

City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Ken MacNab, Senior Planner
VIA: Charlene Gallina, Director of Planning & Building
DATE: April 1, 2008
SUBJECT: Renovation of Calistoga Fire Station No. 1

APPROVAL FOR FORWARDING:


James C. McCann, City Manager

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ISSUE: Consideration of a Resolution approving a Conditional Use Permit and Design Review for the seismic retrofit, renovation and expansion of Calistoga Fire Station No. 1 located at 1113 Washington Street.

RECOMMENDATION:

Adopt Resolution.

BACKGROUND/DISCUSSION:

The City of Calistoga proposes to renovate and expand the nearly forty year old 6,100 square foot Fire Station to address functional and health and safety needs. The proposed project involves reconfiguration and remodeling of interior spaces, expansion of the Kortum Hall area, addition of a new front lobby area, architectural enhancements, and improvements addressing seismic conditions, building accessibility and energy efficiency. Please refer to the attached Planning Commission staff report for a thorough discussion of the project's history and pertinent issues.

On February 27, 2008 and March 5, 2008, the Planning Commission held public hearings on the proposed project. The Planning Commission received a presentation on project objectives, design considerations and architecture by the project architect, C3 Design Alliance of San Francisco. The Planning Commission also received supporting testimony from staff and took written and oral comments from the public. At the

25 conclusion of its deliberations, the Planning Commission recommended that the City
26 Council approve Conditional Use Permit and Design Review to allow seismic retrofitting,
27 renovation and expansion of Calistoga Fire Station No. 1.
28

29 Although the Planning Commission found the proposed project to be acceptable there
30 was sentiment among the Commissioners that the design of the project could be
31 improved upon. The Planning Commission included language in its resolution that
32 strongly encourages the City Council to consider incorporating the following changes
33 into the final design of the project:
34

- 35 1. Covering the slump block walls on the east and west building facades with a
36 smooth stucco finish. At a minimum, lattice with green plantings should be
37 installed to screen and soften the slump block walls.
38
- 39 2. Installation of larger windows on the western wall (Lincoln Avenue side) of the
40 apparatus bay.
41
- 42 3. Installation of additional landscaping around the building site.
43
- 44 4. Installation of landscaping improvements in the public parking lot, including
45 additional planter islands and improving views of the Napa River.
46

47 It should also be noted that during its deliberations the Planning Commission inquired
48 about the feasibility of installing solar panels on the rooftop. The Commission was
49 advised that solar panels were not within the scope of the current project but that
50 installation could be possible at a cost.
51

52 Staff is recommending approval of the project as initially proposed. However, it is within
53 the City Council's discretion to direct that any one or all of the changes suggested by
54 the Planning Commission be incorporated into the project. A letter from C3 Design
55 Alliance addressing the work and costs associated with the suggested changes is
56 attached for the Council's review and consideration (Attachment 2). This letter also
57 includes a cost estimate for installing a rooftop photovoltaic (solar panel) system.
58

59 Following City Council approval, the project consultant will move forward with design
60 development and prepare a construction cost estimate for the City's review. Final
61 construction documents will then be prepared and the project will be put out for
62 competitive bidding. It is anticipated that bid documents will be released this summer
63 with the construction contract being awarded in the fall.
64

65 **ENVIRONMENTAL REVIEW:**

66
67 Under the provisions of Section 15301, Existing Facilities, of the State Guidelines for
68 Implementation of the California Environmental Quality Act (CEQA) as stated below,
69 this project is found to be exempt from the environmental review requirements of
70 Chapter 19.10 of the Calistoga Municipal Code, implementing the California
71 Environmental Quality Act of 1970, as amended in that; 1) the project involves alteration
72 and expansion of an existing public facility, 2) additions to the existing facility will not
73 result in an increase of more than 10,000 square feet, 3) the project site is in an area
74 where all public services and facilities are available to allow for maximum development
75 permissible in the General Plan, and 4) the area in which the project is located is not
76 environmentally sensitive.

77
78 **FISCAL IMPACT:**

79
80 The current project budget estimate for both the seismic retrofit and the rehabilitation is
81 \$1,897,907. The seismic retrofit portion is estimated at \$707,100 and includes an
82 estimated \$60,900 in temporary relocation costs during the construction. The
83 rehabilitation portion is estimated at \$1,045,807 and the optional historic display portion
84 of the project will be funded by the Fire Association contribution of \$145,000.

