

# Calistoga Building Standards Advisory and Appeals Board

## STAFF REPORT

**TO** Chair Coates and BSAAB Members  
**FROM** Lynn Goldberg, Planning & Building Director  
Brad Cannon, Building Official  
**MEETING DATE** November 3, 2016  
**SUBJECT** Update on Seismic Retrofit Program

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### ITEM

Update on seismic retrofit program for unreinforced masonry buildings

### DISCUSSION

The table below summarizes the status of each URM building as of October 17, 2016.

Property	Tenant(s)	URM location(s)	Retrofit Status
1363 & 1365 Lincoln	Susie's Bar Catch	Front portion of building	Retrofit complete
1367 & 1371 Lincoln	W.H. Smith Wines Up Valley Vintners	No reinforcement	Retrofit complete
1237 Lincoln	Café Pacifico	Stone exterior wall & brick wall around restroom	Building permit issued July 6, 2016; no work to date
1436 & 1440 Lincoln	Hotel d'Amici Restaurant d'Amici	Second story	Building permit issued June 7, 2016; no work to date
1316 & 1320 Lincoln	Youngman Galleries Calistoga Bike Shop	Side walls	Plan check letter #1 sent August 10, 2016
1339 Lincoln	Lincoln Ave. Spa	No reinforcement	Submittal extension approved by BSAAB until June 8 Building posted with Notice of Violation Engineering plans being prepared (at 60%)
1343, 1345, 1347 Lincoln	A Man's Supply Blackbird Domaine Somm	No reinforcement	Submittal extension approved by BSAAB until June 8 Building posted with Notice of Violation Engineering plans being prepared (at 60%)

As noted above, two properties are in full compliance with the URM ordinance, and the City has filed certificates of seismic upgrade completion with the Napa County Recorder.

Building permits have been issued for two other retrofits.

Retrofit plans for the 1316/1320 Lincoln Avenue building have been through one round of plan review. Revised plans addressing the plan check comments have not yet been submitted.

The last two buildings listed in the table are the most challenging to retrofit, as they share a common wall. Furthermore, both appear eligible for the National Register of Historic Places; therefore, the retrofit work must be done in a manner that would not interfere with their potential listing as a significant historic resource.

Staff continues to monitor the progress made on retrofitting the remaining URM buildings and will return to the Board if the requirements of the seismic retrofit ordinance are not complied with by affected property owners.