

**CITY OF CALISTOGA
PLANNING COMMISSION
SPECIAL MEETING MINUTES**

Wednesday, March 05, 2008

**Chairman Jeff Manfredi, Vice-Chairman Clayton Creager
Commissioners Carol Bush, Paul Coates, and Nicholas Kite**

“California Courts have consistently upheld that development is a privilege, not a right.”

Among the most cited cases for this proposition are Associated Home Builders, Inc. v. City of Walnut Creek, 4 Cal.3d633 (1971) (no right to subdivide), and Trent Meredith, Inc. v. City of Oxnard, 114 Cal. App. 3d 317 (1981) (development is a privilege).

1 **A. ROLL CALL**

2 **Chairman Manfredi** called the meeting to order at 5:20 PM advising this meeting was a
3 continuation of the February 27 2008 meeting agenda which was continued due to an electric
4 power outage and required rescheduling of agenda items to a Special Meeting to complete the
5 agenda.
6

7 **Present:** Chairman Jeff Manfredi, Commissioners Carol Bush, Paul Coates, and Nicholas
8 Kite. Vice-Chairman Clayton Creager arrived later during the meeting. Staff Present:
9 Charlene Gallina, Planning and Building Director, Senior Planner Ken Mac Nab, and Kathleen
10 Guill, Planning Commission Secretary.
11

12 **B. PUBLIC COMMENTS**

13
14 **C. ADOPTION OF MEETING AGENDA**

15 There was unanimous consensus to approve the agenda as provided. **Motion carried: 4-0-1-**
16 **0.**
17

18 **D. COMMUNICATIONS/CORRESPONDENCE**

19
20 **E. PUBLIC HEARINGS**

21
22 1. **U 2008-01/DR 2008-02.** Consideration of Conditional Use Permit and Design Review
23 applications to allow seismic retrofitting, renovation and expansion of Calistoga Fire Station
24 No. 1 located at 1111 Washington Street (APN 011-231-003) within the “DC-DD”, Downtown
25 Commercial-Design District zoning district. Improvements to the existing 6,100 square foot
26 facility include structural and façade enhancements, remodeling of the living quarters and
27 administrative areas, expansion of the training area, and addition of a new front lobby area.
28 The proposed improvements will increase the size of the existing facility by approximately
29 1,500 square feet. The property owner is the City of Calistoga. The proposed project is
30 exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 -
31 Existing Facilities) of the CEQA Guidelines.
32

33 **Commissioner Coates** recused himself from discussion due to potential conflict of interest.

34 **Senior Planner Mac Nab** reported this was a continued review of the Calistoga Fire Station
35 No. 1 project, for a 25% expansion over the existing structure. He reminded all expansions
36 over 10% require design approval, and normally the Planning Commission provides the final
37 review of these applications. However due to this being a City funded project the Planning
38 Commission will provide recommendations and the City Council will provide final approval.
39

40 **Senior Planner Mac Nab** provided a brief summary of the February 27th, 2008 discussion
41 reporting Chris Ford, President of C-3 Design Alliance had previously presented the project
42 conceptions and details. This resulted in several discussion items including the slump stone
43 wall of Kortum Hall, public restrooms and their hours of operation, and just before the close of
44 the last meeting there was question on the suitability of the site. In response, Chief Campbell
45 has reported this site is the most central location, and the General Plan policy P1 requires the
46 city maintain and improve the fire station at the existing location. Senior Planner Mac Nab
47 noted the design does meet the applicable findings and staff recommendation is for the
48 Planning Commission to recommend City Council approval. This project is exempt from
49 CEQA and staff recommends a notice of exemption to be filed. In conclusion he noted with
50 last weeks discussion the meeting concluded prior to the opportunity for the public to provide
51 comment and Planning Commissions final deliberation on the issue.
52

53 **Chairman Manfredi** opened the public portion of the hearing.
54

55 **Bob Fiddaman**, 1700 Mora Avenue stated after hearing the previous weeks presentation he
56 thought the Architects rationale was interesting and he had come away with an understanding
57 of the design. His assumption was a decision had been made to not move the Fire Station in
58 a near term at all, and referred to a previous discussion of making that area into a public
59 square due to its close proximity to the river, etc. His critique included his suggestion that he
60 would like to see the slump stone covered, even if there is an additional expense. He noted
61 slump stone was dated and if covered the Fire Station would have a more updated
62 appearance with this remodel. Although the remodel reportedly was driven by seismic retro-
63 fitting he believed additional money should be spent to make the project look as attractive as
64 possible. He also noted he did not see plans for landscaping, but believed this project should
65 be scrutinized and held to conditions all other projects within the city would be required. He
66 suggested if there is any way the predominant power poles could be under grounded it would
67 be preferred and the city would be able to set a better example for future projects.
68

69 **Commissioner Kite** stated he believed this is an ugly sixties building. He requested the need
70 to apply the same standards of any private building application. He recommended there be
71 improvements on the East/West elevations, suggesting the slump stone be covered in stucco
72 and improved lattice elements should be provided to break up the facade. He further
73 recommended the West elevation windows needed improvement on design.
74

75 **Commissioner Kite** suggested a look at this in context with the parking lot area, rather than
76 accepting an ugly off street parking area, particularly with the new Masonic building. He
77 suggested islands with vegetation, improvements on the river, and maybe some architectural
78 detail that could start to integrate the area.