85
86 The planned funding sources are \$530,300 from the FEMA/OES Pre-Disaster Mitigation
87 (PDM) Grant for 75% of the seismic retrofit costs, \$425,807 from the City Public Safety
88 Fund and \$145,000 from the Calistoga Firefighters Association contribution. The
89 remaining balance of \$796,800 would be funded as part of the Community Facilities
90 financing package, as discussed with the Council at the 2007 Council goal setting
91 retreat. Repayment of the loan will be from the Public Safety Development Impact Fee
92 Fund.

93
94 The current project budget does not include funding for the design changes that have
95 been suggested by the Planning Commission (approximately \$93,000 for additional
96 stucco treatment and approximately \$305,000 for a photovoltaic system).

97
98 **ATTACHMENTS:**

- 99
100 1. Draft Resolution
101 2. Correspondence from C3 Design Alliance dated March 19, 2008
102 3. Minute Excerpt and Staff Report of the February 27 and March 5, 2008 Planning
103 Commission meetings
104 4. Planning Commission Resolution PC 2008-05

105 5. Site Plan and Building Elevations

RESOLUTION 2008-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA APPROVING CONDITIONAL USE PERMIT (U 2008-01) AND DESIGN REVIEW (DR 2008-02) FOR SEISMIC RETROFITTING, RENOVATION AND EXPANSION OF CALISTOGA FIRE STATION NO. 1 LOCATED AT 1113 WASHINGTON STREET WITHIN THE "DC-DD", DOWNTOWN COMMERCIAL-DESIGN DISTRICT ZONING DISTRICT (APN 011-231-003)

WHEREAS, the City has determined the need for seismic retrofitting, renovation and expansion of Fire Station No. 1; and

WHEREAS, the City has been awarded grant funding under the 2006 Federal Emergency Management Agency (FEMA) Pre-Disaster Mitigation Grant Program for the seismic retrofitting of Fire Station No. 1; and

WHEREAS, the City has committed to provide funding support for this project; and

WHEREAS, the City has retained the services of C3 Design Alliance to prepare final design and improvement plans for retrofitting, renovation and expansion of Fire Station No. 1; and

WHEREAS, seismic retrofitting, renovation and expansion of Fire Station No. 1 in its current location is consistent with and implements Policy P1 under Goal 1 of the Public Services Element of the General Plan; and

WHEREAS, this action has been reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant to Section 15301 of the CEQA guidelines; and

WHEREAS, the Planning Commission considered this Conditional Use Permit and Design Review request at a regular meeting held on February 27, 2008 and at a special meeting held on March 5, 2008, and prior to taking action on the application the Planning Commission received written and oral reports by the staff, the project consultant, and received public testimony. After considering the project, the Planning Commission adopted Resolution PC 2008-05 recommending approval of the Conditional Use Permit and Design Review applications based on the findings presented in the staff report and subject to conditions of approval; and

WHEREAS, the City Council has reviewed and considered the application for the project at its regular meeting on April 1, 2008, and prior to taking action on the application the Council received written and oral reports by the staff, the project consultant, and received public testimony; and

WHEREAS, the City Council finds that approval of the Use Permit and Design Review applications will not result in detrimental or adverse impacts upon public resources, wildlife or the public health, safety and welfare if the proposed conditions of project approval are adopted; and

51 **WHEREAS**, the City Council, pursuant to Chapter 17.40.070 has made the
52 following Conditional Use Permit findings for the project:

- 53
54 **1. The proposed development, together with any provisions for its design and**
55 **improvement, is consistent with the General Plan, any applicable specific**
56 **plan and other applicable provisions of the Zoning Code including the**
57 **finding that the use as proposed is consistent with the historic, rural,**
58 **small-town atmosphere of Calistoga.**

59
60 Finding: The proposed renovation and expansion is consistent with and
61 implements Policy P1 under Goal 1 of the Public Services Element of the
62 General Plan. The nature and extent of the proposed improvements are
63 consistent with the historic, rural, small-town atmosphere of Calistoga.
64 Architectural enhancements proposed as part of the project draw from nearby
65 architectural styles and will improve the appearance and quality of the existing
66 building.

- 67
68 **2. The site is physically suitable for the type and density of development.**

69
70 Finding: The central location of the subject site is advantageous for responding
71 to emergencies within the City. The proposed renovation and expansion is well
72 within the allowable site coverage and FAR. Adequate off-street parking and
73 public services exist to serve the site.

- 74
75 **3. The proposed development has been reviewed in compliance with the**
76 **California Environmental Quality Act (CEQA) and the project will not result**
77 **in detrimental or adverse impacts upon the public resources, wildlife or**
78 **public health, safety and welfare.**

79
80 Finding: This project is exempt from CEQA under Section 15301 (Class 1 –
81 Existing Facilities).

