

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

Tuesday, December 09, 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).

1
2 **Chairman Manfredi** called the meeting to order at 5:35 PM.
3

4 **A. ROLL CALL**

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

10 **B. PLEDGE OF ALLEGIANCE**

11
12 **C. PUBLIC COMMENTS**

13 **Martha Castleman**, Kortum Canyon Road, thanked the Commission for the work on processing
14 the Teen and Art Center at Logvy. She just wished to provide encouragement and thanks.
15

16 **D. ADOPTION OF MEETING AGENDA**

17 **Chairman Manfredi** recommended revising the order of the agenda as follows:

18 Move Public Hearing item 3 to item 1 – U 2009-12,

19 Move Public Hearing item 4 to item 2 – U 2009-10,

20 Move Public Hearing item 1 to item 3 – U 2009-06/DR 2009-10, Teen Center,

21 Move Public Hearing item 2 to item 4 – DR 2009-13, Chevron
22

23 There was motion by **Vice-Chairman Creager**, seconded by **Commissioner Bush** to approve
24 the Agenda as amended. **Motion carried: 5-0-0-0.**
25

26 **E. COMMUNICATIONS/CORRESPONDENCE**

27
28 **F. CONSENT CALENDAR**

29 1. Planning Commission regular meeting Minutes of November 10, 2009

30 2. Proposed 2010 Planning Commission Regular Meeting Schedule
31

32 There was motion by **Commissioner Coates**, seconded by **Commissioner Manfredi** to approve
33 the consent calendar as presented. **Motion carried: 5-0-0-0.**
34

35 **G. PUBLIC HEARING**

36 1. **U 2009-12:** Consideration of an extension of time for previously approved Conditional Use
37 Permit and Design Review, which authorized the redevelopment of the Calistoga Village Inn and
38 Spa; including the demolition of the existing uses and structures, and the redevelopment and

39 operation of an 80 unit visitor accommodation, spa, restaurant and conference center totaling
40 82,933 square feet on the property located at 1880 Lincoln Avenue (APN 011-050-041) within the
41 "CC-DD", Community Commercial– Design District. The Planning Commission will reconsider the
42 previously adopted Mitigated Negative Declaration finding that the proposed project, as amended
43 by mitigation measures agreed to by the applicant, would not have a significant adverse impact on
44 the environment pursuant to the CEQA Guidelines.

45
46 **Commissioner Coates** recused himself due to a potential business relationship with the
47 applicant.

48
49 **Planner Lundquist** reported given the different economic conditions the applicant is asking for an
50 extension of one more year for his project. It was noted the applicant has filed an application for a
51 development agreement and in addition a Growth Management Allocation extension has been
52 granted. Staff recommendation was to extend the land use entitlements.

53
54 **Chairman Manfredi** opened the floor for public hearing and there were no comments.

55
56 There was motion by **Vice-Chairman Creager**, seconded by **Commissioner Kite** to adopt
57 Resolution PC 2009-28 approving a one-year time extension for the Calistoga Village Inn and Spa
58 Redevelopment Project, including the Conditional Use Permit and Design Review on the property
59 located at 1880 Lincoln Avenue (APN 011-050-041) within "CC-DD", Community Commercial -
60 Design District, based upon the findings contained in the staff report and subject to conditions of
61 approval. **Motion carried: 4-0-0-1.**

62
63 **Commissioner Coates** resumed his seat on the Commission.

64
65 **2. U 2009-10:** Consideration of an extension of time for previously approved Conditional Use
66 Permit (U 2007-12) and Design Review (DR 2007-14) to allow the development of a boutique
67 winery with an annual production of up to 4,000 cases of wine. An extension of time is also being
68 requested to the previously granted exception to the water connection requirements allowing the
69 use of ground water rather than City water. The property is located at 2280 Greenwood Avenue
70 (APN 011-351-017) within the "RR", Rural Residential Zoning District. The Planning Commission
71 will reconsider the previously adopted Mitigated Negative Declaration finding that the proposed
72 project, as amended by mitigation measures agreed to by the applicant, would not have a
73 significant adverse impact on the environment pursuant to the CEQA Guidelines.

