

MINUTES

CALISTOGA PLANNING COMMISSION

May 22, 2013

1 The meeting was called to order at 5:30 pm.

2 **A. ROLL CALL**

3 Commissioners present: Chairman Jeff Manfredi, Vice Chairman Paul Coates,
4 Walter Kusener, Carol Bush, Scott Cooper. Staff present: Planning & Building
5 Director Lynn Goldberg, Senior Planner Erik Lundquist.

6 **B. PLEDGE OF ALLEGIANCE**

7 **C. PUBLIC COMMENTS**

8 There were no public comments.

9 **D. ADOPTION OF MEETING AGENDA**

10 On a motion by **Commissioner Bush** and seconded by **Vice Chairman Coates**,
11 the meeting agenda of May 22, 2013 was unanimously adopted as presented.

12 **E. COMMUNICATIONS/CORRESPONDENCE**

13 **Chairman Manfredi** noted that an e-mail had been received from Joseph Cabral
14 regarding Item G.1.

15 **F. CONSENT CALENDAR**

16 1. Minutes for the April 24, 2013 Planning Commission meeting

17 A motion by **Vice Chairman Coates** and seconded by **Commissioner**
18 **Bush**, to approve the April 24, 2013 Minutes, as presented, carried
19 unanimously.

20 **G. PUBLIC HEARINGS**

21 1. **ELZEY RESIDENCE (DR 2013-06):** Consideration of a Design Review
22 request for a new residence at 1721 Emerald Drive

23 **Senior Planner Lundquist** presented the staff report and recommended
24 approval of the application with conditions.

25 **Chairman Manfredi** opened and closed the public hearing after no
26 comments were offered.

27 A motion by Vice Chairman Coates and seconded by Commissioner Bush,
28 to adopt a resolution approving Design Review DR 2013-06 for a new
29 residence at 1721 Emerald Drive carried unanimously.

30 2. **MIOCENE WINERY (CUP 2013-05):** Consideration of a Conditional Use
31 Permit to allow a new winery within an existing industrial building located
32 at 865 Silverado Trail

33 **Senior Planner Lundquist** presented the staff report and recommended
34 approval of the application with conditions.

35 In response to a question from **Commissioner Cooper** about the
36 maximum capacity of wine production for the facility, **Mr. Lundquist**
37 explained that the use will be limited to 500,000 cases annually but could
38 be more due to the property's extremely high water and wastewater
39 baseline.

40 In response to a question from **Vice Chairman Coates**, **Mr. Lundquist**
41 replied that the project's proposed hours of operation are included in the
42 project description, which is incorporated by reference in the conditions of
43 approval.

44 **Chairman Manfredi** noted that he had visited the site and been given a
45 tour by the applicant. He opened the public hearing.

46 **Jeff Redding**, Land Use Planning Services, representing the applicant,
47 explained that the project is intended to establish a state-of-the-art custom
48 crush operation. This building was selected because the closest custom
49 crush facility is Oakville Crossing. It provides an opportunity for those
50 without the wherewithal to establish a stand-alone winery to produce wine.
51 The project satisfies a niche in Napa County and is a suitable use for the
52 site, while producing less waste than the previous operation. The project is
53 consistent with the Calistoga General Plan and Zoning Ordinance. At the
54 height of the Calistoga Mineral operation, there was much more activity
55 than is proposed. The hours of operation will remain unchanged during
56 peak activity. All production will be inside the facility with the doors closed.
57 Their goal is to be a good neighbor. They have every incentive to perform
58 in accordance with the project plans and description, and have worked
59 closely with staff to ensure that the City's standards are met. The
60 Calistoga Mineral operation had 75 to 100 trucks per day, 24 hours a day
61 with three shifts.

62 **Todd Heth** asked the source of the grapes that would be crushed. He
63 noted that there are a number of custom crush operations in the Calistoga
64 area.

65 **Richard Blesky** doesn't know of any winery that doesn't work around the
66 clock during crush. There are already a couple of custom crush operations
67 in the area. He is concerned about the project's traffic, water use and
68 wastewater generation.

69 **Chairman Manfredi** closed the public hearing.

