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**

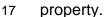
2 Consideration of a use permit application to allow the establishment of a glass blowing

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
- operated by applicants Mark and Michiko
- Weiner. A variety of retail, tasting room, and
- restaurant spaces are located in this area of
- 15 Calistoga. Several small apartments are
- located on the second floor of the subject





Storefront at 1400 Lincoln Avenue

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
- 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
- creations, and would prominently feature a retail showroom in the front portion of the
- 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.

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- The Downtown Character Area overlay, which also applies to this property, encourages
- and supports a diversity of land uses. The glass blowing studio and retail space would
- 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
- Within the Downtown Commercial District, production via 'cottage industries' is allowed
- 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
- downtown does not require additional parking. As such, the Zoning Code's parking
- 44 requirements have been satisfied.
- 45 <u>Building Department and Fire Department Review</u>
- 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
- 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
- the CEQA Guidelines.

54 PUBLIC COMMENT

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
- are contained in the draft resolution.

59 **RECOMMENDATION**

- Based on the information and analysis contained in this report, staff recommends that
- the Planning Commission, after conducting a public hearing on the matter, adopt the
- 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