

MINUTES

CALISTOGA PLANNING COMMISSION

April 24, 2013

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

A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

There were no public comments.

D. ADOPTION OF MEETING AGENDA

On a motion by Commissioner Bush and seconded by Vice Chairman Coates, the meeting agenda of April 24, 2013 was unanimously adopted as presented.

E. COMMUNICATIONS/CORRESPONDENCE

None.

F. CONSENT CALENDAR

1. Minutes for the March 27, 2013 Planning Commission meeting

A motion by Chairman Manfredi and seconded by Commissioner Kusener, to approve the March 27, 2013 Minutes, as presented, carried unanimously.

2. Minutes for the September 14, 2011 Planning Commission meeting

A motion by Commissioner Bush and seconded by Chairman Manfredi, to approve the September 14, 2011 Minutes, as presented, carried with the following vote:

AYES: Manfredi, Bush

NOES: None

ABSTENTIONS: Coates, Cooper, Kusener

ABSENT: None

3. Minutes for the November 30, 2011 Planning Commission meeting.

A motion by Commissioner Kusener and seconded by Vice Chairman Coates, to approve the November 30, 2011 Minutes, as presented, carried with the following vote:

AYES: Coates, Bush

NOES: None

ABSTENTIONS: Manfredi, Cooper, Kusener

ABSENT: None

G. GENERAL GOVERNMENT

1. **BOUNSALL FAMILY WINERY CONCEPTUAL DESIGN REVIEW (CDR 2008-04):** Bounsall Family Winery Project at 414 Foothill Boulevard

Chairman Manfredi noted that he had met with the applicants several times.

Michelle Gervais, consultant for the project, expressed hope that at the end of tonight's meeting there is an agreement on the project so that the applicants can file a formal application. She displayed and described the site plans that had been previously reviewed by the Commission and City Council three years ago, and summarized the changes that had been made, as reflected in the current proposal. The latest Commission comments primarily concerned the intensity of the project and the inclusion of two wineries, particularly the massing of the winery proposed adjacent to Foothill Boulevard, known as Building C. Most of the changes have occurred to this building, which is the project's most visible, including a 30% reduction in square footage, a greater setback and a shorter height (26 feet). The building has also been broken up into three components. The site coverage has been reduced to 15%. Other issues previously raised, such as green building, will be addressed as the project design is finalized.

Senior Planner Lundquist presented a summary of changes that had occurred to the General Plan since the Commission's 2010 review of the project, including the application of the State Highway 29 Character Area overlay to the project site. Staff believes that the overlay allows all of the proposed uses and is asking whether the Commission feels that they are appropriate for the site. Rezoning the property to Planned Development may be the best way to address the range of proposed uses and apply specific standards. He recommended that the Commission provide feedback to the applicants and staff regarding the concept plans as revised.

In response to a question from **Commissioner Bush**, **Mr. Lundquist** opined that the proposed delicatessen would not conflict with a General Plan policy that prohibits uses that conflict with downtown businesses, since the type of use proposed is unique and not similar to the downtown delis.

In response to a question from **Chairman Manfredi**, **Mr. Lundquist** confirmed that the reduction in square footage since the previous submittal came from elimination of the structure that was originally proposed to support special events.

Chairman Manfredi opened the public hearing.

Kerri Abreu, 1720 Reynard Lane, noted that previous proposals had been determined by the Planning Commission and City Council to be too big for

the site on two occasions. She called attention to a letter from the owners of Bingham Ranch, who are not in favor of the project. She does not believe that a bicycle path crossing the river is feasible. The proposed EVA sits on top of the only culvert that conveys water from under the highway to the river, and Caltrans has been very protective of it in the past. There have been problems with flooding in that area. She displayed photographs she said depicting flooding in the area. She questioned the historic value of the property and it shouldn't be the basis for approving the project. She asked the Commission to find the project to be too big.

Chairman Manfredi remarked that drainage would be addressed at a later stage of the project design, not during conceptual review.

Jennifer Barkley, 304 Foothill, read a letter to the Commission on behalf of Elizabeth Hammond at the same address and provided a copy to staff. Ms. Hammond's letter expressed concerns about the need for a subsequent owner to go through the project review process again, the number of extensions given to the applicants, the quality of the property's well water, flooding and the potential existence of a hot spring well on the property.

Kathy Bowser, 1619 Washington, believes that the proposal would complement, and not compete with, downtown businesses. They purposely avoided including such uses that might. She believes the project will enhance this city gateway.

Chairman Manfredi closed the public hearing.

