

**CITY OF CALISTOGA
REVISED DRAFT URBAN DESIGN PLAN
PUBLIC WORKSHOP SUMMARY**

**Tuesday June 09, 2009
6:00 p.m.**

City Manager Jim McCann and Planning and Building Director Charlene Gallina

1 INTRODUCTION/PRESENTATION

2
3 **City Manager McCann** opened discussion with a brief history of the process from adoption of
4 the General Plan in 2003-2004, initiation of the UDP process by direction of the City Council
5 which started in 2005. Dozens of early meetings were held with service groups, business
6 groups, and people of common interests. Those meetings were followed with nine public
7 discussion meetings, and then more formal meetings with the Planning Commission and the
8 City Council. There has been lots of comments received and very clear direction provided by
9 the Planning Commission. This presentation directly responds to the recommended changes
10 and comments, and the photos have been removed leaving only text, changes have been
11 tracked within the document showing deletions and expanded ideas. The document is
12 available on line and at the Planning Department. The idea is to have a meeting like this,
13 instead of a formal setting, introduce the ideas and allow time for digestion prior to the June 24,
14 2009 Planning Commission formal public hearing. When discussion is concluded the Planning
15 Commission will formulate a recommendation to send the document forward to the City
16 Council. The City Council will then hold another public hearing on the item, and that will start
17 an implementation process.

18
19 **Kurt Larecou** stated it is vague an asked how the whole UDP topic started.

20
21 **City Manager McCann** noted it was a direction included within our General Plan, our plan
22 addresses minimum requirements and some elements are much more detailed beyond the
23 minimum requirement.

24
25 **Director Gallina** reported copies of the revised draft UDP were available. A printed version is
26 \$20.00, a CD available at \$5.00 and the draft UDP may be found on the web site to download.
27 Minutes from public hearings in the past may also be found on the web. In addition in
28 response to comments provided a meeting has been scheduled to provide a presentation in
29 Spanish with focus on the introduction of the plan, this has also been provided on the web site.
30 The revised draft UDP only includes the maps requiring changes, all other maps will stay as
31 they were.

32
33 **Director Gallina** provided an overview of the introduction, the executive summary and
34 summarized Chapters 2 and 3. She provided an overview of each Character Area, including
35 the creation of the Gliderport Area, and Land Use connectivity. Director Gallina advised the
36 revised UDP recognizes state legislation regarding Green Gas and those changes identified
37 will help us achieve reduction targets.

38
39 **Director Gallina** reported the next step of the process will commence Wednesday at 5:30
40 during the June 24, 2009 Planning Commission meeting, with the Staff Report available on the

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41 City web site no later than June 20, 2009. Once the Planning Commission makes a
42 recommendation it will move forward to the City Council. Staff will forward any recommended
43 changes from the Planning Commission along with the public comment. Production of the final
44 document will commence once the City Council has adopted it. Following the action of the City
45 Council we will develop an implementation plan and identify a work program of projects.

46
47 Questions and comments were provided as follows:
48

49 **Pam Kinzie referenced the implementation plan, noting some public and some private**
50 **section improvements, and asked will the City prioritize private sector improvements.**
51

52 **Director Gallina** stated probably not, it will involve processing amendments in the General
53 Plan as well as the Zoning Ordinance.
54

- 55 • **Kurt Becker asked how the public improvements will be funded.**
56

57 **City Manager McCann** stated there will be a variety of improvements with a number of
58 possible fund sources including grants, local funds, and others. Some may fall into the arena
59 of public improvements over time.
60

- 61 • **Kurt Becker asked why it is called an Urban Design Plan instead of Rural Design**
62 **Plan.**
63

64 **City Manager McCann** stated it is a Planning term, but it can be called whatever name we
65 want.
66

- 67 • **Kurt Becker didn't see anything requiring Green building in the UDP.**
68

69 **City Manager Mc Cann** very good idea, there are lots of different ways to be more
70 environmentally attuned.
71

72 **Director Gallina** reported the introduction talked about Green Building, stating the City is in
73 progress of preparing a local Climate Plan for the City, and in that plan it will be our
74 recommendation to require a Green Building Ordinance with Leed certified requirements. All
75 programs in the UDP will help us meet our target mandated by the State and you will see the
76 link with the Local Climate plan later on this summer.
77