79 **Commission Bush** stated she agreed with Commissioner Kite, and reported talking to other
80 architects which confirmed the landscaping is important especially on the side facing Lincoln
81 Avenue.

82
83 **Chairman Manfredi** noted as far as landscaping, it seemed to be missing. The architect
84 should provide something more particularly on the West side. He reported he liked the idea of
85 the bathrooms. As far as redesigning the parking lot, he noted that discussion was not really
86 before the Commission this night. He requested alternatives be provided for hiding the slump
87 stone and some idea of the cost variance. He liked the design, the location and strongly
88 agreed the City should be held to the standards we hold all others accountable to.

89
90 **Joe Russo**, 1413 Earl Street, provided comment on the windows for the side most commonly
91 traveled, reporting the interior wall design contains the lockers as they exist today that may
92 limit options to change the window elements.

93
94 **Senior Planner Mac Nab** provided a summary for consensus of recommendations for
95 possible motion, "therefore be it resolved the Planning Commission recommendation is for
96 approval by the City Council to include treatment to the East and West facades, consideration
97 of stucco and additional lattice with green, enlarging the windows on the West side, additional
98 landscaping (although he reminded there are constraints due to the large driveway), and
99 improvements in the parking area to include islands and/or view of the river.

100
101 **Chairman Manfredi** concluded with a recommendation the project maintain the highest
102 standards allowable.

103
104 There was motion by **Chairman Manfredi**, seconded by **Commissioner Kite** to recommend
105 that the City Council direct Staff to file a Notice of Exemption for the Project pursuant to
106 Section 15301 of the CEQA. **Motion carried: 4-0-1-0.**

107
108 There was motion by **Chairman Manfredi**, seconded by **Commissioner Bush** to adopt a
109 Resolution providing recommendation to the City Council for approval of the Conditional Use
110 Permit (U 2008-01) and Design Review (DR 2008-02) approval to allow seismic retrofitting,
111 renovation and expansion of Calistoga Fire Station No. 1 located at 1113 Washington Street
112 (APN 011-231-003) within the "DC-DD", Downtown Commercial-Design District zoning district,
113 subject to conditions of approval and comments added by Commissioners specifically to
114 design. **Motion carried: 4-0-0-1.**

115
116 **Commissioner Coates** resumed his seat on the Commission.

117
118 2. **DR 2004-15.** Review of Final Landscape and Lighting Plan for the Palisades Apartments
119 pursuant to Conditions 4 and 5 of PC Resolution 2006-10. On March 22, 2006 a Design
120 Review application was approved (and as subsequently extended on April 11, 2007) for the
121 construction of a 24-unit workforce housing apartment complex by Calistoga Affordable
122 Housing, Inc on a 1.13 acre parcel adjacent to the Solage Spa & Resort Project. A status
123 update regarding this project will also be provided. The subject property is located at 40 and

124 42 Brannan Street within the Planned Development PD 2003-1 Palisades Resort & Spa Zoning
125 District (APN 011-050-046). In accordance with CEQA Guidelines this proposed action was
126 considered an activity within the Final Environmental Impact Report certified by the City
127 Council for the Palisades Resort and Spa and Apartment Project on December 7, 2004.
128

129 **Director Gallina** reported the Planning Commission completed a design review and
130 conceptual landscape review in 2006, and extended the design review for one year. The last
131 remaining items regarding the review was the lighting and landscaping component and the
132 plan has been submitted with the Building Permit application. The applicant has provided
133 screening with tree's and shrubs, and changes to orientation to the trash enclosure which
134 included relocation along with the turn around area at the end of the parking lot. There was a
135 conscious objective to accommodate a larger trash enclosure to take into consideration
136 recycling and noted a condition was recommended to prohibit backing out of refuse trucks.
137 The proposal also included relocation of the tot lot to be closer to the community room; the
138 barbecue area was relocated closer to the building to accommodate for a storage facility.
139 Director Gallina noted the materials presented included information on proposed play
140 equipment, authorization for a monument sign on Brannan Street, and detail on the proposed
141 lighting. Staff expressed concern on the type of lighting and was working toward requiring a
142 different lighting fixture slightly more decorative. Staff distributed a request for a temporary
143 sign and noted the sign ordinance allows for a 12 sq ft sign; however it was the applicants
144 desire to give credit to participating parties, therefore proposing a 32 sq ft sign to be placed in
145 front. Staff suggested given the special nature of the project we should celebrate by allowing
146 more signage. It was reported relative to the lighting and amenities staff was able to make the
147 findings and recommended conditions.
148