74
75 **Vice-Chairman Creager** recused himself from discussion because he is the adjacent neighbor to
76 the property.

77
78 **Planner Lundquist** reported the project has a previously approved Conditional Use Permit and
79 water exemption exception. The project construction drawings have been circulated to outside
80 agencies, and the building permit plans are close to ready to be issued. However the conditional
81 use permit has expired and protocol is to request a Conditional Use Permit extension. Staff
82 recommendation was to extend the land use entitlements.

83
84 **Matt Moyer** reported everything is in progress, however there were unanticipated delays. He
85 stated he is anxious to get going.

86

87

88 There was motion by **Commissioner Bush**, seconded by **Commissioner Kite** to adopt
89 Resolution PC 2009-27 approving a one-year time extension for the Moye Winery Project,
90 including the Water Exception, Conditional Use Permit and Design Review all on the property
91 located at 2280 Greenwood Avenue (APN 011-351-017) within "RR", Rural Residential District,
92 based upon the findings subject to conditions of approval. **Motion carried: 4-0-0-1.**

93

94 **Vice-Chairman Creager** resumed his seat on the Commisison.

95

96 **3. U 2009-06 and DR 2009-10:** Consideration of Conditional Use Permit and Design Review
97 applications to allow construction of a Teen / Art Center in Logvy Community Park located at 1401
98 N. Oak Street (APN 011-140-056) within the "P" (Public) Zoning District. Proposed improvements
99 include a 3,552 square foot Teen / Art Center building, a manicured landscape area for passive
100 activities, a gravel parking lot, and sidewalk and landscaping improvements along N. Oak Street.
101 A Mitigated Negative Declaration has been prepared pursuant to the requirements of the
102 California Environmental Quality Act (CEQA).

103

104 **Commissioner Coates** recused himself noting his potential to participate as a contractor in the
105 public bid process on this project.

106

107 **Vice-Chairman Creager** noted he would not oppose Commissioner Coates remaining in this
108 discussion.

109

110 **Planner MacNab** introduced Pam Kinzie as the project representative.

111

112 **Pam Kinzie** provided an indepth presentation of the Logvy Master Plan and building of the Teen/
113 Art center building. The presented plan drawings for project improvements and changes include:

- 114 • landscaped lawn around the perimeter,
- 115 • a 28 space gravel parking lot,
- 116 • driveway handicap area,
- 117 • flex space is provided.
- 118 • parking, sidewalk, storm inlet, and a bio swell along fence near fairgrounds,
- 119 • stop signs, and a cross walk at No. Oak and Washington.
- 120 • additional tree removal, with large Valley Oaks preserved,
- 121 • transformer for power and gas and water.
- 122 • Irrigation water will be recycled water,
- 123 • The building orientation will provide access from the sidewalk, and
- 124 • the side of the building will provide a covered porch area.

125

126 **Pam Kinzie** provided a detail landscape plan pointing out tree lines, view shed, decomposed
127 granite, bike racks, and irrigated lawn area for casual soccer and volleyball. She presented
128 multiple exterior elevations of the barn shaped structure noting the siding would be of corrugated
129 metal, with a color slightly champagne neutral color and will be set up to receive solar panels in
130 the future. The North elevation included the art and ceramic rooms and included casework inside
131 to serve as display cases.

132

133 The Teen Center wall would hopefully be lined with Oak benches, drinking fountains and two
134 restrooms to service not only the building, but the community garden as well. Sky lights will
135 provide some ambient light.

136
137 **Pam Kinzie** reported the teen center floor plan, included a game room for general activities, a
138 station for sink refrigerator, and it is anticipated to have a computer station set up for homework
139 and/or enrichment program area.