- 78 • **Kurt Larecou, asked how comments from this discussion will be brought forward**
79 **and incorporated into the plan.**
80

81 **Director Gallina** reported the Planning Commissions direction to changes made were
82 provided based on public comment and there will be more opportunity for the Planning
83 Commission and City Council to direct public comments for inclusion in the UDP.
84

- 85 • **Kurt Larecou stated he needed clarification on the plans for the Gliderport area.**

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- 86
87 **Director Gallina** stated we will go forward with the development of the Urban Design Plan to
88 focus on refining what we want in commercial areas, with the General Plan guiding the
89 document. Actual proposed plans for the Gliderport will come from the property owner.
90
- 91 • **Jim Barnes asked if the Merchant family provided input relating to the Gliderport**
92 **category.**
93
- 94 **Director Gallina** reported yes there were various meetings with the Merchant family and their
95 responses to the revisions were positive, however they were not in total agreement with the
96 UDP.
97
- 98 • **David Moon-Wainwright could you outline the areas of agreement and**
99 **disagreement on the Gliderport property.**
100
- 101 **City Manager McCann** noted there was no one from Merchant family in attendance, but they
102 agreed it should be something other than a Gliderport. Mixed use are things their various plan
103 proposals have included, while they were not as accepting of public access and public service.
104
- 105 **Director Gallina** noted the Gliderport area also included property owned by the Fox family.
106
- 107 • **Doug Cook referenced the Gliderport verses Downtown asking why the frontage**
108 **was excluded from the Gliderport and put in downtown, how did the dividing line**
109 **came about.**
110
- 111 **Director Gallina** reported they were seeking the Downtown frontage to reflect things like a
112 visitor center and commercial retail to continue development of downtown. Residential and
113 hotel would be to the back of the Gliderport and outside the downtown area.
114
- 115 • **Don Scott asked why two road extensions were deleted, but the Washington**
116 **Street extension was left in?**
117
- 118 **Director Gallina** noted the General Plan identifies the Washington extension and the Southern
119 crossing. During stakeholder and public meetings we looked at alternatives throughout the
120 meetings, and the southern crossing was dropped.
121
- 122 • **Whitney Fisher reported she had never participated in those discussions.**
123
 - 124 • **Vince Tofanelli referenced the Washington to Dunaweal extension and stated the**
125 **public does not support the Washington Street extension and asked why it was**
126 **still in the Plan.**
127
- 128 **City Manager McCann** noted he was correct the extension remains, and the process has
129 included many, many comments offered, and the reflected changes came through the process
130 as a result of direction of the Planning Commission. With respect to the extension of

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131 Washington, comments have been heard and citizens should continue presenting their
132 opinions. To date the determination is it may be necessary in the future and it was retained as
133 a plan line.

134

- 135 • **Ann Scott asked where the direction was coming from to include the Washington**
136 **to Dunaweal extension, from the Planning Commission or City Council. If it**
137 **because it is in the General Plan she asked what is the process to take it out of**
138 **the General Plan.**

139

140 **City Manager McCann** stated the topic was raised because it is part of the General Plan, but
141 in terms of area wide circulation it is critical. We are looking at overall area circulation and that
142 is its genesis

143

- 144 • **Ann Scott stated she was unsure how it improves circulation.**

145

146 **City Manager McCann** stated he was not a traffic engineer, but he could see a benefit.

147

- 148 • **Ann Scott asked if we had the Police direct traffic at Petrified Forrest and Foothill**
149 **during peak traffic would that be an alternative for improving circulation.**

150

151 **City Manager McCann** reported we are at a very low level of basic circulation at our key
152 intersections and this is an issue. What do we want to do about it, we have confirmed we are
153 not great proponents for widening of our roads; we can alleviate some traffic having more than
154 only one choice. We have an old grid system that allows for extension of roadways.

155

156 **Mayor Jack Gingles** provided comment stating this issue did not come up overnight; it has
157 been looked at since the 1960's and 1970's. It was originally looked at because Eddie
158 Wilkinson asked for it due to safety concerns of only one entrance/exit. He stated this is not a
159 new issue. It has been left in the plan as a safety measure; it is a good idea as far as safety.

