

**MINUTES**  
**CALISTOGA PLANNING COMMISSION**  
**September 9, 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, Senior Planner Erik Lundquist.

**B. PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENTS**

None.

**D. ADOPTION OF MEETING AGENDA**

The meeting agenda of September 9, 2015 was accepted as presented.

**E. COMMUNICATIONS/CORRESPONDENCE**

None.

**F. CONSENT CALENDAR**

**1. Commission Minutes**

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

**G. PUBLIC HEARINGS**

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

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

**Chair Manfredi** opened the public hearing.

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

**Chair Manfredi** closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **J. ADJOURNMENT**

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

  
Lynn Goldberg, Secretary