- 82
83 **4. Approval of the use permit application will not cause adverse impacts to**
84 **maintaining an adequate supply of public water and an adequate capacity**
85 **at the wastewater treatment facility.**

86
87 Finding: The City's water system and wastewater treatment facility is adequate
88 to serve this project.

- 89
90 **5. Approval of the use permit application shall not cause the extension of**
91 **service mains greater than 500 feet.**

92
93 Finding: Approval of this use permit application shall not cause the extension of
94 service mains greater than 500 feet.

- 95
96 **6. An allocation for water and/or wastewater service pursuant to Chapter**
97 **13.16 CMC (Resource Management System) shall be made prior to project**
98 **approval. Said allocation shall be valid for one year and shall not be**
99 **subject to renewal.**

100

101 Finding: The current allocation for water and wastewater is sufficient to
102 accommodate the proposed renovation and expansion.

103
104 **7. The proposed development presents a scale and design which are in**
105 **harmony with the historical and small-town character of Calistoga.**

106
107 Finding: The design of proposed project is in harmony with the historic and
108 small-town character of Calistoga. The scale and height of the existing structure
109 will not significantly change as a result of the proposed improvements. The
110 addition of a new lobby area will add building mass along the Washington Street
111 frontage. However, the addition is of a low scale and height and its perceived
112 mass will be minimized by the full height window walls which provide a
113 transparent element to the addition. New design features will update the look of
114 the existing building and compliment area architecture (see response under No.
115 9 below).

116
117 **8. The proposed development is consistent with and will enhance Calistoga's**
118 **history of independent, unique, and single location businesses, thus**
119 **contributing to the uniqueness of the town, which is necessary to maintain**
120 **a viable visitor industry in Calistoga and to preserve its economy.**

121
122 Finding: The proposed improvements retain and enhance the unique
123 characteristics of the downtown area. The lobby display of "Old Betsy" will
124 provide residents and visitors with an opportunity to appreciate the history of
125 firefighting in Calistoga.

126
127 **9. The proposed development complements and enhances the architectural**
128 **integrity and eclectic combination of architectural styles of Calistoga.**

129
130 Finding: Application of a smooth stucco finish to new exterior walls will update
131 the existing look of the rough, slump block walls while keeping in character with
132 surrounding architecture. Other design features include the area trellises,
133 wooden supports, shed roof elements and awnings. Similar roof and awning
134 pitches and materials will also be used to further tie architectural elements of the
135 building in with area architecture. Collectively, these design features will
136 enhance the architectural integrity of the building and compliment the eclectic mix
137 of architectural styles found in Calistoga.

138
139 **WHEREAS**, the City Council, pursuant to Chapter 17.06.040 has made the following
140 Design Review findings for the project:

141
142 **1. The design shall be compatible with the existing development pattern with**
143 **regard to massing, scale, setbacks, color, textures, materials, etc.**

144
145 Finding: There is a mixture of building styles along this area of the City. The
146 proposed design enhances the existing design by incorporating various elements of
147 area architecture, including stucco finishes, trellises, awnings, shed roof elements
148 and roof pitch. Incorporation of these features enhances the look of the existing

149 building and will complement existing development in the City. (Also see previous
150 findings on scale and mass under Use Permit Finding No. 7).

151
152 **2. The design shall result in an appropriate site layout, orientation, and location**
153 **of structures, relationship to one another, open spaces and topography.**

154
155 Finding: The proposed design retains the current site layout and will not significantly
156 change the relationship of the structure in the larger context of other existing
157 structures, open spaces or topography.

158
159 The proposed design will improve the orientation of the public entrances to both the
160 Fire Station and the Kortum Hall multi-purpose room. A public entry located close to
161 Washington Street will be provided in the new lobby addition. The Kortum Hall
162 entrance will be relocated to the rear of the building where it will be more visible and
163 easily accessed from the adjacent public parking lot.

164
165 **3. The design shall provide a harmonious relationship of character and scale with**
166 **existing and proposed adjoining development, achieving complementary style,**
167 **while avoiding both excessive variety and monotonous repetition.**

168
169 Finding: See previous findings under Use Permit Findings Nos., 7, 8 and 9.

170
171 **4. The building design, materials, colors and textures shall be compatible and**
172 **appropriate to Calistoga, and the architectural design or structures and their**
173 **materials and colors shall be appropriate to the function of the project.**

174
175 Finding: Architectural additions to the Fire Station will complement the existing look
176 of the rough, slump block walls with the application of a smooth stucco finish to new
177 exterior walls. This application draws upon area architecture and will serve to update
178 the look of the existing building.