In response to a request from **Commissioner Bush**, **Mr. Lundquist** provided details of other winery projects in the city, including their sizes and wine production. He confirmed that the maximum lot coverage allowed in the Industrial Zoning District is 40%; 15% is proposed by the project.

In response to a question from **Vice Chairman Coates** about the proposed production capacities of the wineries, **Ms. Gervais** explained that they would each be 10,000-40,000 cases per year, depending on the ultimate operators, but a maximum total of 50,000 cases between the two. This limitation is self-imposed. **Vice Chairman Coates** acknowledged that flooding is a big problem in the community and he is confident that the City will require that it be adequately addressed through project design. His only concern is that the stated 47% landscaping figure is somewhat misleading because of the minimum required river setback at the rear of the property. Most of the landscaping wouldn't be readily visible to the public.

The applicant distributed details on the sizes of various local wineries to the Commission.

In response to a question from **Commissioner Cooper** as to whether there was a square footage target that had been given to the applicant during past Commission reviews, **Chairman Manfredi** replied in the negative.

Ms. Gervais remarked that they are looking for the square footage "sweet spot" and they believe that it is focused on the appearance of Building C from Foothill. This project is the family's vision and they hope to participate in its development in some way. The front half of the site would have a lot coverage of 32%.

In response to questions from **Commissioner Kusener**, **Ms. Gervais** explained that the special events center would be used for weddings, Rotary meetings and various uses by community residents. Although all of the proposed uses aren't allowed by the Industrial Zoning District, there are two General Plan overlays that augment the base land use designation, which allow for a mix of commercial uses and specifically a venue for special events.

Commissioner Kusener believes the intent of the special events provision is that they are to be related to the winery production and sales. Even a rezoning to PD should be tied to the winery uses. He supports a bike path running along the project boundary, with a river crossing and connection to the existing path. He would like to see it memorialized in the project's development agreement. He is concerned about pedestrian safety along the highway?

Mr. Lundquist explained that a Class II bicycle lane and pathway are planned, and the project will be required to provide right-of-way along Foothill for the eventual construction of a pathway.

In response to a question from **Commissioner Kusener** asking why two wineries are proposed by the project, **Jeff Bounsall**, applicant, explained that the original intent was to construct one winery to sell off and fund development of the rest of the property. Their vision is that one would be a boutique winery and the other would be primarily a production winery.

Chairman Manfredi stated that he hasn't understood the project from the beginning. There doesn't seem to be a real connection among the proposed uses. He doesn't think it will function because of all the activities proposed. He has yet to see a site that has four individual concepts to it, such as is proposed. He would like to see a more concise, focused project, not a collection of individual pieces. There will be a mix of people on the site for many different activities.

Ms. Gervais explained that the project is intended to be consistent with the character of Calistoga and appear like a small village. The proposed uses reflect those envisioned by the State Highway 29 Character Area overlay. They have presented a plan showing how vehicular, truck and pedestrian traffic can be accommodated. They can address the intensity

of the uses in the project entitlements, such as limiting special events during peak winery operations. They are willing to include vines on the site to tie it to agricultural uses.

In response to a question from **Commissioner Cooper**, **Jeff Bounsall** cited V. Sattui and Sebastiani as examples of wineries that hold special events similar to what is proposed.

Chairman Manfredi noted that those examples involve only one winery, and don't involve other activities on the site. He would like to see the project be less intense and more focused.

Commissioner Kusener is concerned about the amount of different types of traffic that would have to funnel through a single access point to the site and onto a very busy section of Highway 29 and the safety implications. He likes the proposed building designs, which are evocative of local architecture.

Commissioner Cooper asked where the applicant sees this meeting in the overall review process. **Ms. Gervais** responded that they are listening to Commission comments and hope to reflect them in a formal application.

Mr. Lundquist noted that the City Council is not willing to extend the project's MOU again, so a formal application needs to be filed by the end of the year.

Vice Chairman Coates is concerned with the distribution of open space and the traffic impacts. The past minutes have reflected the Commission's desire for a single winery on the site. He thinks the Commission could support the project if it had only one winery.

Commissioner Bush thinks one winery would be easier to get approved, although she has no problem with two. There is probably one activity too many on the site and she is concerned about the production of 50,000 cases of wine. She likes the architecture. Everything should be subservient to the winery and it shouldn't be too intense.

Ms. Gervais displayed and distributed plans that include improvements on only the front half of the property, with the smaller winery. There would be 14% lot coverage and 32% landscaping. The houses at the rear of the property would remain and the undeveloped portion could be used for event parking. The special events could shift to the deli building.

