



City of Calistoga  
Planning Commission  
**Agenda Item Summary**

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**DATE**

March 14, 2017

**ITEM**

**Draft Minutes of December 13, 2017 Meeting**

**RECOMMENDATION**

Approve minutes with any necessary changes

# MINUTES

## CALISTOGA PLANNING COMMISSION

December 13, 2017

### A. ROLL CALL

1 Commissioners present: Chair Paul Coates, Vice Chair Tim Wilkes, Alissa McNair,  
2 Scott Cooper, Walter Abernathy. Absent: None. Staff present: Planning and Building  
3 Director Lynn Goldberg, Public Works Director Mike Kirn.

### 4 B. PLEDGE OF ALLEGIANCE

### 5 C. PUBLIC COMMENTS

6 Mayor Canning expressed his appreciation for the Commission's service and for the  
7 willingness of Commissioners Wilkes, McNair and Abernathy to be re-appointed for  
8 another term.

### 9 D. ADOPTION OF MEETING AGENDA

10 The meeting agenda of December 13, 2017 was accepted as presented.

### 11 E. COMMUNICATIONS/CORRESPONDENCE

12 None

### 13 F. CONSENT CALENDAR

#### 14 1. Minutes for the November 8, 2017 Planning Commission meeting

15 The minutes were adopted as presented.

#### 16 2. 2018 Meeting Schedule Approval: Approval of 2018 Planning Commission 17 meeting schedule

18 The 2018 meeting schedule was approved.

### 19 G. PUBLIC HEARING

#### 20 1. Calistoga Vista Use Permit UP 2017-8, Design Review DR 2017-6, Tentative 21 Map TM 2017-1: Consideration of use permit, design review and subdivision 22 applications, and a request for a density bonus and affordable housing 23 concession/incentive for the construction of 50 condominiums and related 24 improvements at 1408 & 1506 Grant Street (APNs 011-101-001, 011-101-009)

25 Applicants **Bob Massaro** and **Beth Farley** of Healthy Buildings Design Group,  
26 and **Sandra Reed**, ZAC Landscape Architects, presented the proposed project,  
27 providing an overview of its site, architectural and landscape design, as well as  
28 its "green" features that will include graywater re-use and solar panels. They plan  
29 to repurpose as much of the clear-heart redwood from the site's existing  
30 warehouse as possible.

31 Planning and Building Director Lynn Goldberg presented the staff report and  
32 explained the requested density bonus and affordable housing concession, as

33 well as the reduced parking allowed by state law. She confirmed the project's  
34 consistency with the Calistoga General Plan, Zoning Code, Multi-Family Design  
35 Guidelines and Council Goals and Objectives, and explained the basis for the  
36 recommended CEQA Categorical Exemption. She recommended approval of the  
37 use permit and design review applications, and that the Commission recommend  
38 approval of the tentative map to the City Council. She also recommended that  
39 draft condition of approval No. 6 of Resolution 2017-20 be amended to include a  
40 prohibition on rentals of less than 30 continuous days in the project's CC&Rs.

41 In response to questions and comments from **Vice Chair Wilkes**, Mr. Massaro  
42 explained that the LEED Platinum certification would greatly exceed the green  
43 building standards required by the California Building and Energy Codes. The  
44 project's graywater will be stored underground. He committed to providing as  
45 many secured, covered bicycle storage spaces as possible in order to minimize  
46 theft and maintain an attractive appearance for the project. There will be an on-  
47 site project manager. Ms. Reed acknowledged that because the buildings are  
48 located close to the driveways, there isn't an opportunity for the planting of trees  
49 alongside the buildings. However, this is because the design is intended to  
50 maximize the common courtyard area. She described how the entrances to each  
51 stairwell will be uniquely identified with landscaping.

52 **Commissioner Cooper** appreciates the thought that was put into the project and  
53 the anticipated moderate levels of rents and purchase prices. The project will be  
54 a fantastic addition to the city.

55 **Commissioner McNair** appreciates the fact that additional vehicle and bicycle  
56 parking will be provided above the minimum required, which will help make the  
57 project more successful locally. The design does an admirable job of minimizing  
58 potential impacts on the vacant parcel to the north by providing a larger setback  
59 than required and stepping a portion of the northernmost building down to two  
60 stories. She is looking forward to the project and it makes a lot of sense for  
61 Calistoga as a whole. She acknowledged that the applicants have successfully  
62 constructed similar projects.

