

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

Wednesday, September 26, 2012
5:30 PM
Calistoga Community Center
1307 Washington St., Calistoga, CA

Chairman Jeff Manfredi
Vice Chairman Paul Coates
Commissioner Carol Bush
Commissioner Nicholas Kite
Commissioner Walter Kusener

“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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A. ROLL CALL

Present: Chairman Jeff Manfredi, Vice Chairman Paul Coates, Commissioners Carol Bush and Nick Kite. **Absent:** Commissioner Kusener. **Staff Present:** Ken MacNab, Planning and Building Manager and Erik Lundquist, Senior Planner.

H. PUBLIC HEARINGS

1. **CITY OF CALISTOGA 2012 BICYCLE TRANSPORTATION PLAN:** Consideration of a recommendation to the City Council to adopt the 2012 Bicycle Transportation Plan (BTP), which will serve as a guide to the development of a comprehensive bicycle system throughout the City and the local planning area.

Senior Planner Lundquist gave the staff report.

Chairman Manfredi opened the public hearing.

Ann Williams-Darrow (no address stated). Ms. Williams-Darrow stated she had been working with the Calistoga junior-senior high school for the past five years and now manages the “safe routes to school” program countywide. Ms. Williams-Darrow expressed her support and encouragement for the bicycle plan.

Chairman Manfredi closed the public hearing.

Vice Chairman Coates asked about the planned path along the Napa River and noted that in past the effort to secure this path has been viewed negatively by some in the community. Mr. Coates asked staff where the City is in terms of being able to actually implement this path.

Senior Planner Lundquist responded that the City can only implement the Bicycle Transportation Plan when there is a sufficient nexus. Mr. Lundquist stated that a small home remodel would likely not provide a sufficient nexus for requiring a path or easement.

Vice Chair Coates asked how real our ability was to secure a path along the river.

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Senior Planner Lundquist noted that a significant percentage of the land along the river is in public ownership.

Planning Manager MacNab also noted the City's successes in securing easements from larger private development projects along the river.

Commissioner Bush suggested that under the Education and Promotion objective (Objective 7) the lodging industry should be encouraged to provide information to their guests about rules.

Mr. Deiss informed the Planning Commission that the Bike Coalition (a countywide organization) has initiated a major program to educate bike riders on appropriate clothing, safety lights and other safety aspects of riding.

Chairman Manfredi stated his support of Commissioner Bush's comments.

Commissioner Kite suggested considering listing rules on locally distributed bicycle maps.

Chairman Manfredi expressed his gratitude to Dieter Deiss for all his work on bicycle related issues in the area and County.

MOVED by Chairman Manfredi, seconded by Commissioner Bush, to adopt a Resolution recommending that the City Council adopt the 2012 Bicycle Transportation Plan.

The motion carried with the following vote:

- AYES: (4) Manfredi, Coates, Bush, Kite
- NOES: (0)
- ABSTENTIONS: (0)
- ABSENT: (1) Kusener