

**CITY OF CALISTOGA
PLANNING COMMISSION
SPECIAL MEETING MINUTES**

**Wednesday, September 15, 2008
5:30 PM
Calistoga Community Center
1307 Washington St., Calistoga, CA**

**Chairman Jeff Manfredi
Vice- Chairman Clayton Creager
Commissioner Carol Bush
Commissioner Paul Coates
Commissioner Nicholas Kite**

“California Courts have consistently upheld that development is a privilege, not a right.”

Among the most cited cases for this proposition are Associated Home Builders, Inc. v. City of Walnut Creek, 4 Cal.3d633 (1971) (no right to subdivide), and Trent Meredith, Inc. v. City of Oxnard, 114 Cal. App. 3d 317 (1981) (development is a privilege).

1
2 **Chairman Manfredi** called the meeting to order at 5:36 PM.
3

4 **A. ROLL CALL**

5 **Present:** Chairman Jeff Manfredi, Vice-Chairman Clayton Creager, Commissioners Carol Bush,
6 Nicholas Kite and Paul Coates. **Staff Present:** Jim McCann, City Manager, Charlene Gallina,
7 Planning and Building Director, Ken MacNab, Senior Planner and Kathleen Guill, Planning
8 Commission Secretary. **Absent:** Erik Lundquist, Assistant Planner.
9

10 **B. PLEDGE OF ALLEGIANCE**

11
12 **C. PUBLIC COMMENTS**

13
14 **D. ADOPTION OF MEETING AGENDA**

15 There was motion by **Commissioner Coates**, seconded by **Chairman Manfredi** to approve the
16 agenda as submitted. **Motion carried: 5-0-0-0.**
17

18 **E. CONSENT CALENDAR**

19
20 **F. TOUR OF INSPECTION**

21
22 **G. COMMUNICATIONS/CORRESPONDENCE**

23
24 **H. PUBLIC HEARING**

25
26 **1. Draft Urban Design Plan.** Initial presentation of the Draft Urban Design Plan (Urban Design
27 Plan) and consideration of public comments received to date. The Urban Design Plan is required
28 by the General Plan and is intended to articulate community.
29

30 **City Manager McCann** thanked those taking the time to come to the meetings, going over the
31 documents and providing comments, stating it was much appreciated. He reported receipt of an
32 additional six to seven comment letters. He advised certain discussion topics may include items
33 where a conflict of interest may occur due to the proximity of a Commissioners home or business,
34 and a Commissioner may need to abstain from those portions of the discussion; however they
35 may participate in the larger conversation.
36

37 **City Manager McCann** summarized that previous activities included two previous public meetings
38 and additional meetings through Chamber of Commerce. He proceeded to address possible
39 misconceptions of what an Urban Design Plan is as follows:

- 40 • It is not a new General Plan;
- 41 • It does not replace our General Plan;
- 42 • In most regards it does not present any change to the current General Plan;
- 43 • Specific to the Community Identity Element the intent is to refine ideas obtained from the
44 directions of the current General Plan through focused discussion.
- 45 • The current General Plan has a wide range of land use designations, establishes policies and
46 goals, with a wide range of land use available, we need to look at key locations, examine and
47 recommend refinement for clarity of policies.
- 48 • Community identity. The UDP introduction identifies its' purpose is to insure the special
49 character of Calistoga, it includes a photographic survey to provide a guide for redevelopment
50 efforts, it provides five character areas that are the basis of recommendations. Each character
51 area has consistent elements, existing conditions, and provides anticipated character for those
52 character areas.