140
141 The Art center will house a kiln, two sinks, classroom storage cabinets, with double doors
142 between the rooms.

143
144 **Vice-Chairman Creager** noted a disparity in natural light, noting it looks like there are relatively
145 few windows for Teens.

146
147 **Pam Kinzie** reported most of the large windows are in the Art Center and the Teen Center has
148 split light, with small area windows, 3' x 3' minimizing Western sun. This creates a more even
149 light and less heat gain.

150
151 **Dieter Deiss**, Palisades Road was an advocate of walking in town, noting this project could help.
152 The site itself could look at connectivity past the Community Garden and tie to a trail along the
153 Golf Course taking full advantage of the Maxfield Bridge. He requested these future desires
154 should be noted in the Master Plan and talk about connectivity to the West, with just a note on the
155 side. He reported school kids already walk along the fence to school, and it would make it one
156 mile less to reach our City pool, instead of using the existing street system.

157
158 **Frank Satelli**, Executive Director at Monhoff Teen Center shared his appreciation, but shared his
159 concern about the windows. He noted the setup appeared very comfortable and he fully
160 supported this project.

161
162 **Paul Coates**, 1710 Reynard, referenced the proposed gravel parking lot advising there are a lot of
163 laws going into effect in January due to parking lot run off, he questioned if that had been
164 addressed. He further noted there is no one in the community qualified to build pre-engineered
165 buildings and it creates an immediate disadvantage for local people to bid local projects. He
166 hoped this will be considered in the future. Paul Coates further shared concern about the metal,
167 corrugated structure advising it difficulty in repairs and stated you can never match the factory
168 finish. It is a maintenance thing.

169
170 **Chairman Manfredi** closed the public portion of discussion at 6:15 PM.

171
172 **Vice-Chairman Creager** announced he was excited about the project and believed the Teen
173 Center would be a positive influence to town. The only disappointment was the additional parking
174 spaces. He stated the City and Fairgrounds should lead the way on collaboration and make every
175 effort for shared parking. This park will be so busy and should not be used as a giant parking lot.
176 During peak use of the pool in the summer, and with the Community Garden, and Art Center use,
177 he was not sure we have thought through the parking issues, and we are sacrificing a small space
178 – the design is wonderful but we have to work harder to solve the issue.

179

180 **Chairman Manfredi** agreed with Vice-Chairman Creager noting there is adequate space for some
181 collaboration and hoped the new Manager and Fair Board would see the light.

182
183 **Commissioner Bush** stated it is to bad we have not resolved the issues and hoped with new
184 people it could be.

185
186 **Chairman Manfredi** asked Pam Kinzie to respond to the question about the gravel parking lot
187 and the suggestion from Dieter Diess.

188
189 **Pam Kinzie** advised the gravel parking lot is an engineering issue and will be addressed during
190 permit plan check

191
192 Referencing the walk paths, she noted it was not specific to the project and should be part of the
193 Master Plan. The Master Plan does not designate what side of the river a path should be on. She
194 assumed there would be a continuation at the next property, and it wouldn't end here. The
195 General Plan, Bicycle Plan and the Logvy Master Plan allows for that possibility.

196
197 **Chairman Manfredi** asked as an architect what her opinion was on the durability of metal finish.

198
199 **Pam Kinzie** noted it may be harder to repair and repairs may show more, but in actuality it is a
200 more durable surface and wouldn't need painting as often. She is further trying to keep
201 landscaping pointed out side of the building for protection. In addition if budget will allow benches
202 will be along that wall, keeping human activity back away from the building. So it is her feeling the
203 building is well protected.

