

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

Tuesday, January 27, 2010
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 at 5:40 PM.
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4 **A. ROLL CALL**

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

10 **B. PLEDGE OF ALLEGIANCE**

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12 **C. PUBLIC COMMENTS**

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14 **D. ADOPTION OF MEETING AGENDA**

15 There was motion by **Commissioner Coates**, seconded by **Commissioner Kite** to approve the
16 as submitted. **Motion carried: 3-0-2-0.**
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18 **E. COMMUNICATIONS/CORRESPONDENCE**

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20 Correspondence was distributed to the Commission as follows:

21 Letter from Paul and June Knoblich, re VA 2009-02/U 2009-11/ DR 2009-11 Romeo;
22 Memo from Senior Planner Lundquist, re VA 2009-02/U 2009-11/DR 2009-11 Romeo.
23

24 **Distribution of the Planning Commission Rules of Procedure.**

25 The Secretary distributed the Planning Commission Rules of Procedure to allow for an opportunity
26 for Commissioner's to review prior to discussion, revision and/or confirmation scheduled for the
27 February 10, 2010 Planning Commission meeting. No action required.
28

29 **F. CONSENT CALENDAR**

30 Planning Commission regular meeting Minutes of December 09, 2009.

31
32 Planning Commission and City Council Joint meeting Minutes of January 13, 2010.
33

34 There was motion by **Commissioner Kite**, seconded by **Commissioner Coates** to approve the
35 consent calendar as presented. **Motion carried: 3-0-2-0.**
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39 **G. PUBLIC HEARING**

40 **Variance (VA 2009-02), Conditional Use Permit (U 2009-11) & Design Review (DR 2009-11):**

41 Consideration of two Variances: 1) to allow a 3'-0" front yard setback, where 20'-0" is required and
42 2) to allow parking within the 20'-0" front yard setback along Hazel Street. This project also
43 includes the consideration of a Conditional Use Permit and Design Review application to expand
44 and operate a bistro (i.e. a restaurant) primarily focused on wine tasting and retail sales within an
45 existing 600 square foot structure on the property located at 1224 Lincoln Avenue (APN 011-253-
46 002) within the "DC-DD", Downtown Commercial - Design District. The applicant is Frank and
47 Eugenia Romeo of Romeo Vineyards & Cellars, LLC. This proposed action is exempt from the
48 California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines

49
50 **Chairman Manfredi** referenced a memo provided by Planner Lundquist (Communications Item E)
51 advising there was a lack of quorum to discuss this item; therefore he recommended the item be
52 continued to the next regular Planning Commission meeting of February 10, 2010. See Minute
53 attachment.

54
55 There was motion by **Chairman Manfredi**, seconded by **Commissioner Coates** to continue the
56 item to the February 10, 2010 Planning Commission meeting. **Motion carried: 3-0-2-0.**

57
58 **I. NEW BUSINESS**

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60 **J. MATTERS INITIATED BY COMMISSIONERS**

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62 **Chairman Manfredi** opened discussion suggesting due to the current economy, City budgetary
63 constraints, and to show solidarity and support for the voluntary furlough efforts of City personnel
64 he recommended a voluntary 10% reduction of the Planning Commissions stipends. There was
65 motion by Chairman Manfredi, seconded by Commission Kite to authorize a 10% reduction to the
66 Planning Commission Stipend. **Motion carried: 3-0-2-0.**

67
68 **K. DIRECTOR'S COMMENTS/PROJECT STATUS**

69 Urban Design Status – **Planner MacNab** reported the City Council approval of the Urban Design
70 Plan during their meeting of January 19, 2010. Director Gallina is currently working on the Urban
71 Design implementation plan for presentation during the later part of February.

72
73 **Commissioner Kite** noted he felt it was very important for implementation to proceed as quickly
74 as possible, at least showing the public minor tangible improvements in the community.

75
76 **Commissioner Manfredi** concurred, especially considering the long preparation of this
77 document.

78
79 **Appeal Hearings Status**

- 80 • La Prima Pizza Conditional Use Permit Amendment Appeal
81 **Planner MacNab** reported the City Council heard the appeal during their regular meeting of
82 January 19, 2010, and there was a determination to uphold the Planning Commission's decision.
83
84 • Chevron Design Review Appeal
85 **Planner MacNab** advised during the January 19, 2010 City Council meeting Council set the date
86 of February 16, 2010 for a Public Hearing to discuss the appeal.

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L. ADJOURNMENT

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The next regular meeting of the Planning Commission is scheduled for Wednesday, February 10, 2010, at 5:30 PM. The meeting adjourned at. 6:00 PM.

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Kathleen Guill

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Secretary to the Planning Commission

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Attachment