53
54 **City Manager McCann** noted many suggestions and expressed concerns as follows:

- 55 • Concern we may invite too much development to the community;
- 56 • development that might occur could do damage to that "special character" that defines our
57 town;
- 58 • concern we should not allow the downtown core to be dissipated and/or allow another area to
59 compete with the downtown;
- 60 • concern for the role that redevelopment of the glider port could play, and how it will affect the
61 downtown and the commercial area in general;
- 62 • a concerned with the recommendations for the Foothill corridor;
- 63 • concern there is too much emphasis on round-a-bouts as preferred, especially at Petrified
64 Forest Road;
- 65 • a plan line indicating at some point there is a desire to have a road established between
66 Foothill and Grant Street;
- 67 • a general agreement to work with CalTrans to have Highway 29 rerouted, providing several
68 alternatives
- 69 • any road extension from Washington Street to Dunaweal and/or to Silverado Trail, needs to be
70 a road that reflects rural character and small street sections, and shouldn't encroach on
71 agricultural land;
- 72 • there are a lot of things we don't know and we should study before we suggest refinement to
73 the General Plan.

74
75 **City Manager McCann** reported the UDP Committee has met on a couple of occasions to sift
76 through the recommendations and directed attention to the points outlined in Staff Report, page 5
77 to 15. He noted it was suggested the Urban Design Plan is a development plan and agreed it was
78 correct to a certain extent, and it is fair to say the General Plan and Urban Design Plan is a form
79 of a development plan. However, the idea is to refine land uses and range of activity, to allow
80 new development and redevelopment to enhance the small town character.

81
82 **City Manager McCann** provided an overview of recommendations for change within the Staff
83 Report:

84

85 Circulation, Page 6 of 15

- 86 • Add more language to the Circulation Systems chapter stating we need to find traffic solutions
87 and, noting there will be much analysis that needs to occur to come to a determination and that
88 will need lots of public input.
- 89 • Delete and amend language to state there is a desire to relocate Highway 29 from Downtown
90 to Foothill, perhaps considering Dunaweal Lane, Larkmead Lane or even Deer Park Road.
- 91 • Delete reference to a round-a-bout as specific design consideration, replace with more general
92 language, need to study and evaluate different alternatives at specific intersections.
- 93 • Clarify the extension of Washington needs to respect agricultural land and be designed
94 appropriately.

95
96 He noted the Committee heard the reaction from residents regarding the establishment of a “plan
97 line” for the future extension of local serving roadway from Foothill to Grant Street and the
98 committee still believes that such a road will aid circulation in that stretch of town and should be
99 considered and wants land owners to be aware of that thought.

100

101 Downtown Area, Page 7 of 15

- 102 • Character concerns with historic downtown and sub areas. Fairway/Stevenson and
103 Wilkinson/Gliderport. Delete and combine them into the downtown character area.
- 104 • Delete the land use recommendation, basically fill the gap, due to concern of practicality;
- 105 • Concern about generally prohibiting non-retail noting it could make downtown less attractive,
106 drop the language to make it clear those uses are presently allowed and office uses would
107 certainly stay.
- 108 • Cal Mart site – suggest modifying the language, because the language is too strong and we do
109 not want Cal Mart to leave, but we should look at enhancing the parking and circulation for the
110 whole area.
- 111 • Modify boundaries, noting we should include Calistoga Spa and Hot Springs and Roman Spa
112 within the historic downtown.
- 113 • As redevelopment occurs thought should be given to parking needs on site or within
114 reasonable distance.
- 115 • Fairway Stevenson, Lincoln frontage in historic downtown area. All different components
116 would be added to downtown.
- 117 • Balance of Gliderport, maybe the central portion should become its own separate character
118 area, perhaps it’s too large of an area, but it did not fit well in historic downtown, and the land use
119 connectivity carried into that.
- 120 • Suggestion to delete the recommendations to allow three story construction within the
121 Highway 29/Foothill corridor, delete the design character recommending two story apartments
- 122 • Identify appropriate locations for cross walks on Highway29/Foothill and determine scope of
123 enhancing pedestrian traffic in the Foothill corridor.
- 124 • Take out the solid fencing restriction on Highway 29/Foothill.

125

126 Resort Area, page 9

127 Referencing development and new development potential, he noted additional language
128 recommending small scale low rise design, and deletion of a number of properties from inclusion
129 in the Resort Area as follows.

