

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

APPROVING DESIGN REVIEW DR 2020-5 AND USE PERMIT UP 2019-6 ALLOWING THE MODIFICATION OF A STOREFRONT AND ALLOWING WINE TASTING WITH RETAIL WITHIN AN EXISTING COMMERCIAL SPACE LOCATED AT 1124 LINCOLN AVENUE

1
2 **WHEREAS**, on May 28, 2020, Mario Sculatti submitted a request for a design
3 review and use permit in order to modify the facade of a commercial building and allow
4 wine tasting as part of an antiques business within an existing commercial space
5 located at 1124 Lincoln Avenue; and

6 **WHEREAS**, the Planning Commission considered this request at its regular
7 meeting of June 24, 2020. Prior to taking action on the application, the Planning
8 Commission received written and oral reports by the staff, and received public
9 testimony; and

10 **WHEREAS**, this action has been reviewed for compliance with the California
11 Environmental Quality Act (CEQA) and is exempt from the requirements of CEQA
12 pursuant to Section 15301 and 15303 of the CEQA Guidelines; and

13 **WHEREAS**, the Planning Commission pursuant to Chapter 17.41.050 has made
14 the following design review findings for the project:

- 15 1. Is in accord with the General Plan and any applicable 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
19 antiques business with a wine tasting component would complement the existing
20 mix of uses on the block.

- 21 2. Is in accord with all applicable provisions of the Zoning Code.

22 Supporting Evidence: The DC: Downtown Commercial Zoning District
23 conditionally allows wine tasting businesses. The use is consistent with all DC
24 District development standards and would comply with the parking requirements
25 associated with the use as it is being located within an already developed
26 commercial space. The project is in compliance with all other development
27 standards for the Zoning District

- 28 3. Is consistent with any adopted design review guidelines to the extent possible.

29 Supporting Evidence: The project's design elements are consistent with
30 Community Identity Element policies that encourage the use of existing materials
31 that have traditionally been used in Calistoga and the improvement of the
32 appearance of existing commercial buildings. The proposed design and materials
33 improvements are consistent with the existing architecture in the immediate area.

34 4. Will not impair or interfere with the development, use or enjoyment of other
35 property in the vicinity or the area.

36 Supporting Evidence: The architecture and scale of the of the proposed
37 modifications are compatible with and emphasize Calistoga's unique attributes.
38 Adequate parking is provided, lighting will be directed downward and shielded
39 from adjacent properties. No noise or traffic impacts are expected from the
40 project.

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

43 1. Finding: Is in accord with the General Plan and any applicable planned
44 development.

45 Supporting Evidence: The proposed development is consistent with the goals
46 and policies of the Calistoga General Plan in that it represents an allowable use
47 in an existing commercial space in a strategic location in the downtown. An
48 antiques business with a wine tasting component would complement the existing
49 mix of uses on the block.

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

51 Supporting Evidence: The site is physically suitable for the type and intensity of
52 use in that it occupies an existing space and incorporates retail elements, such
53 as antiques. The type of use contemplated is allowed in this district by the zoning
54 code.

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

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

62 4. Finding: Is consistent with and will enhance Calistoga's history of independent,
63 unique, and single location businesses, thus contributing to the uniqueness of the
64 town, which is necessary to maintain a viable visitor industry in Calistoga and to
65 preserve its economy.

66 Supporting Evidence: The re-use of this existing commercial space in the
67 downtown would be consistent with Calistoga's sense of independent and unique
68 single-location businesses. This locally owned-business would be a complement
69 to the downtown in this location. The proposed use, the tasting of premium wines
70 grown within the region, that also incorporates the retail of antiques, would
71 continue to enhance the experience for visitors to the city and make a meaningful
72 contribution to the City's fiscal vitality.

