



City of Calistoga
Planning Commission
Agenda Item Summary

DATE

October 14, 2015

ITEM

Draft Minutes of September 9, 2015 Meeting

RECOMMENDATION

Approve minutes with any necessary changes

MINUTES

CALISTOGA PLANNING COMMISSION

September 9, 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, Paul Coates,
4 Tim Wilkes, Scott Cooper. Absent: None. Staff present: Planning & Building Director
5 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 September 9, 2015 was accepted as presented.

11 E. COMMUNICATIONS/CORRESPONDENCE

12 None.

13 F. CONSENT CALENDAR

14 1. Commission Minutes

15 The minutes for the August 12, 2015 meeting were unanimously adopted as
16 presented.

17 G. PUBLIC HEARINGS

18 **1. Street Name Recommendation:** Consider a recommendation to the City
19 Council for a street name associated with the newly-constructed roadway
20 required for the White and Deckard/Franquelin Parcel Maps, on the northwestern
21 side of Mora Avenue approximately 1,774 feet from the intersection of Grant
22 Street

23 Senior Planner Lundquist presented the staff report for the item. The newly-
24 constructed roadway is in direct alignment with the dedicated right-of-way for
25 Money Lane on the opposite side of Mora Avenue, although this section is not
26 yet constructed. The Circulation Element of the General Plan recognizes that
27 Money Lane will be ultimately extended from its current terminus to Greenwood
28 Road. Therefore, staff recommends that the new section of road be named "West
29 Money Lane." The "West" portion of the name would be dropped when the road
30 section is connected to the completed section to the east. The origination of the
31 name has a historic basis and is derived from the Money family. Staff believes it
32 is important to continue this historic name.

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

34 **Ross White**, co-applicant, stated that their main concern with the “Money Lane”
35 name is that since Money Lane isn’t extended to the properties yet, there will be
36 confusion when drivers, such as contractors and delivery services, reach the end
37 of existing Money Lane. It is unknown when it will become a through street and
38 there are no immediate plans by the City to complete it. If the streets are ever
39 connected, there are several examples throughout the city of streets changing
40 names at intersections, which provide precedence. The cardinal directions are
41 not lined up in this area of the city; most people think of “up valley” being north
42 rather than west, so the “West Money Lane” name would be confusing. It’s not
43 common knowledge that the Money Street name is historically associated with a
44 local family and the word “money” sometimes has a negative connotation.

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

46 **Commissioner Cooper** agrees that Money Lane doesn’t sound appropriate for
47 Calistoga and something more rustic, such as Acorn Lane, might be better.

48 **Commissioner Coates** defers to the fire and police departments as to their
49 preference for street names, although he also understands the concerns of the
50 applicant. Money is also a historic name.

51 **Vice-Chair Bush** sees good arguments on both sides, but defers to public
52 safety.

53 A motion by **Commissioner Coates** and seconded by **Vice Chair Bush** to
54 approve a resolution recommending that the City Council name the newly-
55 constructed roadway West Money Lane, was approved by a 4-1 vote (Cooper
56 dissent).

57 2. **Zoning Code Amendment ZOA 2015-6:** Consider a recommendation to the
58 City Council to rescind and replace Chapter 17.44, Nonconforming Uses, of the
59 Zoning Code

60 Director Goldberg presented the staff report. The Council directed staff to initiate
61 a Zoning Code amendment to allow nonconforming residences to be
62 reconstructed if they are destroyed, in part because their owners often have
63 problems obtaining insurance, loans and mortgages. The proposed amendments
64 stipulate a few terms under which a nonconforming residential structure can be
65 replaced. They also delete a provision that allows the Planning Commission to
66 require the owner or occupant of any land or building classified as a
67 nonconforming use to make application for a use and occupancy permit, and
68 annually thereafter apply for its renewal. This requirement isn’t feasible, since the
69 land or building is a nonconforming use, it would not be possible for the owner or
70 occupancy to apply for a use permit.

71 **Commissioner Wilkes** questioned whether 12 months is a sufficient period of
72 time to obtain a building permit if an insurance settlement is required. He
73 believes that a time extension should be automatically approved if that is the
74 case.

75 **Commissioner Coates** is familiar with similar circumstances and agrees it often
76 takes insurance companies a long time to settle claims.

77 It was the Commission's consensus to extend the maximum period to apply for a
78 building permit to two years instead of one year.

79 A motion by **Commissioner Wilkes** and seconded by **Vice Chair Bush** to
80 approve a resolution recommending that the City Council rescind and replace
81 Chapter 17.44 Nonconforming Uses, as amended, was approved unanimously.

82 **H. MATTERS INITIATED BY COMMISSIONERS**

83 In response to a comment by **Vice Chair Bush** regarding the unsightliness of the
84 plywood that has replaced the Bank of American ATM, Mr. Lundquist explained that
85 it would soon be replaced by glass, which is in the process of being fabricated.

86 In response to a question from **Chair Manfredi** regarding code enforcement against
87 illegal vacation rentals, Mr. Lundquist replied that the City has been successful in the
88 case of the rental pursued by the district attorney's office. The property has been
89 sold and is no longer used as a vacation rental.

90 **I. DIRECTOR REPORT**

91 Ms. Goldberg reported that the Council supports the concept of requiring secondary
92 retail in new tasting rooms, in response to a concern raised by the Commission, and
93 that staff is working on a policy for the Commission to review.

94 She advised the Commission that there are no items ready for the September 23rd
95 meeting, and requested that the Commission cancel the meeting. The Commission
96 concurred.

97 **J. ADJOURNMENT**

98 The meeting was adjourned at 5:55 p.m.

Lynn Goldberg, Secretary