- 130 • Delete the designation of the City owned Mt. Washington parcel, the adjacent two acre piece,
131 as well as the vineyard glen that is to the east from the Resort area and retain their current

132 General Plan designations as well as the Luvisi, Fredianni, and the properties on Brannan Street.
133 Existing designations will continue to guide development of those properties.

134

135 • Retain the balance of the boundaries of the Resort Area but modify the land use designations
136 of those areas to the westerly side of Lincoln Avenue from Wappo Drive to Silverado Trail
137 identifying only residential development should occur at the densities presently allowed in the
138 existing Community Commercial, resort character area allows residential development. Limited
139 office and commercial could be considered.

140

141 • Recognize Calistoga Beverage Company as a long-standing and very positive member of the
142 Calistoga community and indicate the use as fully compliant, no question of non conformity. Also
143 recognize expansion or improvement of the facility is possible within the area already developed,
144 and further redevelopment could occur suggesting new land use language for the undeveloped
145 portion to the rear as available for residential development. A small portion fronts Lincoln and
146 should be developed complimentary to active use for that area.

147

148 **City Manager McCann** acknowledged there is not perfect spelling, and typographic errors as well
149 as improper identification of road names or directional reference may be present.

150

151 **City Manager McCann** reported there has been a lot of discussion regarding plaza's within the
152 plan. The current draft recommends two plaza's, the thought regarding the Sharpsteen/Police
153 Station area is to keep the area as an active parking lot, but look at a redesign for a more
154 attractive event plaza. The other plaza would be part of any redevelopment of the gliderport area,
155 smaller in scale and located at the Lincoln frontage. The Fire Station parking lot will remain as a
156 parking lot, with the river frontage improved as a part of the proposed River Promenade, no plaza
157 suggested there.

158

159 Regarding the Community Center City Manager McCann stated it is suggested when this area
160 redevelops at some point in the future the Community Center building could be removed, one
161 option could be to include it as an element of the former gliderport, and similarly it might be
162 housed in new municipal facilities in the lower Washington Character Area; some recreation
163 functions which presently occur at the Community Center will occur in the planned recreation
164 facilities at Logvy Park, including events and activities. Ultimately the UDP suggests reserving
165 land in the lower Washington area, reminding it is just a reservation.

166

167 **City Manager McCann** reported it is important to identify and prioritize with an implementation
168 plan, creating a list of things that would logically flow during implementation. Actions include
169 amendments to the Zoning Ordinance, initiating the evaluation of designs including street scape,
170 river trail, event plaza, etc. There is a need to continue to amend the Municipal Code to reflect
171 and implement language and policies in the General Plan.

172

173 It has been suggested we need more information gathered, however he disagreed it is needed
174 now as the General Plan is built on much data. in addition he noted the City participates in a lot of
175 evaluation within the city both locally and regionally related to water and infrastructure, etc. The
176 City is looking out over a 20 year horizon for guidance for our infrastructure planning to determine
177 the adequacy of water and wastewater to accommodate growth and the history of infrastructure
178 deficiencies and we have adequate resources for the build out of the General Plan. The use is
179 guided through the Growth Management policies.

180

181 **City Manager McCann** noted there has been reasonable concern related to a River Trail system
182 and how it might adversely impact neighbors and that is why the system must be studied to
183 evaluate a reasonable alignment, but he wanted to make it clear there will be a public process and
184 part of the thinking is it should not encroach or affect existing private property.
185

186 The last suggestion was related to design guidelines and discussion on the benefit of specific
187 detailed guidelines verses the advantage of something other than that. The desire is to
188 secure/retain “funky” and it would better if not formulaic and specific, it would rely on the language
189 of the UDP and the General Plan to establish flexibility.
190

