

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
011-231-006).

31 Commissioner Cooper recused himself because his business is located
32 within 500 feet of the property and left the dais.
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Mike Goodwin, Goodwin Construction, explained that the patio cover would have the same design as the existing building. It will be a good addition to the business. He agrees to staff's suggestions to improve its design.

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

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

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

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

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

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The motion carried with the following vote:

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 AYES: (5) Manfredi, Kusener, Bush, Cooper, Coates
 NOES: (0)
 ABSTENTIONS: (0)
 ABSENT: (0)

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

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

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

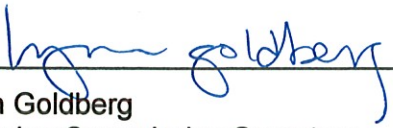
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Senior Planner Lundquist presented the staff report on the item and recommended approval of the conditional use permit amendment based on the findings outlined in the staff report and resolution. He noted that staff recommends revising Condition of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

I. DIRECTOR REPORT

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

M. ADJOURNMENT

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



Lynn Goldberg
Planning Commission Secretary