

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

**Wednesday, September 9, 2009  
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).

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2 **Chairman Manfredi** called the meeting to order 5:35 PM.

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4 **A. ROLL CALL**

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6 **Present:** Chairman Jeff Manfredi, Commissioner’s Carol Bush, and Paul Coates. **Absent:** Vice-  
7 Chairman Creager, Commissioner Nicholas Kite. **Staff Present:** Charlene Gallina, Planning and  
8 Building Director, Dan Takasugi, City Engineer, Ken MacNab, Senior Planner, and Cynthia  
9 Carpenter, St. Helena Planning Administrative Assistant. **Absent:** Erik Lundquist, Associate  
10 Planner and Kathleen Guill, Planning Commissioner Secretary.

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12 **B. PLEDGE OF ALLEGIANCE**

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14 **C. PUBLIC COMMENTS**

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16 **Caryl Maniscalco**, Attorney at Law introduced herself and stated that she has been retained by  
17 several of the neighboring home owners who are opposed by the La Prima Pizza Use Permit  
18 Amendment allowing live music.

19  
20 **D. ADOPTION OF MEETING AGENDA**

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

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25 **E. COMMUNICATIONS/CORRESPONDENCE**

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27 **F. CONSENT CALENDAR**

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29 **G. TOUR OF INSPECTION**

30 None

31  
32 **H. PUBLIC HEARING**

33  
34 **1. DR 2008-08.** Request for consideration of an Extension of Time for a previously approved  
35 Design Review Application (DR 2008-08) for the Francis House located at 1409/1403 Myrtle  
36 Street within the R-3, Residential/Professional Office Zoning District.  
37

38 **Senior Planner MacNab** provided a history and overview of the project as previously approved  
39 by the Planning Commission. He indicated that Mr. Schafer has been unable to do any of the  
40 work due to the changes in the economic health. There are no changes to his proposal; however  
41 he is requesting a one-year extension.

42  
43 He stated that staff is concerned about possible exposure to another rainy winter as well as health  
44 and safety issues around the Frances House. Staff is recommending that the Commission direct  
45 the applicant to weatherize and improve the security of the Frances house by October 31, 2009.  
46 He also mentioned that Mr. Hemberger submitted a letter requesting that an exterminator be on-  
47 site during the demolition project in order to handle any vermin that may scatter at that time. Also,  
48 they are requesting the watering down of the surrounding soil during the demolition to mitigate  
49 dust.

50  
51 **Chairman Manfredi** opened the public hearing.

52  
53 **Neil Schafer**, the applicant, thanked the City for their patience and consideration of extending the  
54 permit for a year. He is getting close to having his finances in place, and feels that he can get  
55 everything ready by the October 31, 2009 deadline.

56  
57 **Chairman Manfredi** asked if Mr. Schafer understands and accepts the two conditions of approval  
58 of the extension.

59  
60 **Mr. Schafer** said he understands, and while getting it all completely weather-tight by October 31  
61 will be tough, but he feels he can do it.

62  
63 **Chairman Manfredi** added an additional condition with regards to the bungalow house, asking  
64 Mr. Schafer to please cover up the windows. The windows are broken and it's an invitation for  
65 people to enter. The top windows are fine. The bottom ones must be secured with wood.

66  
67 **Chairman Manfredi** closed the public hearing and asked for a motion.

68  
69 It was moved by **Commissioner Bush**, seconded by **Commissioner Coates** that the Planning  
70 Commission that staff be directed to file a Notice of Exemption for the Project pursuant to  
71 Sections 15301(l) and 15331 of the CEQA Guidelines. **Motioned Carried: 3-0-2-0.**

72 It was moved by **Commissioner Coates**, seconded by **Chairman Manfredi**, that the Planning  
73 Commission adopt PC Resolution 2009-22 approving a one year extension of Design Review  
74 approval DR 2008-08 (DR 2008-08(E)) to allow for the (1) demolition of the Yellow House and  
75 detached shed located at 1409 Myrtle Street (APN 011-242-004); (2) demolition of the White House  
76 located at 1007 Spring Street (APN 011-242-015); (3) demolition of the "hospital additions" to the  
77 Francis House located at 1403 Myrtle Street (APN 011-242-015); and (4) performance of  
78 emergency interior stabilization work on the Francis House, including interior deconstruction and  
79 structural stabilization, removal of destroyed interior materials, and interim weatherization, at 1403  
80 Myrtle Street (APN 011-242-015), within the "R-3", Residential/Professional Office Zoning District,  
81 subject to the findings presented in the Staff Report and the conditions of approval, as amended.  
82 **Motioned Carried: 3-0-2-0.**

83  
84 **2. Consideration of a revised Master Plan for improvement of Logvy Community Park**

85 Logvy Community Park is located at 1745 Washington Street (APNs 011-410-009 and 011-140-  
86 056) within the "P", Public / Quasi-Public Zoning District. Improvements envisioned in the revised  
87 Master Plan include: a sport court / fitness building, a teen / art center building, a recreation office/  
88 programming building, a pool party room building, bocce ball courts, and pedestrian and bicycle  
89 pathways. The existing playing fields, swimming pool facility, community garden and City  
90 maintenance yard will be retained.

91  
92 **Senior Planner MacNab** provided a brief overview of the project and intended revised  
93 improvements that are proposed.

94  
95 **City Engineer Takasugi** explained that the draft master plan was presented to stake holders in  
96 2007. It was decided that the community pool should be relocated from its originally proposed  
97 location in the southerly portion of the site to the westerly portion of the site.