191 **Chairman Manfredi** opened the public discussion at 6:25 PM.
192

193 **Kristin Casey**, 1132 Denise Drive presented and read aloud her letter dated September 15, 2008
194 (Attachment A) and thanked the oversight committee for responding to concerns. She identified
195 the changes and noted her appreciation, but also identified a list of continued concerns including
196 issue with brining the Zoning Ordinance into compliance with the 2003 General Plan prior to
197 adopting the UDP. Ms. Casey provided specific sections and pages of inconsistencies and
198 suggested the UDP was an end run around the General Plan and the General Plan should not be
199 forced into a secondary position. She stated the UDP would be invalid if inconsistent with the
200 General Plan. Her letter includes further comment regarding the potential for an EIR, the size of
201 resort accommodations, the Calistoga character, high density, infill affordable housing, street
202 networks and enhancing open space especially at the entry corridors.
203
204

205 **Norma Tofanelli** stated she was privileged to read aloud for the record, a letter from Catherine
206 Lerner, dated September 15, 2008 (Attachment B).stating Ms. Lerner was a pioneer of
207 community. The letter included her views on several of the proposed changes, and noted limited
208 funds are available and stressed we should do the most important things first, i.e. water, sewer,
209 roads and drainage.
210

211 **Chris Canning**, Calistoga Beverage Company, formerly Calistoga Mineral Water, provided a brief
212 history of the company’s existence since 1924, moving from behind the current CalMart. He
213 highlighted their positive contributions to Calistoga and acknowledged their appreciation for the
214 recommended changes to the draft Urban Design Plan especially that their current operation is no
215 longer considered non conforming. However, the biggest concern is the five acres of vacant
216 property affronting Lincoln Avenue. He reported ownership of this property for 27 years and noted
217 they have always inferred their intent for expansion and development. Changing business
218 climates and the cost and development also gives pause to consider alternate uses. The original
219 Urban Design Plan Draft identified no expansion, and designated high density; now the revisions
220 say no expansion, still allows high density, but states it should not be used for visitor
221 accommodation. He stated he would be remiss if he did not defend their opportunity to consider
222 use for visitor accommodations, and he requested that it be looked into. As far as the topic of
223 circulation/round-a-bouts he requested whatever we consider that it be large enough to
224 accommodate tractor trailers.
225

226 **Diane Barrett** thanked the Committee for recommending the change to delete the land use
227 recommendation on the Lincoln Avenue parking lot/Ace Hardware property, and the land use
228 generally prohibiting non retail on ground floor space. She further appreciated the modification of
229 boundaries to the downtown character area to include Gerard and the Calistoga Spa and Hot

230 Springs properties. Ms. Barrett stated there was still one issue @ page 74, first bullet stating:
231 "Encourage property owners to improve and intensify the several privately owned parking lots on
232 Gerard Street between West America Bank and Ace Hardware by appropriate reconfiguration,
233 possibly in conjunction with comprehensive redevelopment, which includes the Fire Station and its
234 parking lot." Asking does that mean intensifying capability or greater building density, both lots in
235 question are in the rear of Magnolia Building and in front of the Calistoga Spa, and it includes
236 Calistoga Spa required parking. Secondly, since the Gerard to Franklin block is to be included in
237 the downtown area, is the East side of Gerard a transition area, or is the East side of Franklin now
238 a transition area.
239

240 **Diane Barrett** continued referencing the objectives for lower Washington, recommending second
241 floor residential and a complimentary use of local serving needs and asked is there really a need
242 to have commercial, stating she doesn't think the area can support that much commercial
243 development. Also the lower Washington area calls for development of affordable nature, and yet
244 describes high quality materials are called for. Ms. Barrett wondered if perhaps calling for high
245 quality was a bit much, noting there was no mention of stucco.
246

