

# MINUTES

## CALISTOGA PLANNING COMMISSION

December 11, 2013

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

### 2 **A. ROLL CALL**

3 Commissioners present: Chair Jeff Manfredi, Vice-Chair Paul Coates,  
4 Commissioners Scott Cooper, Carol Bush, Walter Kusener. Commissioners absent:  
5 None. Staff present: Planning & Building Director Lynn Goldberg, Senior Planner  
6 Erik Lundquist.

### 7 **B. PLEDGE OF ALLEGIANCE**

### 8 **C. PUBLIC COMMENTS**

9 There were no public comments.

### 10 **D. ADOPTION OF MEETING AGENDA**

11 The meeting agenda of December 11, 2013 was accepted as presented.

### 12 **E. COMMUNICATIONS/CORRESPONDENCE**

13 None.

### 14 **F. CONSENT CALENDAR**

#### 15 **1. Minutes for the November 13, 2013 Planning Commission meeting**

16 The November 13, 2013 Minutes were accepted as presented.

### 17 **G. NEW BUSINESS**

18 **1. White Parcel Map (PM 2013-1):** Conceptual review of a parcel map application  
19 submitted by Ross and Andrea White requesting the division of their property into  
20 3 lots on Mora Avenue (APN 011-351-007)

21 Senior Planner Lundquist advised the Commission that subsequent to scheduling  
22 the matter and posting the public meeting notice for this project, the applicants  
23 requested that the matter be tabled.

24 A motion by **Chair Manfredi** and seconded by **Commissioner Cooper** to table  
25 the matter was approved unanimously.

26 **2. Residential Zoning Districts and Definitions Amendments (ZOA 2013-9):**  
27 Consideration of text amendments to the Calistoga Municipal Code amending the  
28 residential zoning districts (Chapters 17.14-17.19) and Chapter 17.04, Definitions

29 Planning Director Goldberg provided an overview of the proposed amendments.  
30 In addition to the recommendations reflected in the draft resolution, staff also  
31 recommends adding as a conditionally-permitted use in the R-3 Zoning District  
32 "One or more dwelling units accessory to a primary on-site office use" in order to  
33 allow mixed-use projects.

34 In response to questions from **Commissioner Kusener**, Ms. Goldberg explained  
35 that the number of residents that can live in a house are defined by the building  
36 code, and acknowledged that the term "second unit" is confusing, but is used by  
37 state law when referring to dwelling units often known as granny units.  
38 **Commissioner Kusener** suggested that a definition of "public facilities" is  
39 needed to ensure that it is properly interpreted to mean such uses as publicly-  
40 owned buildings and utilities.

41 In response to a question from **Vice-Chair Coates**, Ms. Goldberg explained that  
42 triplexes are proposed to be deleted as a permitted use in the R-2 District  
43 because the Medium Density Residential land use designation does not allow  
44 them. **Vice-Chair Coates** suggested recommending that the City Council  
45 consider amending the designation to allow triplexes on lots of 13,000 square  
46 feet or more in order to promote an affordable type of housing.

47 **Chair Manfredi** opened and closed the public hearing.

48 A motion by **Chair Manfredi** and seconded by **Vice-Chair Coates** to adopt a  
49 resolution recommending to the City Council approval of text amendments to the  
50 Calistoga Municipal Code amending the residential zoning districts (Chapters  
51 17.14 - 17.19), and Chapter 17.04, Definitions, with the addition of a definition for  
52 public facilities, was approved unanimously.

53 It was also the consensus of the Planning Commission to recommend to the City  
54 Council that consideration be given to amending the Medium Density Residential  
55 land use designation to allow the development of triplexes on lots that are large  
56 enough to accommodate the maximum density.

#### 57 **H. MATTERS INITIATED BY COMMISSIONERS**

58 None

#### 59 **I. DIRECTOR REPORT**

60 Ms. Goldberg reminded the Commission that the December 25, 2013 meeting had  
61 been cancelled because of the Christmas holiday. She distributed a list of the 2014  
62 Commission meeting dates. She also advised the Commission that a seminar is  
63 being planned for January that would provide basic planning information for decision  
64 makers.

#### 65 **J. ADJOURNMENT**

66 The meeting was adjourned at 5:50 p.m. to January 8, 2014, at 5:30 p.m.