



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	April 22, 2015
ITEM	Draft Minutes of March 25, 2015 Meeting
COMMISSIONER	
ABSENCES	None
ABSTENTIONS	None
RECOMMENDATION	Approve minutes with any necessary changes

MINUTES

CALISTOGA PLANNING COMMISSION

March 25, 2015

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

2 A. ROLL CALL

3 Commissioners present: Chair Jeff Manfredi, Vice Chair Carol Bush, and
4 Commissioners Scott Cooper, Paul Coates, Tim Wilkes. Absent: None. Staff
5 present: Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist.

6 B. PLEDGE OF ALLEGIANCE

7 C. PUBLIC COMMENTS

8 None.

9 D. ADOPTION OF MEETING AGENDA

10 The meeting agenda of March 25, 2015 was accepted as presented.

11 E. COMMUNICATIONS/CORRESPONDENCE

12 None.

13 F. CONSENT CALENDAR

14 1. Commission Minutes

15 The February 25, 2015 minutes were unanimously adopted as presented.

16 G. PUBLIC HEARINGS

17 1. **New Vine Homes, LLC Design Review DR 2015-2:** Design review request of a
18 new residence and residential second unit at 1801 Michael Way

19 All of the commissioners disclosed that they had visited the project site.

20 **Senior Planner Lundquist** presented the staff report for the item. The proposed
21 design complies with the General Plan, the development standards of the R-1
22 Zoning District and all applicable design guidelines. Therefore, staff recommends
23 approval with the proposed conditions.

24 **Chair Manfredi** opened the public hearing.

25 **Shaun Faber**, applicant, expressed his appreciation to the commissioners for
26 visiting his company's recently-completed home on Michael Way, which is similar
27 in design to the proposed residence. He clarified that a hybridCore component
28 would be used for the proposed second unit, with the garage built around it.

29 In response to questions from **Commissioner Wilkes**, Mr. Faber explained that
30 they are unsure of whether they will build the pool at the same time as the
31 residence. They haven't decided on a location for the pool equipment, but it

32 would likely be located behind the garage. He wouldn't object to a condition that
33 the equipment be located within an enclosure to reduce noise.

34 In response to a question from **Commissioner Coates**, Mr. Faber confirmed that
35 the dead pine tree on the property will be removed because it's a fire hazard.

36 **Chair Manfredi** closed the public hearing.

37 **Chair Manfredi** noted that the City will not permit the pool to be filled with
38 municipal water; it will have to be trucked in.

39 A motion by **Commissioner Coates** to adopt a resolution approving Design
40 Review DR 2015-2 for a new residence and residential second unit at 1801
41 Michael Way, with the addition of a condition requiring that the pool equipment
42 be located in an enclosure, was seconded by **Vice Chair Bush** and approved
43 unanimously.

44 **2. New Vine Homes, LLC Design Review DR 2015-3:** Design review request of a
45 new residence and residential second unit at 1805 Michael Way

46 All of the commissioners disclosed that they had visited the project site.

47 **Mr. Lundquist** presented the staff report for the item. The proposed design
48 complies with the General Plan, the development standards of the R-1 Zoning
49 District and all applicable design guidelines, and would fit in with the
50 neighborhood. Therefore, staff recommends approval with the proposed
51 conditions.

52 **Chair Manfredi** opened the public hearing.

53 **Commissioner Wilkes** would like to add the same condition of approval for an
54 enclosure for the pool equipment.

55 **Commissioner Coates** would like to see the City require covers for new pools in
56 order to conserve water. Mr. Faber noted that he wouldn't build a pool without a
57 cover because of safety considerations, as well.

58 **Chair Manfredi** closed the public hearing.

59 **Commissioner Wilkes** complimented the applicant on the design of both
60 homes, especially the optimization of the indoor-outdoor relationship.

61 A motion by **Commissioner Wilkes** to adopt a resolution approving Design
62 Review DR 2015-3 for a new residence and residential second unit at 1805
63 Michael Way, with the addition of a condition requiring that the pool equipment
64 be located in an enclosure, was seconded by **Commissioner Cooper** and
65 approved unanimously.

66 **3. Branstad Parcel Map PM 2014-4, Use Permit UP 2014-17 and Design Review**
67 **DR 2014-6:** Consideration of applications for a 2-lot parcel map of the property
68 located at 957 Petrified Forest Road (APN 011-370-026), a preliminary and final
69 development plan/use permit for the residential development on the resulting

70 lots, and a design review request to develop a 3-bedroom residence on proposed
71 Parcel 2

72 **Mr. Lundquist** presented the staff report for the item. The proposed lots meet
73 the policies of the RR-H land use designation. There is a limited area available
74 for development because of the property's extensive vegetation and the creek
75 that traverses it. The rural nature of the property would be preserved in part by
76 locating the homes so that they would not be visible from Petrified Forest Road.
77 The RR-H minimum lot size requirement, based on the slope-density formula,
78 has been met. The project also meets the Entry Corridor Overlay's performance
79 standards of maintaining the rural character and hillside views. Staff proposes
80 that the use permit apply to the future development of Lot 1 as well as Lot 2. The
81 proposed home design meets all applicable guidelines and standards. There are
82 sensitive biological and cultural resources on the project site that would be
83 protected through the establishment of building areas on each lot. A few trees
84 would have to be removed in order to construct the homes and provide the
85 minimum urban/wildland interface clearance. It would be economically infeasible
86 to underground the utilities or connect the homes to the public sewer system, and
87 the applicant will be requesting a waiver of these requirements from the City
88 Council. All access requirements of the Fire Department would be met.

