

MINUTES

CALISTOGA PLANNING COMMISSION

March 25, 2015

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

A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

None.

D. ADOPTION OF MEETING AGENDA

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

E. COMMUNICATIONS/CORRESPONDENCE

None.

F. CONSENT CALENDAR

1. Commission Minutes

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

G. PUBLIC HEARINGS

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

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

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

Chair Manfredi opened the public hearing.

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

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

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

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

Chair Manfredi closed the public hearing.

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

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

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

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

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

Chair Manfredi opened the public hearing.

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

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

Chair Manfredi closed the public hearing.

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

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

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

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

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

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

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

Chair Manfredi opened the public hearing.

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

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

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

Chair Manfredi closed the public hearing.

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

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

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

H. MATTERS INITIATED BY COMMISSIONERS

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

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

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

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

I. DIRECTOR REPORT

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

J. ADJOURNMENT

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



Lynn Goldberg
Planning Commission Secretary

