

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

Wednesday, November 10, 2010
5:30 PM
Calistoga Community Center
1307 Washington St., Calistoga, CA

Chairman Jeff Manfredi
Vice- Chairman Clayton Creager
Commissioner Paul Coates
Commissioner Nicholas Kite
Commissioner Matthew Moye

“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).

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

Public Comments is time reserved on each regular meeting agenda to provide an opportunity for the public to directly address the Planning Commission on items of interest to the public, which do not appear on the agenda. Comments should be limited to three minutes. The Commission will not be able to take action on items raised during Public Comments.

D. ADOPTION OF MEETING AGENDA

E. COMMUNICATIONS/CORRESPONDENCE

F. CONSENT CALENDAR

The following items listed on the Consent Calendar are considered routine and action taken by the Planning Commission is by a single motion. Any member of the Planning Commission, staff or the public may request that an item listed on the Consent Calendar be moved and action taken separately. In the event that an item is removed from the consent calendar, it shall be consider after the last scheduled item under New Business.

1. Planning Commission regular Meeting Minutes of October 13, 2010.

Recommendation: Approve the Consent Calendar as presented.

G. TOUR OF INSPECTION

Items on this agenda containing an asterisk (*) are designated for the Tour of Inspection. Shortly after 5:30 p.m., the Planning Commission will leave the Community Center to inspect these sites and will return as soon thereafter as possible. The purpose of this inspection is to view the physical characteristics of the site only—no action is taken by the Planning Commission on the site. The Planning Commission may eliminate one or more sites on the tour identified with an asterisk (*). The public is welcome to join the Planning Commission on its tour of inspection.

H. PUBLIC HEARING

1. **Conditional Use Permit Amendment (U 2010-08):** Consideration of an amendment to the previously approved Conditional Use Permit (U 2006-16) eliminating the owner/manager residence requirements associated with "The Craftsman Inn", a five (5) unit bed and breakfast facility, located at 1213 Foothill Boulevard (APN 011-310-005) within the "R1-10", Single Family Residential District. The property owners are Nicholas and Gillian Kite.

Recommended Action:

Staff recommends continuance of this item to the regular meeting of November 18, 2010.

2. **Conditional Use Permit Amendment (U 2010-09):** Consideration of an amendment to the previously approved Conditional Use Permit (U 84-4) eliminating the owner/manager residence requirements associated with "The Chanric Inn", granting an exception to the parking requirements and increasing the number of guest units from a six (6) unit bed and breakfast facility to an eight (8) unit bed and breakfast facility, located at 1805 Foothill Boulevard (APN 011-290-029) within the "R-1-10", Single Family Residential District. The property owner is Richard Pielstick.

Recommended Action:

Staff recommends continuance of this item to the regular meeting of December 8, 2010.

3. **DR 2010-03:** Consideration of a request for Design Review approval by Amar Patel, on behalf of Comfort Property, LLC, to replace the existing "Lodge at Calistoga" monument sign with a "Comfort Inn" monument sign on property located at 1865 Lincoln Avenue (APN 011-062-010) within the "CC-DD" Community Commercial-Design District. This proposed action is exempt from the California Environmental Quality Act (CEQA) under Section 15311 of the CEQA Guidelines.

Recommended Actions:

- a. Staff recommends the filing of a Notice of Exemption for the Project pursuant to Section 15311 of the CEQA Guidelines.
- b. Staff recommends approval of Design Review (DR 2010-03) to allow replacement of the existing monument sign with a Comfort Inn sign, based upon the findings of the staff report and subject to conditions of approval.

I. NEW BUSINESS

1. **CDR 2005-05.** Review of conceptual development plans for expansion of the Roman Spa Hot Springs Resort. The proposed expansion includes the following improvements: (1) one reinstated guest room and three new guest rooms (for a total of 64 guest rooms); (2) an approximately 30,000 square foot spa; (3) re-establishment of two residential units; (4) new and renovated swimming pools; (5) a conference room; and (6) other related site and landscaping improvements. The properties are located at

1300 Washington Street within the "DC-DD" Downtown Commercial – Design District Overlay Zoning District and at 1424 Second Street & 1455 First Street within the "CC-DD", Community Commercial – Design District Overlay Zoning District (APN 011-204-015 and 011-204-011 & 011-204-003).

Recommended Action:

Staff recommends that the Planning Commission review the conceptual site plan and elevations, receive comments from the owner, the project team and the public, and provide preliminary comments and/or feedback to the owner and staff, as well as, other issues of Commission concern regarding the nature of the proposed project.

J. MATTERS INITIATED BY COMMISSIONERS

K. DIRECTOR'S COMMENTS/PROJECT STATUS

L. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Wednesday, November 18, 2010, at 5:30 PM.

POSTING: *I declare that a copy of this Planning Commission agenda was posted at City Hall, 1232 Washington Street, among other locations within the Calistoga City Limits, on Friday, November 5, 2010 no later than 4:30 p.m.*



Kathleen Guill,
Secretary to the Planning Commission

All Planning Commission reports for items on this Agenda are available online at <http://www.ci.calistoga.ca.us>. For additional information, please call the Planning and Building Department at 707-942-2827.

DECISION: The Planning Commission process is an important step in the permit review process required by the City of Calistoga Zoning Ordinance. For projects that require review by the City Council, the Commission's action shall be a recommendation to the Council. In cases where no other action is required, the action of the Commission is final unless appealed within ten days of the decision.

APPEALS: Anyone that does not agree with the Planning Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item may appeal the commission's action to the City Council. Appeals must be filed within ten (10) calendar days from the date of the Commission's action. Appeals may be limited to those issues raised at the public meeting. For additional information concerning the requirements for filing an appeal, please contact the Planning & Building Department, 1232 Washington Street in Calistoga or call (707) 942-2827.

NOTICE: If you challenge a city's zoning, planning, or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Judicial review of any City administrative decision may be heard only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

SPECIAL ASSISTANCE: Pursuant to Title II of the Americans with Disabilities Act: In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning and Building Department at (707-942-2827. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility to this meeting. (28 DFR 35.102-35-104 ADA Title II).

PUBLIC COMMENTS: All speakers are asked to provide their name, address, and subject of discussion. Presentations to the Commission are generally limited to five minutes. Additional time may be granted by the Commission Chair as appropriate to the scope of the project.

Any writings or documents provided to a majority of the legislative body regarding any item on this agenda will be made available for public inspection at the Public Counter located on the first floor at 1232 Washington Street during normal business hours.