

CALISTOGA PLANNING COMMISSION

STAFF REPORT

To: Calistoga Planning Commission
From: Jeff Mitchem, Planning & Building Director
Meeting Date: July 13, 2022
Subject: **Picayune Wine Tasting Lounge and Boutique**
1440 Lincoln Avenue
Use Permit UP 2022-8

ITEM

Consideration of a use permit application to allow wine tasting at 1440 Lincoln Avenue (APN 011-211-009).

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 (Attachment 1) approving Use Permit UP 2022-8.

PROJECT SETTING

The 3,785 SF parcel at 1440 Lincoln Avenue (refer to Attachment 2) is currently improved with a vacant two-story commercial building. Historic use of the building has been hotel and restaurant, which were required to be closed in February 2019 to comply with State Law requirements for unreinforced masonry (URM) buildings. Building permits were issued for the URM upgrades and the work was finalized on June 2, 2022.

PROJECT DESCRIPTION

Applicant Claire Weinkauf seeks to relocate her existing retail and wine tasting business from its present location at 1329 Lincoln Ave to the subject parcel.

The applicant has indicated her intent that the business be a combination of retail and wine sales and tastings. In addition to the wine tasting, the applicant intends to provide visitors with outsourced charcuterie upon request, however the existing commercial kitchen within the facility will remain non-operational. The applicant would be utilizing a Type 02 duplicate winery license. Refer to Attachment 3 for proposed plans and images.



Please note that previous administrative review (use permit and design review) has been approved to re-establish the hotel use and allow minor exterior alterations including storefront system upgrades and painting.

ANALYSIS

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

Calistoga General Plan

The project site is designated by the General Plan's Land Use Map as Downtown Commercial, which allows the establishment of businesses for visitors and residents. The project site also lies within the Downtown Character Area and Historic District Sub-area overlays, which encourage and support a diversity of land uses.

Finding: Allowing wine tasting at this location as an additional use, would be consistent with General Plan Economic Development Objective ED-1.2, which encourages the expansion of economic activity in Calistoga that builds on the community's strengths. The proposed business would provide a retail shopping and wine tasting experience for visitors and residents consistent with the above-described General Plan provisions.

Zoning Code

The project site is zoned Downtown Commercial (DC). The proposed re-use of this existing commercial space (without expansion or intensification) in the downtown does not trigger additional parking requirements (pursuant to CMC §17.36.015 and §17.44.015 C). In fact, the proposed re-use of the space as wine tasting and mercantile constitutes a de-intensification of historic use as a restaurant. As such, the Zoning Code's parking requirements have been satisfied. The slight design changes to the façade (storefront system upgrades and paint) have been found administratively to be consistent with CMC 17.41 Design Review. As built, the existing structure is legally conforming with all development regulations and would be conditionally required to comply with the City's lighting standards as well.

Wine tasting rooms are allowed in the downtown upon obtaining a use permit. The City's grape sourcing regulations for tasting rooms (Section 17.21.030.A.3) require that 75 percent of the wines poured be labeled with a recognized American Viticulture Area (AVA) within Napa County or be made from at least 75 percent fruit grown within the 94515 zip-code area.

Finding: Project complies. The applicant would meet this criterion because more than 75% of the wines poured would be Napa Valley wines. A condition of approval has been incorporated into the draft design review and use permit resolution reiterating this grape sourcing criteria.

Tasting Room Policy

City Council Resolution No. 2021-008 established a tasting room policy for the Downtown Commercial Zoning District regulating the number and location of tasting rooms in the downtown as follows:

- No more than two permits for new tasting rooms could be approved per year.

Finding: Project complies. At the time of publication of this staff report, no new tasting room permits had been issued in the Downtown District in 2022.

- In the DC district, tasting rooms may be located in no more than 12 storefronts along Lincoln Avenue and 18 storefronts in the district as a whole.

Finding: Project complies. At the time of publication of this staff report, the proposal would bring total wine tasting licenses to 11 on Lincoln Ave and 13 in the DC District.

- A “secondary use” shall accompany new tasting rooms.

- 25% of the net floor area would be provided for the secondary use.

Finding: Project complies. Approximately 46% of the net floor area (1,020sf of 2,220sf) is proposed to be used for secondary retail use.

- The secondary use is encouraged to be located at the front of the establishment for ground floor spaces.

Finding: Project complies. Retail floor area is oriented toward the front entrance.

- The secondary use must be distinct from the tasting room use (e.g. not wine paraphernalia).

Finding: Project complies. The secondary use will be household goods, clothing, jewelry, etc.

- Examples of encouraged secondary uses have been included, such as locally-serving retail and services. Partnerships with various local organizations and small businesses are also encouraged.

Finding: Project complies. Picayune is a locally owned and operated business enterprise and the purveyed product types are broadly locally-serving.

ENVIRONMENTAL REVIEW

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

PUBLIC COMMENT

As of the date of publication of this staff report, one public comment has been received (Attachment 4). The comment related to an access easement located at the rear property line. Resolution of access related provisions is conditionally required herein prior to issuance of any permits associated with outdoor use abutting the rear property line.

FINDINGS

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

ATTACHMENTS

1. Draft Resolution
2. Vicinity Map
3. Floor Plan
4. Public Comment