179
180 The proposed lobby addition on the Washington Street side of the building utilizes
181 clean, sharp lines with full height windows. The full height windows add transparency
182 that will minimize mass and allow for public viewing of "Old Betsy."

183
184 Trellises, wooden supports, shed roof elements and awnings are proposed around
185 the perimeter of the building to serve as unifying elements between the existing and
186 new portions of the building. Similar roof and awning pitches and materials will also
187 be used to further tie architectural elements of the building together.

188
189 The proposed improvements are consistent with this guideline, which requires
190 exterior colors and materials that blend with the desired character for the downtown
191 and are indicators of the function of the structure.

192
193 **5. The design shall provide for harmony of materials, colors, and composition of**
194 **those sides of a structure, which are visible simultaneously.**

195
196 Finding: The proposed design retains the base materials and colors and proposes
197 several architectural embellishments around the perimeter of the building (including
198 trellises, wooden supports, shed roof elements and awnings) that will serve as

199 unifying elements for the old and new portions of the building that are simultaneously
200 visible.

201
202 **6. The design shall provide consistency of composition and treatment.**

203
204 Finding: The building profile is simple, which is compatible with the character of the
205 area.

206
207 **7. The design shall consider the location and type of planting with regard to**
208 **valley conditions, including the preservation of specimen and landmark trees**
209 **upon a site with proper irrigation to insure water conservation and**
210 **maintenance of all plant materials.**

211
212 Finding: The area of landscaping shown on the site plan will not impact surrounding
213 properties in the valley floor and will be properly irrigated to maintain the condition of
214 existing and newly planted materials.

215
216 **8. The exterior lighting, design, signs and graphics shall be compatible with the**
217 **overall design approach and appropriate for the setting.**

218
219 Finding: The proposal does not intend to substantially alter the existing exterior
220 lighting. There will be new lighting fixed to the building at various spots, but no new
221 detached site lights. Proposed signage is minimal and is appropriate for the facility.

222
223 **9. The design shall provide for improvement of existing site conditions, including**
224 **but not limited to signage, landscaping, lighting, etc., to achieve closer**
225 **compliance with current standards.**

226
227 Finding: The proposed design will improve existing site conditions by: (1) improving
228 sidewalk and walkway areas, (2) providing identifiable public entrances into the
229 building, (3) adding new landscape areas, (4) creating a public display area that can
230 be enjoyed from the public right-of-way, (5) installation of ADA accessible public
231 restrooms that can be accessed from outside of the building, and (6) updating the
232 appearance of the 1960's-era building.

233
234 **10. The design promotes a high design standard and utilizes quality materials**
235 **compatible with the surrounding development consistent with and appropriate**
236 **for the nature of the proposed use.**

237
238 Finding: As described in the above findings, the proposed design features and
239 materials are compatible with development in the surrounding area, will enhance the
240 architectural integrity of the existing building, and will compliment the eclectic mix of
241 architectural styles found in Calistoga. The reconfiguration of interior spaces and
242 proposed additions are appropriate for the nature of the proposed use in that they
243 will improve the function of the building for activities related to fire fighting and the
244 provision of emergency services and will also accommodate shared (public) use of
245 meeting space.

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250 **11. The design presents a responsible use of natural and reclaimed resources.**
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Finding: The proposed renovation and expansion provides an opportunity to utilize a number of sustainable design practices. Listed below are some available options for implementation throughout the design and construction process:

- Reuse of existing building to extent possible
- New lighter roof over existing station acts to avoid heat island effect and will keep building cooler
- New windows/skylights provide more natural lighting in interior of building
- Provision of pedestrian and bicycle amenities will encourage/facilitate non-automobile travel modes
- Construction waste management procedures to encourage landfill diversion
- Use of low-emitting materials for higher indoor air quality
- Use of new building materials with high recycled content

THEREFORE, BE IT RESOLVED by the City Council of the City of Calistoga that based on the above Findings, approves the proposed project, subject to the following Conditions of Approval:

1. This use permit allows for renovation and expansion of the existing 6,100 square foot Fire Station to address functional and health and safety needs. Approved improvements include reconfiguration and remodeling of interior spaces, addition of 1,500 square feet for a new front lobby area and expansion of the Kortum Hall multi-purpose room, architectural enhancements, and improvements addressing seismic conditions, building accessibility and energy efficiency.
2. The uses and improvements hereby permitted shall substantially conform to the site plan, floor plan and elevations submitted by C3 Design Alliance dated February 11, 2008, except as noted in the permit conditions.
3. Minor amendments to this permit may be approved by the Planning and Building Director provided that the permit is still in substantial conformance with the approved uses and improvements.
4. Prior to issuance of a building permit for construction, all necessary permits or approvals shall be obtained from the Napa County Department of Environmental Management.
5. A building permit shall be required to authorize construction of the project.
6. A Drainage and Erosion and Sedimentation Plan shall be provided as part of the submittal materials with the building permit application.
7. A Landscape Plan shall be provided as part of the submittal materials with the building permit application. This plan shall identify the location of new plants by species and size, and shall include the method of irrigation. To the extent feasible, additional landscaping shall be added around the perimeter of the building.