160

- 161 • **Pauline Tofanelli noted we are talking about an agricultural preserve area, why**
162 **not put the highway at the sewer pond.**

163

- 164 • **Kurt Larecou stated he believed the primary reason it is still in there is to get an**
165 **artery into the Gliderport area so they don't have to go downtown. Route**
166 **Silverado Trail over an that should be all we need, funneling into main street of**
167 **town. In reference of creating a roadway by the sewer ponds, we don't need**
168 **outfall of our sewage in our Gateway.**

169

- 170 • **Niles Eckerly reiterated Vince Tofanelli asking how the General Plan evolved into**
171 **the Urban Design Plan. There may have been a variety of discussions over the**
172 **years for growth and traffic movement, but maybe things have changed, the City**
173 **should get a perspective before the UDP moves forward.**

174

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175 **City Manager McCann** stated the UDP and the General Plan are not competing documents,
176 they support each other. The General Plan is a general document, with lots of good ideas as a
177 result of 40 plus meetings over several years, requiring lots of involvement and compromise.
178 There are some things that are not finished. The General Plan still needed further study mostly
179 about the center core of the city. Refining the extension of downtown development. The City
180 experienced a long period with wastewater deficiencies, and we have addressed those
181 deficiencies, now we have the ability to develop or redevelop, now we should make sensitive
182 area policies and so when people develop they understand desired intensity, character, design,
183 etc.

- 184
- 185 • **Niles Eckerly asked if we have a plan for adequate sewer and water, and can the**
186 **resources handle growth.**
- 187

188 **City Manager McCann** reported the General Plan responds to elemental growth entertained in
189 concert with what we can provide through a slow growth management policy of 1.35%
190 annually. We have a process regulating growth at a deliberate pace. In order to accommodate
191 this the General Plan says those properties will be developed with land use designations,
192 directing intensity, water, streets, schools, etc. We have designed this system based on
193 population, and improved our facilities and acquired water rights to address that as well.

- 194
- 195 • **Michael Quast asked where is the Community Center supposed to be going?**
- 196

197 **Director Gallina** reported for now it will stay where it is, with a possible future location with
198 Gliderport development.

- 199
- 200 • **Michael Quast noted the Gliderport area describes a state of the art resort, and**
201 **asked what does that mean.**
- 202

203 **Director Gallina** reported a potential five star resort, visitor accommodations, parking and spa
204 facilities, mostly a five star hotel unique to the Valley.

205

206 **City Manager McCann** stated the thinking is there aren't many locations available for new
207 development. Maybe the Gliderport and renovation of the Silver Rose and Calistoga Village
208 Inn which already exist, along with other potential improvement projects at Wilkinson's, the
209 Roman Spa, and Diane Barrett's Spa/Hotel facility. If we entertain a new development it
210 should bring something to the community and fit in our community.

- 211
- 212 • **Michael Quast stated in the General Plan they didn't want to acknowledge**
213 **problems exist, at least now we identify traffic and parking issues exist. However**
214 **it seems responsibility for those improvements will lie on the property owner for**
215 **City improvements. Shouldn't there be some level of responsibility by the City.**
- 216

217 **City Manager McCann** noted the City emphasis recognizes traffic issues and level of service
218 at the intersections. There can be a trade off between character and functionality. The City
219 plays a tremendous role, city involvement, funding of public spaces and trail systems at the

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220 impetus of the city. Today's circulation plan or bike plan improvements occur with
221 development, requiring a nexus as part of the development and sometimes the City provides a
222 credit. This goes back to Mr. Becker's question how do we fund that, and that could be
223 through a grant, bond, or sales tax measures.
224

- 225 • **Michael Quast asked how property owners are to know what portion of the**
226 **improvements are the responsibility of the property owner.**
227

228 **City Manager** reported improvements are not expected to be solely borne by development;
229 however some will be the obligation of the property owner. Streetscapes, frontage
230 improvements should be borne by the owner, but there is a threshold.
231

- 232 • **Michael Quast stated it makes it difficult, there should be a method to determine**
233 **the avenue of risk and with less risk more things can happen.**
234

235 **Part of the document references preserving view sheds; he shared concern for**
236 **the potential to have to look at a water tank on Mt. Washington, disrupting the**
237 **view shed.**
238