247 **John Merchant**, Indian Springs mentioned it was the 20th year Indian Springs has been in
248 operation, noting 20 years and four million dollars in hotel taxes. Referencing the forty-four fellow
249 acres downtown, he stated they planned to see a hotel in front to anchor. He reported
250 unfortunately at no time had they been invited into the UDP process or asked to meet with
251 committee's or staff, until six weeks ago they received a letter and were invited to a stake holders
252 meeting, this followed the preparation of the entire plan, which he notes always referred to their
253 property as the "gliderport". He stated he would appreciate it be identified as the Merchant
254 property. Mr. Merchant identified some of the proposed items the City apparently will be asking
255 them to provide, stating they border on eminent domain: City parking on Fairway, extension of
256 Fairway, bike paths, City access, City town plaza, City town hall, noting this easily adds to Forty
257 million dollars. Calistoga has very high taxes estimated at Two million per acre. He stated this
258 cannot happen because it will make development infeasible. In closing Mr. Merchant stated they
259 were hopeful and they have tried to open dialogue.
260

261 **Bob Fiddaman**, 1700 Mora encouraged people to keep in mind this is a grass roots effort, not a
262 dream of outside consultants. It has been prepared by real Calistogans with lots of stake holders
263 and an opportunity for input. He stated he was pleased with the responsiveness to
264 recommendations for change, with very few exceptions. He recommended that Calistoga give
265 this plan a life and reminded the General Plan calls for an update every 5 - 10 years, and the
266 same provisions can be made for the Urban Design Plan. He acknowledged we should be careful
267 regarding CEQA, and need to assure we do things in the in right order. Mr. Fiddaman then
268 provided the following comments:

- 269 • Reference of the property behind Riverlea Square and it's designation as high density, in his
270 opinion high density was the appropriate designation and it would be more feasible to develop.
- 271 • Language prohibiting non retail downtown, he stated we should leave some form of the
272 language in because some non-retail is alright, but we could say we discourage non retail to limit
273 how much.
- 274 • He agreed we need flexibility to allow Calistoga Water to expand,
- 275 • He stated Diane Barrett's comments made sense, and we should provide as much flexibility as
276 we can in lower Washington, to not be too dictatorial.

- 277 • He thought we should raise up the Planning initiative priority of street-scape improvements; he
278 stated it is a scary topic and needs to be addressed very carefully, but our downtown is old and
279 tired. If we spruced it up it would encourage re-investments from property owners
280 • Just a few tweaks and we have a plan that looks good.

281
282 **Jean Kapolchok**, representing the Bounsai Family, pg 64 – 66, advised submittal of a letter
283 provided in packet and stated the reason behind their requested language changes was to better
284 describe the property.

- 285 • Development Character & Objectives, she stated the language is broad, appropriate, and open
286 to significant interpretation, but we provide a little more detail to balance the ability to develop with
287 consideration for the agricultural character and surroundings,
288 • Land Use section, balance the agricultural property with land development uses, broadening
289 the uses within the property, include bicycle/pedestrian access, but support modification of the
290 trail more on public lands not private lands, reminding the need for a balance of takings.

291
292 **Chairman Manfredi** called for a recess at 7:10 PM.

293
294 **Chairman Manfredi** reconvened the meeting at 7:28 PM.

295
296 **Norma Tofanelli**, 1001 Dunaweal Lane, stated she was impressed with the common sense
297 comments by citizens, stating they were more reality based than the original Urban Design Plan
298 Draft. She stated the citizens recognize as proposed the UDP would be a rural destruction plan,
299 and totally wrong and contrary to the General Plan. Ms. Tofanelli suggested renaming the Urban
300 Design Plan because it suggests we are urbanizing, but the UDP states over and over we want to
301 protect small town qualities. She stated the entire approach is in conflict with the General Plan.
302 Noting many are impacted and people are not fairly represented. She stated it would seem
303 farmers are the step child in the process. Ms. Tofanelli hoped the Commission will continue the
304 item to the October meeting for more discussion and perhaps be more focused.

