

MINUTES

CALISTOGA PLANNING COMMISSION

February 13, 2013

1 The meeting was called to order at 5:30 pm.

2 **A. ROLL CALL**

3 Commissioners Present: Chairman Jeff Manfredi, Vice Chairman Paul Coates,
4 Walter Kusener, Carol Bush, Scott Cooper. Staff Present: Planning & Building
5 Director Lynn Goldberg, Senior Planner Erik Lundquist.

6 **B. SALUTE TO THE FLAG**

7 **C. PUBLIC COMMENTS**

8 There were no public comments.

9 **D. ADOPTION OF MEETING AGENDA**

10 On a motion by Commissioner Bush and seconded by Vice Chairman Coates,
11 the meeting agenda of February 13, 2013 was unanimously adopted as
12 presented.

13 **E. COMMUNICATIONS/CORRESPONDENCE**

14 None.

15 **F. CONSENT CALENDAR**

16 1. **Planning Commission Meeting Minutes:** Consideration of the Planning
17 Commission Regular Meeting Minutes of January 23, 2013.

18 Moved by Commissioner Bush, seconded by Vice Chairman Coates, to
19 approve the Planning Commission Regular Meeting Minutes of January
20 23, 2013 as presented.

21 The motion carried with the following vote:

22 AYES: (5) Manfredi, Kusener, Coates, Bush, Cooper

23 NOES: (0)

24 ABSTENTIONS: (0)

25 ABSENT: (0)

26 **G. PUBLIC HEARINGS**

27 1. **Cooperfield's Book Sublease Conditional Use Permit (CUP 2013-01):**
28 Consideration of a Conditional Use Permit application to allow the
29 separation of an approximately 5,000 square foot retail space into two
30 leasable spaces on the property located at 1330 Lincoln Avenue (APN
31 011-231-006).

32 **Commissioner Cooper** recused himself because his business is located
33 within 500 feet of the property and left the dais.

34 **Senior Planner Lundquist** presented the staff report on the item and
35 recommended approval of the conditional use permit based on the
36 findings outlined in the staff report and resolution.

37 **Chairman Manfredi** opened the public hearing.

38 **Paul Jaffe**, project applicant, answered questions from the Commission
39 about the proposal. He confirmed that the building would still have a single
40 entrance and explained that there will be separate signs for the two
41 businesses. They will be submitting sign applications to the City. It's not
42 feasible to have a rear customer entrance because there's a step up from
43 the parking lot and customers would have to pass storage areas. The
44 restrooms will remain available for public use and will be shared by the
45 two tenants.

46 **Chairman Manfredi** closed the public hearing and requested comments
47 from the Commission.

48 **Commissioner Bush** supports the separation and is glad to see that the
49 property owners are working to keep storefronts from being vacant.

50 **Vice Chair Coates** is happy to see that Copperfield's is staying and there
51 will be more diversity in the downtown with the addition of Kitchen Store in
52 the second space.

53 Moved by Vice Chairman Coates, seconded by Commissioner Bush, to
54 adopt a resolution approving CUP 2013-01 allowing the separation of a
55 single retail space into two leasable spaces on the property located at
56 1330 Lincoln Avenue.

57 The motion carried with the following vote:

58 AYES: (4) Manfredi, Kusener, Bush, Coates

59 NOES: (0)

60 ABSTENTIONS: (1) Cooper

61 ABSENT: (0)

62 **Commissioner Cooper** returned to the dais.

63 **2. La Prima Pizza Covered Deck (DR 2013-01):** Consideration of a request
64 for Design Review approval to construct a cover over a portion of the
65 existing deck on property located at 1923 Lake Street.

66 **Senior Planner Lundquist** presented the staff report on the item and
67 recommended approval of the design review application based on the
68 findings outlined in the staff report and resolution. He noted that staff has
69 suggested several ways to further tie the deck cover into the existing
70 building's design.

71 **Chairman Manfredi** opened the public hearing.

72 **Mike Goodwin**, Goodwin Construction, explained that the patio cover
73 would have the same design as the existing building. It will be a good
74 addition to the business. He agrees to staff's suggestions to improve its
75 design.

76 **Chairman Manfredi** closed the public hearing and requested comments
77 from the Commission.

78 **Commissioner Bush** supports staff's recommendations on improving the
79 consistency between the deck cover and building.

80 **Vice-Chair Coates** supports amending the conditions of approval to
81 include staff's suggestions regarding the addition of decorative features,
82 such as uplights and outlookers, to further articulate the patio cover's
83 design and integrate it with the existing building.

