

# MINUTES

## CALISTOGA PLANNING COMMISSION

June 24, 2015

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

### A. ROLL CALL

Commissioners present: Chair Jeff Manfredi, Vice Chair Carol Bush, Paul Coates, Tim Wilkes, Scott Cooper. Absent: None. Staff present: Planning & Building Director Lynn Goldberg.

### B. PLEDGE OF ALLEGIANCE

### C. PUBLIC COMMENTS

None.

### D. ADOPTION OF MEETING AGENDA

The meeting agenda of June 24, 2015 was accepted as presented.

### E. COMMUNICATIONS/CORRESPONDENCE

None.

### F. CONSENT CALENDAR

#### 1. Commission Minutes

The minutes for the June 10, 2015 meeting were unanimously adopted as presented.

### G. PUBLIC HEARINGS

1. **Aurora Park Cottages UP 2015-5:** Consideration of a use permit to legalize the existing legal nonconforming bed and breakfast use located at 1807 Foothill Boulevard, eliminate the on-site owner/manager residence requirements, and allow a 7th guest unit

Planning & Building Director Goldberg presented the staff report for the item. The single-family home and six guest cottages located on the subject property were constructed in the 1950's, prior to the adoption of a use permit requirement for such an operation, which means that it is a legal nonconforming bed and breakfast use. The applicant proposes to legalize the use, eliminate the on-site manager residence requirement, and convert it to a seventh guest unit. The applicant also owns the neighboring property located at 1815 Foothill Boulevard, and the existing single-family home on this property would be utilized to manage the Aurora Park Cottages. No exterior changes to either property are proposed. As described in the written staff report, staff believes that the proposal is consistent with all applicable provisions of the Calistoga General Plan and Zoning Code and therefore recommends approval with conditions.

In response to a question from **Commissioner Wilkes**, Ms. Goldberg explained that Condition of Approval #2 would cover any future discontinuance of the manager's unit. The applicant would have to amend the use permit if they wished to discontinue using the residence on the adjoining property as the manager's unit, or the City could initiate the revocation of the use permit if it was discontinued.

**Chair Manfredi** opened the public hearing.

**David Patel**, applicant, explained that they are seeking to provide a better experience for their guests.

**John Davis**, 1801 Foothill, is concerned about not having an on-site manager and having to call the police if there are any problems such as noise on the property. He would like to see a lot line adjustment so that the manager's unit is part of the project. He is concerned about the applicant's long-term goal is to build three more units farther up the hill, which would impact them with noise. In response to a question from **Commissioner Cooper**, Mr. Davis replied that there are only occasional noise problems at the Aurora Park Cottages. **Commissioner Wilkes** reiterated that the conditions of approval would ensure that there will be a manager on the neighboring property. Even if the property were sold, the Cottages would still have to comply with the conditions.

**Chris Ciriacks**, 1801 Foothill, appreciates any efforts that the Commission can take to eliminate possible future problems with the Cottages. Her main concern about Aurora Park is noise. She supports the proposed change, but she is concerned that the former manager's unit that is to be converted to a guest room could accommodate a large number of guests. She wants the manager to require the guests to take their parties inside. The manager should be responsible for policing the noise, not the neighbors.

**Commissioner Coates** asked that staff confirm whether sprinklers would be required in the new manager's unit because of the change of use. He is concerned about losing yet another affordable housing unit. He hopes that the Commission keeps in mind the long-term impacts of their actions in the future.

**Chair Manfredi** observed that the lack of affordable housing is an ongoing problem and is not just due to this project. The proposed project is an allowable use.

**Commissioner Wilkes** noted that the project will be required to make a contribution to the affordable housing fund, which the Council can use to pro-actively provide affordable housing.

**Chair Manfredi** closed the public hearing.

A motion by **Vice Chair Bush** to adopt a resolution approving a use permit to legalize the existing legal nonconforming bed and breakfast use located at 1807 Foothill Boulevard, eliminate the on-site manager residence requirement, and

allow a seventh guest unit was seconded by **Commissioner Cooper** and approved unanimously.

Ms. Goldberg advised that the Commission's decision can be appealed to the City Council.

2. **Washington Street Office Complex UP 2015-6:** Consideration of a use permit to legalize the existing legal nonconforming office uses located at 1705 Washington Street and to allow the addition of other office uses over time.

Ms. Goldberg advised the Commission that the applicant has withdrawn his application and requested that the Commission table the matter.

A motion by **Chair Manfredi** to table the item was seconded by **Commissioner Wilkes** and approved unanimously.

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


None.

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

Ms. Goldberg advised the Commission that she had conveyed a memo to the City Manager about the proliferation of wine tasting facilities in the downtown, with various options about how to address the issue, if the Council chooses to do so. She requested that the Commission cancel its meeting of July 8th due to a lack of business items and the Commission concurred.

#### **J. ADJOURNMENT**

The meeting was adjourned at 5:57 p.m.

  
Lynn Goldberg, Secretary

