

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Samantha Thomas, Associate Planner
Meeting Date: September 8, 2021
Subject: **Mark and Michiko Glassblowing Studio Use Permit (UP 2021-08)
at 504 Washington Street**

1 **ITEM**

2 Consideration of a use permit application to allow the establishment of a glass blowing
3 studio within an existing 2,800 square foot industrial space at 504 Washington Street
4 (APN 011-260-001).

5 **PROJECT SETTING**

6 The property at 504 Washington Street is currently improved with an industrial building.
7 The subject building is on the west side of the old Walnut Association building was most
8 recently occupied by Glen Pope’s woodworking shop for 30 years. The establishment
9 would be operated by applicants Mark and Michiko Weiner. A storage facility and City
10 owned property is located to the east, multi-family residences to the west, Crystal
11 Geyser’s facility to the south across Washington, and the vacant Gliderport property to
12 the north.

13 **PROJECT DESCRIPTION**

14 Applicants Mark and Michiko
15 Weiner have relocated to
16 Napa Valley after having run
17 a glass blowing studio on
18 Martha’s Vineyard for a
19 number of years. They are
20 seeking to open a new glass
21 blowing studio in the space
22 formerly occupied by Glen
23 Pope as his woodworking
24 shop. The usable space is
25 2,775 square feet, where
26 1,700 square feet would be
27 utilized for glass blowing,
28 fusing, slumping, and
29 coldworking, in addition to



Front of 504 Washington Street

30 storage for inventory and
31 works in progress. The
32 applicant has an agreement with the landlord that they will be sub-letting the rear 1,050
33 square feet of the building with the intent that the space will be used by a very low

34 impact user and a demising wall will be constructed to separate the 2 spaces following
35 all Building Code requirements.

36 Mark and Michiko had previously proposed their glass blowing studio to be located at
37 1400 Lincoln Avenue (and received Use Permit UP 2021-1 allowing them to do so).
38 After receiving estimates from PG&E regarding upgrades to gas and electrical services
39 to handle the proposed use, they realized the location was not economically feasible.
40 Only their show room and retail space will be located at 1400 Lincoln Avenue instead.

41 Hot glass working equipment will be located on the west wall under a metal hood, with
42 one or two large fans installed into the wall for ventilation. The east wall will have
43 annealing ovens which are used for cooling down the glass, coldworking equipment,
44 and fusing/slumping kilns. Coldworking, more specifically grinding and processing of the
45 glass will be located on the south wall, or the demising wall. The north wall is where the
46 entrance and shipping will be located and where finished work storage, or inventory will
47 be stored.

48 Renovations to the
49 industrial building consist
50 of demolishing the office
51 space, sheet rocking the
52 ceiling to encapsulate all
53 the wood and insulation
54 with skylight left intact, and
55 then priming and painting
56 the sheetrock. The legacy
57 floor boxes will be removed
58 and relocated with a new
59 electrical sub panel on the
60 east wall towards the north
61 side of the building where it
62 will be surface mounted,
63 and all electrical runs will
64 have electrical metallic
65 tubing (EMT) conduits. A
66 gas manifold will be located
67 on the west wall behind the
68 hot glass equipment under the metal hood and the proposed demising wall will consist
69 of floor to ceiling fire rated sheetrock, with a pass-through door.



Aerial of 504 Washington Street

70 At first, the applicant intends to have one part-time employee, and then depending on
71 the demand for product and learning curves of potential employees may go up to as
72 many as two to three part time employees. The average hours of operation would be
73 from 7AM to around 4PM to 6PM with the intent that the proposed use would operate as
74 unobtrusively as possible. The traffic demand is expected to be light as the business will
75 not be open to the general public and large deliveries are expected to only occur four to
76 six times per month.

77 **ANALYSIS**

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

80 Calistoga General Plan

81 The project site is designated by the General Plan's Land Use Map as Light Industrial,
82 which allows the establishment of businesses with heavy commercial and light industrial
83 uses. The Lower Washington Overlay, which also applies to this property, encourages,
84 and supports a diversity of land uses, such as artist studios. The glass blowing studio
85 would be a unique business to Calistoga and would provide the inventory for the show
86 room and retail space located at 1400 Lincoln Avenue. Allowing this use at this location
87 would be consistent with General Plan Economic Development Objective ED-1.2, which
88 encourages the expansion of economic activity in Calistoga that builds on the
89 community's strengths.

90 Zoning Ordinance

91 The project is zoned Light Industrial (I). Glass blowing is not a use specifically listed as
92 conditionally permitted uses in the Light Industrial (I) Zoning District. However, per CMC
93 Section 17.26.020 the Planning Commission may determine that the use is allowed if it
94 is similar to the list of allowed uses. Staff believes the glass blowing and storage for
95 inventory is similar to those uses typically associated with production of leather or textile
96 products as well as mini storage, which are allowed uses. As such, the Planning
97 Commission may authorize the use subject to use permit approval. The findings for
98 permitting the unclassified use are contained in the draft resolution.

99 No significant exterior modifications are proposed as part of this project. The Zoning
100 Ordinance's parking regulations require one space per 500 square feet of
101 manufacturing or production space and would therefore require four parking spaces for
102 the proposed project. As an existing gravel parking lot currently serves the property, the
103 proposed re-use of this existing industrial space off Lower Washington Street does not
104 require additional parking and as such, the Zoning Ordinance's parking requirements
105 have been satisfied.

106 Building Department and Fire Department Review

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

111 **ENVIRONMENTAL REVIEW**

112 The use permit application is Categorically Exempt from the requirements of the
113 California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA
114 Guidelines.

115

116 **PUBLIC COMMENT**

117 As of September 1, 2021, no comments had been received by staff.

118 **FINDINGS**

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

121 **RECOMMENDATION**

122 Based on the information and analysis contained in this report, staff recommends that
123 the Planning Commission, after conducting a public hearing on the matter, adopt the
124 attached resolution approving Use Permit UP 2021-8.

ATTACHMENTS

1. Draft Resolution
2. Vicinity Map
3. Detailed Floor Plan
4. Project Description