- 299 8. Prior to development of final construction plans, explore opportunities to fund a
300 rooftop photovoltaic system and consider design elements necessary to support the
301 installation of such a system.
302
- 303 9. The size of the windows in the western wall of the apparatus bay shall be increased
304 to the extent feasible.
305
- 306 10. Prior to occupancy, bicycle racks shall be installed near the public entrances into the
307 lobby and into the Kortum Hall multi-purpose room.
308
- 309 11. All construction and improvements shall be in accordance with zoning, building, and
310 all other codes, ordinances, standards, policies of the City of Calistoga.
311

312 **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Calistoga
313 at a regular meeting held this ____ day of _____, 2008, by the following vote:
314

315
316 **AYES:**
317 **NOES:**
318 **ABSENT/ABSTAIN:**
319

320 _____
JACK GINGLES, Mayor

321
322
323 **ATTEST:** _____
324 **RAQUEL CANTILLON,**
325 **Deputy City Clerk**



March 19, 2008

Dan Takasugi
Public Works Director
City of Calistoga
414 Washington Street
Calistoga, CA 94515

Re: Calistoga Fire Station No. 1
Planning Commission Comments

Dan:

In response to recent comments from the Planning Commission on both the February 27, 2008 and March 5, 2008 hearings, we offer the following:

1. *Consider covering the slump block walls on the east and west building facades with a smooth stucco finish. At a minimum, lattice with green plantings should be installed to screen and soften the slump block walls.*

C3DA Response:

Method of Construction: Covering the slump block walls on the east and west building facades with a stucco finish will first require an added layer of wall framing. This furring space should be at least 8" to cover the pilasters along the exterior side of the apparatus bay walls to avoid extra flashing and possible water penetration. Whatever the final depth, the new wall will need all new flashing at existing doors and windows.

Estimated Added Cost: After talking to two of our cost estimate consultants, we are being advised that the costs associated with the furring and stucco finish to be roughly \$25-\$30 per square foot. The east and west wall surfaces total 3,100 S.F., which would put the cost between \$80,000 and \$93,000. Of course many variables apply to these rough orders of magnitude and could move the overall cost in either direction.

Plant Trellis Instead of Stucco: As far as applying a lattice system to encourage plant growth to screen the slump block, it is our opinion that the screening "cons" outweighs the "pros". As mentioned in our Response to Item 3 below, we are working with limited space along the east and west sides of the station. Adding a lattice would restrict the walkway. Maintenance is another concern; trapped water, trash, leaves and other debris will likely collect in the open space between the screening and the slump block wall.

Our decision to leave the slump block exposed is based on our desire to retain the integrity of the original building. Instead of trying to hide the original slump block exterior, we are attempting to use it as a design feature to contrast with the smooth stucco of the expansions.

2. *Installation of larger windows on the western wall of the apparatus bay.*

C3DA Response: As of now, the current design will keep the turnout lockers in the apparatus bay along the inside of the west wall, adding larger windows will still be blocked by lockers on the inside. To maintain privacy in the bathrooms and the bunks along the west side, the windows need to stay up high. We have enlarged existing windows where possible, mainly along the east side of the building, and provided many large windows at the new lobby expansion.

3. *Installation of additional landscaping around the building site.*

C3DA Response: The addition of more landscape planting around the building site can be further investigated. The constraints of the sidewalk and driveway widths along the east and west building walls do not allow much room for extra landscaping. However, planters near the new Kortum Hall entrance and lobby expansion can be maximized in the allotted space.

4. *Add landscaping improvements in the public parking lot, including additional planter islands intended to improve the views of the Napa River.*

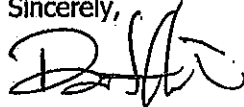
C3DA Response: The current scope of this project is limited to focus on the seismic retrofit, limited building expansion and interior improvements allowed by the budget. Improving the existing lot to the south can be a separate project, but we think the proposed design does add to the future beautification of the adjacent parking lot by relocating the Kortum Hall to the south side and adding public restrooms.

