

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, ASSOCIATE PLANNER

MEETING DATE: FEBRUARY 10, 2010

SUBJECT: VARIANCE (VA 2009-02) AND CONDITIONAL USE
PERMIT (U 2009-11) FOR ROMEO VINEYARDS AND
CELLARS LOCATED AT 1224 LINCOLN AVENUE (APN
011-253-002)

REQUEST

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3 Consideration of two Variances: 1) to allow a 3'-0" front yard setback, where 20'-
4 0" is required and 2) to allow parking within the 20'-0" front yard setback along
5 Hazel Street. This project also includes the consideration of a Conditional Use
6 Permit and Design Review to allow the establishment of a bistro (i.e. restaurant)
7 primarily focused on wine tasting and retail sales in existing 600 square foot
8 structure and on the property located at 1224 Lincoln Avenue (APN 011-253-
9 002) within the "DC-DD", Downtown Commercial - Design District. The applicant
10 is Frank and Eugenia Romeo of Romeo Vineyards & Cellars, LLC. This
11 proposed action is exempt from the California Environmental Quality Act (CEQA)
12 under Section 15332 of the CEQA Guidelines.

DISCUSSION

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16 Due to a lack of a Planning Commission quorum on January 27, 2010, the
17 Romeo Vineyards and Cellars land use entitlement project applications were
18 continued to February 10, 2010. The project applications will be heard on
19 February 10, 2010, during a regularly scheduled Planning Commission hearing.

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21 Please refer to the staff report and attachments distributed on January 23rd for
22 these items. Attached you will find amended copies of the project use permit
23 resolution (Attachment 3), where Condition No. 22 has been modified to address
24 public comments received on January 26, 2010. On January 26, 2010, a
25 neighbor, Paul Knoblich, opined that the metal doors on the Hazel Street building
26 elevation were detracted from the overall structural appearance. Staff concurs

27 and has amended Resolution PC 2010-03 incorporating a condition of approval
28 calling for the redesign of these doors.

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31 **SUGGESTED MOTIONS**

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33 **Categorical Exemption**

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35 I move that the Planning Commission direct Staff to file a Notice of Exemption for
36 the project pursuant to Section 15332 of the CEQA.

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38 **Building Setback Variance**

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40 I move that the Planning Commission adopt Resolution PC 2010-01 approving a
41 Variance to permit a 3'-0" foot front yard setback along Hazel Street on the property
42 located at 1224 Lincoln Avenue (APN 011-253-002) within the "DC-DD",
43 Downtown Commercial –Design District, based upon the findings provided in the
44 draft resolution and subject to conditions of approval.

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46 **Parking Setback Variance**

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48 I move that the Planning Commission adopt Resolution PC 2010-02 approving a
49 Variance to allow parking within the front yard setback along Hazel Street on the
50 property located at 1224 Lincoln Avenue (APN 011-253-002) within the "DC-DD",
51 Downtown Commercial –Design District, based upon the findings provided in the
52 draft resolution and subject to conditions of approval.

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54 **Conditional Use Permit & Design Review**

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56 I move that the Planning Commission adopt Resolution PC 2010-03 approving
57 Conditional Use Permit (U 2009-11) and Design Review (DR 2009-11) to allow a
58 bistro, primarily focused on wine sales and tasting all on the property located at
59 1224 Lincoln Avenue (APN 011-253-002) within the "DC-DD", Downtown
60 Commercial – Design District, based upon the findings presented in the
61 resolution and subject to conditions of approval.

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63 **NOTE:** The applicant or any interested person is reminded that the Calistoga
64 Municipal Code provides for a ten (10) calendar day appeal period. If there is a
65 disagreement with the Planning Commission, an appeal to the City Council may be
66 filed. The appropriate forms and applicable fee must be submitted prior to 5:00
67 p.m. on or before the tenth calendar day following the Commission's final
68 determination.

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ATTACHMENTS

1. Draft Building Setback Variance Resolution PC 2010-01
2. Draft Parking Setback Variance Resolution PC 2010-02
3. *Amended* Conditional Use Permit and Design Review Resolution PC 2010-03
4. Abbreviated January 27, 2010 Planning Commission Staff Report