



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	December 11, 2019
ITEM	Sam's General Store at Brannan Cottage Inn Use Permit Modification UP 2019-18
PROPERTY ADDRESS	109 Wappo Avenue
ASSESSOR'S PARCEL NO.	011-093-003
GENERAL PLAN DESIGNATION	Community Commercial Downtown: Stevenson/Grant Character Area
ZONING DISTRICT	CC: Community Commercial
APPLICANT	Carl Dene, Brannan Cottage Inn
STAFF CONTACT	Zach Tusinger, Senior Planner
POTENTIAL CONFLICTS	None
RECOMMENDATION	Adopt a resolution approving Use Permit UP 2019-18 with conditions.
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution approving a use permit allowing wine and beer sales at 109 Wappo Avenue."

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

To: Calistoga Planning Commission
From: Zach Tusinger, Senior Planner
Meeting Date: December 11, 2019
Subject: **Sam’s General Store at Brannan Cottage Inn
Use Permit Modification UP 2019-18
109 Wappo Avenue (APN 011-093-003)**

ITEM

Consideration of a use permit modification application to allow the sale of beer and wine to guests for on-site consumption at an existing visitor accommodation and retail establishment.

KEY ISSUE

- Appropriateness of on-sale beer and wine sales to guests in conjunction with an existing inn in the Downtown Character Area: Stevenson/Grant Sub-Area

PROJECT SETTING

The property at 109 Wappo Avenue is located on the eastern side of Wappo Avenue in the middle of the block between Grant Street and Lincoln Avenue. The property also has street frontage along Stevenson Street. While the entire block is zoned Community Commercial, north of the subject property are multi-family dwellings. To the south is a single-family dwelling and a duplex. The Cottage Grove Inn is directly across Wappo Avenue to the east. Other nearby uses include Indian Springs Resort and Sushi Mambo.

The Brannan Cottage Inn originally obtained use permit approval from the City Council for a six-unit inn in 1981. In 1987, the City Council approved an amendment to the use permit to allow the serving of meals to inn guests only. The inn has recently changed hands and the new ownership is undertaking further steps to rehabilitate and restore the property.



109 Wappo Avenue

On August 28, 2019, the Planning Commission approved use permit application UP 2019-13 for the addition of a small walkaway food business, with limited retail including “off-sale” wine and beer sales, to the property. Sam’s General Store is

31 now open 7:30 a.m. to 4:30 p.m., seven days a week, the primary customers being inn
32 guests, but it is also open to the general public.

33 **USE PERMIT MODIFICATION**

34 In addition to the previously approved off-sale retail wine and beer sales, the applicant
35 now wishes to be able to pour glasses of wine for guests of the inn. Through
36 conversations with the California Department of Alcoholic Beverage Control (ABC), staff
37 and the applicant have learned that a Type 41: On-Sale Beer and Wine license is the
38 correct license type for the planned pouring of wine for inn guests. This license type
39 allows both *on-* and off-sale beer and wine sales.

40 As on-sale wine and beer sales were not described nor mentioned in the previous use
41 permit application earlier this year, and as the resolution only explicitly approved off-sale
42 wine and beer sales, staff directed the applicant to apply for this use permit
43 modification. Pending Planning Commission review of the use permit, the City Council
44 will be asked to consider a finding of Public Convenience or Necessity for wine and beer
45 sales.

46 **ANALYSIS**

46 A proposed condition of approval limits the sale of beer and wine for on-site
47 consumption to guests, consistent with the applicant's letter. Adoption of this condition
48 would preclude the establishment of a bar that is accessible by the general public.

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

51 Calistoga General Plan

52 The property is located within the Community Commercial land use designation. The
53 proposed sale of wine and beer to inn guests for on-site consumption would support the
54 visitor accommodation that is allowed on the subject property.

55 This project is also located in the Downtown Character Area Overlay (Stevenson/Grant
56 Sub-Area). Land Use Considerations in the Stevenson/Grant sub-area indicate that the
57 redevelopment of properties should further the mixed-use pattern that presently exists in
58 this area.

59 Zoning Code

60 The project site is zoned Community Commercial (CC). Beer and wine sales are
61 allowed upon obtaining a use permit.

62 **ENVIRONMENTAL REVIEW**

63 The use permit application is Categorically Exempt from the requirements of the
64 California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA
65 Guidelines (Existing Facilities).

66 **PUBLIC COMMENT**

67 As of December 3, 2019, no public comments had been received regarding this project.

68 **FINDINGS**

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

71 **RECOMMENDATION**

72 Based on the information and analysis contained in this report, staff recommends that
73 the Planning Commission, after conducting a public hearing on the matter, adopt the
74 attached resolution approving Use Permit Modification UP 2019-18.

ATTACHMENTS

1. Draft resolution
2. Vicinity map
3. November 21, 2019 letter from applicant