

MINUTES

CALISTOGA PLANNING COMMISSION

June 26, 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: Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist.

B. PLEDGE OF ALLEGIANCE

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 June 26, 2013 was unanimously adopted as presented.

E. COMMUNICATIONS/CORRESPONDENCE

None.

F. CONSENT CALENDAR

1. Minutes for the June 12, 2013 Planning Commission meeting

A motion by **Vice-Chair Coates** and seconded by **Commissioner Bush**, to approve the June 12, 2013 Minutes, as presented, carried unanimously.

G. PUBLIC HEARINGS

1. **Lot Coverage Variance (VA 2013-03):** Consideration of a variance to allow 32% lot coverage when 30% is required to accommodate a 207-square foot addition to the single family residence at 1505 Cedar Street

Vice-Chair Coates recused himself from the item because he is representing the applicant and left the dais.

Senior Planner Lundquist presented the staff report and recommended approval of the application, based on the findings described in the written report.

In response to questions from **Commissioner Kusener** regarding how hardship is defined, since the property owner bought the lot at the current size, **Mr. Lundquist** noted that the size of the property's residence is being restricted more than adjoining properties, since the lot is smaller. He also noted that under the Zoning Code, the addition could be detached and meet the lot coverage development standard. Attaching the addition is what is causing the hardship.

Chairman Manfredi noted that a hardship can't be self-imposed by the applicant, which is not the case here, and believes that staff did a good job of providing the rationale supporting the variance request. He opened the public hearing.

Paul Coates, representing the applicant, concurred that detaching the addition could potentially have a greater resulting lot coverage impact. It's a lesser impact with the variance. Approving the application would not be precedent-setting, because each case is evaluated based upon its own merits.

Chairman Manfredi closed the public hearing.

A motion by **Commissioner Bush** and seconded by **Commissioner Cooper** to adopt a resolution approving a variance allowing 32% lot coverage to accommodate a 207-square foot addition to the residence located at 1505 Cedar Street carried unanimously.

H. MATTERS INITIATED BY COMMISSIONERS

None.

I. DIRECTOR REPORT

Planning Director Goldberg advised the Commission that the July 10, 2013 meeting is cancelled.

J. ADJOURNMENT

On a motion by Chairman Manfredi and seconded by Commissioner Bush, the Commission unanimously adjourned the meeting at 5:39 p.m. to July 24, 2013.



Lynn Goldberg
Planning Commission Secretary