63 In response to concerns by **Commissioner McNair** regarding possible impacts  
64 on neighboring properties from overflows from the bio-swales on the project  
65 periphery, Mr. Massaro explained that they would be engineered to allow rain to  
66 percolate through special soils and plants to a pipe, and conveyed to the city  
67 storm drain system. They have successfully used this design in other projects.  
68 Ms. Farley confirmed that they are aware that post-construction runoff cannot  
69 exceed current runoff.

70 **Chair Coates** is happy that more parking will be provided than the minimum,  
71 since parking supply is a big concern in town, and that there is a proactive  
72 approach to reducing car use. He loves the project.

73 In response to questions by **Chair Coates**, Ms. Farley explained that two of the  
74 units will be fully ADA-accessible and many will be ADA-adaptable, as required  
75 by state law.

76 **Chair Coates** opened the public hearing. Ms. Goldberg noted that a letter had  
77 been received about the project from Bill and Rita Squire. **Chair Coates** directed  
78 staff to respond to the letter's questions and comments in writing and closed the  
79 public hearing.

80 **Commissioner Abernathy** recognized the property owners and his family for  
81 bringing forward such a sensitive, thoughtful and needed project.

82 **Vice Chair Wilkes** also acknowledged the property owners for presenting a  
83 project that pointedly responds to local needs. He fully supports the project and  
84 thinks it will be a spectacular addition to the community.

85 A motion by **Vice Chair Wilkes** and seconded by **Commissioner Cooper** to  
86 adopt Resolution 2017-18 approving Use Permit 2017-8 and Design Review DR  
87 2017-6 to allow a 50-unit condominium project at 1408 and 1506 Grant Street  
88 was approved unanimously.

89 A motion by **Commissioner Cooper** and seconded by **Chair Coates** to adopt  
90 Resolution 2017-19 approving a density bonus and affordable housing  
91 concession/incentive for the Calistoga Vista Project was approved unanimously.

92 A motion by **Commissioner Abernathy** and seconded by **Vice Chair Wilkes** to  
93 adopt Resolution 2017-20 recommending approval of Tentative Map TM 2017-1  
94 to the City Council, with the suggested amendment to condition of approval No.  
95 6, was approved unanimously.

## 96 H. GENERAL GOVERNMENT

### 97 1. **Wayfinding Sign Program:** Consideration of proposed Wayfinding Sign 98 Program

99 Director Goldberg presented an overview of the proposed wayfinding sign  
100 program and asked for Commission feedback on the designs.

101 **Commissioner McNair** recognizes the need for the signs but would like to see  
102 them used sparingly, since it's a small town. She prefers the stacked design with  
103 two separate layers, and doesn't think adding a colored border to the left-hand  
104 edge of the signs is necessary.

105 **Commissioner Cooper** thinks the off-set design is a little awkward. He prefers  
106 the two-panel design and suggests making the signs even more three-  
107 dimensional by inserting one-inch spacers between the panels. Overall, he loves  
108 the idea of the program; he frequently sees pedestrians looking at the downtown  
109 directory signs.

110 **Chair Coates** agrees with Commissioner McNair's comments. He likes the  
111 design.

112 **Vice Chair Wilkes** also concurs with Commissioner McNair's comments. He  
113 particularly likes the incorporation of the squiggle pattern at the top, because  
114 once someone reads a directional sign, they'll recognize the other signs as such.  
115 He has no problem with the number of signs, since there are always parades of  
116 people on his street looking for the fairgrounds.

117 In response to a question by **Commissioner Abernathy**, Ms. Goldberg assured  
118 him that the historic "Calistoga" sign with the arrow at the Lincoln and Foothill  
119 intersection would not be removed.

120 **I. MATTERS INITIATED BY COMMISSIONERS**

121 Chair Coates thanked and congratulated Commissioners Wilkes, McNair and  
122 Abernathy on their re-appointment to the Commission, and wished everyone happy  
123 holidays.

124 **J. DIRECTOR REPORT**

125 None.

126 **K. ADJOURNMENT**

127 The meeting adjourned at 7:01 p.m.

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Lynn Goldberg, Secretary