

MINUTES

CALISTOGA PLANNING COMMISSION

March 22, 2017

A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

None.

D. ADOPTION OF MEETING AGENDA

The meeting agenda of March 22, 2017 was accepted as presented.

E. COMMUNICATIONS/CORRESPONDENCE

A letter from Don Williams was distributed to the Commission regarding Item G.2.

F. CONSENT CALENDAR

1. Minutes for the February 22, 2017 Planning Commission meeting

The minutes were adopted as presented.

G. PUBLIC HEARINGS

1. **RO Repair (UP 2017-3):** Consideration of a use permit application to allow the operation of an automotive and agricultural equipment repair business at 1506 Grant Street

Senior Planner Erik Lundquist presented the staff report. The business provides an important service to the agricultural community. A limited amount of work will occur outside of the building.

In response to a question from **Commissioner Abernathy** about future plans for the property, Mr. Lundquist replied that no formal application had been filed yet with the City. The tenant is aware of the possibility and has a short-term lease. The exact improvements that the business will have to make to address the safety requirements will likely be limited.

Chair Coates opened the public hearing.

Adiran Orozco, applicant, described his business as primarily doing mobile repairs for large agricultural equipment. They have a need for doing work in a sheltered area at times.

In response to questions from **Vice Chair Wilkes**, Mr. Orozco gave examples of the largest vehicles they work on. All of their operations are located at the rear of the building. They do not propose any signage because they are not open to the

public. Mr. Lundquist confirmed that the driveway is large enough to accommodate the vehicles worked on by the business.

Lori Bachman, resident of 1508 Grant and also representing John Manderfeld, is concerned about the proximity of the business to the schools and possible safety problems. Grant Street is heavily traveled by vehicles, pedestrians and cyclists. She is also concerned about noise in proximity to residents.

Rita Squire, co-owner of an adjacent building at 213 Wappo, observed that there are already activities of this type on the site. A very loud pressure washer is being used on a concrete pad and she is concerned about where the runoff goes. She would like to see some baffling on the building to muffle the noise. She asked how noise associated with outside repairs be monitored. She disagrees with staff's finding that there are no sensitive noise receptors in the vicinity. She asked about the length of the use permit's approval. Approval of the application could be precedent-setting for adjoining vacant properties, which could be developed with additional service businesses. She would like to see compliance with several of the conditions of approval immediately, rather than within a longer time frame.

Shawn Paris is an esthetician has a treatment room located on the second floor of the adjoining building on Wappo that directly faces the business. There are other noise-sensitive businesses in her building, such as yoga instructors and massage therapists. This is not an appropriate location for the proposed business due to its loud noise levels. She asked the Commission to consider the impacts on other businesses.

Ed Johnson, owner of the office building at 211 Wappo, has an office on the second floor overlooking the subject property. All of the tenants on the ground floor are customer-serving businesses. He is concerned about fairly-loud noise from equipment and air brakes that affect the value of the building's rents.

Ron Rose, massage therapist in the building at 213 Wappo, is greatly affected by the noise. There is a lot of late afternoon noise from backing vehicles and pressure washing. He is concerned about the business's use of toxic fumes and materials, and air guns. This use is not compatible with his business and clients. The area is becoming a health and healing center.

Mr. Orozco noted that there is a proposed condition of approval that prohibits any on-site washing. There are also two tree companies occupying the property that have trucks, which also contribute to the noise levels. They have been in operation at this location for two years. They are willing to work to muffle noise as much as possible. Also, they don't need to work outside and confine their activities to within the building.

Mr. Lundquist reported that no noise complaints have been received about the business since they have been in operation. He confirmed that pressure washing would be prohibited by the proposed condition of approval. He explained that the use permit would run with the property and would be active as long as this or a similar business was in operation.

Chair Coates closed the public hearing.

In response to questions from **Commission Abernathy**, Mr. Lundquist acknowledged that the maximum noise levels of 80 dBA at the property line, as provided in the General Plan, could be enforced for the business.

In response to a question from **Commissioner Cooper**, Mr. Lundquist acknowledged that there was a long history of unauthorized uses on the property. The City is in frequent contact with the property owner to keep unauthorized uses under control. He wasn't aware that Davey Tree Care Service was operating on the site. The applicant was unaware that a use permit was needed for his business and promptly filed an application when he was informed of the requirement to obtain such a permit.

Commissioner McNair observed that it appears that the three tenants on the property are all contributing to noise. Neighbors need to contact the City with concerns or they won't know about it. The General Plan and Zoning Code allows the proposed uses.

Commissioner Abernathy believes that the existing noise limitation of 80 dBA is being exceeded. Mr. Lundquist suggests incorporating this limitation as a condition of the use permit.

Vice Chair Wilkes wonders how the requirement could be imposed on one tenant. It seems to be noises from the outdoor activities that are a concern, and it appears that the applicant is willing to confine repair activities to indoors. It is difficult to address back-up bell noises from trucks. Welding and cutting are not noisy operations. He supports the proposed 80 dBA limitation at the property line. The business has been in operation for several years, and the City operates on a complaint-driven basis. Any use permit is revocable if its conditions are not complied with, so complaints are one way for the City to know of violations. He doesn't think that the statutory requirements contained in the conditions of approval can be expedited; standards and criteria for hazardous materials have to be met or the business cannot operate. Mr. Lundquist acknowledged that it would be challenging to monitor the noise associated with the business alone, but it could be investigated.