Attached is a budgetary proposal from SPG Solar, a sub-contractor we have worked with in the past to install a rooftop PV system for another fire station in Marin County. The initial estimate is based on assumed energy loads and the overall square footage of Calistoga Station #1. SPG told us that the proposal includes the current State rebate of \$2.30/Watt, but (since the Fire Dept. is a government entity) the 30% Federal Tax Credit is not available.

We respectfully submit the above responses for consideration by the Calistoga City Council and hope the explanations further illustrate our design of Fire Station No. 1. It is our intention to satisfy the community's needs for a functioning facility with a smart design, while paying attention to the costs associated with doing so. We look forward to a successful project and appreciate the opportunity to serve the City of Calistoga.

Please feel free to contact myself or Chris if you have any questions.

Sincerely,



Bret Hirsch, Architectural Designer
C3 Design Alliance

Enclosed: Budgetary Proposal – PV Solar Installation by SPG Solar

Cc: Ken MacNab, Senior Planner for City of Calistoga
F. Christopher Ford, C3 Design Alliance



SPG Solar, Inc.
 20 Leveroni Court
 Novato, CA 94949
 (415) 883-SOLR (7657)
 CA Lic. No. 759086

**Budgetary Proposal- PV Solar Installation
 for Calistoga Fire Department #1**

Date: March 18, 2008
Company Name: Calistoga Fire Department #1
 Calistoga, CA

Proposal	Roof mount	Grid tied PV system
CEC Rated kilowatt Output (PTC):	38.438	kW AC
MFG Nameplate Rating (STC):	46.400	kW DC

This PV system consists of:
 Panels:

232 - Kyocera KC200GT
Inverter(s):
10 - Fronius IG 4500-LV
Equipment Cost:

20 Year Manufacturer Warranty
10 Year Manufacturer Warranty

\$256,201

Total Cost of Equipment:
Installation Labor and Design Fees, includes:
 - SPG 10-Year System Warranty
 - Post Installation Customer Care

\$256,201
\$44,769

**Total Cost of Project
 (Sales Tax Included) \$304,784**

<Less Estimated PV System Rebate>:

(\$88,407)
\$216,377

Net Cost of Project After Incentive (*excluding permit fees)

Net Investment After Incentive; Tax Credits; and Depreciation (if applicable)

N/A

Options:

SPG Monitoring: \$1,200- \$6,000- options include basic monitoring of electrical output, weather station data, load side monitoring.

Note:

- SPG will bill the Customer separately and at cost for all permit fees at issuance of permit. Such costs are not included in this proposal.
- Federal Tax Credit does not apply to non-profit and government agencies
- Please consult your tax advisor.

**CITY OF CALISTOGA PLANNING COMMISSION
SPECIAL MEETING, Wednesday, March 05, 2008
MINUTES EXCERPT**

1 **Present:** Chairman Jeff Manfredi, Vice-Chairman Clayton Creager, Commissioners Carol Bush,
2 Paul Coates and Nicholas Kite.

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4 **E. PUBLIC HEARINGS**

5
6 1. **U 2008-01/DR 2008-02.** Consideration of Conditional Use Permit and Design Review
7 applications to allow seismic retrofitting, renovation and expansion of Calistoga Fire Station No.
8 1 located at 1111 Washington Street (APN 011-231-003) within the "DC-DD", Downtown
9 Commercial-Design District zoning district. Improvements to the existing 6,100 square foot
10 facility include structural and façade enhancements, remodeling of the living quarters and
11 administrative areas, expansion of the training area, and addition of a new front lobby area. The
12 proposed improvements will increase the size of the existing facility by approximately 1,500
13 square feet. The property owner is the City of Calistoga. The proposed project is exempt from
14 the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 - Existing
15 Facilities) of the CEQA Guidelines.

16
17 **Commissioner Coates** recused himself due to potential conflict of interest.

18
19 **Senior Planner Mac Nab** reported this was a continued review of the Calistoga Fire Station No.
20 1 project, for a 25% expansion over the existing structure. He reminded all expansions over
21 10% require design approval, and normally the Planning Commission provides the final review of
22 these applications. However, due to this being a City funded project the Planning Commission
23 will provide recommendation and the City Council will provide final approval.

