

MINUTES

CALISTOGA PLANNING COMMISSION

December 13, 2017

A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

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

D. ADOPTION OF MEETING AGENDA

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

E. COMMUNICATIONS/CORRESPONDENCE

None

F. CONSENT CALENDAR

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

The minutes were adopted as presented.

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

The 2018 meeting schedule was approved.

G. PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. GENERAL GOVERNMENT

1. **Wayfinding Sign Program:** Consideration of proposed Wayfinding Sign Program

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

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

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

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

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

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

I. MATTERS INITIATED BY COMMISSIONERS


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

J. DIRECTOR REPORT

None.

K. ADJOURNMENT

The meeting adjourned at 7:01 p.m.



Lynn Goldberg, Secretary