

**CITY OF CALISTOGA
PLANNING COMMISSION**

REGULAR MEETING MINUTES

**Wednesday, February 27, 2008
5:30 p.m.**

**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 5:42 PM.

3
4 **Present:** Chairman Jeff Manfredi, Vice-Chairman Clayton Creager, Commissioners Carol Bush,
5 Paul Coates, and Nicholas Kite. Staff Present: Charlene Gallina, Planning and Building Director,
6 Ken Mac Nab, Senior Planner, Dan Takasugi, Director of Public Works, and Kathleen Guill,
7 Planning Commission Secretary.

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9 **B. PUBLIC COMMENTS**

10 None.

11
12 **C. ADOPTION OF MEETING AGENDA**

13 There was motion by **Vice-Chairman Creager**, seconded by **Commissioner Kite** to approve the
14 agenda as presented. **Motion carried: 5-0-0-0.**

15
16 **D. CONSENT CALENDAR**

- 17 1. Planning Commission Minutes of the regular meeting of January 09, 2008.
18 2. Planning Commission Minutes of the regular meeting of January 23, 2008.

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20 There was motion by **Commissioner Coates**, seconded by **Vice-Chairman Creager** to approve
21 the Consent Calendar as provided. **Motion carried: 5-0-0-0.**

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23 **E. TOUR OF INSPECTION**

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25 **F. COMMUNICATIONS/CORRESPONDENCE**

26
27 **G. NEW BUSINESS**

- 28 1. City of Calistoga's Sewer Capacity for New Development, presentation by Dan Takasugi,
29 Director of Public Works/City Engineer.

30
31 **Director Takasugi** stated the topic of Calistoga's sewer capacity came about during recent
32 review of the Terrano of Napa project and at that time there was a request for a presentation to be
33 scheduled for an upcoming Commission agenda. He further reported the availability of Warren
34 Schenstrom in attendance in the event of additional questions following his presentation. Director
35 Takasugi provided the following highlights:

- 36 • He provided capacity percentages and stated in terms of sewer treatment capacity the
37 treatment capacity was above current limits and doing very well. He contributed this to good
38 management and monitoring.
- 39 • There have not been any violations since the plant renovations in 2003.
- 40 • During normal flow conditions there has not been any sewer conveyance problems.
- 41 • He reported the City has spent \$200,000.00 fixing old sewer lines and overlay pavements with
42 the ongoing utility project.
- 43 • There have been significant lift station improvements, referencing the new Palisades lift station
44 conveyance improvement.
- 45 • There is a pending lift station improvement that will be provided relative to the Pestoni
46 Subdivision project;
- 47 • and he anticipated a number of sewer improvements with other development of any
48 substantial size, when there is an appropriate nexus to the project.

49
50 **Director Takasugi** stated only once during a storm with heavy rains there was a conveyance over
51 flow problem and they are studying and looking at ways to address inflow problem by taking
52 videos to observe the issue. Infiltration is occurring throughout the old sewer mains and heading
53 up to individual residences. He noted the average for cities in California is 4-5 average sewer
54 overflow events per municipality and Calistoga has experienced one occurrence during the storm
55 of 2005.

56
57 In conclusion Director Takasugi reported on the effluent discharge, noting we strive to discharge
58 at a 10-1 ratio and advised there were no permanent violations on discharge. With tertiary
59 effluent we strive to irrigate as much as possible spraying fields at the "Fair Grounds golf course".
60 He further noted a Wastewater Plan was in preparation.

61
62 **Commissioner Kite** acknowledged the reported 35% extra capacity, and asked how long that will
63 last us.

64
65 **Director Takasugi** reported that would require additional calculation; however the calculations
66 reported this evening were based on estimated growth and took into consideration two additional
67 development agreements and Growth Management allocations through 2008.

68
69 **Commissioner Kite** asked how long it would be before the next improvements would be required
70 i.e. capital cost in common units for capacity and operating units, he also wondered how we
71 compare with similar jurisdictions.

72
73 **Director Takasugi** reported they currently haven't taken that benchmark comparison to
74 neighboring cities, although he would admit our rates are higher than average due to the debt
75 service on the treatment plant.

76
77 **Commissioner Kite** encouraged taking benchmarks and comparing them with other cities.

78
79 **Vice-Chairman Creager** noted a comparison would be useful per capita, with like cities. Further
80 asking if the Department will be developing a map where I & I occur to identify the highest risk
81 locations.

82

83 **Director Takasugi** stated they were looking at segregating the City for assessment.

84

85 **Commissioner Coates** asked if the City has a plan to implement or encourage reclaimed water
86 to other users, possibly to encourage residential reclaimed water.

87

88 **Director Takasugi** the Vineyard Oaks project was out of range for extending, but they were
89 working toward a wastewater strategic study to look at where we can efficiently extend new
90 mains.

91

92 **Vice-Chairman Creager** asked about the issue of monitoring the boron concentrations and asked
93 if it is holding steady.

94

95 **Warren Schenstrom** reported they were not actively pursuing such a study because typically it
96 runs 3-4 parts. He further wanted to advise the City is promoting reclaimed water use, and have
97 targeted two potential projects (Helmer property project and Calistoga Mineral Water).

