

CALISTOGA PLANNING COMMISSION

STAFF REPORT

To: Calistoga Planning Commission
From: Zach Tusinger, Planning & Building Director
Meeting Date: February 24, 2021
Subject: **Mark and Michiko Glassblowing Studio**
Use Permit UP 2021-1

1 **ITEM**

2 Consideration of a use permit application to allow the establishment of a glass blowing
3 studio (cottage industry) with retail at 1400 Lincoln Avenue (APN 011-21-006).

4 **PROJECT SETTING**

5 The property at 1400 Lincoln Avenue is
6 currently improved with a two-story
7 commercial building. The subject storefront
8 was most recently occupied by the All
9 Seasons Bistro Restaurant, although there
10 is currently a pop-up art gallery using the
11 space). The establishment would be
12 operated by applicants Mark and Michiko
13 Weiner. A variety of retail, tasting room, and
14 restaurant spaces are located in this area of
15 Calistoga. Several small apartments are
16 located on the second floor of the subject



Storefront at 1400 Lincoln Avenue

17 property.

18 **PROJECT DESCRIPTION**

19 Applicants Mark and Michiko Weiner have relocated to Napa Valley after having run a
20 glass blowing studio on Martha's Vineyard for a number of years. They are seeking to
21 open a new glass blowing studio in the space formerly occupied by All Seasons Bistro.
22 At the rear of the storefront, they would install production equipment for their glass
23 creations, and would prominently feature a retail showroom in the front portion of the
24 space closest to the street corner. They are actively engaged with designers to fine tune
25 the details of their project and hope to submit building permits soon.

26 **ANALYSIS**

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

29 Calistoga General Plan

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

32 The Downtown Character Area overlay, which also applies to this property, encourages
33 and supports a diversity of land uses. The glass blowing studio and retail space would
34 be a unique business in that it is primarily a retail antiques gallery. Allowing this use at
35 this location would be consistent with General Plan Economic Development Objective
36 ED-1.2, which encourages the expansion of economic activity in Calistoga that builds on
37 the community's strengths.

38 Zoning Code

39 Within the Downtown Commercial District, production via 'cottage industries' is allowed
40 by use permit so long as it is accompanied by a retail space that features products or
41 merchandise made on the premises. No significant exterior modifications are proposed
42 as part of this project. The proposed re-use of this existing commercial space in the
43 downtown does not require additional parking. As such, the Zoning Code's parking
44 requirements have been satisfied.

45 Building Department and Fire Department Review

46 Both the Building Division and Fire Department are in active conversations with the
47 applicants to make sure that their proposal satisfies all Building and Fire Code
48 requirements. Additional reviews and approvals by both Building and Fire will occur at
49 the time of building permit submittal.

50 **ENVIRONMENTAL REVIEW**

51 The use permit application is Categorically Exempt from the requirements of the
52 California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15303 of
53 the CEQA Guidelines.

54 **PUBLIC COMMENT**

55 As of February 17, 2021, no comments had been received by staff.

56 **FINDINGS**

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

59 **RECOMMENDATION**

60 Based on the information and analysis contained in this report, staff recommends that
61 the Planning Commission, after conducting a public hearing on the matter, adopt the
62 attached resolution approving Use Permit UP 2021-1.

ATTACHMENTS

1. Draft Resolution
2. Request Letter
3. Conceptual Floor Plan
4. Business Plan and Product Images