305
306 **Norma Tofanelli** provided review of the potential road from Washington to Dunaweal as a truck
307 route, noting it should be allowed in the City right of way only. She reminded the City had stated
308 this bike path would not be a prelude to a truck route, and the City is going back on its word. Ms.
309 Tofanelli pointed out there is not enough city land available without expensive redesign of what is
310 in place and it won't fit into the public right-of- way unless we abandon the bike path and make it
311 only a truck route. Her questions included how wide will it be, how many feet is required for the
312 turn/entrance onto Dunaweal, has any consideration been given that it will come out right across
313 from Sterling Winery. She stated we do have a problem with the Crystal Geyser tank trucks, and
314 no water is actually from Calistoga any more, so that means they have doubled their trucks, but
315 the City did not sunset or limit the truck trips, so it is not their problem . Ms. Tofanelli noted points
316 of support for earlier comments, agreeing there is concern with boron in City water; and the
317 reference to CEQA environmental review, maybe it does necessitate an EIR. She stated she is
318 glad we withdrew a mandate for no local serving businesses downtown, because local serving
319 business is what Calistoga is about.

320
321 **Clarence Luvisi**, Rosedale Road, hoped to get a copy of Kristin Casey's statements, noting he
322 did not hear the vast majority of comments, but could hear there were clarifications of certain
323 things that are not in conformity with the General Plan, and points of legality and process. So with
324 that in mind we should take a serious look at two processes going on. Divide the plan, clarify the
325 ideas that are part of Urban Design Plan concept refinement and do not need a change to the

326 General Plan, and those ideas that do require a General Plan amendment. Create a committee to
327 establish a communication element on how the process should work in a small rural town. Take
328 two or three topics in an evening. Have a dialogue about solutions, we have valid but competing
329 principles and we will need to have creative solutions to balance those. Go back over the list to
330 determine is it real.

331

332 **Dana Hemberger**, 1226 Washington Street, shared his concerns about affective down zoning of
333 the acres at 1800 Lincoln, taking away the option for visitor accommodations and adjusting it to
334 high density residential. The project in mind for this property has been presented and discussed
335 prior to the UDP and is worthy of further discussion, and consideration to redirect the designation
336 to residential is not a good idea for him or for the community.

337

338 **Chris Ciriak**, 1801 Foothill, shared concerns and comments as follows:

339 • She was happy to see that the rerouting of Highway 29 to the overburdened Foothill and was
340 deleted as a recommendation.

341 • the pedestrian walk paths are a good idea but asked the City does not consider taking property
342 by imminent domain.

343 • Suggested we be careful pursuing paths on CalTrans right of way and consider what the cost
344 for maintenance may be for the 2.7 miles of Highway.

345 • questioned the proposed designation of the Merchant property stating clearly only the front
346 should be designated Downtown; and we should consider a town square there and allow outdoor
347 dining.

348 • Stated she is not sure why we would want to create more shops in the down town area.

349 • She does not want to see the parking lots at CalMart moved.

350 • Quoted a guide book from out of country tourists that stated "Calistoga is the only real town in
351 area where you can actually talk with the locals."

352 • Noted she did not see a recommendation for a bus station, more bathrooms, or a taxi stand.

353 • Look for opportunities other than spas.

354 • She disagreed there is plenty of water.

355

356 **Mary Sue Fredianni**, requested please don't change Calistoga, we are the least changed in the
357 City in the valley, let's remain Calistoga, charming and quaint.

358

359 **Pam Kinzie** stated she was really heartened by the staff report and the types of recommended
360 changes, she followed with the following comments and questions:

361 • Requested clarification of which parcels would be removed from the Resort designation.

362 • Suggested we need further analysis regarding water/waste water with relation to the amount of
363 land that is changed from their General Plan designation to a Resort designation, however if we
364 are reducing the Resort designation dramatically then an analysis may not be necessary.

365 • Regarding the Stevenson/Grant she asked what character designation would be proposed
366 because in general the character designations seem to be land use areas.

367 • Referencing the Gliderport, she reiterated her concern, stating something more than a general
368 statement should be included about the protection of the view.

369 • Community Center – she asked if the event center on the Merchant property would be a
370 private facility, because we may not be able to host a majority of activities in the lower Washington
371 area. Plus she had a strong opinion about small town public facilities being located in the core of
372 downtown.

