



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	February 25, 2015
ITEM	Draft Minutes of February 11, 2015 Meeting
COMMISSIONER	
ABSENCES	Bush
ABSTENTIONS	Coates on Item G-3
RECOMMENDATION	Approve minutes with any necessary changes

MINUTES

CALISTOGA PLANNING COMMISSION

February 11, 2015

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

2 A. ROLL CALL

3 Commissioners present: Chair Jeff Manfredi, Commissioners Scott Cooper, Paul
4 Coates, Tim Wilkes. Absent: Vice Chair Carol Bush (excused). Staff present:
5 Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist.

6 B. PLEDGE OF ALLEGIANCE

7 C. PUBLIC COMMENTS

8 None.

9 D. ADOPTION OF MEETING AGENDA

10 The meeting agenda of February 11, 2015 was accepted as presented.

11 E. COMMUNICATIONS/CORRESPONDENCE

12 None.

13 F. CONSENT CALENDAR

14 1. Commission Minutes

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

16 G. PUBLIC HEARINGS

17 1. **Verizon Wireless UP 2015-1:** Consideration of a use permit to allow the
18 installation and operation of antennae and an unmanned wireless
19 telecommunication facility at the Napa County Fairgrounds located at 1435
20 N. Oak Street

21 **Senior Planner Lundquist** presented the staff report for the item.

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

23 **Peter Hilliard**, representing Verizon Wireless, noted that the lighting standard on
24 which the antenna would be situated is a relocated location that will improve
25 visibility from the viewing stands. The Fairgrounds manager is satisfied with the
26 location. He has clarified with Mr. Lundquist that the condition requiring long-term
27 maintenance of the parking area refers only to Verizon's parking.

28 In response to questions from **Commissioner Cooper**, Mr. Hilliard explained
29 that removing and replacing the light pole will serve a dual purpose; it will reduce
30 the view shed obstruction and provide necessary lighting for a portion of the
31 track.

32 In response to a question from **Commissioner Wilkes**, Mr. Hilliard confirmed
33 that the applicant agrees to all of the conditions of approval included in the draft
34 resolution.

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

36 A motion by **Commissioner Coates** to adopt a resolution approving a use permit
37 to allow the installation and operation of antennae and an unmanned wireless
38 telecommunication facility at the Napa County Fairgrounds located at 1435 N.
39 Oak Street was seconded by **Commissioner Cooper** and approved
40 unanimously.

41 **2. Zoning Ordinance Amendment ZOA 2015-1:** Consideration of a
42 recommendation to the City Council to amend Zoning Code Chapters 17.04,
43 Definitions; 17.14 RR Rural Residential District; 17.15 RR-H Rural Residential-
44 Hillside District; and 17.19 R-3 Multifamily Residential/Office District

45 **Planning Director Goldberg** presented the staff report, explaining that the
46 proposed amendments would implement the 2014 Housing Element and state
47 law.

48 In response to questions from **Commissioner Wilkes**, Ms. Goldberg confirmed
49 that the definitions for supportive and transitional housing and target population
50 are based on the State's. The threshold of seven or more residents for the use
51 permit requirement for a residential care operation is dictated by the State as
52 well. A residential care operation for six or fewer persons is considered a
53 permitted use under state law and the City cannot require a use permit for it.

54 In response to questions from **Commissioner Cooper**, Ms. Goldberg explained
55 that notification to neighbors of a supportive housing project for six or fewer
56 persons is not required because it is a permitted use and the City is pre-empted
57 by state law from requiring a use permit. She noted that staff was not aware of
58 any problems associated with an existing substance abuse facility in the city
59 limits.

60 **Chair Manfredi** opened and closed the public hearing after there were no
61 comments.

62 A motion by **Commissioner Wilkes** recommending adoption of a resolution
63 recommending that the City Council amend the Calistoga Municipal Code to
64 implement the 2014 Housing Element and state law was seconded by **Chair**
65 **Manfredi** and approved unanimously.

66 **3. Olabisi Tasting Room UP 2015-2:** Consideration of a use permit to establish a
67 wine tasting and retail business within an existing 800 square foot commercial
68 space located at 1226 Washington Street.

69 Commissioner Cooper reported a conflict of interest with this agenda item due to
70 the proximity of his business to the property. Commissioner Coates reported a
71 conflict of interest because he has a work contract with the property's owner. The
72 "Rule of Necessity" was invoked to reinstate one Commissioner in order to

73 establish a quorum for the item and Commissioner Cooper was randomly
74 selected to participate. Commissioner Coates left the meeting.

75 **Senior Planner Lundquist** presented the staff report for the item.

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

77 **Ted Osborne**, co-applicant, stated that they are going to share the same site as
78 the Evangeline Restaurant and will sell their wines to the restaurant.

79 In response to questions from **Commissioner Cooper**, Mr. Osborne explained
80 that they will usually close at 5 or 6 pm, but will occasionally be open as late as
81 10 pm for private tastings after they close to the public and until 11 pm for special
82 events.

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

84 **Commissioner Wilkes** acknowledged that some members of the community are
85 concerned about the increasing number of tasting rooms in the city. However,
86 this is a perfect example of a wine-making operation that began in Calistoga, and
87 their having a tasting room is the next step. He noted that the proposed location
88 is not on Lincoln Avenue, where the other tasting rooms are.

89 **Chair Manfredi** thinks it is a great location and likes the idea of more activity on
90 this block. He has also heard concerns about the number of tasting rooms in the
91 downtown. There may need to be a discussion in the future about the issue.

92 **Commissioner Cooper** observed that there are different noise requirements for
93 the tasting room's live entertainment because it's in a commercial district, unlike
94 Buster's, which is located next to a sensitive noise receptor.

95 Mr. Lundquist noted that the conditions of approval limit the entertainment hours,
96 that it will primarily be background music, and that there no noise-sensitive uses
97 nearby.

98 A motion by **Chair Manfredi** to adopt a resolution approving a use permit to
99 establish a wine tasting and retail business at 1226 Washington Street was
100 seconded by **Commissioner Cooper** and approved unanimously.

101 H. MATTERS INITIATED BY COMMISSIONERS

102 None.

103 I. DIRECTOR REPORT

104 Ms. Goldberg advised the Commission of upcoming agenda items.

105 J. ADJOURNMENT

106 The meeting was adjourned at 5:54 p.m.

Lynn Goldberg
Planning Commission Secretary