

1 **CITY COUNCIL**
2 **MEETING MINUTE EXCERPT**
3 **OCTOBER 20, 2009**
4 **Item No. 8**

5
6 **PUBLIC HEARING**

- 7
8 **8. Consideration of a Zoning Ordinance Text Amendment (ZO 2009-03), initiated**
9 **by the City of Calistoga, to amend the bed and breakfast regulations and other**
10 **requirements pertaining to such use.**

11
12 **Associate Planner Lundquist** introduced this item and provided a brief history of the
13 Planning Commission's review of this item. He stated that Rex Albright (Executive
14 Director for the Chamber of Commerce) and several of the bed and breakfast owners
15 met and proposed changes to the City's Bed and Breakfast regulations; the Planning
16 Commission reviewed the proposed changes and have recommended a revision to the
17 City's bed and breakfast regulations, and an amendment to the Municipal Code
18 regarding the number of guest rooms allowed in a bed and breakfast within the
19 residential district, regulations regarding signage, and off-street parking.

20
21 **Ric Pielstick, 1805 Foothill Blvd, Chanric Inn Bed and Breakfast co-owner,**
22 requested that the City's bed and breakfast regulations be revised because they are
23 inconsistent and outdated.

24
25 **Councilmember Slusser** stated that members of the community should have been
26 involved with discussions with the Chamber of Commerce and the owners of bed and
27 breakfast inns. She stated her concern in allowing individual bed and breakfast to
28 have an option to have more than six guest rooms. She is concerned in expanding
29 commercial development in the residential areas and how it may affect the quality of
30 life in some neighborhoods. In addition she is concerned in the proposal to remove
31 the requirements of an on-site manager.

32
33 **Councilmember Kraus** expressed concern with not having a manager onsite, and
34 parking issues with inns having more than six guest rooms. He asked if consideration
35 has been made on how the proposed Code amendment might affect the City's adopted
36 Building & Fire Codes.

37
38 **Associate Planner Lundquist** stated that inns with over five guest rooms must
39 comply with the standards of the American Disability Act and must go through the
40 City's use permit process prior to obtaining authorization from the Planning
41 Commission in order to expand the number of guest rooms.

42
43 **Councilmember Slusser** stated her concern regarding excessive noise and number of
44 people at bed and breakfast inns for events such as weddings.

46 **Vice Mayor Dunsford** pointed out that there is a rigorous process that bed and
47 breakfast inns must go through in order to expand the number of guest rooms. In
48 addition he stated that the City's bed and breakfast regulations state that only guests
49 and residents shall be served food; this would limit the number of individuals at an
50 inn.

51
52 **There was Council consensus to refer this item back to the Planning Commission**
53 **for further review to address concerns regarding the potential that relaxed**
54 **regulations might have on the integrity of neighborhoods.**
55