- 373 • Highway 29/Bounsai property, stated it provides an identity in our corridor, and should be
374 subdivided into two areas, one from the view corridor, and the bulk of the land within the city as a
375 significant part of our town.
- 376 • Housing component – the focus is on hospitality as the core business, and that is dependent
377 on the extent of new business. She stated this plan has no specifics to housing and the lower
378 wages for the type of jobs generated within that industry.
- 379 • She requested an item by item list be prepared identifying what is different from the General
380 Plan and that will tell if their is adequate analysis pertaining to the CEQA process.
- 381 • Design Guidelines – she stated it is called an Urban Design Plan; it should set the framework
382 for some certainty. What are the expectations? She stated it doesn't have to be rigid but there
383 are many levels of standards and she urged some assortment of those. There is no certainty,
384 language on either side. Ms. Kinzie reminded our boards are not necessarily staffed with design
385 background, decision bodies are basically subjective. She asked for a timeline of no more than
386 6-9 months and was hopeful for continued dialogue

387

388 **Daniel Peralta**, 809 Coombs Street, representing Jim O'Connell, Silverado Trail, stated he
389 opposed the draft Urban Design Plan proposed amendment of the Resort designation that would
390 limit development to residential uses in the area West of Lincoln Avenue. He stated this is
391 contrary to the General Plan. He noted during preparation of the General Plan it was determined
392 there would be a seamless integration that would compliment the downtown with high end
393 accommodations. He stated his client was insured through discussion he could propose a hotel.
394 He urged the Commission not to eliminate the visitor accommodation language. He stated the
395 purpose of the Urban Design Plan is to implement the directives of the General Plan, it is not a
396 tool to amend the General Plan, and it is not allowed under State Law, nor in accordance with the
397 General Plan.

398

399 **Sonny Thielbar** stated he appreciated the Staff and Committee had listened, but we need to
400 address a big problem if it usurps around the General Plan. He noted the core premise of the
401 UDP seems to be one dimensional and driven strictly by spas. The key should be protection of
402 the people who live here and that is what will make us economically viable. What we need is
403 locals. Referencing Housing he stated we want the spectrum of housing to include low and
404 moderate housing and there are ways to encourage growth.

405

406 **David Moon Wainwright** noted what he did not see addressed is there were no provisions for
407 camp grounds; people would come with their children. The amount of camping facilities is limited.
408 Related to biking he didn't agree bicycles should have special status, they should try to ride with
409 traffic, unless it is an area with speeds over 30 miles an hour, then maybe provide bike lanes. Mr.
410 Moon-Wainwright asked what we have done about the people that cannot read this report.
411 Something this big needs to at least have an executive summary in Spanish so half the
412 community can participate. Referencing Retail and downtown he suggested we need a computer
413 service store, or a child care center, even guest do show with their children and they could drop
414 their children off.

415

416 **Chairman Manfredi** noted that the focus of the UDP does not dictate what kind of business we
417 want.

418

419 **David Moon-Wainwright** stated his response was because he was hearing we were focused on
420 limiting retail. In conclusion he wanted to talk about process and asked how meetings have been
421 held on the UDP at the Community Center where it has been occupied over capacity. Maybe we

422 should work on getting the Crop Building wired up to have meetings in a larger space, because if
423 we continue to have packed meetings in this location we will not get the level of participation
424 desired. He asked if the UDP will be rewritten before it goes to council or before it goes to a vote.
425 When will there be a final formal document.

426
427 **Norma Tofanelli** reported that workers cannot afford to live here and they are an essential part of
428 our community, and critical to what we revere, they are neglected. The median income, \$86,000.
429 looking at housing to be at \$120,000 median. This is why we have part of the traffic we have. Do
430 not neglect those that live down Washington.

431
432 **Clarence Luvisi** stated he felt embarrassed, and that we as a modern community had no excuse
433 not to hold this meeting in another facility and provide translators, stating there are citizens who
434 work in the community that do not speak English. He stated it is not a nice, not moral and
435 unethical.

436
437 **Chairman Manfredi** closed the public portion of comment at 8:30 PM.