Chairman Manfredi feels that this alternative proposal is closer to the direction of what the Commission was thinking for the entire site, but all that's been done is that half of the project has been presented on half of the property. It's basically the same intensity. He's not comfortable with giving direction on this alternative since he hasn't had time to review it.

Commissioner Kusener appreciates the applicants' flexibility and the alternate plan. If he wasn't familiar with the original plan, he could support

the alternative, which reduces traffic volume by half. He recommends that the applicants submit it as the formal application. However, he doesn't support weddings on the site.

Commissioner Cooper thinks the alternate plan is a lot less complicated. He likes it and it's easier to understand.

Vice Chairman Coates suggested that the applicants consider putting the winery in the back and providing a buffer to the property to the south. It could be moved back from Foothill and have more landscaping along the front. He believes the project should be a winery with all the other activities related to it. It's dense, but not unreasonably so.

In response to a question from **Commissioner Bush**, Ms. Gervais stated that the winery's production would be 25,000 maximum cases; probably less.

In response to a question from **Commissioner Kusener**, access would be provided to the residences at the back of the property through a common driveway.

Mr. Lundquist observed that the PD District could be applied to the entire site, with limitations on uses at the rear of the property to ensure that it would not be further developed.

The Commission reached consensus on the following:

- PD zoning is appropriate for the project.
- The project's architectural design is appropriate.
- A winery should be the project's predominant use.
- Special events should be limited as to type and number.

Mr. Lundquist noted that the project wouldn't necessarily set a precedent for future development of this Foothill Boulevard area. Development of other properties would be dependent on their General Plan designation and zoning. He recommends that the Commission solely consider the proposal for this property.

Commissioner Kusener emphasized his commitment to the General Plan's goal of protecting downtown businesses and he would have a problem with any uses on the site that conflict with them. He urged caution in selecting the allowed uses.

H. PUBLIC HEARINGS

Chairman Manfredi reported that he had a conflict with Item H.1. because of his residence's proximity to the project and recused himself. He left the meeting and Vice-Chairman Coates assumed the chair.

1. **TANK GARAGE WINERY DESIGN REVIEW (DR 2013-05):** Alterations to a former service station to accommodate expansion of existing wine sales and tasting at 1020 Foothill Boulevard

Senior Planner Lundquist presented the staff report, highlighting how issues related to parking and signage are proposed to be addressed. The project would significantly improve the property and he recommends approval of the application with conditions.

In response to a question from **Commissioner Kusener**, **Mr. Lundquist** clarified that the planter at the corner would remain to prevent cars from cutting across. It would be replanted, but not increased in height.

In response to a question from **Commissioner Cooper**, **Mr. Lundquist** explained that some of the parking for the repair garage would be displaced by the project, but that the owner has an arrangement for parking nearby.

Vice-Chairman Coates opened the public hearing.

Alex Schellenger spoke in support of the project.

Steve Von Raesfeld, project architect, explained that the project's intent is to revitalize the property and neighborhood. It's a unique combination of the Art Deco era and the local wine industry. He reviewed the proposed changes to the building and site, including the sign locations, which are shown on the plans as "Signage." They understand they need to obtain a sign permit for their specific designs.

Vice-Chairman Coates closed the public hearing.

In response to a question from **Commissioner Bush**, **James Harder**, applicant, stated that they planned to sell only their own wines.

In response to questions from **Commissioner Kusener**, **Mr. Harder** explained that loading and unloading will be accommodated by the parking spaces, using a hand truck, and that the site had been determined to be free of toxic materials.

Commissioner Cooper applauds the project and thinks it will significantly enhance this entrance to town by eliminating an eyesore.

Commissioner Bush thinks the project is a great idea and a great design.

Vice-Chairman Coates believes this is a long-overdue project and also applauds it.

A motion by Commissioner Bush and seconded by Commissioner Cooper, to adopt a resolution approving Design Review DR 2013-05 allowing alterations to a former service station to accommodate expansion of existing wine sales and tasting at 1020 Foothill Boulevard carried with the following vote:

AYES: Coates, Kusener, Bush, Cooper

NOES: None

ABSTENTIONS: Manfredi

ABSENT: None

H. MATTERS INITIATED BY COMMISSIONERS

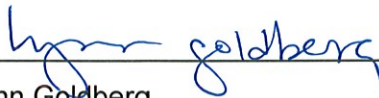
None.

I. DIRECTOR REPORT

Ms. Goldberg advised the Commission that the May 8th Planning Commission meeting would be cancelled.

M. ADJOURNMENT

On a motion by Commissioner Bush, the Commission unanimously adjourned the meeting at 7:35 p.m. to May 22, 2013.



Lynn Goldberg
Planning Commission Secretary