

# MINUTES

## CALISTOGA PLANNING COMMISSION

January 13, 2016

The meeting was called to order at 5:31 pm.

### A. OATH OF OFFICE

City Clerk Kathy Flamson administered the oath of office to new commissioners Alissa McNair and Walter Abernathy.

### B. ROLL CALL

Commissioners present: Paul Coates, Tim Wilkes, Scott Cooper, Alissa McNair, Walter Abernathy. Absent: None. Staff present: Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist.

### C. PLEDGE OF ALLEGIANCE

### D. PUBLIC COMMENTS

Karen Chang, former City Green Committee Chair, would like to jump start some of the items in the Calistoga Climate Action Plan. Calistoga was the first to adopt a plastic bag ban, but since then, the City has not done much to implement the Plan. She suggested that the Calistoga Senior Apartments project install a solar system and that other projects incorporate solar energy, such as the Monhoff Recreation Building and the Calistoga Boys and Girls Club.

### E. ADOPTION OF MEETING AGENDA

The meeting agenda of January 13, 2016 was accepted as modified. Item H was moved before Item D.

### F. COMMUNICATIONS/CORRESPONDENCE

A letter from David and Susan Shaw regarding Item I.1. was distributed to the Commission.

### G. CONSENT CALENDAR

#### 1. Commission Minutes

The minutes for the December 9, 2015 meeting were unanimously adopted as presented.

### H. NEW BUSINESS

#### 1. Election of 2016 Planning Commission Officers

A motion by **Commissioner Wilkes** and seconded by **Commissioner Cooper** to elect Paul Coates as Planning Commission Chair was approved unanimously by his fellow commissioners. A motion by **Commissioner Cooper** and seconded by **Commissioner Coates** to elect Tim Wilkes as Planning Commission Vice Chair was approved unanimously by his fellow commissioners.

In response to questions from **Commissioner McNair** about how the proposed unit sizes were determined and the project's accessibility features, Mr. Hardt explained that a quarter of CBH's developments are senior projects and that the sizes of the proposed units were derived from their experience. Many seniors need to down-size and are looking for efficiency units around 500 square feet. The units meet design, aesthetic and functionality needs. He also reviewed the disabled accessibility features of the proposed design and explained that all units will be disabled-adaptable. They attempt to meet the seven elements of wellness for the residents of their projects by building a community within a community.

In response to a question from **Commissioner Abernathy**, Mr. Hardt indicated this was the first step in the development approval process, with the next step being City Council approval of a development agreement. They will then seek funding, with the hope of commencing construction by the beginning of next year.

In response to a question from **Vice Chair Wilkes**, Mr. Hardt explained the green elements to be incorporated into the design including insulation with a higher R-value than required by state code, energy-efficient windows, Energy Star appliances, and high efficiency water heaters and air conditioners.

**Larry Kromann**, Calistoga Affordable Housing and President of the Senior Mobilehome Parks Coalition Committee, expressed strong support for the project. The project needs to meet the needs of fragile and disabled seniors. There is also a need for a local senior center. He is concerned about the ability of the City to ensure that the developer actually constructs what is approved and whether adequate construction funding can be obtained.

**Barbara Hill**, 106 Ivy Lane, supports the project and sees the need for affordable senior housing.

**David Moon-Wainwright**, 1210 Pine Street, thanked CBH for bringing the project forward and wishes even more units could be constructed. The City needs to think outside the box and consider the need for additional units. He hopes that the bicycle storage area can accommodate tricycles. He would like to see the incorporation of high tech features, such as the ability to remotely turn off all the electricity to a unit.

**Leslie Wilkes**, 1517 Cedar Street, asked if the applicant is required to improve the sidewalks from the project site to the downtown. Ms. Goldberg indicated that the sidewalks along the project frontage and the ADA curb ramps across the street would be improved by the project, but no other improvements would be required.

**Linda Watson**, 81 Iris Drive, asked about the developer's partnership with the City for this project. Ms. Goldberg responded that the City will have the ability to control the project's occupancy and operations through its development agreement with the developer.