149 **Vice-Chairman Creager** arrived at 5:44 PM.
150

151 **Commissioner Coates** noted he was not a commissioner at the time of approval of the shed
152 etc, and noted the conceptual did not truly show what was going on. He felt this was
153 misleading.
154

155 **Director Gallina** replied noting this is why there was a condition requiring the applicant return
156 with a Final Landscape Plan and that is the reason they don't match.
157

158 **Commissioner Kite** stated an elevation drawing is invaluable for him, noting it is hard to see
159 what this will actually look like.
160

161 **Vice-Chairman Creager** recalled previous discussion on access to facilitate passage between
162 the neighboring La Pradera Apartments and the Palisades Apartments so it would not be an
163 island. The intention was this project would somehow be connected to the adjacent property,
164 although noting this might be difficult because of the elevations of land.
165

166 **Erica Sklar**, Calistoga Affordable Housing provided a color landscape plan, and provided an
167 overview of the parking area, the monument sign, large temporary sign, and the trees and
168 plants. She reported Director Gallina had provided specs for lights provided on other local

169 properties and Ms. Sklar saw no problem with a change. In response to comments related to a
170 connection to La Pradera Ms. Sklar agreed this would be a good idea, but found because of
171 the grade change 18-36" between the two properties it could create problems because as soon
172 as you open a gate and put stairs in, ADA requirements i.e. ramps, etc. are triggered. She
173 reported the buildings are close to the property line and they were looking at a fence, not a
174 barrier with retaining wall, ramps, and/or stairs pushing out onto their property. She thought it
175 was as good as they could get between the two properties.

176
177 Erica Sklar provided further update reporting they were pleased to report they have asked for a
178 30 day extension to get loan documents and State approval in place, and they were very close.
179 A representative from the State was coming to the site that Friday. Ultimately every change
180 ripples but they were hoping to have the final Building Permit submittal by Friday.

181
182 **Commissioner Kite** asked if the 18" grade change was closest to Brannan Street.

183
184 **Bob Fiddaman**, Calistoga Affordable Housing, mentioned formation of a limited partnership
185 with Solage, but noted their real project partner is Burbank Housing. He reported Burbank has
186 done dozens of projects and provided detail changes that have substantially improved the
187 project. He noted the timing is running slightly behind to allow financing to close and permits
188 to be finalized, but anticipates progressing about 30 days late, however still hoped to finish the
189 project early.

190
191 **Vice-Chairman Creager** asked if the investors have been determined,

192
193 **Bob Fiddaman** reported the interim financing has been approved, however tax credit financing
194 normally comes in after a project is started.

195
196 **Commissioner Kite** noted connectivity was important and a 36" elevation change was
197 bridgeable and he suggested they would be better off working he thought with La Pradera
198 ahead of time to get connectivity.

199
200 **Bob Fiddaman** agreed and stated they have had some contact with them, but he would like to
201 pursue this to the extent it will be practical and he would not like it to be a condition.

202
203 **Commissioner Kite** agreed he would like to see more attractive lights as per staff
204 recommendation. He noted the monument sign was not attractive or in keeping with small
205 town character, and requested they find something more in keeping because concrete block
206 was not in keeping with the architecture or development.

207
208 **Commissioner Coates** understood the request for more attractive low lighting, but noted it is
209 more often than not vandalized, so he suggested the lighting be elevated high enough to avoid
210 vandalism.

211
212 **Director Gallina** noted the proposal included lighting, bollards and parking lot lights 14' in
213 height.

214 **Chairman Manfredi** noted he had no problem with the large construction sign or the
215 monument sign, but noted it should be durable and non obtrusive. He suggested maybe there
216 should be some shrubs around the monument sign.

217
218 **Bob Fiddaman** stated it is a high quality sign and not inexpensive. He requested any further
219 review of the sign be placed in the hands of the Planning Director.

220
221 **Commissioner Kite** suggested the sign could be improved with a different lettering font or
222 added frame element.

223
224 **Vice-Chairman Creager** noted colored concrete can also take the edge off of a concrete sign
225 and suggested the color be something that compliments the building. He further encouraged
226 Calistoga Affordable Housing pursue an agreement for connection with La Pradera. He further
227 commended Staff and Calistoga Affordable Housing, noting it was a success story to be proud
228 of.

