

**CITY OF CALISTOGA  
PLANNING COMMISSION  
MEETING MINUTES**

**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).

**MEETING CALLED TO ORDER AT 5:33 p.m.**

**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.

**B. PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENTS**

1. **Dieter Deiss**, 3000 Palisades Road. Mr. Deiss reported that there was a meeting held with CalTrans regarding the Garnett Creek Bridge project. Mr. Deiss stated that CalTrans is open to looking at options other than replacing the bridge and has agreed to hold additional meetings. Mr. Deiss suggested that it may be appropriate for the Planning Commission to discuss this project at a future meeting.

**D. ADOPTION OF MEETING AGENDA**

**MOVED** by Commissioner Bush, seconded by Commissioner Kite, to approve the meeting agenda of September 26, 2012.

The motion carried with the following vote:

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

**E. COMMUNICATIONS/CORRESPONDENCE**

None.

**F. CONSENT CALENDAR**

**MOVED** by Commissioner Kite, seconded by Vice Chair Coates, to approve the regular meeting minutes of August 22, 2012 as provided.

The motion carried with the following vote:

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

**G. TOUR OF INSPECTION**

None.

**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.

**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

2. **SPRINT WIRELESS COMMUNICATION EQUIPMENT UPGRADE:** Consideration of Design Review requested by Jim Louie, for Pam Henderson of Black & Veatch, to allow Sprint to upgrade its wireless telecommunication with the latest 4G technology on property located at 1440 Lincoln Avenue (APN 011-211-009) within the "DC-DD" Downtown Commercial-Design District.

**Commissioner Bush** recused herself from this item because her business is located across the street from the subject property.

**Senior Planner Lundquist** gave the staff report.

**Jim Louie**, Vinculums Services (applicant's representative). Mr. Louie stated that they had worked with staff in coming up with an acceptable design. Mr. Louie stated that he thinks the proposed design is appropriate for the site.

**Chairman Manfredi** opened and closed the public hearing. *[no speakers came forward to address the Commission on this item]*

**MOVED** by Vice Chair Coates, seconded by Commissioner Kite, to direct staff to file a Notice of Exemption for the Project pursuant to Section 15311 of the CEQA Guidelines as a Class 3 Exemption.

The motion carried with the following vote:

- AYES: (3) Manfredi, Coates, Kite
- NOES: (0)
- ABSTENTIONS: (1) Bush
- ABSENT: (1) Kusener

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**MOVED** by Commissioner Kite, seconded by Vice Chair Coates, to approve Design Review (DR 2012-05) allowing removal, modification and replacement of wireless communication equipment including roof-mounted equipment on the property located at 1440 Lincoln Avenue (APN 011-211-009) within the "DC-DD", Downtown Commercial -- Design District, subject to conditions of approval.

The motion carried with the following vote:

- AYES: (3) Manfredi, Coates, Kite
- NOES: (0)
- ABSTENTIONS: (1) Bush
- ABSENT: (1) Kusener

**I. NEW BUSINESS**

None.

**J. MATTERS INITIATED BY COMMISSIONERS**

**Commissioner Kite** followed up on the comments made by Dieter Deiss regarding the Garnett Creek Bridge project. Mr. Kite asked if it would be appropriate for the Planning Commission to host a community meeting on this topic.

**Planning Manager MacNab** explained that there is a policy in the General Plan that addresses the issue but that the bridge is located outside of city limits. Mr. MacNab stated that it would more appropriate for the City Council to initiate a city discussion and/or re-affirm its position on the stated policy in the General Plan.

**Commissioner Kite** pointed out that the circulation/re-routing issues that are part of the discussion are of citywide interest and thinks a public process for formulating a position on re-routing would be appropriate.

**Planning Manager MacNab** noted that the General Plan does have a policy on re-routing and agreed that a community dialogue would be appropriate if the discussion becomes focused on re-routing of Highway 29.

**K. COMMENTS/PROJECT STATUS**

**Planning Manager MacNab** reported that there will be a meeting on October 10<sup>th</sup> at which a conceptual design review application will be presented for a 56-unit affordable housing project on the former Calistoga Gardens site.

**L. ADJOURNMENT**

**MOVED** by Chairman Manfredi, seconded by Commissioner Kite, to adjourn to the next regular meeting of the Planning Commission on October 10, 2012.

The motion carried with the following vote:

- AYES: (3) Manfredi, Coates, Kite
- NOES: (0)
- ABSTENTIONS: (0)
- ABSENT: (2) Bush, Kusener

**MEETING ADJOURNED AT 6:01 p.m.**

  
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Ken MacNab,  
Planning Commission Secretary