Commissioner Cooper noted that now that the City is aware of the business, it can take steps to mitigate the noise associated with it. He supports the use permit application.

Chair Coates observed that the applicant is willing to take steps, such as installing insulation, to help address noise concerns. It sounds like there are other businesses on the property with lots of related truck traffic that do not have approval to be operating there. Staff needs to investigate these uses and determine whether they are legally allowed to operate at this location.

A motion by **Commissioner McNair** and seconded by **Commissioner Cooper** to adopt a resolution allowing the operation of an automotive and agricultural equipment repair business at 1506 Grant Street, with the following added conditions: 1) In the event of substantiated ongoing noise complaints related to

the operation, the Planning and Building Department shall determine if noise is being generated in excess of 80 decibels at the property line. If so, a public hearing shall be held before the Planning Commission to consider modifying the conditions of the use permit to address noise-related issues, and 2) Within 60 days of approval, sound-attenuating materials shall be installed along the interior of the east facing wall subject to the review and approval of the Planning and Building Department, was approved unanimously.

2. **Sunburst Restaurant and Guest Rooms (UP 2017-4 & DR 2017-3):** Consideration of use permit and design review applications to allow 1) demolition of the former restaurant building and 2) replacement with a two-story structure with a restaurant on the ground floor and 12 guest units above located at 1880 Lincoln Avenue

Mr. Lundquist presented the staff report.

Vice Chair Wilkes reported that at the request of staff and on behalf of the City, he was involved in discussions about the massing and three-dimensional aspects of the building early in the design process.

Chair Coates opened the public hearing.

Christian Strobel, one of the project's owners, reviewed the project and the design considerations that went into it. They originally planned to retain the existing building, but decided that it wasn't practical due to its deteriorated condition and that the proposed replacement building would improve the appearance of the property. Scaling up the existing lodging rooms' design to two-story would have appeared too boxy, so the proposed design breaks up the roof line and massing. They've tried to keep some of the older character by using board and batten siding, and a narrow corrugated metal roof. They deliberately decided not to mimic the design of the existing buildings because they are not attractive; however, the existing roof angles are reflected in the design. He believes the concerns raised in Mr. Williams' letter will be addressed by the project design as far as possible. They will cover the exterior lights so that they project downward. Those will be installed with the landscaping improvements. He agrees with staff's recommendation to maintain the northernmost driveway. The southernmost driveway will be closed to simplify project access and minimize crossing points over the pathway that will be constructed across the frontage.

In response to a question from **Vice Chair Wilkes**, the applicant confirmed that samples of the project's actual colors and materials will be provided with the building permit application.

Jarrod Denton, Signum Architecture, provided additional details of the project design, including exterior materials and lighting. It will be possible to view through the building to the pool area, which will be more engaging for the public than the existing building. The design will be an appropriate transition to the nearby agricultural area.

Don Williams, 59 View Road, can see the property from his home and appreciates the owners' efforts to keep the lighting subdued. He likes the simple and clean design lines of the existing motor court. It reflects the authentic style of that period, contrasted with what people think Napa Valley architecture should look like. The proposed building design isn't offensive, but it doesn't have the same authenticity. He researched two-story motor court designs, and none have wood, which is a contemporary feature. The siding on the mid-century designs was always horizontal, which conflicts with the proposed vertical siding. He would like to see simpler and cleaner lines on the building. The barn door and stained siding is clearly incompatible with the mid-century look.

Christian Strobel agrees with some of Mr. Williams' points; he loves the motor court look, too. However, he believes the proposed design features are appropriate. He disagrees that the existing building is attractive and thinks that it gives a very closed appearance to the public.

Chair Coates closed the public hearing.

Vice Chair Wilkes agrees that some of the proposed materials and elements of the building's design are not authentic to the motor court design; however, the intent is to morph into a more-contemporary spa/lodging facility. The proposed design is successful in presenting a primarily one-story appearance to the street. The scale is very close to what the rest of the facility is. He's very comfortable with the massing. Calistoga is extremely eclectic in terms of design. He would not want a 1940s-era building recreated on the site.

Commissioner McNair is a bit disappointed that the existing mid-century building will be replaced with a contemporary ranch-style building, but thinks the proposed design is very well-done and incorporates what is becoming known as Napa Valley style. She has no problems with the massing and can't fault the owners for wanting to modernize and construct what works best for them in the future. She is somewhat concerned about the use of repetitive square windows, which gives it a bit of a garage look, but that appearance will be addressed by the materials and colors, and the low-slung design. She noted that even lighting compliant with Dark Sky standards can be very bright.

Commissioner Cooper thinks the design brings the whole property into balance and will provide a much-needed improvement to this entrance to town and to the property.

Chair Coates agrees that the existing building is unattractive and that the proposed replacement is an improvement. Controlling exterior lighting is very important to minimize impacts on neighbors.

A motion by **Vice Chair Wilkes** and seconded by **Commissioner Cooper** to adopt a resolution approving Use Permit 2017-4 and Design Review 2017-3 at 1880 Lincoln Avenue was approved unanimously.

H. MATTERS INITIATED BY COMMISSIONERS

None

I. DIRECTOR REPORT

Ms. Goldberg advised the Commission that it appeared the City Council intended to follow its recommendation to allow the outdoor cultivation of up to two marijuana plants per household.

J. ADJOURNMENT

The meeting was adjourned at 6:52 p.m.



Lynn Goldberg, Secretary