204
205 There was motion by **Vice-Chairman Creager**, seconded by **Commissioner Bush** to adopt
206 Planning Commission Resolution PC 2009-29 adopting a Mitigated Negative Declaration based on
207 the Initial Study that has been prepared for the Logvy Community Park Teen / Art Center project.
208 **Motion carried: 4-0-0-1.**

209
210 There was motion by **Commissioner Kite**, seconded by **Chairman Manfredi** to adopt Resolution
211 PC 2009-30 approving Conditional Use Permit (U 2009-06) and Design Review (DR 2009-10)
212 allowing construction and use of a Teen / Art Center in Logvy Community Park located at 1401 N.
213 Oak Street (APN 011-140-056) within the "P" (Public) Zoning District, subject to conditions of
214 approval. **Motion carried: 4-0-0-1.**

215
216 **4. DR 2009-13:** Consideration of a Design Review Application to install canopies over the
217 existing fuel pump islands and to change the corporate color scheme of the dispensing pumps
218 and convenience store from yellow and red (Shell) to blue and white (Chevron) at the gas station
219 located at 1108 Lincoln Avenue (APN 011-254-003) within the "DC-DD", Downtown Commercial-
220 Design District Overlay Zoning District. No changes to use or operations are being proposed as
221 part of this application. This proposed action is exempt from the California Environmental Quality
222 Act (CEQA) under Section 15303 of the CEQA Guidelines. *(This item was continued from the*
223 *Planning Commission Meeting of November 10,, 2009.)*

224
225 **Chairman Manfredi** and **Commissioner Kite** recused themselves from discussion due to close
226 proximity of residence/business to the project.

227

228 **Planner MacNab** provided a brief overview of the project located at the corner of Lincoln and
229 Foothill. The initial application involved new structural and landscaping improvements, a change
230 in corporate identity, expansion of corporate signage and improvements to the exterior of the
231 existing building; along with specific improvements including installation of canopy structures,
232 replacement of pump fuel jackets, replacement of Shell overhead fuel pump spanners, the
233 addition of three new Chevron hallmark signs with wordmark (text) on the gabled area of the
234 canopies. Planner MacNab provided review of the changes in colors, materials, lettering, and
235 lighting. He reported due to concerns related to the public sensitivity to design, and the location in
236 a major entry corridor, the Planning Commission appointed a subcommittee (Commissioners
237 Bush and Coates, Dieter Deiss, and George Calyodonis) to work with the applicant to improve on
238 the design of the existing gas station to make it more pleasing. The Committee and applicant met
239 several times and a list of suggestions were identified as follows:

- 240 • reduce the scale size of the canopies,
- 241 • integration between structures,
- 242 • incorporate design elements,
- 243 • softening of the site,
- 244 • more landscaping, and
- 245 • less hardscape.

246
247 **Planner MacNab** provided a pictorial presentation of features of the corporate monument sign,
248 and replacement of existing signage. The canopy was the area of concern and the applicant has
249 pulled the canopy back from property line to reduce the presence of a large structure by right of
250 way. He reviewed the fascia with gabled roof, horizontal material, signage, and pumps. Other
251 treatments recognized for a softening appearance on southern side with brick veneer and
252 proposed vine landscaping in front of blank walls, along with planting beds. Lighting examples
253 were provided to minimize lighting. Noting the applicant was very cooperative to this collaborative
254 approach.

255
256 **Planner MacNab** noted the Commission was provided a memo with a slightly revised proposal for
257 signage which included the following proposed changes.

- 258 • Replacement of the 3 sqft hallmark logo sign on the west facing gable of the Foothill canopy
259 with 11 sqft non-illuminated box lettering
260 *Staff is not supporting that and applicant will drop.*
- 261 • Existing Food Mart sign, bring back sign larger but dropping the hallmark sign.
262 *Proposed signage does conform to the findings.*
- 263 • Elimination of the hallmark logo sign on the east facing gable of the Foothill canopy.
264 *Instead replace existing Food Mart sign as long as not internally illuminated.*

265
266 **Planner MacNab** stated staff believes the changes were excessive and the applicant should
267 follow the original proposal.

