



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	June 10, 2015
ITEM	Draft Minutes of May 27, 2015 Meeting
COMMISSIONER	
ABSENCES	Coates, Wilkes
ABSTENTIONS	None
RECOMMENDATION	Approve minutes with any necessary changes

MINUTES
CALISTOGA PLANNING COMMISSION
May 27, 2015

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, Scott Cooper.
4 Absent: Paul Coates, Tim Wilkes (both excused). Staff present: Planning & Building
5 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 May 27, 2015 was accepted as presented.

11 **E. COMMUNICATIONS/CORRESPONDENCE**

12 A letter from Gary Gamage regarding Item G.2. was distributed to the Commission.

13 **F. CONSENT CALENDAR**

14 **1. Commission Minutes**

15 The April 22, 2015 minutes were unanimously adopted as presented.

16 **G. PUBLIC HEARINGS**

17 **1. Heibel Ranch Vineyards Tasting Room UP 2015-3:** Consideration of a use
18 permit to establish a wine tasting and retail business within an existing
19 commercial space located at 1458 Washington Street, Suite 12 (The Calistoga
20 Depot)

21 Senior Planner Lundquist requested that the item be continued to the
22 Commission's June 10, 2015 meeting due to a lack of quorum for the item.

23 A motion by **Chair Manfredi** to continue the item to the June 10, 2015 meeting
24 was seconded by **Vice Chair Bush** and approved unanimously.

25 **2. Zoning Ordinance Amendment ZOA 2015-5:** Consideration of a
26 recommendation to the City Council regarding a request to rezone the property
27 located at 33 Brannan Street from R-2 Two-Family Residential to R-3 Multi-
28 Family Residential/Office Zoning District

29 Mr. Lundquist presented the staff report for the item. The applicant is requesting
30 rezoning of the subject property to R-3 in order to allow the development of multi-
31 family housing. This zoning would be more consistent with the General Plan,
32 which designates the site for housing at 10 to 20 units per acre. The request is

33 also consistent with the goals of the Housing Element that encourage the
34 development of multi-family housing. The size of the project doesn't warrant a
35 development agreement.

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

37 **Daniel Merchant**, applicant, agrees with staff's recommendation. They are
38 planning on developing apartments, including some affordable units. There is a
39 great need in the community for this type of housing.

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

41 **Commissioner Cooper** understands the concerns expressed by Mr. Gamage in
42 his letter, such as potential parking problems. However, the development of
43 additional multi-family housing in this area seems inevitable. Conditions could be
44 applied to a future project to address any parking concerns.

45 **Chair Manfredi** also supports multi-family development of the site. There isn't an
46 opportunity to apply any conditions at this point because there is no development
47 proposal, but parking concerns will definitely be addressed when one comes
48 before the Commission.

49 In response to a question from **Commissioner Cooper**, Mr. Lundquist replied
50 that there is no incentive for either the City or developer to enter into a
51 development agreement for this property. A development agreement is not
52 necessary for the developer to receive incentives, such as a density bonus, if
53 they develop affordable housing. The Commission will have purview over
54 anything that is developed on the site.

55 It was the Commission's consensus that it appears a development agreement is
56 not warranted for the future development of the property.

57 **Vice Chair Bush** believes that the city is in desperate need for this type of
58 housing.

59 A motion by **Vice Chair Bush** to adopt a resolution recommending to the City
60 Council a request to rezone the property located at 33 Brannan Street from the
61 R-2 Two-Family Residential to the R-3 Multi-Family Residential/Office Zoning
62 District, was seconded by **Commissioner Cooper** and approved unanimously.

63 H. GENERAL GOVERNMENT

64 **1. General Plan Consistency Determination GPC 2015-1:** Finding of General
65 Plan consistency for City purchase of 611 Washington St. (APN 011-260-027) for
66 the development of affordable senior apartments

67 Planning & Building Director Lynn Goldberg presented the staff report for the
68 item. The City Council has directed the City Manager to negotiate the purchase
69 of the property located at 611 Washington Street to pursue the development of
70 affordable senior apartments on the site with the Corporation for Better Housing.
71 The City's Affordable Housing Fund would be used as the funding source. The

72 California Government Code and the Calistoga Municipal Code require the
73 Planning Commission to determine whether the purchase is in conformity with
74 the Calistoga General Plan. As detailed in the written staff report, purchase of the
75 subject site for the development of an affordable senior rental project would
76 conform to a number of goals, objectives, policies and actions of the General
77 Plan's Housing Element. Development of the property with apartments would
78 also be consistent with the *Land Use Considerations* of the Lower Washington
79 Character Area designated in the Land Use Element, which encourage the
80 development of rental housing in this area. Therefore, staff recommends that the
81 Planning Commission find that the City's acquisition of the property located at
82 611 Washington Street for the development of affordable senior apartments to be
83 in conformance with the Calistoga General Plan.

84 In response to a question from **Vice Chair Bush**, Ms. Goldberg confirmed that by
85 purchasing the site and entering into a partnership with its developer, the City
86 would have control over what happens with the property.

87 A motion by **Chair Manfredi** to adopt a resolution finding that the City's
88 acquisition of the property located at 611 Washington Street for the development
89 of affordable senior apartments is in conformance with the Calistoga General
90 Plan was seconded by **Vice Chair Bush** and approved unanimously.

91 **I. MATTERS INITIATED BY COMMISSIONERS**

92 **Commissioner Cooper** is happy to see that the site he was concerned about on
93 Brannan Street has been partially cleaned up. He is concerned about redwood trees
94 that were recently removed on Gold Street and asked staff to confirm that the
95 necessary tree removal permit had been obtained.

96 **J. DIRECTOR REPORT**

97 Planning & Building Director Goldberg reported that the City Council declined to
98 adopt the proposed Zoning Code amendment to allow off-site ATMs. Staff has sent
99 a letter to Bank of America advising them of the need to remove the ATM and any
100 building signage.

101 **K. ADJOURNMENT**

102 The meeting was adjourned at 5:48 p.m.

Lynn Goldberg, Secretary