

City of Calistoga Agenda



SPECIAL JOINT MEETING OF THE CITY COUNCIL AND THE PLANNING COMMISSION WEDNESDAY, JUNE 25, 2008 – 6:30 P.M. CALISTOGA COMMUNITY CENTER

City Council

Mayor Jack Gingles
Vice Mayor Michael Dunsford
Councilmember Placido Garcia
Councilmember Gary Kraus
Councilmember Karen Slusser

Planning Commission

Chairman Jeff Manfredi
Vice Chair Clayton Creager
Commissioner Carol Bush
Commissioner Paul Coates
Commissioner Nicholas Kite

1 CALL TO ORDER

2 **Mayor Gingles** called the Special Joint Meeting to order at 6:40 p.m. In
3 addition to Mayor Gingles present were the following: Vice Mayor Michael
4 Dunsford, Councilmember Placido Garcia, Councilmember Gary Kraus,
5 Councilmember Karen Slusser, Planning Commission Chairman Jeff
6 Manfredi, Vice Chair Clayton Creager, Commissioner Carol Bush,
7 Commissioner Paul Coates, and Commissioner Nicholas Kite. Also present
8 were City Manager James McCann, Planning and Building Director Charlene
9 Gallina and City Clerk Susan Sneddon.
10

11 ORAL COMMUNICATION

12 None provided.
13

14 ADOPTION OF MEETING AGENDA

15 **It was MOVED by Councilmember Kraus and SECONDED by**
16 **Councilmember Garcia to approve the Council Meeting Agenda. The**
17 **Motion was carried unanimously.**
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19 **GENERAL GOVERNMENT:**

20 **General discussion of topics of interest to the City Council and the**
21 **Planning Commission.**

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23 **1. Recognize significant accomplishments.**

24
25 **Mayor Gingles** summarized the purpose of the meeting and topics of
26 discussion.

27
28 **City Manager McCann** stated that in the past the Planning Commission and
29 City Council have benefited from joint meetings.

30
31 **Mayor Gingles** and **Councilmember Garcia** complimented the Planning
32 Commissioners for their valuable contributions.

33
34 **Commissioner Coates** complimented staff on their promptness in getting
35 agenda items to the Planning Commission and then on to City Council.

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37 **Commissioner Creager** stated that there is good communication between
38 staff, Planning Commission and City Council. He stated that the
39 subcommittees appointed by Council have proven to be beneficial.

40
41 **Chairman Manfredi** stated his concern regarding recent issues regarding
42 public noticing and suggested that directives be established to make the
43 process more efficient.

44
45 **Councilmember Kraus** complimented the work of the Planning Commission in
46 helping to create more transparency in the City's government.

47
48 **Councilmember Slusser** stated that she is pleased with the Planning
49 Commission's objective in striving to preserve the town's rural character. She
50 stated that she would like to see more Zoning Ordinances adopted to reflect
51 policies and direction from the General Plan to make the Planning
52 Commission's job easier.

53
54 **Vice Mayor Dunsford** complimented the Planning Commission for a job well
55 done. He suggested that the public meeting agendas be posted at CalMart to
56 increase public awareness. He also agreed that the subcommittees appointed
57 by Council have been a positive benefit.

58
59 **Commissioner Kite** stated that inconsistency in the City's General Plan need
60 to be corrected, and it will be beneficial when the Urban Design Plan is adopted
61 and incorporated in the City's General Plan.

62
63 **Commissioner Creager** recommended that a comprehensive Affordable
64 Housing Strategy for the City be developed.

65

66 **Mayor Gingles** suggested that Council adopt a Resolution for the Planning
67 Commissioners to receive a stipend pursuant to the Calistoga Municipal Code.

68

69 **2. The need to review of the Growth Management Ordinance to address**
70 **complications and shortcomings of the existing language.**

71

72 **City Manager McCann** stated the purpose of the GMA process is to establish
73 objectives that allow for the types of development to see. He stated that the
74 objectives are re-evaluated annually in order to facilitate the most desirable
75 projects. He suggested that smaller projects should receive allocations in a
76 timelier manner to prevent unwarranted delays.

77

78 **Chairman Manfredi** stated that the City's Growth Management Allocation
79 (GMA) system works well and suggested that the allocation have a two year
80 term instead of a single year.

81

82 **Commissioner Creager'** suggested that GMA development objectives be
83 more aggressively respected to direct desired housing growth.

84

85 **Commissioner Coates** suggested revamping the building permitting process
86 in order to expedite the approval of small projects.

87

88 **Planning and Building Director Gallina** suggested authorizing to
89 administratively grant of minor allocations to prevent unnecessary delays for
90 small projects.

91

92 **Commissioner Creager** stated his concern with residences used for vacation
93 housing.

94

95 **Councilmember Slusser** suggested that developers be permitted to build an
96 adequate number of homes per year in order to keep construction costs down
97 and increase affordability.

98

99 **Bob Fiddamon, Calistoga Affordable Housing,** stated that there is a need
100 for higher density housing to increase affordability. He that it makes sense for
101 City staff to authorize water and wastewater allocations to developments with a
102 higher ratio to normal inclusionary housing.

103

104 **Norma Toffanelli, 1001 Dunaweal Lane,** stated her concern regarding the
105 existing development process and perceived inequities.

106

107 **Councilmember Garcia** stated that there should be more flexibility in the GMA
108 approval process in order to prevent delays in projects.

109

110 **Commissioner Kite** asked how frequently a GMA is denied.

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112 **Planning and Building Director Gallina** responded that not every allocation
113 request is granted and approximately 5 have been denied since the Growth
114 Management Ordinance was adopted.

115

116 **3. Discussion of the Design Review process and the newly formed Design**
117 **Advisory Panel.**

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119 **Vice Mayor Dunsford** suggested that the City's Design Advisory Panel be
120 revisited since there have been an insufficient number of applicants.

121

122 **Commissioner Creager** stated that once the Urban Design Plan is approved
123 then there will be more of a need for a Design Advisory Panel.

124

125

126 **Mayor Gingles** stated that this meeting was beneficial and thanked the public,
127 Planning Commission and the City Council for their comments.

128

129 **CITY COUNCIL ADJOURNMENT**

130

131 **Mayor Gingles** adjourned the meeting at 8:07 p.m. to the next Regular Meeting of
132 the Calistoga City Council on Tuesday, July 15, 2008, Calistoga Community
133 Center, 1307 Washington Street, 7:00 p.m.

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135 **PLANNING COMMISSION ADJOURNMENT**

136

137 **Chairman Manfredi** adjourned the meeting at 8:07 p.m. to the next Regular
138 Meeting of the Planning Commission, on Wednesday, July 9, 2008, Calistoga
139 Community Center, 1307 Washington Street, 5:30 p.m.

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142 ***Respectfully submitted:***

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Susan Sneddon, City Clerk

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Approved by: Jack Gingles, Mayor

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153 And

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Approved by: Jeff Manfredi, Planning Commission Chairman

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