

# MINUTES

## CALISTOGA PLANNING COMMISSION

February 11, 2015

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

### A. ROLL CALL

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

### B. PLEDGE OF ALLEGIANCE

### C. PUBLIC COMMENTS

None.

### D. ADOPTION OF MEETING AGENDA

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

### E. COMMUNICATIONS/CORRESPONDENCE

None.

### F. CONSENT CALENDAR

#### 1. Commission Minutes

The January 14, 2015 minutes were unanimously adopted as presented.

### G. PUBLIC HEARINGS

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

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

**Chair Manfredi** opened the public hearing.

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

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

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

**Chair Manfredi** closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

**Chair Manfredi** opened the public hearing.

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

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

**Chair Manfredi** closed the public hearing.

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

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

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

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

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

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

None.

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

Ms. Goldberg advised the Commission of upcoming agenda items.

#### **J. ADJOURNMENT**

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

  
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Lynn Goldberg  
Planning Commission Secretary

