPTED on February 26, 2020 by the following vote of the Calistoga Planning
Commission:

AYES:

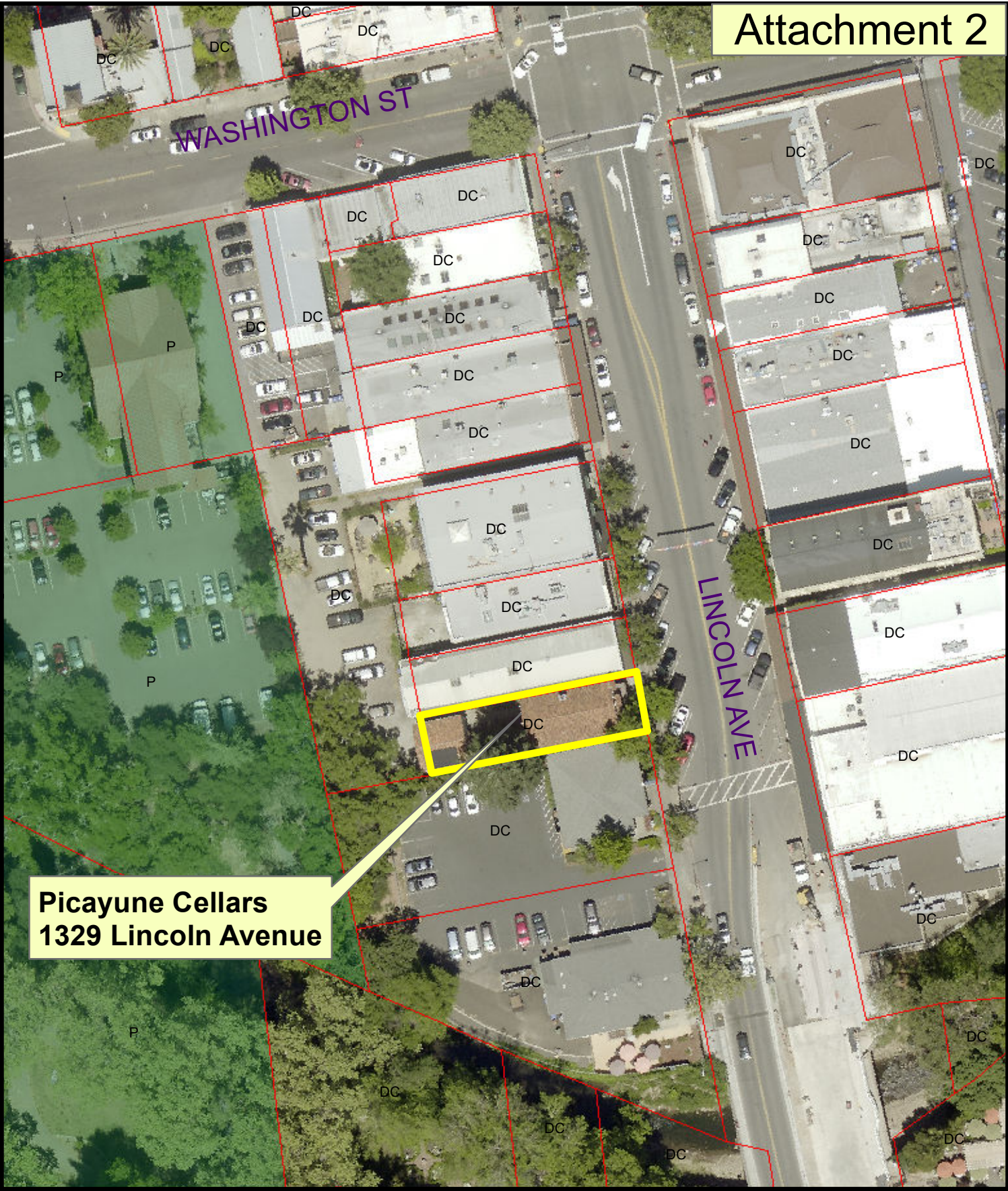
NOES:

ABSENT:

ABSTAIN:

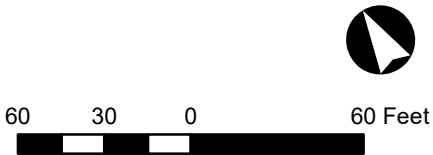
Paul Coates, Chair

ATTEST: _____
Lynn Goldberg, Secretary



**Picayune Cellars
1329 Lincoln Avenue**

**LOCATION MAP
Picayune Cellars
1329 Lincoln Avenue**



Picayune Cellars
Summary Events 2020

Music or Movie in the Courtyard weather permitting (March to November):

Every Friday 5:30-7:30

Unamplified Music or movie in our courtyard. We will offer wines by the glass, some small bites (on occasion) for sale. Expected attendance of 40 people

Wine Club pick up parties:

3 times a year: Winter, Spring and Fall 1pm-5pm

Club members and the public are welcome to come taste our new releases, enjoy some light bites, and listen to some acoustic music in our courtyard. Expected attendance of 20 people per hour.

Wine Club Dinner/Lunch:

August, September, October Times will vary

A catered lunch or dinner hosted by the winemaker in our courtyard.

20 seats available.