89 In response to questions from **Commissioner Wilkes**, Mr. Lundquist explained
90 that the site's cultural resources will be protected with fencing prior to any site
91 alterations. A few more trees may have to be removed to provide sufficient
92 clearance around the homes, but it's primarily the understory that needs to be
93 cleared. **Commissioner Wilkes** observed that Parcel 2's septic leach field
94 appears to be located above the proposed house.

95 In response to questions from **Commissioner Coates** Mr. Lundquist confirmed
96 that no comments had been received from the Department of Fish & Wildlife on
97 the proposed bridge. The applicant is aware that there may be inadequate water
98 pressure on the site, and through the review of the future construction plans, fire
99 flow calculations will be provided and a booster pump may be required.

100 **Chair Manfredi** opened the public hearing.

101 **Bob Branstad**, applicant, noted that the proposed plan was developed over the
102 course of a year with input from neighbors, the architect and city staff. It is less
103 invasive than a previously-proposed plan for the site. He wants to preserve the
104 woodlands and creek as much as possible. Regarding the septic system,
105 although it is uphill, sewage will be forced through a drip field with pumps, so it's
106 not an issue. They are trying to locate it as far away as possible from the creek
107 and the house. The swimming pool is currently designed to be a part of the
108 required fire suppression system. The plan provides an ample setback from the
109 cultural resource area; the closest improvement would be the edge of the
110 driveway, which would not require excavation.

111 **Shaun Faber**, project architect, noted that there are complicated opportunities
112 and constraints on the site, but the proposed plan is a nice solution to them. The
113 house was sited to take advantage of views and avoid sensitive resources. The
114 lot lines were configured to minimize environmental impacts. There is an agrarian
115 feel to the architecture, including the green roof.

116 **Commissioner Wilkes** likes the design. He would like the pool equipment to be
117 shielded. Mr. Branstad indicated that he would not object to removing the house
118 footprint and grading for Lot 1 from the final parcel map, since he had decided to
119 not pursue the design that is shown.

120 **Chair Manfredi** closed the public hearing.

121 A motion by **Vice Chair Bush** to adopt a resolution adopting a Mitigated
122 Negative Declaration, finding that with the inclusion of mitigation measures, the
123 project will not have a significant adverse impact on the environment, was
124 seconded by **Chair Manfredi** and approved unanimously.

125 A motion by **Commissioner Coates** to adopt a resolution approving a parcel
126 map to divide the property located at 957 Petrified Forest Road into 2 parcels,
127 with the addition of a condition of approval to replace the house footprint and
128 grading for Lot 1 with a designated buildable area on the final parcel map, was
129 seconded by **Vice Chair Bush** and approved unanimously.

130 A motion by **Chair Manfredi** to adopt a resolution approving a preliminary and
131 final development plan/use permit and design review for a residence at 957
132 Petrified Forest Road was seconded by **Commissioner Cooper** and approved
133 unanimously.

134 H. MATTERS INITIATED BY COMMISSIONERS

135 **Vice Chair Bush** asked staff if the City's guidelines allow more-modern residential
136 designs to be approved in addition to the more-traditional designs. Mr. Lundquist
137 noted that the design guidelines are fairly broad and each proposed design would
138 be reviewed in the context of the neighborhood and the local landscape to see if it
139 fits in. **Commissioner Coates** observed that each architect has their own design
140 ideas and a range of designs would be acceptable. **Commissioner Wilkes**
141 concurred that a home's architectural treatment should reflect its compatibility with
142 its location. Mr. Lundquist noted that a very modern-looking house is located at the
143 upper end of High Street.

144 **Commissioner Cooper** expressed concern about the condition of the property near
145 the intersection of Wappo and Grant, which is very visible and tends to be an
146 eyesore, with lots of trucks and firewood storage. Mr. Lundquist noted that staff has
147 responded to complaints in the past about the property and it's an ongoing problem.
148 There is a possibility of citing and fining the property owner for continued violations.
149 Staff will follow up on Commissioner Cooper's concerns.

150 **Commissioner Wilkes** agrees with Commissioner Coates' recommendation that
151 the City require covers for new pools in order to conserve water. It was the

152 unanimous consensus of the Commission to recommend to the City Council that it
153 require covers for future pools.

154 **I. DIRECTOR REPORT**

155 Planning & Building Director Goldberg requested that the Commission cancel its
156 April 8th meeting due to a lack of items that are ready for its consideration, and the
157 Commission concurred.

158 **J. ADJOURNMENT**

159 The meeting was adjourned at 6:17 p.m.

Lynn Goldberg
Planning Commission Secretary