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

- 76 1. The use hereby permitted shall substantially conform to the project descriptions and
77 supporting plans received May 28, 2020 by the Planning and Building Department,
78 except as noted in the permit conditions. This use permit allows wine tasting and
79 retail sales. This use permit does not allow live entertainment, as defined per CMC
80 Section 17.04.395.
- 81 2. Any expansion or change of use shall require an amendment subject to use
82 permit review as determined by the Planning and Building Department. Minor
83 modifications may be approved in writing by the Planning and Building Director.
- 84 3. In accordance with CMC Section 17.21.030(A)3, all wines poured for tasting in
85 the winery tasting room without charge shall be labeled with a recognized
86 American Viticulture Area (AVA) within Napa County or are made from at least
87 75 percent fruit grown within the 94515 zip-code area. A combination of wines
88 meeting the criteria stated above may be allowed if collectively the combination
89 represents at least 75 percent of the wines being poured.
- 90 4. No signage is specifically approved as a result of this approval. All signage shall
91 separately be subject to the approval of the Planning and Building Director.
- 92 5. Any minor modifications to the front of the building shall be subject to the review
93 and approval of the Planning & Building Director.
- 94 6. This permit shall be null and void if not used within a year, or if the use is
95 abandoned for a period of one hundred and eighty (180) days. Once the use is
96 initiated, this permit shall be valid until it expires or is revoked pursuant to the terms
97 of this permit and/or Chapter 17.40 of the Calistoga Municipal Code.
- 98 7. This use permit does not abridge or supersede the regulatory powers or permit
99 requirements of any federal, state or local agency, special district or department
100 which may retain regulatory or advisory function as specified by statute or
101 ordinance. The applicant shall obtain permits as may be required from each
102 agency.
- 103 8. A building permit shall be obtained for any construction occurring on the site not
104 otherwise exempt by the California Building Code or any state or local
105 amendment adopted thereto, and all fees associated with plan check and
106 building inspections, and associated development impact fees established by
107 City Ordinance or Resolution shall be paid.
- 108 9. Prior to operation, an inspection shall be conducted by the Fire Department to
109 ensure compliance with health and safety regulations including the installation of
110 fire extinguishers, smoke detectors and carbon monoxide detectors. Additionally,
111 the occupancy limit of the space shall be reviewed and approved by the Building

- 112 Official and/or Fire Chief and shall be posted in a conspicuous place for the life of
113 the use.
- 114 10. All exterior lighting on the property shall be directed downward and shall
115 otherwise be 'Dark Sky' compliant.

ADOPTED on June 24, 2020 by the following vote of the Calistoga Planning Commission:

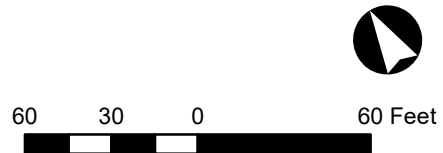
AYES:
NOES:
ABSENT:
ABSTAIN:

Paul Coates, Chair

ATTEST: _____
Claudia Aceves, Secretary



LOCATION MAP
Vault Wine & Artifacts
1124 Lincoln Avenue



VAULT

WINE + ARTIFACTS

ATTACHMENT 3

Dear Calistoga Planning Commission,

Hope this finds you doing well.

We are submitting here our proposed plans to both amend the use permit, and freshen up the appearance of 1124 Lincoln Ave.

For the past 5 years I have owned and operated my "ROAM Antiques" business here, serving the community by finding and selling rare, unusual, antiques and historical wine related decorative artifacts.

During this 5 year period, the profits from ROAM Antiques business went to fund the creation of my own Napa Valley wine brands (RoamWine.com) and the making wine for clients' vineyards here in the Napa Valley. While I currently have a Type 02 winery license at Wheeler Farms Winery in St Helena, I have decided that upgrading my shop into a more highly curated antiques showroom combined with ABC Type 02 duplicate licensed wine tasting would be the best way to continue building on my combined passion for both winemaking and historical artifacts.

