

MINUTES

CALISTOGA PLANNING COMMISSION

May 22, 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 May 22, 2013 was unanimously adopted as presented.

E. COMMUNICATIONS/CORRESPONDENCE

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

F. CONSENT CALENDAR

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

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

G. PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Manfredi closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. MATTERS INITIATED BY COMMISSIONERS

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

I. DIRECTOR REPORT

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

J. ADJOURNMENT

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



Lynn Goldberg
Planning Commission Secretary