268
269 Another proposal that has not been submitted, is requesting blue edging around canopies
270 consistent with the Chevron Corp scene; making the gable face a larger sign and Staff is not
271 supportive of that portion of the applicants proposal.

272

273 A tan or light beige coloring was agreeable to the subcommittee, but the applicant would prefer a
274 white or off white and blue scheme. Staff believes it would take away from the uniqueness
275 designed to Calistoga and is not in support of this request.

276

277 **Vice-Chairman Creager** opened the public portion of the discuss at 6:45 PM.

278

279 **Maxsood Ali**, applicant representative thanked the Commission and the subcommittee for their
280 valuable efforts. She apologized the first submittal did not provide complete information and they
281 actually did need a full non illuminated sign. Ms. Ali advised they were not adding additional
282 signage, (there are four existing signs), including the monument sign, but she explained there is a
283 need to replace the existing logo, on each canopy changing to Chevron, the new logo with
284 branding showing in both street directions. No problem to change to the suggested color, also
285 presenting a sample of the stone veneer for viewing. Their only two concerns.

286

287 **Commissioner Bush** reminded they had talked about illumination of the standards.

288

289 **Maxsood Ali** agreed with the low light.

290

291 **Commissioner Bush** stated she was uncertain if they would consider the illuminating the
292 standards, probably only the monument.

293

294 **Planner MacNab** reported the subcommittee did not get into illumination, and staff was not in
295 support of it due to the compact form of the intersection it is unnecessary for them to be lighted,
296 and there was no question on what type of gasoline was available.

297

298 **Commissioner Coates** said we want to stay away from the Las Vegas strip look and other
299 illumination should be discouraged, and definitely not blue. Keep soft and natural.

300

301 **Commissioner Bush** recommended sticking with the original color scheme.

302

303 **Maxsood Ali** stated non signage will make it difficult to compete.

304

305 **Commissioner Coates** stated with the monument sign he thought it was covered.

306

307 **Vice-Chairman Creager** explained what they were saying is from local experience, and it is
308 immediately apparent of who and what you are. The business is not on a freeway, and if he felt
309 there was a different disadvantage he would give it more consideration.

310

311 **Commissioner Coates** asked Planner MacNab to be sure to make it clear what the
312 recommendation is.

313

314 **Planner MacNab** provided a recap:

315

- Discussion for hallmark signs on gable only – non illuminated.
- No support for white blue color scheme, beige tan, supported.
- Spanners, would also not be illuminated.
- Monument, illuminated with smaller hallmark sign (no internal illumination)
- Food sign ok.

316

317

318

319

320

321 **Vice-Chairman Creager** told the applicant he would prefer to pull into a station that is more
322 unique, and suggested it will actually benefit the business.

323

324 **Commissioner Coates** noted the applicant had come back with a beautiful design.

325

326 **Maxsood Ali** noted their request meets the area requirement and requested approval of one
327 hallmark canopy.

328

329 **Planner MacNab** viewed this request as excessive. He recommended the Commission approve
330 the original proposed hallmark. Commissioners Bush and Coates agreed.

331

332 **Maxsood Ali** advised the name/signage was a Chevron requirement, but if they could get
333 approval for the canopy signage with one logo and the word Chevron they would most likely deal
334 with no blue paint and no illumination. She shared her concern that they will not be able to finalize
335 their contract with Chevron without the branded logo. Maxsood Ali stated they have come so far
336 with the project and have agreed to so many improvements that will be financially a big hit with the
337 budget, she requested reconsideration.

338

339 **Director Gallina** advised it would be nice if corporate office requirements could be provided, but
340 communities need to stand firm to prevent loss of other amenities. Isn't it a waste of money to put
341 signage when it is doubtful it can be seen.

342

343 **Planner MacNab** stated he didn't want to see the progress lost and he would be available to meet
344 with Chevron and the applicant on the site.