24
25 **Senior Planner Mac Nab** provided a brief summary of the February 27th, 2008 discussion
26 reporting Chris Ford, President of C-3 Design Alliance had previously presented the project
27 conceptions and details. This resulted in several discussion items including the slump stone wall
28 of Kortum Hall, public restrooms and their hours of operation, and just before the close of the last
29 meeting there was question on the suitability of the site. In response, Chief Campbell reportedly
30 has indicated this site is the most central location, and the General Plan policy P1 requires the
31 city maintain and improve the fire station at the existing location. Senior Planner Mac Nab noted
32 the design does meet the applicable findings and staff recommendation is for the Planning
33 Commission to recommend City Council approval. This project is exempt from CEQA and staff
34 recommends a notice of exemption to be filed. In conclusion he noted with last weeks
35 discussion the meeting concluded prior to the opportunity for the public to provide comment and
36 Planning Commissions final deliberation on the issue.

37
38 **Chairman Manfredi** opened the public portion of the hearing.

39
40 **Bob Fiddaman**, 1700 Mora Avenue stated after hearing the previous weeks presentation he
41 thought the Architects rationale was interesting and he had come away with an understanding of
42 the design. His assumption was a decision had been made to not move the Fire Station in a
43 near term at all, and referred to a previous discussion of making that area into a public square
44 due to its close proximity to the river, etc. His critique included his suggestion that he would like

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45 to see the slump stone covered, even if there is an additional expense. He noted slump stone
46 was dated and if covered the Fire Station would have a more updated appearance with this
47 remodel. Although the remodel reportedly was driven by seismic retro-fitting he believed
48 additional money should be spent to make the project look as attractive as possible. He also
49 noted he did not see plans for landscaping, but believed this project should be scrutinized and
50 held to conditions all other projects within the city would be required. He suggested if there is
51 any way the predominant power poles could be under grounded the city would be able to set a
52 better example for future projects.

53
54 **Commissioner Kite** stated he believed this is an ugly sixties building. He requested the need
55 to apply the same standards of any private building application. He recommended there be
56 improvements on the East/West elevations, suggesting the slump stone be covered in stucco
57 and improved lattice elements be provided to break up the facade. He further recommended
58 the West elevation windows needed improvement on design.

59
60 **Commissioner Kite** suggested a look at this in context with the parking lot area, rather than
61 accepting an ugly off street parking area, particularly with the new Masonic building. He
62 suggested islands with vegetation, improvements on the river, and maybe some architectural
63 detail that could start to integrate the area.

64
65 **Commission Bush** stated she agreed with Commissioner Kite, and reported taking to other
66 architects, which confirmed the landscaping is important especially on the side facing Lincoln
67 Avenue.

68
69 **Chairman Manfredi** noted as far as landscaping, it seemed to be missing. The architect should
70 provide something more particularly on the West side. He reported he liked the idea of the
71 bathrooms. As far as redesigning the parking lot, he noted that discussion was not really before
72 the Commission this night. He requested alternatives be provided for hiding the slump stone
73 and some idea of the cost variance. He liked the design, the location and strongly agreed the
74 City should be held to the standards we hold all others accountable to.

75
76 **Joe Russo**, 1413 Earl Street, provided comment on the windows for the side most commonly
77 traveled, reporting the interior wall design contains the lockers as they exist today that may limit
78 options to change the window elements.

79
80 **Senior Planner Mac Nab** provided a summary for consensus of recommendations for possible
81 motion, "therefore be it resolved the Planning Commission recommendation is for approval by
82 the City Council to include treatment to the East and West facades, consideration of stucco and
83 additional lattice with green, enlarging the windows on the West side, additional landscaping
84 (although he reminded there are constraints due to the large driveway), and improvements in the
85 parking area to include islands and/or view of the river.

86
87 **Chairman Manfredi** concluded with recommendation the project maintain the highest standards
88 allowable.

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89

90 There was motion by **Chairman Manfredi**, seconded by **Commissioner Kite** to recommend that
91 the City Council direct Staff to file a Notice of Exemption for the Project pursuant to Section
92 15301 of the CEQA. **Motion carried: 4-0-1-0.**

93

94 There was motion by **Chairman Manfredi**, seconded by **Commissioner Bush** to adopt a
95 Resolution providing recommendation to the City Council for approval of the Conditional Use
96 Permit (U 2008-01) and Design Review (DR 2008-02) approval to allow seismic retrofitting,
97 renovation and expansion of Calistoga Fire Station No. 1 located at 1113 Washington Street
98 (APN 011-231-003) within the "DC-DD", Downtown Commercial-Design District zoning district,
99 subject to conditions of approval and comments added by Commissioners specifically to design.
100 **Motion carried: 4-0-1-0.**

101

102

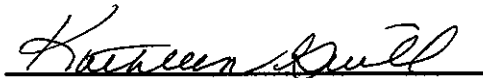
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Kathleen Guill,
Secretary to the Planning Commission

**CITY OF CALISTOGA PLANNING COMMISSION
REGULAR MEETING, Wednesday, February 27, 2008
MINUTES EXCERPT**

Present: Chairman Jeff Manfredi, Vice-Chairman Clayton Creager, Commissioners Carol Bush, Paul Coates, and Nicholas Kite.