438
439 **Commissioner Kite** stated he heard the emotion this evening and there had been extremely
440 specific suggestions. He suggested consideration for taking several steps backwards, establish
441 the common ground of the Urban Design Plan and there are a lot of elements we agree on. We
442 should evaluate the good or bad suggestions. The UDP is to be the guide for the future of the
443 City. . Go back to the common elements that specifically affect peoples properties.

444
445 **Paul Coates** suggested the way the UDP has been presented is creating more problems than it is
446 solving. It is hard to get your arms around this. Why not work more with our existing businesses
447 and think about ourselves and not the tourists all the time. We could direct more dollars to benefit
448 those that have been here. We cannot expand without fixing the existing problems. He believes
449 we do need environmental review because this is a project. He concluded noting people want us
450 to be dragged into the 21 Century and he does not want to be, he loves this community.

451
452 **Commissioner Bush** stated the revisions have covered many concerns and she did not agree
453 we have to start over again. She recommended we just continue to take in more information from
454 the public and continue to integrate it.

455
456 **Commissioner Kite** acknowledged there is some good content, but we should regress to a
457 common ground.

458
459 **Vice-Chairman Creager** stated he does think this document is a good start. This is a living
460 document, and he liked that it doesn't have specific guidelines. However there is an element of
461 urban that is here ie. homelessness, infrastructure, and we can create a relationship that could be
462 beneficial to both. He stated we are trying to achieve a balance but we are not there yet. There
463 have been a lot of citizens involved and a good attempt has been made. He stated our intention
464 is to listen, but there needs to be a lot of give on both sides. Lets keep moving forward and
465 having dialogue, no final recommendations.

466
467 **Commissioner Bush** stated she thought it was a good idea to provide an executive summary in
468 Spanish and provide a translator if needed.

469

470 **Vice-Chairman Creager** stated there are a lot of important issues coming before the Planning
471 Commission, and this is meant to reflect diversity, he recommended that people become well
472 informed about projects so they can participate in a positive way.
473

474 **Chairman Manfredi** identified key words he heard as “common ground, issues, answers” and
475 commented as follows:

- 476 • He shared concern for potential issues with General Plan inconsistencies.
- 477 • Washington Street extension – he understands Ms. Toffanelli’s concerns and the City needs to
478 figure out what can happen in the 70 ft right of way, we do not want to take land. So we need
479 a determination of what can be done within the right –of-way.
- 480 • Get a brief response on the boron issue that seems to come up frequently;
- 481 • Water and sewer - the Growth Management Program provides a good layer of protection.
482 Projects are not given an allocation and cannot proceed without an allocation.
- 483 • He shared concern that the Hemberger and O’Connel property designations were potentially a
484 taken.
- 485 • Do think bilingual this is worth considering
- 486 • Housing Element/Lower Washington – Placido asked a good question last week, where do
487 these people go. We need to keep in range of low income.
488

489 **Director Gallina** reported staff has reviewed availability on the Community Center calendar,
490 noting we continue to hold meetings in the Community Center to enable televising the meetings,
491 and there are two possible dates, October, 13th or 14th, and their was consensus Monday October
492 13th would be agreeable.
493

494 There was motion by **Commissioner Kite**, seconded by **Vice-Chairman Creager** to continue the
495 Public Hearing on the Draft Urban Design Plan to a Special Meeting to be held October 13, 2008.
496 **Motion carried: 5-0-0-0.**
497

498 **I. DIRECTOR’S COMMENTS/PROJECT STATUS**

499 **J. ADJOURNMENT**

500 There was motion by **Chairman Manfredi** seconded by **Vice-Chairman Creager** to adjourn the
501 meeting. **Motion carried: 5-0-0-0.**
502

503 The meeting adjourned at 8:48 PM.
504

505 The next regular meeting of the Planning Commission is scheduled for Wednesday, September
506 24, 2008 at 5:30 PM.
507

508
509
510
511
512 _____
513 Kathleen Guill,
514 Secretary to the Planning Commission

515 Attachments