239 **City Manager McCann** asked if he was talking about screening things.
240

- 241 • **Michael Quast stated he didn't know where these things are monitored or planned**
242 **for, but thought they should be documented because development should know**
243 **what you are planning.**
244

- 245 • **David Moon Wainwright asked for clarification, noting when the Urban Design**
246 **Plan obtains approval, then the General Plan would have to be amended with**
247 **changes.**
248

249 **Director Gallina** stated that was correct, providing an example of the Community Commercial
250 District, providing guidance to limit the type of uses and then we have to identify those uses.
251

- 252 • **David Moon Wainwright asked if it could be completely stalled at the revisions of**
253 **the General Plan.**
254

255 **Director Gallina** stated we have to understand the big picture and then implement planning
256 changes after buy off on Urban Design Plan by processing amendments.
257

- 258 • **Bob Fiddaman reported Napa County is revising the Housing Element conflicts**
259 **with the General Plan and doing the General Plan Amendments at the same time**
260 **and then it will be done.**
261

- 262 • **Mary Sue Fredianni asked if the UDP is on line, and tried to advise the people on**
263 **Washington Street what is being done.**
264

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265 **Director Gallina** reported is has been on line since May, noticed in the local paper for three
266 weeks, we electronically notify everyone that has registered on the web page “e-notify”, with a
267 reminder also sent out. The portion translated into Spanish is on line and has been distributed
268 and communicated face to face by word of mouth.

- 269
- 270 • **Pam Kinzie** during the last round of hearings Kristin Casey asked for a listing of the
271 changes.
- 272

273 **Director Gallina** reported that was provided in the Planning Commission staff report and is on
274 line.

- 275
- 276 • **Pam Kinzie** asked who owns the property now at the Fairway parking isle.
- 277

278 **Director Gallina** reported the City does.

- 279
- 280 • **Pam Kinzie** noted there is some magnitude of cost for what is proposed and
281 potential obstacles, it seems only fair citizens/developers should have some idea
282 of the financial impact to them.
- 283

- 284 • **Norma Tofanelli** recollected there was information and process requested by the
285 Planning Commission and Nick Kite had appointed himself and Dieter Deiss to
286 help with creating an interactive plan on line. There was also a lot of discussion
287 on how to reach out to the Hispanic community. Maybe it should be looked at
288 closer to improve the outreach public forum in Spanish.
- 289

290 **City Manager McCann** recalled some discussion on how to provide better outreach. A
291 modified versioin in Spanish has been posted on the City web site with access. Providing an
292 entire document like this in Spanish is more challenging.

- 293
- 294 • **Karen Ingalls** suggested we could take flyers door to door to provide some direct
295 communication.
- 296
- 297 • **Mary Sue Fredianni** suggested providing copies at the public library, churches,
298 etc., because we have a lot affecting people that we are not dealing with.
- 299

300 **City Manager McCann** reported receipt of approximately 900 surveys related to the Housing
301 Element Surveys engaging the Hispanic community door to door,

- 302 • **It was recommended the City look at the way the City of Willits is looking at**
303 **sustainability and their Climate Action Plan and prior to development of our plan.**
- 304

305 **City Manager McCann** reported mandates from the State, noting Calistoga is involved along
306 with other jurisdictions working on climate action plans, what can be done to reduce
307 environmental affects. The Community Resources Commission is working on a
308 comprehensive document that is targeted to come out this summer. Things like walkable
309 communities and other stuff will find their way into the General Plan and Municipal Codes.

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- **David Moon Wainwright** asked if **City Planning** is at looking at breaking the agricultural preserve with the **Washington Street** extension.

City Manager McCann answered no, the **City Council** gave precise direction on that some time ago.

- **Dieter Deiss** reported the **NCTPA** published a traffic forecast and suggested perhaps placing a link to that report that answers many of the circulation questions raised this evening.
- **Norma Tofanelli** reported we don't have to reinvent the wheel, look at **City of Willits**, #1 their sustainability is well done. They have done extensive work and have a commitment from their Council. They have solarized their sewer plant, mapped out areas of city gardens, and looked at economy. .

City Manager McCann thanked the audience for coming, and re-announce the Public Hearing will be held at the Planning Commission meeting of June 24, 2009, at 5:30 PM.

The workshop adjourned.

Kathleen Guill,
Administrative Secretary
Planning and Building Department