98  
99 The revised project consists of five new buildings:

- 100 • sport court / fitness building
- 101 • teen / art center building
- 102 • recreation office/programming building
- 103 • pool party room building
- 104 • new maintenance shed in the City maintenance yard
- 105 • expansion of one of the swim center buildings

106  
107 In addition to these buildings, the revised Logvy Community Park Master Plan includes:

- 108 • existing community swimming pool and ancillary facilities
- 109 • Veterans Memorial
- 110 • community garden area
- 111 • City maintenance yard
- 112 • playing fields
- 113
- 114 • Other improvements envisioned in the Master Plan include:
- 115 • addition of facilities to the community pool and swim center
- 116 • a bike and pedestrian trail along the perimeter of the playfields and the Napa River
- 117 • bocce ball courts in the southern most portion of the site
- 118 • an area designated for installation of an approved Veteran's Memorial (now under construction)
- 119 • various landscaping enhancements

120  
121 A total of 119 parking spaces are being proposed to accommodate users at full build-out of facilities  
122 envisioned in the revised Master Plan.

123  
124 **Senior Planner MacNab** explained that there is potential for numerous negative effects on  
125 surrounding land, however, staff feels that these concerns can all be mitigated and therefore is  
126 recommending a mitigated negative declaration, having been posted and provided to the public in  
127 compliance with all codes. He stated that State Fish & Game has contacted staff to voice their  
128 concerns with regards to the location of the areas closest in proximity to the Napa River, however  
129 nothing more has been said. Staff will be following up with this issue and report to the Council.

131 He also stated that staff had received a letter from South Oak Street residents expressing their  
132 concerns about the pedestrian bridge over the Napa River. It was noted that the bridge not part of  
133 this project.

134

135 **Chairman Manfredi** opened the public hearing.

136

137 **Zurla Tropol** of Foothill Blvd and representing the Calistoga Arts Center urged the Commission to  
138 consider using the square footage for the Pool Party building for the art center rather than for a pool  
139 party room. If there is a pool party, the kids will be in the pool, not in a building. She urged the  
140 Commission to use the square footage wisely. She feels the Arts Center is more important than a  
141 room that may never get much use.

142

143 **The Commission** agreed that the Arts Center is a vital asset to the Community, a point that was  
144 not in dispute.

145

146 **Chairman Manfredi** asked Mr. Takasugi to explain the pool party room concept, and to explain if it  
147 could be used for other things as well.

148

149 **Mr. Takasugi** stated that yes; in fact the room could be used for all kinds of different things,  
150 including art.

151

152 **Chairman Manfredi** closed the public hearing.

153

154 **The Commission** agreed that the plan hasn't changed much, and that they support the plan in  
155 general, although Commissioner Bush noted that the concerns of the Calistoga Arts Center are  
156 relevant and should be considered carefully.

157

158 **Chairman Manfredi** asked if it would be possible to call the pool party room something different in  
159 order to convey that the room is more of a multi-purpose room. He also thinks there should be  
160 mention of the softball complex, if that is built, and that the unused open space will be used for  
161 additional soccer fields. He noted that if the high school moves forward with their plans for a new  
162 gym area, then the discussion about softball and soccer fields will be a moot point.

163

164 It was moved by **Chairman Manfredi**, seconded by **Commissioner Bush**, that the Planning  
165 Commission adopt Planning Commission Resolution PC 2009-23 recommending to the City  
166 Council adoption of a Mitigated Negative Declaration based on the Initial Study prepared for the  
167 Logvy Community Park Master Plan Revision and incorporating the mitigation measures as  
168 provided in the resolution. **Motion carried: 3-0-2-0.**

169 It was moved by **Commissioner Coates**, seconded by **Commissioner Bush**, that the Planning  
170 Commission adopt Planning Commission Resolution PC 2009-24 recommending to the City  
171 Council approval of the proposed revisions to the Logvy Community Park Master Plan as  
172 presented. **Motion Carried: 3-02-0.**

173

### 174 **3. Staff update of the Growth Management Allocation program**

175

176 **Director Gallina** reported that on September 1, 2009, the City Council adopted Resolution No.  
177 2009-075 initiating the 2010 Growth Management Allocation process and adoption of residential

178 and non-residential General Development Objectives. She further reported that in response to  
179 City Council consideration of the Planning Commission's request to suspend the formal process of  
180 the current Growth Management System Program, staff is currently working with the City  
181 Attorney's Office in exploring options. She also stated that Council has directed staff to maintain  
182 the population growth rates and percentages at their current levels when responsibilities are  
183 transferred over to staff.

184  
185 **Commissioner Coates** restated that what he heard is that the application process will continue  
186 as normal for now, because there are no grounds for the urgency ordinance.

187  
188 **Director Gallina** stated that Commissioner Coates was correct. Director Gallina pointed out that  
189 there might only be a handful of applications, but she isn't expecting too many.

190  
191 Informational only. No motion is required at this time.

192  
193 **H. NEW BUSINESS**

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195 **MATTERS INITIATED BY COMMISSIONERS**

196  
197 **Commissioner Bush** informed the Commission and staff that the Subcommittee meeting held  
198 that morning to discuss the Chevron canopy project went very well and was very productive.

199  
200 **I. ADJOURNMENT**

201  
202 There was motion by **Chairman Manfredi**, seconded by **Commissioner Coates** to adjourn the  
203 meeting to the next regularly scheduled meeting of the Planning Commission on September 23,  
204 2009, at 5:30 PM. **Motion carried: 3-0-2-0.** The meeting adjourned at 6:29 pm.

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208 \_\_\_\_\_  
209 Charlene Gallina  
210 Acting Secretary to the Planning Commission  
211 Prepared by Cynthia Carpenter, St. Helena Planning Administrative Assistant.