

**CITY OF CALISTOGA
PLANNING COMMISSION
REGULAR MEETING MINUTES EXCERPT**

**Wednesday, June 22, 2011
5:30 PM
Calistoga Community Center
1307 Washington St., Calistoga, CA**

**Chairman Jeff Manfredi
Vice-Chairman Paul Coates
Commissioner Nicholas Kite
Commissioner Matthew Moye
Commissioner Carol Bush**

“California Courts have consistently upheld that development is a privilege, not a right.”

Among the most cited cases for this proposition are Associated Home Builders, Inc. v. City of Walnut Creek, 4 Cal.3d633 (1971) (no right to subdivide), and Trent Meredith, Inc. v. City of Oxnard, 114 Cal. App. 3d 317 (1981) (development is a privilege).

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2 **Chairman Manfredi** called the meeting to order at 5:32 PM.
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4 **A. ROLL CALL**

5 **Present:** Chairman Jeff Manfredi, Vice-Chair Paul Coates, Commissioners Nicholas Kite,
6 and Matthew Moye. **Absent:** Commissioner Carol Bush. **Staff Present:** Erik Lundquist,
7 Senior Planner, Richard Spitler, City Manager and Kathleen Guill, Planning Commission
8 Secretary. **Absent:** Ken MacNab, Planning and Building Manager.
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10 **E. NEW BUSINESS**

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12 1. **CDR 2011-02: Review of conceptual development plans for renovation and expansion**
13 **of the Silver Rose Inn and Winery. Contemplated improvements on the 22.5 acre site**
14 **include: 80 new guest rooms; a 16,000 square foot winery (10,000 cases annually), a**
15 **5,800 square foot restaurant; a 9,500 square foot spa and fitness facility; 8,500 square**
16 **feet of meeting space; a wedding/event lawn; 24 single-family residential units**
17 **(intended for transient occupancy); a “general store” (retail); a sub-grade parking area;**
18 **and approximately 7 acres of vineyard. The project site is located at 351 Rosedale**
19 **Road (APNs 011-050-035, -036, -037, -039 and -040) within the “PD 2007-01”, Planned**
20 **Development Zoning District.**
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22 **Chairman Manfredi** introduced the item.
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24 **Kelly Foster**, Principal of Bald Mountain Development, gave a brief presentation discussing
25 the background of the project. Mr. Foster presented the Bald Mountain Development team
26 behind this project. He stated that they are a boutique resort development firm headquartered
27 in Aspen, Colorado. Mr. Foster presented and discussed several images of their conceptual
28 design requesting feedback from staff and the Commission prior to submitting a formal
29 development application.
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31 The Commission provided feedback to the applicant.
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33 **Senior Planner Lundquist**, stated for the record, that this is conceptual review and the
34 comments and suggestions that the Planning Commission has provided is feedback to help
35 the applicant when submitting the formal application, which should address and include all of
36 the comments and suggestions.

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Chairman Manfredi opened the public portion at 6:45 PM.

Lois Battuello, 1634 Main Street, St. Helena, spoke about the limited resources in the community and stated her concerns with occupancy rates in the area.

Clarence Luvisi, 285 Rosedale Road, stated his concerns regarding the sewer system, test wells, landscaping, water tables, drainage, and nuisance issues with night spraying, wind machines and sprinklers. He also stated the importance of putting a right-to-farm ordinance in place.

Norma Tofanelli, 1001 Dunaweal Lane, spoke about Calistoga's General Plan. She stated her concerns with the project including the proposed wind machines, retail space, and the two-story homes and the affect this will have on the view when you enter Calistoga.

Chairman Manfredi closed the public portion at 7:07 PM, and opened it back up for Commission discussion and recommendations.

Commission discussion ensued. The Commission provided feedback to the applicant.

Senior Planner Lundquist stated that these comments will be carried on to the City Council. The City Council will then hear the Planning Commission's comments, the public's comments and staff recommendations. If the City Council finds that the project has merit, then they will execute a Memorandum of Understanding, directing staff to process the formal application, which will come back to the Planning Commission for formal review and consideration. It will then go back to the City Council for consideration.

The Planning Commission Recessed at 7:18 PM.

Amanda Davis
Transcribing Secretary