

# MINUTES

## CALISTOGA PLANNING COMMISSION

June 11, 2014

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

### 2 A. ROLL CALL

3 Commissioners present: Chair Jeff Manfredi, Vice Chair Carol Bush, Commissioners  
4 Scott Cooper, Paul Coates and Tim Wilkes. Staff present: Senior Planner Erik  
5 Lundquist.

### 6 B. PLEDGE OF ALLEGIANCE

### 7 C. PUBLIC COMMENTS

8 None.

### 9 D. ADOPTION OF MEETING AGENDA

10 The meeting agenda of June 11, 2014 was accepted as presented.

### 11 E. COMMUNICATIONS/CORRESPONDENCE

12 None.

### 13 F. CONSENT CALENDAR

#### 14 1. Minutes for the May 14, 2014 Planning Commission meeting

15 The May 14, 2014 minutes were unanimously adopted as presented.

### 16 G. PUBLIC HEARINGS

#### 17 1. **Winery Use Permit Extension UPX 2014-1:** Consideration of a use permit 18 extension allowing a new winery within an existing industrial building located at 19 865 Silverado Trail

20 Senior Planner Lundquist presented the staff report. He indicated that the  
21 perspective tenant, Miocene Winery, was no longer interested in the space and  
22 that the property owner, Nestle Water, was actively seeking another winery  
23 tenant. He recommended that the Planning Commission approve a one-year  
24 extension to allow time for Nestle to seek another viable tenant.

25 In response to a question from **Commissioner Coates**, Mr. Lundquist reiterated  
26 that the conditions of approval would not change if the extension was granted.

27 **Chair Manfredi** opened and closed the public hearing after no comments were  
28 offered.

29 A motion by **Commissioner Coates** and seconded by **Commissioner Cooper**  
30 to adopt a resolution approving a use permit extension allowing a new winery  
31 within an existing industrial building located at 865 Silverado Trail was approved  
32 unanimously.

33       **2. 1711 Emerald Drive, Design Review DR 2014-4:** Design review request for a  
34       new residence at 1711 Emerald Drive

35       Senior Planner Lundquist presented the staff report, reporting that staff finds the  
36       proposed design meets both the design criteria adopted for the Centre Court  
37       Subdivision and the City's recently-adopted design guidelines, as well as the two  
38       applicable sets of development standards. He noted that the homeowners  
39       association has also accepted the proposed design. He thanked the applicant for  
40       working with staff and recommended approval with conditions of approval.

41       **Chair Manfredi** opened the public hearing.

42       **Resham Singh**, project applicant, agreed with staff that the design conforms to  
43       the standards and welcomed the Planning Commission's input. In response to  
44       **Commissioner Wilkes'** question, Mr. Singh indicated that the residence may  
45       become a second home for him.

46       **Chair Manfredi** closed the public hearing.

47       **Commissioner Wilkes** expressed his interest in seeing the roof framing, noting  
48       that it was an architectural piece of origami.

49       A motion by **Vice Chair Bush** and seconded by **Chair Manfredi** to adopt a  
50       resolution approving Design Review DR 2014-4 for a new residence at 1711  
51       Emerald Drive was approved unanimously.

52       **3. Vine Trail Espresso UP 2014-5:** Consideration of a use permit to establish a  
53       coffee shop at 713-C Washington Street

54       Commissioner Coates reported a conflict of interest with the application due to  
55       the proximity of his businesses to the project site and left the meeting.

56       Senior Planner Lundquist presented the staff report. He indicated that the use is  
57       subject to a use permit and standard conditions should apply, such as the need  
58       to acquire additional water and wastewater to serve the proposed use. He stated  
59       that the coffee shop is not a formula restaurant. Although the applicant owns and  
60       operates coffee shops in Lake County, the proposed coffee shop does not meet  
61       the definition of a formula restaurant per the Zoning Code. Vine Trail Espresso  
62       does not have a similar name to Ms. Wolf's other businesses (i.e., Mugshots  
63       Espresso). Nor are the menus, uniforms, interior décor and the signage similar to  
64       Ms. Wolf's other businesses. The food presentation, name and appearance of  
65       Vine Trail Espresso would be unique to Calistoga. Staff recommended approval  
66       of the use with conditions.

67       In response to a question from **Commissioner Cooper**, Mr. Lundquist indicated  
68       that the "Vine Trail" name is not currently protected.

69       In response to a question from **Commissioner Wilkes**, Mr. Lundquist explained  
70       that the required parking would be provided behind the building, including an  
71       ADA space on the adjoining property.

72 In response to a question from **Commissioner Wilkes**, Mr. Lundquist stated that  
73 the project could be conditioned to provide a bike rack and that the aggregate  
74 area of the proposed signage is less than the maximum allowed.

75 The Planning Commission agreed with Senior Planner Lundquist that it would be  
76 preferred to require the bike rack through the building permit application review  
77 process rather than amending the conditions of approval.

78 **Chair Manfredi** opened and closed the public hearing after no comments were  
79 offered.

80 A motion by **Commissioner Cooper** and seconded by **Commissioner Wilkes** to  
81 adopt a resolution approving Use Permit 2014-5 allowing a coffee shop at 713-C  
82 Washington Street was approved unanimously.

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

84 **Commission Bush** would like to see the Planning Commission consider restrictions  
85 on the number of winery tasting rooms and consignment shops in the downtown.

#### 86 **I. DIRECTOR REPORT**

87 Senior Planning Lundquist recommended that the Commission cancel its June 25,  
88 2014 meeting due to a lack of agenda items. The Commission concurred.

#### 89 **J. ADJOURNMENT**

90 The meeting was adjourned at 5:51 p.m.

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Lynn Goldberg  
Planning Commission Secretary