345

346 **Nick Kite**, 1019 Foothill Blvd. stated he would be the one person staring at the sign. In general
347 his comment was the recommended proposal was a brilliant change. He further encouraged the
348 Commission to stand firm with what was agreed upon, although he understood the new changes
349 were driven by a large corporate entity. Mr. Kite provided specific suggestions for consideration:

350

• Re: large monument sign, this may be an opportunity to do more dressing around the sign,

351 possible with stone or a mini gable.

352

• **Mr. Kite** reported an issue with the current business hours of operation and requested a more
353 reasonable set of hours for the station. He reported repeatedly being awoken due to noise
354 generated during their late/early morning hours of operation.

355

356 **Dieter Deiss** stated it could become a green corner with the appropriate landscaping and color
357 scheme and avoidance of fixed arch lines, and word marks. Now at the last minute they want
358 consideration for more logo, branding and color changes that would look horrible, the whole idea
359 is a rustic sensitive structure and that would be destroyed. The more subdued the more appeal.
360 He requested please don't water down what was reached.

361

362 **Jeff Manfredi**, 1021 Foothill, stated he applauded the Staff Report, strictly as a citizen he
363 believed that Chevron should not dictate what they want. Secondly, he reported incidents at 2:30
364 AM, imagine an enormous semi engine roaring in front of his home and then parks there while the
365 driver walks down the street to Chevron. He reported diplomatically speaking to Noori and Shaw
366 at the store about the issue and they state they cannot go out of the Station during work. Mr.

367 Manfredi requested consideration to take this opportunity to require limiting their business hours
368 from 5 AM to 11 PM. He stated this is the only opportunity – please consider this.

369

370 **Yasmin Alli**, owner – 24 hour station, stated he was sorry the hours were inconvenient to the
371 neighbors, but there is a need. There are not many stations in the lower to upper valley. Mr. Ali
372 stated he can help to minimize the noise with better noise control, signage and more effort. He
373 stated many stations post signs for quiet. He was here to serve, going the extra mile, as with the
374 initial discussion regarding design, but it is not realistic to cut down their business and at the same
375 time recommend they spend more money on improvements, especially at this time when
376 everyone's financial situation is tight.

377

378 **Dennis McNay**, Foothill Blvd. requested clarification if the consideration was for imposing the
379 limitations on just this station or on all stations in Calistoga.

380

381 **Director Gallina** reported just this station only.

382

383 **Planner MacNab** apologized the Staff Report did not cover a history of noise situations/concerns.
384 Regarding parking, loud music and voices, the City/owner could talk about alternatives and work
385 to address those issues, rather than imposing restrictions on their hours of operation.

386

387 **Nick Kite** stated he was compelled to speak regarding the logic of business with non compliance
388 and when faced with something imposed on them, then now suddenly they get cooperative, the
389 voluntary response too late.

390

391 **Jeff Manfredi** stated he can only concur with Nick Kite, with their history it does not instigate
392 cooperation. It is because they are open that is where people congregate.

393

394 **Vice-Chairman Creager** closed the public portion of discussion at 7:15 PM.

395

396 **Vice-Chairman Creager** drew attention to the design element stating a consensus was reached
397 with one addition of a non-illuminated Food Store sign. Public comment had brought the
398 suggestion for additional landscaping features around the monument sign.

399

400 **Commissioner Coates** stated they came so far with other changes but we could see it more
401 enhanced, it was a good idea and had merit. He suggested Staff work with the applicant.

402

403 **Vice-Chairman Creager** directed Staff to explore the possibility of enhancing the monument sign.

404

405 **Vice-Chairman Creager** referenced the concern with hours of operation noting two options The
406 first, allowing late night business hours and addressing the impact; or adjusting the hours to be
407 more consistent of its kind.

408

409 **Commissioner Coates** stated we are a unique community and history is something we need to
410 address, noting maybe this is the appropriate time. He further stated he did not think Chevron will
411 walk away from this opportunity due to signage or colors.