70 In response to a question from **Commissioner Bush**, **Mr. Lundquist**
71 confirmed that the previous mineral water operation had up to 130 trucks
72 per day at its peak, and the project is proposing a maximum of 150 trucks
73 per day over the 60-day crush period. She asked the applicant to address

74 the concerns that Mr. Cabral raised in his e-mail regarding use of the
75 driveway and gate noise.

76 **Jeff Redding** explained that the production would be well away from the
77 Cabral property and they will lubricate the gate to reduce noise. They are
78 a complementary use to Lava Vine and expect visitors to visit both
79 properties. There are 12 clients looking at their facility, which are split 50-
80 50 between Napa and Sonoma County grapes. He noted that the City's
81 grape-sourcing limitations do not apply to the project, which is in the Light
82 Industrial District. There will be no idling of trucks at the front of the winery
83 near Lava Vine.

84 **Vice Chairman Coates** believes it's important to include operating hours
85 in the conditions of approval.

86 In response to comments and questions from **Commissioner Cooper**,
87 **Mr. Redding** confirmed that uses have been located away from the
88 neighboring properties and there will no noise emanating from the facility.
89 The facility's capacity is decided by space and how many tanks can fit.
90 They would ask for City approval if they were going to exceed 3,000 tons
91 of annual production.

92 In response to questions from **Commissioner Kusener**, **Mr. Lundquist**
93 replied that 70 acre feet of water would produce an enormous amount of
94 wine and that the facility would only be using about two percent of the
95 property's baseline. The only wastewater discharge would be domestic
96 sewage.

97 **Commissioner Kusener** observed that Lava Vine has a pedestrian space
98 on the side of their facility. He would love to see cooperation between the
99 two properties to allow walking and biking and encouraged them to try to
100 keep that kind of traffic off of Silverado Trail.

101 **Mr. Redding** explained that the first year of the facility's operation will be a
102 trial period, and they will assess after then how much pedestrian and
103 cycling traffic they receive. The applicants are committed to working with
104 Lava Vine.

105 In response to questions from **Mr. Blesky**, the applicants confirmed that
106 the crushing operations will take place inside and that they will not import
107 any juice.

108 **Chairman Manfredi** observed that the project is a self-contained
109 operation, and passers-by won't have a clue about what is going on
110 except for a sign. The building is an enormous space that would only be
111 partially occupied by the business. The City can't monitor whether trucks
112 will be idling near Lava Vine; the applicants just need to be good
113 neighbors. He loves the proposed tasting room and picnic area out front.

114 In response to a question from **Jim Barnes**, **Mr. Lundquist** explained that
115 the property's water and wastewater baseline is a property management
116 issue, and the property owners can allocate the baseline among various
117 tenants however they wish.

118 **Vice Chairman Coates** observed that the project site is designed to take
119 a great deal of truck traffic on a daily basis. Surrounding uses need to
120 understand that the industrial use was there initially. He supports the
121 good-neighbor policy that the applicant is committing to. He wants to
122 include the hours of operation in the conditions of approval to facilitate City
123 enforcement.

124 **Mr. Redding** stated that the applicant has no problem including the hours
125 in the conditions and accepts the balance of the conditions.

126 A motion by Chairman Manfredi and seconded by Commissioner Bush to
127 adopt a resolution approving Conditional Use Permit CUP 2013-05 with
128 conditions, as revised to include the allowed hours of operation in
129 condition of approval No. 4, carried unanimously.

130 **H. MATTERS INITIATED BY COMMISSIONERS**

131 **Commissioner Cooper** asked whether the gate blocking pedestrians and
132 cyclists from entering Centre Court is allowed by the City. **Mr. Lundquist** replied
133 that a policy was added to the General Plan discouraging such gates after that
134 gate's installation.

135 **I. DIRECTOR REPORT**

136 Planning Director Goldberg reported that the Commission would be meeting on
137 June 12th to consider the Calistoga Family Apartments application.

138 **J. ADJOURNMENT**

139 On a motion by Commissioner Bush and second by Vice Chairman Coates, the
140 Commission unanimously adjourned the meeting at 6:23 p.m. to June 12, 2013.

Lynn Goldberg
Planning Commission Secretary