



City of Calistoga Planning Commission Agenda Item Summary

DATE	December 9, 2020
ITEM	Crystal Geyser Water Company – Landscaping and Fence Design Modifications
APPLICANT	Crystal Geyser Water Company
PROPERTY ADDRESS	501 Washington Street
ASSESSOR'S PARCEL NO.	011-260-023
GENERAL PLAN DESIGNATION	Light Industrial
ZONING DISTRICT	I: Light Industrial
STAFF CONTACT	Zach Tusinger, Planning & Building Director
POTENTIAL CONFLICT	Commissioner Coates
RECOMMENDATION	Review and approve the fence design modifications as required by PC Resolution 2020-2, Conditions 5 and 6.
SUGGESTED MOTION	"I move that the Planning Commission approve the designs of the modified fencing designs for the Crystal Geyser Phase I project."

CALISTOGA PLANNING COMMISSION
STAFF REPORT

To: Calistoga Planning Commission
From: Zach Tusinger, Planning & Building Director
Meeting Date: December 9, 2020
Subject: **Crystal Geyser Water Company - Review of Updated Fence Designs**

ITEM

1 Review and consider approval of the updated fence designs for the Crystal Geyser
2 Water Company project to be located at 501 Washington Street (APN 011-250-023) in
3 accordance with Planning Commission Resolution 2020-2, Conditions 5 and 6.

KEY ISSUES

- 5 • Sixteen-foot tall redwood and metal louver fence along Camp Drive to screen
6 equipment and tanks was originally approved in February
- 7 • Due to cost and engineering issues, applicant wishes to revise fence plans and
8 use precast panels in place of the redwood

BACKGROUND

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10 On January 22, 2020, the Planning Commission held a public hearing to consider use
11 permit (UP 2019-10) and design review (DR 2019-7) applications for an expansion of
12 the Crystal Geyser Water Company's facility at 501 Washington. After a public hearing
13 the Planning Commission approved the project subject to conditions. Conditions 5 and 6
14 of Planning Commission Resolution 2020-2 require that the project's landscape plan
15 and final fence designs be approved by the Planning Commission. The applicant has
16 submitted landscaping and fence designs and requests that the Planning Commission
17 review and approve them.

LANDSCAPING AND FENCE DESIGNS

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19 The equipment located along Camp Drive is proposed to be screened by a 16-foot
20 fence as required in the project's conditions of approval. As originally designed, the
21 lower 10 feet of the fence would be redwood, with a 6-foot extension above that
22 consists of anodized aluminum louvers. The louvers would be a dark bronze color, and
23 the design would allow for the passage of air through the tallest sections of the fence,
24 provide added visual interest, and still serve as an effective visual screen.

25 Due to cost and constructability issues, the applicant requests to replace the redwood
26 component of the fence/wall with 4" thick architectural precast panels with an artificial
27 stone veneer. An explanation letter as well as updated plans are included as
28 attachments to this report.

29 **ANALYSIS**

30 The proposed landscaping and fencing’s consistency with the City’s plans and policies
31 is evaluated below.

32 Calistoga General Plan

- 33 • Land use designation

34 The General Plan’s Land Use Map designates the project site as Light Industrial. This
35 land use designation is applied to areas in the city where existing industrial uses occur
36 and where industry can be isolated and screened from residential uses. Uses in the
37 industrial area are intended to be designed to minimize conflicts with adjacent areas.
38 The project is consistent with the following land use objectives and policies:

- 39 - Objective LU 1.3: Ensure that commercial and industrial development is
40 designed, located and operated so as to not disturb Calistoga’s quality of life, and
41 approved at a rate and scale that retains Calistoga’s small-town character.
42 - Policy 1.3-2: Commercial and industrial land shall be developed in an
43 environmentally sensitive manner and shall be compatible with any adjacent
44 residential and commercial uses.

- 45 • Character area overlay

46 The General Plan pays particular attention to certain groups of properties to ensure that
47 the values and vision of the community are realized and that Calistoga’s identity as a
48 unique historic small town is preserved by designating them with a character area
49 overlay. The project site is located within the Lower Washington Character Area, an
50 area comprised of a variety of land uses that encompasses properties along
51 Washington Street east of downtown.

52 The project is consistent with the land use and design considerations of this character
53 area overlay by:

- 54 - Development along Washington Street shall provide for streetscape
55 improvements, including installation of street trees and effective traffic calming
56 elements.

57 **ENVIRONMENTAL REVIEW**

58 The approved project was reviewed in accordance with CEQA and the City has
59 determined that CEQA Guidelines Section 15301, the Existing Facilities Exemption
60 applies as the project is for the expansion of an existing facility and the total square
61 footage of the building expansion is well under 10,000 square feet.

62 **RECOMMENDATION**

63 Based on the information and analysis contained in this report, staff recommends that
64 the Planning Commission review and approve, by motion, the modified fence designs.

ATTACHMENTS

1. Planning Commission Resolution 2020-2
2. Request Letter
3. Updated Project Fence Plans