

MINUTES

CALISTOGA PLANNING COMMISSION

March 13, 2013

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

A. ROLL CALL

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

B. SALUTE TO THE FLAG

C. PUBLIC COMMENTS

There were no public comments.

D. ADOPTION OF MEETING AGENDA

On a motion by Commissioner Bush and seconded by Chairman Manfredi, the meeting agenda of March 13, 2013 was unanimously adopted as presented.

E. COMMUNICATIONS/CORRESPONDENCE

Planning & Building Director Goldberg noted that a letter had been received from Marshall Seymour regarding Item H.1. and from Kristin Casey regarding Item H.2.

F. CONSENT CALENDAR

1. **Planning Commission Meeting Minutes:** Consideration of the Planning Commission Regular Meeting Minutes of February 13, 2013.

Moved by Vice Chairman Coates and seconded by Commissioner Bush, to approve the Planning Commission Regular Meeting Minutes of February 13, 2013 as presented. The motion carried unanimously.

G. PUBLIC HEARINGS

1. **CALISTOGA KITCHEN NEON SIGN (DR 2013-02):** Consideration of Design Review requested by Calistoga Kitchen, LLC to allow a neon sign on the property located at 1107 Cedar Street (APN 011-253-001).

Ms. Goldberg presented the staff report on the item and recommended approval of the design review permit based on the findings outlined in the staff report and resolution. In response to a question from **Commissioner Kusener**, **Ms. Goldberg** replied that although there are no numeric regulations for maximum sign illumination, the sign guidelines require that the sign design be compatible with the site and vicinity in terms of illumination. She noted that only the "Calistoga Kitchen" lettering would be illuminated, and not the background of the sign.

Chairman Manfredi opened the public hearing.

Ren Ta, Calistoga Kitchen, believes that the proposed sign design is in line with Calistoga's charm and history. The lighting will be the minimum to convey the sign contents and will be turned off when the business is closed.

Diane Barrett, 1567 Centennial, is in favor of the sign. It will be a classy addition to the downtown and she hopes it's a benchmark for future signs. It will be similar to the iconic Dr. Wilkinson's sign.

Chairman Manfredi closed the public hearing.

Commissioner Bush thinks that the proposed sign is a great design, with minimal lighting.

Vice Chairman Coates agrees with Ms. Barrett's comments. The sign will be evocative of the Royal Inn sign from the 50s.

Commissioner Cooper thinks the sign design looks great.

Moved by Commissioner Bush, seconded by Vice Chairman Coates, to adopt a resolution approving Design Review DR 2013-02 allowing a neon sign on the property located at 1107 Cedar Street. The motion carried unanimously.

H. GENERAL GOVERNMENT

1. **BOUNSALL FAMILY WINERY (CDR 2008-04):** Conceptual Design Review of the proposed Bounsall Family Winery Project on the property located at 414 Foothill Boulevard (APNs 011-260-045 through 011-260-076).

Senior Planner Lundquist reported that the applicant had requested that the review of their conceptual project be postponed to a meeting in April. Staff suggests continuing the item to the April 24, 2013 meeting, instead of tabling the item, as was originally suggested by the staff report.

Moved by Chairman Manfredi, seconded by Commissioner Kusener, to continue the application to the April 24, 2013 meeting. The motion carried unanimously.

2. **GENERAL PLAN ANNUAL REPORT:** Consider recommending to the City Council acceptance of the annual report on the General Plan.

Ms. Goldberg provided the annual report on implementing the Calistoga General Plan and requested that the Planning Commission recommend its acceptance by the City Council.

Kristin Casey read the letter dated March 13, 2013 that she submitted to the Commission, expressing concern about some of the General Plan actions that had not yet been implemented. She asked the Commission to

identify items that they feel are neglected and recommend action on them to the City Council.

Commissioner Kusener observed that the community was actively involved in many of these General Plan decisions. Amending the hillside ordinance should perhaps be moved up on the priority list, because those issues are so important to the community. There should be clarity about what's going to be done.

Commissioner Cooper thinks that it's important that everyone understand what we have to work with. The city shouldn't rush into things.

Vice Chairman Coates believes that the city should look at the potential action implementation very closely and listen to the community as a whole.

Moved by Chairman Manfredi, seconded by Commissioner Bush, to recommend to the City Council acceptance of the annual report on the General Plan, to share the Commission's comments on the report with the Council and to convey a copy of Ms. Casey's letter to the Council. The motion carried unanimously.

H. MATTERS INITIATED BY COMMISSIONERS

None.

I. DIRECTOR REPORT

Ms. Goldberg updated the Commission on some of the recent building permit activity and the payment of Silver Rose impact fees.

M. ADJOURNMENT

On a motion by Commissioner Bush and seconded by Commissioner Cooper, the Commission unanimously adjourned the meeting at 6:07 p.m. to March 27, 2013.



Lynn Goldberg
Planning Commission Secretary

