

**CITY OF CALISTOGA
PLANNING COMMISSION
REGULAR MEETING DRAFT MINUTE EXCERPT**

Wednesday, December 08, 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).

1 **Chairman Manfredi** called the meeting to order at 5:42 PM.
2

3 **A. ROLL CALL**

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

9 **H. PUBLIC HEARINGS**

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11 1 **Conditional Use Permit Amendment (U 2010-09):** Consideration of an amendment to the
12 previously approved Conditional Use Permit (U 84-4) eliminating the owner/manager residence
13 requirements associated with “The Chanric Inn”, granting an exception to the parking requirements
14 and increasing the number of guest units from a six (6) unit bed and breakfast facility to an eight
15 (8) unit bed and breakfast facility, located at 1805 Foothill Boulevard (APN 011-290-029) within the
16 “R-1-10”, Single Family Residential District. The property owner is Richard Pielstick.
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18 **Commissioner Creager** recused himself from discussion explaining his Mother-in-law owns the
19 adjacent property and it could be perceived as a conflict of interest.
20

21 **Chairman Manfredi** requested the item be continued to the first meeting in January (January 12,
22 2011 in anticipation of all Commissioners being present since it has potential to be a complicated
23 item.
24

25 **Commissioners Coates** and **Moye** agreed it would be appropriate to have a full board present
26 due to the complexity of this item.
27

28 **Commissioner Moye** asked that the correspondence received under Communications regarding
29 this item be added as part of the Staff report.
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31 **Chairman Manfredi** suggested when the item returns for discussion he would like the topics of
32 increasing the number of rooms and elimination of an on-site manager be separated for
33 determination purposes. He further noted he was opposed to conditions that are basically un-
34 enforceable, i.e. “No Smoking”, but suggested we can recommend appropriate signage to
35 encourage no smoking.
36

37 **Commissioner Moyer** asked what the benefit would be in separating the discussion regarding no
38 off site manager and additional rooms.

39
40 **Chairman Manfredi** stated it would provide an option to approve each request individually in the
41 event someone was agreeable to only one part of the proposal.

42
43 **Chairman Manfredi** re-opened the Public comment portion for any individual that new they would
44 not be available to attend the meeting on January 12, 2011.

45
46 **Peter Heitz**, 2882 Foothill, stated he would be unable to attend the meeting on January 12, but
47 wanted to share his support for the Inn stating he knows it to be an exceptional asset to our
48 community. As a local winery owner testifying the guest experience of staying at the Chanric Inn
49 brings people back to Calistoga for return visits. He stated it is a top flight organization and the
50 owners are good stewards in our community.

51
52 **Chairman Manfredi** closed the Public Hearing.

53
54 There was Planning Commission consensus to continue the item to the January 12, 2011 Planning
55 Commission meeting.

56
57 **Vice-Chairman Creager** resumed his seat on the Commission.

58
59
60 Prepared by Kathleen Guill
61 Secretary to the Planning Commission