H. PUBLIC HEARINGS

1. **U 2008-01/DR 2008-02.** Consideration of Conditional Use Permit and Design Review applications to allow seismic retrofitting, renovation and expansion of Calistoga Fire Station No. 1 located at 1111 Washington Street (APN 011-231-003) within the "DC-DD", Downtown Commercial-Design District zoning district. Improvements to the existing 6,100 square foot facility include structural and façade enhancements, remodeling of the living quarters and administrative areas, expansion of the training area, and addition of a new front lobby area. The proposed improvements will increase the size of the existing facility by approximately 1,500 square feet. The property owner is the City of Calistoga. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines.

Commission Coates recused himself from discussion due to a potential conflict of interest.

Senior Planner Mac Nab introduced Chris Ford of C-3 Design Alliance and provided a brief overview of Fire Station No. 1 including a review of the lot size and advisement there would be no changes to the existing public parking lot. He reported preparation of two studies evaluating the safety and functional needs and based on those studies a determination was made that rehabilitation was needed. He reviewed the receipt of grant monies for the reconfiguration of space noting a proposed space expansion of 25% of square footage which triggered the required conditional use permit and design review by the Planning Commission.

Chris Ford, President of C-3 Design Alliance provided a brief business background and advised they were hired in 2003 to provide initial studies. Then a pause occurred while the City was seeking grant opportunities. He reported the project included seismic retrofit and additional changes to incorporate Title 24 requirements from the 1960's to the 2000's, plus they included some internal changes to make the layout more functional. Initial programming needs were reviewed by the former Fire Chief and then more recently they have met with Chief Campbell to assure they were still on track, to move toward and complete a more precise design. The goals included:

- Establishing a new front door/lobby, visible from corner of Washington and Lincoln, to bring out "Old Betsy", for display of history and character.
- An expansion in back, now known as Kortum Hall, facing West;
- Looking at a functional plan, adding public restrooms, moving the door to the back, and creating a new face for the community that was now designed to seismic standards.
- Take areas expansion front and back and unify the design by adding trellis,
- make Kortum Hall more accessible; and
- Remain cost effective.

Presentation tools included a physical model, early design studies, and an animated model walkthrough provided by colleague Bret Hirsch giving an overview including material color boards of the Oat Meal Stucco, reporting the desire to keep the building in tact as much as possible. Floor plan elements were available as well.

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Vice-Chairman Creager acknowledged their reported experience in redevelopment of Fire Stations and asked if in their opinion they concluded there is a lot there to be saved.

Chris Ford reported their first consideration was to assure the apparatus would fit, and determining they were comfortable with the basic layout, the design was more of a public face.

Vice-Chairman Creager stated the historic display was a really nice feature and then inquired if there was any thought given to utilizing the incredible solar exposure. He also asked if there were any grants to emergency response buildings available that would help cover costs for solar roofs.

Chris Ford, reported the County of Marin, utilized a PG & E rebate.

Director Takasugi stated they could look into that, but right now the financing and grant had no head room in the budget. Staff will be looking at energy efficient options and they could review the magnitude of such a cost.

Vice-Chairman Creager suggested consideration because of the potential benefit in terms of energy supply during emergencies.

Chris Ford suggested they could at least look at putting in the conduit ready for future solar use with no design change.

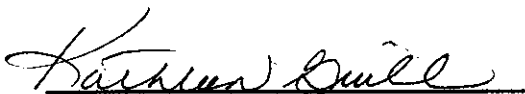
Commissioner Bush asked if it would be possible to stucco the old slump stone to make the walls more uniform.

Chris Ford reported a fake wall would need to be made over the block to make it flat and then stucco, so yes it was technically possible to make the structure entirely stucco. However he didn't see the value in putting it all together, his thought was there was only a need to create a connection of the two and that was accomplished with the trellis feature.

Commissioner Bush stated the old slump stone with the new stucco gave a choppy appearance with the different textures. She further noted she loved the display area, but shared concern with the difference in the roof lines.

Chris Ford suggested there was a connection with trellising and they could keep the slump stone in tact.

At 6:29 PM there was an abrupt power failure and all discussion ceased. This was followed by a brief recess. **Chairman Manfredi** reconvened the meeting advising due to the extended power outage and no knowledge of how long the outage may continue the meeting would need to be continued to a later date.



Kathleen Guill,
Secretary to the Planning Commission