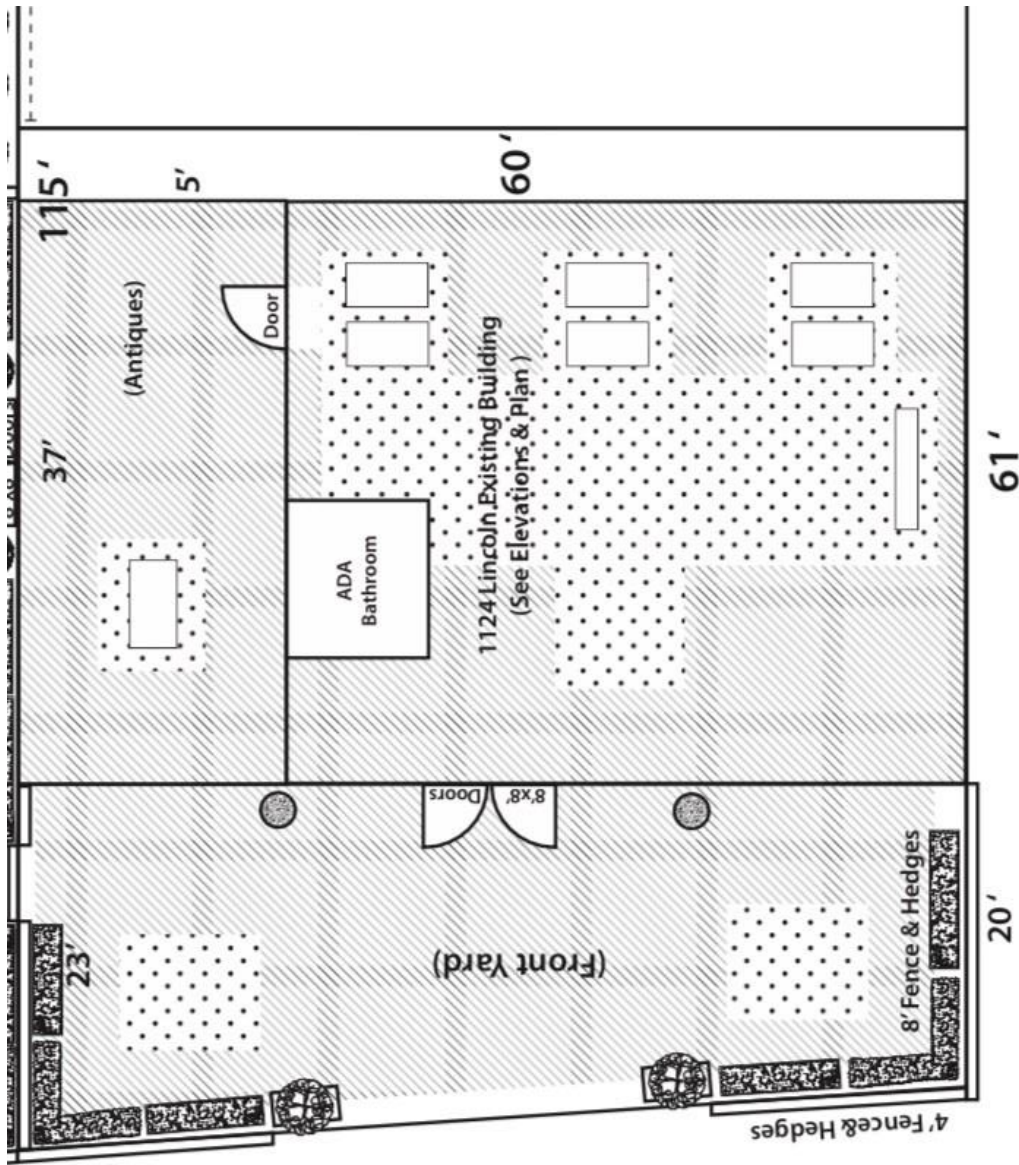
Use amendment: Our new concept will be called "VAULT Wine + Artifacts" and we would allocate 45% of the Sqft to social distanced seating in relaxed vignettes for wine sampling (for example, 4 seats around a coffee table arrangements) surrounded by 55% of the sqft allocated to antiques merchandise for sale. (The use areas are shown on the Plan)

Exterior visuals: In my years collecting antiques I have found some lovely 100-year patinated copper facade materials that can be tastefully incorporated into the front of the building and inspire a high-end sense of historic beauty. The stucco exterior will also be darkened in brown/tan tones by hand staining to recreate an aged charmed plaster. The roof will get a UV coating that is lighter tan, and 3 classic patina looking roof vents will replace the existing rough industrial vents. (shown in the elevation image) Also the plan would be to lightly fence and landscape the front area of the building to create a more inviting ambiance as well (shown in the plan CAD drawing).









