

# MINUTES

## CALISTOGA PLANNING COMMISSION

April 12, 2017

### A. ROLL CALL

Commissioners present: Chair Paul Coates, Vice Chair Tim Wilkes, Alissa McNair, Scott Cooper. Absent: Walter Abernathy. Staff present: Planning and Building Director Lynn Goldberg, Public Works Director Mike Kirn.

### B. PLEDGE OF ALLEGIANCE

### C. PUBLIC COMMENTS

None.

### D. ADOPTION OF MEETING AGENDA

The meeting agenda of April 12, 2017 was accepted as presented.

### E. COMMUNICATIONS/CORRESPONDENCE

None.

### F. CONSENT CALENDAR

#### 1. Minutes for the March 22, 2017 Planning Commission meeting

The minutes were adopted as presented.

### G. PUBLIC HEARING

#### 1. Luvisi Parcel Map (PM 2015-1): Consideration of a parcel map to divide the property located at 285 Rosedale Road into 4 parcels

**Planning and Building Director Lynn Goldberg** presented the staff report. She noted that the applicant had requested the addition of language to proposed condition of approval #5 that would exempt normal agricultural operations as a ground-disturbing operation that would require monitoring, and staff concurs. She also explained that the applicant has requested a waiver from the Municipal Code requirement to underground overhead utilities, which will be considered by the City Council after the Commission acts on the parcel map application.

**Chair Coates** opened the public hearing.

**Don Luvisi**, representing the applicant, asked the Commission to support their utility undergrounding waiver request.

**Chair Coates** closed the public hearing.

Following Commission discussion, Ms. Goldberg advised the Commission to abstain from making a recommendation on the waiver request because staff had not included the necessary findings in the staff report and was not prepared to do so.

A motion by **Vice Chair Wilkes** and seconded by **Commissioner Cooper** to adopt a resolution approving a parcel map to divide the property located at 285 Rosedale Road into four parcels, with the recommended additional wording for condition of approval #5 was approved unanimously.

#### H. GENERAL GOVERNMENT

1. **Berry Street Surplus Right-of-Way Vacation (SV 2017-1):** Consideration of a General Plan consistency determination for a proposal to vacate approximately 555 square feet of Berry Street right-of-way that fronts the property located at 1341 Berry Street (APN 011-171-010)

Ms. Goldberg presented the staff report.

In response to questions from **Commissioner McNair**, Public Works Director Mike Kirn confirmed that the vacated right-of-way must be quitclaimed to the adjoining property owner and that a section of Fireman's Park would be lost due to the realignment of Berry Street.

A motion by **Commissioner Cooper** and seconded by **Chair Coates** to adopt a resolution recommending to the City Council that the vacation of surplus right-of-way adjacent to the property located at 1341 Berry Street is consistent with the Calistoga General Plan was approved unanimously.

#### I. MATTERS INITIATED BY COMMISSIONERS

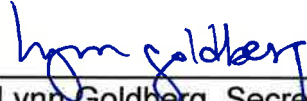
None

#### J. DIRECTOR REPORT

Director Goldberg informed the Commission that no items were ready for consideration at its next meeting and the Commission therefore cancelled its April 26, 2017 meeting.

#### K. ADJOURNMENT

The meeting was adjourned at 5:46 p.m.

  
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Lynn Goldberg, Secretary