

# MINUTES

## CALISTOGA PLANNING COMMISSION

November 18, 2015

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

### A. ROLL CALL

Commissioners present: Chair Jeff Manfredi, Paul Coates, Tim Wilkes, Scott Cooper. Absent: Vice Chair Carol Bush (excused). Staff present: Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist, Deputy Public Works Director Derek Rayner.

### B. PLEDGE OF ALLEGIANCE

### C. PUBLIC COMMENTS

None.

### D. ADOPTION OF MEETING AGENDA

The meeting agenda of November 18, 2015 was accepted as presented.

### E. COMMUNICATIONS/CORRESPONDENCE

Copies of an e-mail from Mike Hogan requesting a continuance for Item G.3. were distributed to the Commission. Copies of an e-mail from Don Williams regarding Item G.2. were distributed to the Commission.

### F. CONSENT CALENDAR

#### 1. Commission Minutes

The minutes for the October 28, 2015 meeting were unanimously adopted as presented.

### G. PUBLIC HEARINGS

#### 1. Kimball Dam and Reservoir: Consider adoption of a Mitigated Negative Declaration for the Kimball Dam and Reservoir Project in accordance with the California Environmental Quality Act

Deputy Public Works Director Derek Rayner provided an overview of the project. The City will be working with the California Department of Fish and Wildlife to do an in-stream flow study to determine the river flow that needs to be maintained once the project improvements are installed. Mr. Rayner responded to questions from **Commissioner Wilkes** regarding the proposed outlet pipe and the constrained construction timeline. In response to a question from **Commissioner Cooper**, Mr. Rayner confirmed that there is unfortunately no way to avoid drawing down the reservoir; it needs to be drained to evaluate the outlet pipe and install the intake tower.

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

A motion by **Chair Manfredi** and seconded by **Commissioner Coates** to adopt a resolution adopting a Mitigated Negative Declaration for the Kimball Reservoir Inlet/Outlet Project was approved unanimously.

2. **Sunburst Hotel Use Permit UP 2015-8 and Design Review DR 2015-5:** Consideration of use permit and design review applications to establish a restaurant and spa with geothermal water use on the property located at 1880 Lincoln Avenue, and to renovate the existing buildings and landscaping

Senior Planner Lundquist presented the staff report for the item. The new owner wishes to improve the underutilized property and make it an attractive and active resort by enhancing its curb appeal, making landscaping improvements, improving pedestrian and bicycle access, re-establishing a restaurant and spa, and renovating the guest rooms. The project will install a section of the Napa Valley Vine Trail multi-use path across its frontage. The spa improvements will improve the efficiency of its geothermal use and there is a goal of zero discharge into the City's sewer. Staff recommends approval of the applications.

**Chair Manfredi** opened the public hearing.

**Christian Stroebel**, representing Calistoga Hotel Group, explained the project's goals. The landscaping and bicycle path will signal a positive change for this part of Calistoga. Reopening the restaurant will re-energize the property. Gardens will be added outside the restaurant and spa. The proposed colors are based on the relevant period of Calistoga's history. They will be diverting a significant amount of geothermal water from the sewer by not using it to heat the pools. The hotel is an affordable lodging alternative within the city.

In response to questions from **Commissioner Wilkes**, Mr. Stroebel confirmed that they will be providing bicycles for guests to use and that it's unknown at this point whether any of the sycamores will have to be removed for the pathway's construction; they plan to retain as many as possible. They have added landscaping along the front to the maximum extent to enhance the frontage and provide a buffer for the guest rooms.

**Commissioner Wilkes** finds that the design principles that are being used in the project design are terrific and are an homage to the period during which the hotel was constructed.

**Commissioner Cooper** is happy to see the property further improved and that a section of Napa Valley Vine Trail pathway will be installed.

In response to a question from **Commissioner Coates** regarding whether the project would be using recycled water for irrigation, Mr. Stroebel explained that they would need an off-site easement from the adjoining property and are exploring the possibility of using it. They are willing to extend the line the necessary distance.

In response to a question from **Commissioner Coates**, Mr. Lundquist confirmed that if the restaurant has to be demolished due to financial considerations, the design for its replacement may return to the Commission. If it is similar to the proposed design, it would be reviewed by staff. **Commissioner Coates** likes the proposed upgrade of the restaurant and applauds the project.

**Chair Manfredi** closed the public hearing.

**Commissioner Wilkes** reiterated that the design touches are perfect for this unique project. **Chair Manfredi** concurred.

Mr. Stroebel confirmed that the project design will address Mr. Williams' lighting concerns expressed in his e-mail.

A motion by **Commissioner Coates** and seconded by **Commissioner Wilkes** to approve use permit and design review applications to establish a restaurant and spa with geothermal water use on the property located at 1880 Lincoln Avenue, and to renovate the existing buildings and landscaping was approved unanimously.

3. **Calistoga Pet Clinic Parcel Map PM 2014-1, Use Permit UP 2014-15 & Variance VA 2014-3:** Consideration of a parcel map to divide the property located at 2960 Foothill Boulevard into two parcels. The Planning Commission will also consider a use permit amendment and variance to allow the existing veterinary clinic to be located on a one-acre parcel

This item was continued to the December 9, 2015 meeting at the request of the applicant.

#### **H. MATTERS INITIATED BY COMMISSIONERS**


None

#### **I. DIRECTOR REPORT**

Ms. Goldberg reminded the Commission that its second meeting in December is scheduled for December 23rd and asked if the Commission would like to consider rescheduling it to December 16th in light of the holiday. It was the consensus of the Commission to reschedule the second December meeting to December 16th.

#### **K. ADJOURNMENT**

The meeting was adjourned at 6:03 p.m.

  
Lynn Goldberg, Secretary