84 **Chairman Manfredi** advised the applicant to be aware that approval of
85 the deck cover is not an invitation to have outdoor music.

86 Moved by Chairman Manfredi, seconded by Commissioner Bush, to adopt
87 a resolution approving Design Review application DR 2013-01 to construct
88 a cover over a portion of the existing deck on property located at 1923
89 Lake Street, with the conditions of approval amended to require staff's
90 design recommendations.

91 The motion carried with the following vote:

92 AYES: (5) Manfredi, Kusener, Bush, Cooper, Coates
93 NOES: (0)
94 ABSTENTIONS: (0)
95 ABSENT: (0)

96 Chairman Manfredi requested that in the future, an exhibit be included in
97 project plans to clearly show how a building addition will appear in the
98 context of the existing building. The other Commissioners concurred with
99 this request.

100 **3. Wine Way Inn Expansion (CUP 2012-06):** Consideration of an
101 amendment to a previously approved Conditional Use Permit (U 79-6) to
102 allow two additional hotel units on the property currently established with
103 the "Wine Way Inn" at 1019 Foothill Boulevard.

104 **Chairman Manfredi** recused himself from the item because he lives
105 within 500 feet of the project and left the meeting. Vice Chairman Coates
106 assumed the chair.

107 **Senior Planner Lundquist** presented the staff report on the item and
108 recommended approval of the conditional use permit amendment based
109 on the findings outlined in the staff report and resolution. He noted that
110 staff recommends revising Condition of Approval No. 13 to clarify its intent
111 and elaborated on the reasons for its revision. A change of occupancy is

112 not triggered by the CUP amendment, so fire sprinklers are not required.
113 However, the Fire Chief recommends that they be installed.

114 In response to questions from **Commissioner Kusener, Mr. Lundquist**
115 explained that the economic development incentives adopted in 2011 are
116 valid for three years, and are intended to give existing businesses a leg-
117 up. The ordinance may be extended in 2014 or rescinded. Regarding the
118 requirement for off-street parking, the provision of additional off-street
119 parking spaces isn't required if the deficiency is no more than 10 spaces
120 or no more than 25 percent of the total required number of parking
121 spaces, whichever is greater. The project deficiency in this case is three
122 parking spaces, so the Commission may waive the requirement for
123 additional parking.

124 **Vice Chairman Coates** opened the public hearing.

125 **Nick Kite**, project applicant, stated that he monitored the use of his
126 parking spaces last summer, and there were never more than five spaces
127 filled. There will be likely be few occasions when all of the spaces will be
128 needed, and there is parking available on the street in front of the
129 adjoining property. He agrees to the revised condition of approval that
130 clarifies the allowance for a parking reduction when the improvements
131 expressed in the deferred agreement are called.

132 In response to questions from **Commissioner Kusener, Mr. Kite**
133 confirmed that guests of the hotel are able to park in the area along
134 Foothill Boulevard and that safety hasn't been an issue because the apron
135 is wide enough to allow maneuvering without backing out into the travel
136 lane. He noted that the entire adjoining block is empty of parked cars early
137 in the morning, so there is sufficient parking in the vicinity.

138 **Vice Chairman Coates** closed the public hearing.

139 Moved by Commissioner Bush, seconded by Commissioner Cooper, to
140 adopt a resolution amending previously approved Conditional Use Permit
141 (U 79-6) to allow an eight unit hotel on the property currently established
142 with the "Wine Way Inn," located at 1019 Foothill Boulevard, as amended.

143 The motion carried with the following vote:

144 AYES: (4) Kusener, Bush, Cooper, Coates

145 NOES: (0)

146 ABSTENTIONS: (1) Manfredi

147 ABSENT: (0)

148 **H. MATTERS INITIATED BY COMMISSIONERS**

149 None.

150

151 **I. DIRECTOR REPORT**

152 Planning Director Goldberg advised the Commission that the February 27, 2013
153 meeting is cancelled because of a lack of agenda items. She also brought to the
154 Commissioners' attention the information on agenda item cover sheets alerting
155 them to possible conflicts of interest with agenda items.

156 **M. ADJOURNMENT**

157 On a motion by Commissioner Bush and seconded by Commissioner Cooper,
158 the Commission unanimously adjourned the meeting at 6:10 p.m. to March 13,
159 2013.

Lynn Goldberg
Planning Commission Secretary