98

99 **Vice-Chairman Creager** reported new root stock on Boron tolerant plants noting the question
100 ishow much builds up in the soil.

101

102 **Chairman Manfredi** asked for a brief update on the Solage Resort lift station.

103

104 **Director Takasugi** reported the lift station was in service and operates very well, with an
105 expected improvement in conveyance capacity.

106

107 **H. PUBLIC HEARINGS**

108

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

119

120 **Commission Coates** recused himself from discussion due to a potential conflict of interest.

121

122 **Senior Planner Mac Nab** introduced Chris Ford of C-3 Design Alliance and provided a brief
123 overview of Fire Station No. 1 including a review of the lot size and advisement there would be no
124 changes to the existing public parking lot. He reported preparation of two studies evaluating the
125 safety and functional needs and based on those studies a determination was made that
126 rehabilitation was needed. He reviewed the receipt of grant monies for the reconfiguration of
127 space noting a proposed space expansion of 25% of square footage which triggered the required
128 conditional use permit and design review by the Planning Commission.

129

130 **Chris Ford**, President of C-3 Design Alliance provided a brief business background and advised
131 they were hired in 2003 to provide initial studies. Then a pause occurred while the City was
132 seeking grant opportunities. He reported the project included seismic retrofit and additional
133 changes to incorporate Title 24 requirements from the 1960's to the 2000's, plus they included
134 some internal changes to make the layout more functional. Initial programming needs were
135 reviewed by the former Fire Chief and then more recently they have met with Chief Campbell to
136 assure they were still on track, to move toward and complete a more precise design. The goals
137 included:

- 138 • Establishing a new front door/lobby, visible from corner of Washington and Lincoln, to bring out
139 "Old Betsy", for display of history and character.
- 140 • An expansion in back, now known as Kortum Hall, facing West;
- 141 • looking at a functional plan, adding public restrooms, moving the door to the back, and
142 creating a new face for the community that was now designed to seismic standards.
- 143 • Take areas expansion front and back and unify the design by adding trellis,
- 144 • make Kortum Hall more accessible; and
- 145 • Remain cost effective.

146
147 Presentation tools included a physical model, early design studies, and an animated model
148 walkthrough provided by colleague Bret Hirsch giving an overview including material color boards
149 of the Oat Meal Stucco, reporting the desire to keep the building in tact as much as possible.
150 Floor plan elements were available as well.

151
152 **Vice-Chairman Creager** acknowledged their reported experience in redevelopment of Fire
153 Stations and asked if in their opinion they concluded there is a lot there to be saved.

154
155 **Chris Ford** reported their first consideration was to assure the apparatus would fit, and
156 determining they were comfortable with the basic layout, the design was more of a public face.

157
158 **Vice-Chairman Creager** stated the historic display was a really nice feature and then inquired if
159 there was any thought given to utilizing the incredible solar exposure. He also asked if there were
160 any grants to emergency response buildings available that would help cover costs for solar roofs.

161
162 **Chris Ford**, reported the County of Marin, utilized a PG & E rebate.

163
164 **Director Takasugi** stated they could look into that, but right now the financing and grant had no
165 head room in the budget. Staff will be looking at energy efficient options and they could review
166 the magnitude of such a cost.

167
168 **Vice-Chairman Creager** suggested consideration because of the potential benefit in terms of
169 energy supply during emergencies.

170
171 **Chris Ford** suggested they could at least look at putting in the conduit ready for future solar use
172 with no design change.

173
174 **Commissioner Bush** asked if it would be possible to stucco the old slump stone to make the
175 walls more uniform.

176

177 **Chris Ford** reported a fake wall would need to be made over the block to make it flat and then
178 stucco, so yes it was technically possible to make the structure entirely stucco. However he didn't
179 see the value in putting it all together, his thought was there was only a need to create a
180 connection of the two and that was accomplished with the trellis feature.

181
182 **Commissioner Bush** stated the old slump stone with the new stucco gave a choppy appearance
183 with the different textures. She further noted she loved the display area, but shared concern with
184 the difference in the roof lines.

185
186 **Chris Ford** suggested there was a connection with trellising and they could keep the slump stone
187 in tact.

188
189 At 6:29 PM there was an abrupt power failure and all discussion ceased. This was followed by a
190 brief recess. **Chairman Manfredi** reconvened the meeting advising due to the extended power
191 outage and no knowledge of how long the outage may continue the meeting would need to be
192 continued to a later date.

193
194 **I. ADJOURNMENT**

195 There was motion by **Vice-Chairman Creager**, seconded by **Chairman Manfredi** to adjourn the
196 meeting continuing the Public Hearing discussion related to U 2008-01/DR 2008-02.
197 Consideration of Conditional Use Permit and Design Review related to the Calistoga Fire Station
198 No. 1 and all remaining Public Hearings on the agenda to a Special Planning Commission
199 meeting to be held the following Wednesday, March 05, 2008 at 5:00 PM. **Motion carried: 5-0-**
200 **0-0.** The meeting adjourned at 6:42 PM.

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202 The next meeting of the Planning Commission would be a Special Meeting scheduled for
203 Wednesday, March 05, 2008 at 5:00 PM.

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Kathleen Guill,
208 Secretary to the Planning Commission
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