412

413 **Commissioner Bush** asked about the limited hours of the Union 76.

414

415 Staff advised the hours of the Union 76 were self imposed.

416

417 **Vice-Chairman Creager** discussed exploring possibilities, however he could not conceive a fence
418 etc would help out.

419

420 **Planner MacNab** stated he did not know where or how you could screen the site effectively to
421 mitigate the noise.

422

423 **Planner Lundquist** suggested closing down access along Foothill Blvd. with no appearance of
424 access, with the hope more traffic would go toward Lincoln. He further reported the police want
425 the business or neighbors to call regarding noise or loitering situations during late night service so
426 they can be aware. If done over and over and the patrons, would then understand.

427

428 **Vice-Chairman Creager** stated he believed there are mitigation measures that could minimize or
429 transfer the noise.

430

431 **Planner Lundquist** suggested giving the applicant the opportunity to address the noise, dictate a
432 trial period and bring Use Permit back for review in the event there are reported issues.

433

434 **Nick Kite** stated he was sorry but he could attest to unsavory characters, and the thought to train
435 the thugs was unexceptionable.

436

437 **Jeff Manfredi** stated there is the simple concept of reducing the hours for the store, and allowing
438 them to sell gas after hours. Sometimes you have to say no.

439

440 **Commissioner Coates** stated it could create an even playing field. We could condition their
441 operation to mirror the Union Station hours, but in this case they can sell gas (electronically at the
442 pump), but the market would not be open.

443

444 **Commissioner Bush** agreed as long as the gas was still available she did not object to limiting
445 store hours.

446

447 **Vice-Chairman Creager** stated he was in agreement, however it was no reflection on the
448 applicant. Late night operations should not be at the expense of the serenity of the community.
449 However we need not condition the use referencing the hours of the Union Station, instead we
450 make our determination based on gas only operations.

451

452 **Commissioner Coates** suggested closing store operations from 11 PM to 4 AM.

453

454 **Jeff Manfredi** suggested store operations close from 12 Midnight to 4 AM, and include an
455 exception to the gas pumps.

456

457 There was motion by **Commissioner Bush**, seconded by **Vice-Chairman Creager** to direct Staff
458 to file a Notice of Exemption for the Project pursuant to Section 15303 of the CEQA Guidelines.

459

Motion carried: 3-0-0 -2.

460

461 There was motion by **Commissioner Coates**, seconded by **Commissioner Bush** to adopt
462 Resolution PC 2009-20 approving Conditional Use Permit (U 2009-13) and Design Review (DR

463 2009-03) for (1) establishment of operational parameters for the existing gas station and
464 convenience market uses; (2) installation of canopies over the existing fuel pump islands; (3)
465 change to the corporate color scheme of site signage and the fuel dispensing pumps from yellow
466 and red (Shell) to blue and white (Chevron); and (4) installation of new corporate signage at the
467 gas station located at 1108 Lincoln Avenue (APN 011-254-003) within the "DC-DD", Downtown
468 Commercial-Design District Overlay Zoning District, subject to the findings presented in the Staff
469 Report and conditions of approval as provided. **Commissioners Coates and Bush** amended the
470 motion and second to include establishing hours of operation for the store facility, closing between
471 the hours of 12 PM to 4 AM; enhancement of the monument sign and allowing a Food Shop sign.
472 **Motion carried: 3-0-0-2.**

473
474 **Chairman Manfredi** and **Commissioner Kite** resumed their seats.

475
476 **I. NEW BUSINESS**

477
478 **ZO 2009-03:** A Zoning Ordinance Text Amendment, initiated by the City of Calistoga, to amend
479 the bed and breakfast regulations and other requirements pertaining to such use. This proposed
480 action is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3)
481 of the CEQA Guidelines. [*Discussion Only*]

482
483 **Commissioner Kite** recused himself from discussion because he is the owner of two local Bed
484 and Breakfast facilities.