The main objective in this update of 1124 Lincoln building is make it more vibrant and interesting to attract more on-foot and on-bicycle customers into this part of Calistoga, because currently our and neighboring businesses on the West End of town just get less customers than the core of town does. "VAULT" could help the West End we think. In the post-Covid era I personally am motivated to make my business more attractive and a more innovative hybrid-of-a-business in order to thrive during challenging times.

Thank you all,

Mario Roam Sculatti
1124 Lincoln Ave
Calistoga, CA 94515



LINCOLN

-  Boxwood Globe
-  Citrus Tree
-  Pre-existing Tree
-  Italian Cypress
-  Olive Tree
-  Potted Plant
-  Antique Merchandise
55% Use
-  Wine Taste Seating Area
45% Use

Scale Metric 1:50 (1/8"=1'-0")





6-12-20

Vintage Treehouse
1117 B Lincoln St
Calistoga, Ca

Dear Planning Commission:

I welcome the rebranding of
Roam Antiques to become "Vault & Wine
and Artifacts."

Specifically we need more energy
and foot traffic at this end of town.

Thank - you

Valerie Ratto
Vintage Treehouse
925-963-3252

May 28, 2020

Dear Calistoga Planning Commission,

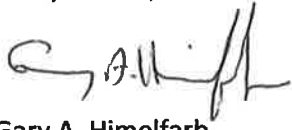
My name is Gary Himelfarb and I am the owner of Rags To Riches antique store located at 1125 Lincoln Ave. There are four antique stores located at the end of town near the gas stations here and all of us find it very difficult to stay in business because of the limited amount of foot traffic here in this part of town.

I am aware that Mario Sculatti of Roam Antiques at 1124 Lincoln Ave. is looking to amend his business use permit by incorporating wine tastings into his antique store. The proposed aesthetic improvement of the building and front area would also be very nice for this part of Calistoga. I have known Mario for a number of years and he has always done things on a very professional level and in very good taste.

I cannot overstate the importance of having you work with Mario to approve his plans to move forward with his proposed project. It will bring people to our part of town and should enable the other businesses here to survive. Without this approval and a revitalization of this "West End" of Calistoga our businesses may have no choice but to close and leave Calistoga with more vacant buildings as you enter our town. Our livelihoods depend on this.

People want to come to Calistoga and having this part of town vibrant will only add to their reasons for wanting to come here. Please assist Mario in any way possible to have his project approved.

Many thanks,

A handwritten signature in black ink, appearing to read "G. A. Himelfarb". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

Gary A. Himelfarb

Calistoga Planning Comm
Calistoga City Council

As a current business owner
in Calistoga @ 1117 A Lincoln Ave
"Calistoga Country Antiques" welcome
the proposal brought to you by
Mario Sculatta @ Roman Antiques.
We feel more businesses that
approach the West End of Lincoln
will be a benefit to all of us.
My partner and I hope you will
consider and allow Mr Sculatta the
opportunity to improve his business
as well as his fellow merchants.

Sincerely M Dabbs
"Calistoga Country Antiques"

"

"

Pat Samoun (owner)

Zach Tusinger

From: Kendall Rose Granucci
Sent: Monday, June 15, 2020 8:05 AM
To: Zach Tusinger
Subject: FW: ROAM request

Hi Zach,

Please include this with the Planning Commission application.

Thank you,
Kendall



Kendall Rose Granucci, CMC
City Clerk
707.942.2807
kgranucci@ci.calistoga.ca.us
1232 Washington Street, Calistoga, CA 94515

From: Yvonne Henry <yvonnehwhimsyworks@att.net>
Sent: Sunday, June 14, 2020 5:11 PM
To: Kendall Rose Granucci <KGranucci@ci.calistoga.ca.us>
Subject: ROAM request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To all city council members and members of the planning commission. I do not see that ROAM offering wine will in anyway contribute to Calistoga at this time ...more like a negative. I am not in favor of the ROAM request.

Thank you for your service.

A handwritten signature in black ink, appearing to be "yh".

Yvonne Henry
yvonnehwhimsyworks@att.net
"Silence Gives Consent" Plato
"Anger is not a prize" yh