

MINUTES

CALISTOGA PLANNING COMMISSION

September 14, 2011

1 The meeting was called to order at 5:42 pm.

2 **A. ROLL CALL**

3 Commissioners Present: Chairman Jeff Manfredi, Vice-Chairman Paul Coates,
4 Commissioners Nicholas Kite, Carol Bush and Matthew Moyer. Absent: None.
5 Staff Present: Ken MacNab, Planning and Building Manager, Erik Lundquist,
6 Senior Planner and Amanda Davis, Planning Commission Secretary.

7 **B. SALUTE TO THE FLAG**

8 **C. PUBLIC COMMENTS**

9 There were no public comments.

10 **D. ADOPTION OF MEETING AGENDA**

11 The meeting agenda of September 14, 2011 was unanimously adopted as
12 presented.

13 **E. COMMUNICATIONS/CORRESPONDENCE**

14 1. Karen Cakebread letter, received 9/14/11, regarding Item H-1

15 **F. CONSENT CALENDAR**

16 None.

17 **G. TOUR OF INSPECTION**

18 None.

19 **H. PUBLIC HEARINGS**

20 1. **Conditional Use Permit U 2011-09** to establish retail wine sales,
21 including wine tasting, in an existing mixed-use space at 1471 First Street

22 Following a presentation by staff, the applicant and members of the public
23 offered comments on the proposal.

24 Following Commission discussion, Staff was directed to file a Notice of
25 Exemption for the project pursuant to Section 15332 of the CEQA
26 Guidelines on a unanimous vote.

27 Moved by Vice-Chairman Coates and seconded by Chairman Manfredi to
28 approve Resolution PC 2011-14 approving Conditional Use Permit
29 U 2011-09 to allow retail wine sales, including wine tasting, in an existing
30 mixed use space located at 1471 First Street, with revisions to the
31 conditions of approval to require prior appointments for tasting with up to
32 20 visitors per day and a maximum of 140 visitors per week, and the
33 addition of a condition that all wine poured or sold must be made from 75%
34 Napa Valley grapes. The motion was carried unanimously.

35 2. **Conceptual Design Review CDR 2011-03** for the development of the
36 former gliderport located at 1522 Lincoln Avenue with Hotel Veranda,
37 including 162 guest rooms, a 3,000-square foot event barn, swimming
38 pools, parking areas and other related site and landscaping
39 improvements.

40 **Commissioner Coates** left the dais.

41 **Senior Planner Lundquist** provided information on prior uses of the
42 properties, including a gliderport, and an overview of the proposed
43 improvements. A conceptual plan for the site was favorably reviewed in
44 2005. Staff believes the project would provide many benefits to the
45 community.

46 **Paul Coates**, 1710 Reynard Lane, thanked staff for their guidance in
47 developing the conceptual plan.

48 **John Merchant**, 1712 Lincoln Avenue, presented the project's conceptual
49 design drawings.

50 **Lisa Holt**, 1815 Yountville Cross Road, provided details on the conceptual
51 design materials.

52 **Mark Wilkinson**, 1507 Lincoln Avenue, representing the owners of Doctor
53 Wilkinson's Hot Springs Resort, is not opposed to development of the
54 property. However, they are concerned about the proposed three-story
55 building near the street.

56 **Doug Cook**, Brannan Cottage Inn, 109 Wapoo Avenue, is generally in
57 support of the conceptual project. He is a bit concerned about the mass of
58 a single building. Some conflicting information has been presented about
59 the proposed use of geothermal water and he would like clarification.
60 Regarding environmental review, he believes that impacts related to view
61 preservation and to light and glare should be evaluated. He'd also like
62 more information on how this project would interact with the Indian Springs
63 facilities.

64 **Amy Hayes**, 466 Devlin Road, Napa, thinks the conceptual plans are
65 stunningly beautiful. She wonders if it's going to be a LEED-certified
66 project. The project would bring money and jobs to the community.

67 **Paul Noblick**, 1219 Cedar, likes everything about the project except the
68 overall look. He would like to see something that is softer and not as tall.
69 He suggests spreading the rooms over a greater area so that they could
70 be two-story, similar to other local hotels.

71 **Norma Tofanelli**, 1001 Dunaweal Lane, dislikes the three-story height
72 because it will shut off the view of the mountains and negatively affect
73 Calistoga's ambience. She is also concerned about the adequacy of the
74 City's water supply for the project.

75 In response to a question from **Commissioner Kite, John Merchant**
76 explained their vision for the Fair Way extension, including a paved street,
77 parking and street trees. He would like for it to jog over and continue along
78 the railroad right-of-way, as planned by the City.

79 **Chairman Manfredi** would support a one-way street for the Fair Way
80 extension because left turns onto Lincoln Avenue would be difficult, as
81 well as connections to other streets that connect to lower Washington
82 Street.

83 **Commissioner Moye** agrees that connectivity issues need to be studied.

84 **John Merchant** explained that trees with a tall mature height will be
85 planted in front of the three-story building and it would step back with
86 balconies. He wants to maintain the rear 20 acres of the property in open
87 space because of protected species and potential problems with Fish and
88 Wildlife. Development is only contemplated on the front five or six acres.
89 He plans to put water back on the property.

90 **Paul Coates** demonstrated how the three-story façade would be broken
91 up to reduce its apparent height. The roof will be set back from the façade.

92 **Commissioner Kite** supports the stepped-back design of the building
93 front to reduce visual impacts on Lincoln Avenue. It's a very inclusive
94 design that embraces the downtown. He would like to see traffic-calming
95 treatments of the street, such as landscaping and large center islands.

96 **Commissioner Moye** supports moving forward with the project.

97 **Chairman Manfredi** is not concerned with the three-story height because
98 of the tree line and the openness of the stepped-back building design.
99 This would be a good use of the property and balances with open space
100 preservation. He supports rezoning the property to Planned Development
101 in order to simplify a complicated process; the other commissioners
102 concurred.

103 **J. MATTERS INITIATED BY COMMISSIONERS**

104 **Chairman Manfredi** wished Ken MacNab a happy birthday.

105 **K. COMMENTS/PROJECT STATUS**

106 None.

107 **L. ADJOURNMENT**

108 The meeting adjourned at 7:00 p.m.