229
230 There was motion by **Commissioner Kite**, seconded by **Commissioner Coates** to adopt
231 Resolution PC 2008-11 approving Conditions 4 and 5 of PC Resolution 2006-10 for Design
232 Review (DR 2004-15) and Condition 23 of City Council Resolution 2004-109 for Use Permit
233 (UP 2004-16), for the construction of a 24-unit workforce housing apartment complex by
234 Calistoga Affordable Housing, Inc. on a 1.13 acre parcel adjacent to the Solage Spa & Resort
235 Project located at 40 and 42 Brannan Street within the Planned Development PD 2003-1
236 Palisades Resort & Spa Zoning District, based on the findings presented in the Staff Report
237 and subject to conditions of approval as discussed. **Motion carried: 5-0-0-0.**

238
239 **3. ZO 2007-05.** Consideration of an Ordinance, initiated by the City of Calistoga, amending
240 the Calistoga Municipal Code (Title 17 Zoning) to add Sexually Oriented Retail Businesses as
241 a conditionally permitted use within the "DC" Downtown Commercial and "CC" Community
242 Commercial Zoning Districts, and adding appropriate definitions and specific regulations to the
243 Zoning Ordinance. This proposed action is exempt from the California Environmental Quality
244 Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. *(This item was continued*
245 *from the Planning Commission regular meeting of January 23, 2008.)*

246
247 **Director Gallina** requested the Commission indulge staff and continue this item to April 09,
248 2008, to allow for continued discussion with City Counsel.

249
250 There was motion by **Chairman Manfredi**, seconded by **Vice-Chairman Creager** to continue
251 Zoning Ordinance Amendment ZO 2007-05 to the regular Planning Commission meeting of
252 April 09, 2008. **Motion carried: 5-0-0-0.**

253
254 **F. MATTERS INITIATED BY COMMISSIONERS**

255
256 **Vice-Chairman Creager** and **Commissioner Bush** indicated the idea to stucco the entire
257 building was a result of discussion initiated by the community.

258

259 **Commissioner Kite** advised he has noticed unsightly displaying of tarps on multiple balconies
260 at the apartments at the far end of Washington Street and requested it be investigated.

261
262 **Commissioner Coates** agreed noting this is also a fire issue because of the obvious use of
263 this space for storage.

264
265 **Director Gallina** reported she will direct staff to investigate and send a letter to the property
266 owner(s).

267
268 **Commissioner Kite** inquired as to the status of the old hospital property, noting multiple
269 rumors of what is going to be developed there. He asked what the developer's plans were and
270 what has actually been approved.

271
272 **Director Gallina** provided a brief update of approvals, reporting there is an existing
273 Memorandum of Understanding authorizing the Developer to present a proposal of up to 25
274 units. Discussions with owner Neil Schafer indicates an application will be brought forward by
275 the applicant in the spring.

276
277 **Commissioner Kite** asked if 25 units have been approved or the concept for the applicant to
278 apply for those units have been approved.

279
280 **Director Gallina** reported the applicant will need to come forward with applications for a
281 Rezone, General Plan amendment, Conditional Use Permit, etc and all these elements will
282 need to come for review and approval by the Planning Commission.

283
284 **G. DIRECTOR'S COMMENTS/PROJECT STATUS**

285
286 **Planning Secretary Guill** announced the City Council will be reviewing a presentation of the
287 new City of Calistoga Web page design during their next regular meeting just prior to the new
288 web pages going live the following day. Ms. Guill encouraged the Commissioners to go out to
289 the new site and stated she looked forward to comment on the new informative Planning and
290 Building pages, forms, etc.

291
292 **Director Gallina** referenced a Strategic Transportation Plan, reporting County is creating a
293 transportation plan to be able to apply for funding. This process started last summer with
294 public meetings and identifying additions to this plan. Director Gallina reported she sits on the
295 Committee as well as Dieter Deiss and public review of strategies incorporated into the plan
296 will be provided during meetings scheduled in the month of March and on April 2 the meeting
297 will be held in Calistoga in the Community Center. She encouraged everyone to attend and
298 pass this information along.

299
300 **H. ADJOURNMENT**

301 There was motion by **Vice-Chairman Creager**, seconded by **Commissioner Kite** to adjourn
302 the meeting. **Motion carried: 5-0-0-0.** The meeting adjourned at 6:31 PM.

303

304 The next regular meeting of the Planning Commission is scheduled for Wednesday, March 12,
305 2008 at 5:30 PM.

306

307

308

309 _____
Kathleen Guill,
310 Secretary to the Planning Commission

311