

MINUTES

CALISTOGA PLANNING COMMISSION

December 11, 2013

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

A. ROLL CALL

Commissioners present: Chair Jeff Manfredi, Vice-Chair Paul Coates, Commissioners Scott Cooper, Carol Bush, Walter Kusener. Commissioners absent: None. 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

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

E. COMMUNICATIONS/CORRESPONDENCE

None.

F. CONSENT CALENDAR

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

The November 13, 2013 Minutes were accepted as presented.

G. NEW BUSINESS

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

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

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

2. Residential Zoning Districts and Definitions Amendments (ZOA 2013-9):

Consideration of text amendments to the Calistoga Municipal Code amending the residential zoning districts (Chapters 17.14-17.19) and Chapter 17.04, Definitions

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

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

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

Chair Manfredi opened and closed the public hearing.

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

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

H. MATTERS INITIATED BY COMMISSIONERS

None

I. DIRECTOR REPORT

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

J. ADJOURNMENT

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



Lynn Goldberg
Planning Commission Secretary