

MINUTES

CALISTOGA PLANNING COMMISSION

November 30, 2011

1 The meeting was called to order at 5:42 pm.

2 **A. ROLL CALL**

3 Commissioners Present: Chairman Jeff Manfredi, Vice-Chairman Paul Coates,
4 Commissioners Nicholas Kite, Carol Bush and Matthew Moyer. Absent: None.
5 Staff Present: Ken MacNab, Planning and Building Manager, Erik Lundquist,
6 Senior Planner and Amanda Davis, Planning Commission Secretary.

7 **B. SALUTE TO THE FLAG**

8 **C. PUBLIC COMMENTS**

9 There were no public comments.

10 **D. ADOPTION OF MEETING AGENDA**

11 On a motion by Commissioner Bush and seconded by Commissioner Bush, the
12 meeting agenda of November 30, 2011 was unanimously adopted as presented.

13 **E. COMMUNICATIONS/CORRESPONDENCE**

- 14 1. Donald and Norine Moses letter, received 11/28/11, regarding Item H-2
15 2. Jon and Anne Wack letter, received 11/29/11, regarding Item H-2

16 **F. CONSENT CALENDAR**

- 17 1. Minutes from the November 9, 2011 Planning Commission meeting
18 2. 2012 Planning Commission regular meeting schedule

19 On a motion by Commissioner Kite and seconded by Commissioner Bush, the
20 consent calendar was unanimously adopted as presented.

21 **G. TOUR OF INSPECTION**

22 None.

23 **H. PUBLIC HEARINGS**

- 24 1. **Conditional Use Permit U 2011-01 and Design Review DR 2011-04** to
25 allow the construction and operation of a 2,500 case production winery
26 including associated winery administration and hospitality uses, on the
27 property located at 810 Foothill Boulevard; **Variance VA 2011-01** to allow
28 a reduction in the front yard setback for a principal building from 20 feet to
29 10 feet and the rear yard setback for an accessory structure from 5 feet to
30 0 feet

31 **Chairman Manfredi** recused himself from the item.

32 **Senior Planner Lundquist** presented the item and described the details
33 of the construction and operation of the proposed winery.

34 **Chuck Easley**, 810 Foothill Blvd., discussed the history of T-Vine winery
35 and why they would like to proceed with the project.

36 **Steve Raesfeld**, Raesfeld Associates, 108 Petaluma Blvd. North, project
37 architect, stated that he and his clients are in complete agreement with the
38 mitigation measures, conditions and recommendations outlined in the staff
39 report. He discussed the entry corridor and the layout and architecture of
40 the project.

41 Commission discussion ensued.

42 **Steve Raesfeld** stated that the applicants are open to suggestions and
43 are willing to comply with such recommendations and suggestions not
44 only provided by the Commission but also by the public.

45 **Vice-Chairman Coates** noted that the Commission received
46 communication from the Bounsall family right before the meeting. He
47 stated that when communications are received at the last minute, it makes
48 it very difficult for the Commission and the staff to address the issues that
49 are discussed in the communication in a timely manner, and would
50 appreciate it if the communications were submitted at an earlier time.

51 **Vice-Chairman Coates** opened the public portion of the hearing.

52 **Alex Schellenger**, 11 Terrace Drive, spoke in support of the item.

53 The commissioners expressed support for the project and the belief that it
54 will be good for Calistoga.

55 Moved by Commissioner Bush and seconded by Commissioner Moye to
56 adopt Resolution PC 2011-18 adopting a Mitigated Negative Declaration,
57 finding that with the inclusion of mitigation measures, the project will not
58 have a significant adverse impact on the environment. The motion was
59 carried unanimously.

60 Moved by Commissioner Moye and seconded by Vice-Chairman Coates
61 to adopt Resolution PC 2011-19 approving variances allowing a reduction
62 in the front yard setback for a principal building from 20 feet to 10 feet and
63 the rear yard setback for an accessory structure from 5 feet to 0 feet on
64 the property located at 810 Foothill Boulevard, based upon the findings
65 and subject to conditions of approval contained in the resolution. The
66 motion was carried unanimously.

67 Moved by Commissioner Kite and seconded by Commissioner Bush to
68 adopt Resolution PC 2011-20 approving a conditional use permit and
69 design review to allow the construction and operation of a 2,500-case
70 production winery including associated winery administration and
71 hospitality uses, on the property located at 810 Foothill Boulevard, based

72 upon the findings and subject to conditions of approval contained in the
73 resolution. The motion was carried unanimously.

74 **Chairman Manfredi** returned to the dais.

75 2. **Appeal A 2011-03:** Consideration of an appeal received from Thomas
76 Faherty regarding the Planning and Building Manager's determination that
77 conversion of a building space at 1411 Fourth Street formerly occupied by
78 a pre-school into a third residential unit is not permissible under the City's
79 current zoning regulations

80 **Planning and Building Manager MacNab** presented the item.

81 **Thomas Faherty** gave a Power Point presentation on the property.

82 **Erika Sklar**, Calistoga Affordable Housing, spoke in support of the item.

83 **Norine Moses**, 1419 Fourth St., is a neighbor who is also speaking for the
84 Wacks and the Higgins. She is concerned with the bad parking situation
85 that has worsened over the years and requests that the Commission deny
86 this appeal. Ms. Moses stated she is not opposed to the Perez family
87 living downstairs when asked by **Chairman Manfredi**.

88 **Donald Moses**, 1418 Fourth Street, expressed his concern with the
89 parking situation.

90 **Michael Quast**, 1300 Washington Street, speaking for his mother who
91 lives at 1412 Fourth Street, stated that they support staff's position on the
92 matter.

93 **Chairman Manfredi** closed the public portion of the hearing.

94 Moved by Chairman Manfredi and seconded by Vice-Chairman Coates to
95 deny the appeal and uphold the Planning and Building Manager's
96 determination that, absent evidence of historic use, the addition of a third
97 residential unit to the subject property would exceed the maximum
98 permissible number of units allowed under current land use regulations.
99 The motion was carried unanimously.

100 **I. NEW BUSINESS**

101 The Commission was informed that there would be no meetings in December.

102 It was announced that Commissioner Moye is not reapplying for the Commission,
103 and that this is his last meeting.

104 **J. MATTERS INITIATED BY COMMISSIONERS**

105 None.

106 **K. COMMENTS/PROJECT STATUS**

107 None.

108

- 109 **L. ADJOURNMENT**
- 110 On a motion by Commissioner Bush and seconded by Chairman Manfredi, the
- 111 Commission unanimously adjourned the meeting at 6:46 p.m.

Lynn Goldberg for Amanda Davis
Planning Commission Secretary