



**LOCATION MAP**





August 4, 2017

Erik Lunquist

City of Calistoga

Planning & Building Department

RECEIVED

AUG - 4 2017

Re: Veranda Project

CITY OF CALISTOGA

Dear Mr. Lundquist:

MF Calistoga LLC, OH Child LLC and 1504 Lincoln LLC request to enter a Development Agreement with the City of Calistoga for the proposed Veranda Hotel and Apartments development. If you need any further information please contact Daniel Merchant.

Thank you

Sincerely,

Daniel Merchant

## MINUTES EXCERPT

### CALISTOGA PLANNING COMMISSION

September 14, 2011

#### A. ROLL CALL

Commissioners Present: Chairman Jeff Manfredi, Vice-Chairman Paul Coates, Commissioners Nicholas Kite, Carol Bush and Matthew Moye. Absent: None. Staff Present: Ken MacNab, Planning and Building Manager, Erik Lundquist, Senior Planner and Amanda Davis, Planning Commission Secretary.

#### H. PUBLIC HEARINGS

1. **Conceptual Design Review CDR 2011-03** for the development of the former gliderport located at 1522 Lincoln Avenue with Hotel Veranda, including 162 guest rooms, a 3,000-square foot event barn, swimming pools, parking areas and other related site and landscaping improvements.

**Commissioner Coates** left the dais.

**Senior Planner Lundquist** provided information on prior uses of the properties, including a gliderport, and an overview of the proposed improvements. A conceptual plan for the site was favorably reviewed in 2005. Staff believes the project would provide many benefits to the community.

**Paul Coates**, 1710 Reynard Lane, thanked staff for their guidance in developing the conceptual plan.

**John Merchant**, 1712 Lincoln Avenue, presented the project's conceptual design drawings.

**Lisa Holt**, 1815 Yountville Cross Road, provided details on the conceptual design materials.

**Mark Wilkinson**, 1507 Lincoln Avenue, representing the owners of Doctor Wilkinson's Hot Springs Resort, is not opposed to development of the property. However, they are concerned about the proposed three-story building near the street.

**Doug Cook**, Brannan Cottage Inn, 109 Wapoo Avenue, is generally in support of the conceptual project. He is a bit concerned about the mass of a single building. Some conflicting information has been presented about the proposed use of geothermal water and he would like clarification. Regarding environmental review, he believes that impacts related to view preservation and to light and glare should be evaluated. He'd also like more information on how this project would interact with the Indian Springs facilities.

**Amy Hayes**, 466 Devlin Road, Napa, thinks the conceptual plans are stunningly beautiful. She wonders if it's going to be a LEED-certified project. The project would bring money and jobs to the community.

**Paul Noblick**, 1219 Cedar, likes everything about the project except the overall look. He would like to see something that is softer and not as tall. He suggests spreading the rooms over a greater area so that they could be two-story, similar to other local hotels.

**Norma Tofanelli**, 1001 Dunaweal Lane, dislikes the three-story height because it will shut off the view of the mountains and negatively affect Calistoga's ambience. She is also concerned about the adequacy of the City's water supply for the project.

In response to a question from **Commissioner Kite**, **John Merchant** explained their vision for the Fair Way extension, including a paved street, parking and street trees. He would like for it to jog over and continue along the railroad right-of-way, as planned by the City.

**Chairman Manfredi** would support a one-way street for the Fair Way extension because left turns onto Lincoln Avenue would be difficult, as well as connections to other streets that connect to lower Washington Street.

**Commissioner Moye** agrees that connectivity issues need to be studied.

**John Merchant** explained that trees with a tall mature height will be planted in front of the three-story building and it would step back with balconies. He wants to maintain the rear 20 acres of the property in open space because of protected species and potential problems with Fish and Wildlife. Development is only contemplated on the front five or six acres. He plans to put water back on the property.

**Paul Coates** demonstrated how the three-story façade would be broken up to reduce its apparent height. The roof will be set back from the façade.

**Commissioner Kite** supports the stepped-back design of the building front to reduce visual impacts on Lincoln Avenue. It's a very inclusive design that embraces the downtown. He would like to see traffic-calming treatments of the street, such as landscaping and large center islands.

**Commissioner Moye** supports moving forward with the project.

**Chairman Manfredi** is not concerned with the three-story height because of the tree line and the openness of the stepped-back building design. This would be a good use of the property and balances with open space preservation. He supports rezoning the property to Planned Development in order to simplify a complicated process; the other commissioners concurred.