485
486 **Planner Lundquist** reported during review of the proposed Bed and Breakfast text amendment
487 the City Council shared concern with regulations potentially creating inconsistent or incompatible
488 issues that could affect residential neighborhoods. Exceptional concern was raised with
489 consideration of not requiring an site manager for those facilities. It was believed that patrons
490 may feel more relaxed and act out. There was also concern for potential increased disrespect of
491 properties when there is a perception it is not someone's home. These concerns resulted in the
492 City Council not considering the ordinance and returning it to the Planning Commission for more
493 discussion. Planner Lundquist stated there is the opportunity to re-examine the language on how
494 the potential expansion of commercial development in the residential areas may affect the quality
495 of life within the existing neighborhoods, reviewing trends, the entry corridor, and look at specific
496 zoning districts.

497
498 **Chairman Manfredi** was in agreement the Commission should appoint two commissioners,
499 suggesting Vice-Chairman Creager and Commissioner Moye as appointee's to give the
500 discussion a fresh approach and focus on items mentioned. i.e. assuring Bed and Breakfast
501 facilities are site appropriate in all cases, consideration of appropriate number of rooms per
502 business, and look at different zoning districts rather than City wide.

503
504 **Planner Lundquist** reported he could schedule a meeting soon after the first of the year, to be
505 followed by a Public Hearing for general discussion. Staff will advertise and notify all previous
506 participants, and the public at large.

507
508 **Nick Kite** stated it was a shame the resolution got sent back to the Planning Commission and he
509 hoped with adequate discussion there will be a lot less heat.

511 **J. MATTERS INITIATED BY COMMISSIONERS**

512 **Vice-Chairman Creager** referenced the new Commissioner appointments for 2010 and
513 expressed his thanks to Carol Bush for her time and effort during the past two years, stating he
514 enjoyed watching her grow and he will miss her.

515
516 **Commissioner Bush** replied stating it has been an honor to be part of the group.

517
518 **Chairman Manfredi** agreed with Vice-Chairman Creager and reminded Carol she may re-apply
519 next year.

520
521 **K. DIRECTOR'S COMMENTS/PROJECT STATUS**

- 522 • Upcoming City Council/Planning Commission Joint Meeting
523 January 13, 2010, 5:30 PM.

524 **Director Gallina** suggested the scheduled joint meeting will present the opportunity for the
525 Commissioners to ask key questions, review key priority projects, and discuss process on how to
526 elevate issues.

527
528 **Director Gallina** reported that Brad Cannon, the Building Official for Calistoga will be transferring
529 the majority of his work schedule to the renovation of the Fire Station, as Inspector of Record.
530 This will require limiting hours to the general public. A new inspection and counter schedule has
531 been posted and persons are advised to call in for an appointment if they would like to meet with
532 him. The Fire Station project is a top priority and staff is trying to provide the best work around
533 solution as possible.

534
535 **Commissioner Kite** shared concern for a workable amount of time to be dedicated for the public.

536
537 **Director Gallina** advised we need to allow Mr. Cannon to dedicate time to Fire Station issues for
538 now, however this is open to change later on in the year if needed.

539
540 **Commissioner Kite** understood managing people's schedules, however the public needs to be
541 the priority and he should be there to serve the public.

542
543 **Director Gallina** reported it is a budgetary issue, and due to limited funds it is not an option to go
544 out and hire an inspector. It will be workable if people call in to make an appointment.

545
546 **L. ADJOURNMENT**

547 There was motion by **Commissioner Bush**, seconded by **Commissioner Manfredi** to adjourn
548 the meeting to the next regular meeting, a Joint City Council and Planning Commission meeting
549 scheduled for Wednesday, January 13, 2010, at 5:30 PM. **Motion carried: 5-0-0-0.**

550
551 The meeting adjourned at 7:47 PM.

552
553
554
555
556 _____
557 Kathleen Guill
558 Secretary to the Planning Commission

