CALISTOGA PLANNING COMMISSION
REGULAR MEETING AGENDA
November 30, 2016

5:30 PM
Calistoga Community Center
1307 Washington St., Calistoga, CA

Chair Paul Coates
Vice Chair Tim Wilkes
Commissioner Scott Cooper
Commissioner Alissa McNair
Commissioner Walter Abernathy

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

Public Comments is an opportunity to address the Planning Commission on items of interest to the public that do not appear on the agenda. Comments should be limited to three minutes. The Commission may not take action on items raised during Public Comments.

D. ADOPTION OF MEETING AGENDA

E. COMMUNICATIONS/CORRESPONDENCE

F. CONSENT CALENDAR

1. **Minutes Approval**: Approval of minutes for the November 9, 2016 Planning Commission meeting

G. PUBLIC HEARINGS

1. **Administrative Appeal AP 2016-1:** Consideration of an appeal regarding the Planning and Building Director's decision to deny the re-establishment of a bed-and-breakfast operation and a third residential unit on the property at 1503 Lake Street
2. **Municipal Code Amendments MCA 2016-1**: Consideration of a recommendation to the City Council regarding the regulation of residential cultivation of marijuana
3. **Zoning Code Amendments ZOA 2016-2**: Consideration of a recommendation to the City Council to revise the requirements for use permits

H. MATTERS INITIATED BY COMMISSIONERS

I. DIRECTOR REPORT

J. ADJOURNMENT

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 Wednesday, November 23, 2016 no later than 4:30 p.m.

Lynn Goldberg
Planning Commission Secretary

REPORTS: Planning Commission reports for items on this agenda are available online at www.ci.calistoga.ca.us. For additional information, please call the Planning & Building Department at 707.942.2827.

DECISION: For applications that require review by the City Council, the Commission's action is a recommendation to the Council. In cases where no other action is required, the action of the Commission is final unless appealed.

APPEALS: Anyone who does not agree with the Planning Commission's decision or the conditions that 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 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, Calistoga or call 707.942.2827.

NOTICE: If you challenge the City's decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing, 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: Each City entity offers public programs, services, and meetings in a manner that is reasonably accessible to everyone, including individuals with disabilities. Each City entity complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. Wheelchair access to the Community Center and speaker's microphone is available to all persons.

If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or if you need any special assistance to participate in this meeting, please contact the City Clerk Department at 942-2807. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, offering free text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. You may also contact the Planning Commission Secretary at lgoldberg@ci.calistoga.ca.us for more information.

In making any request for assistance, advance notice to the City forty-eight hours prior to the meeting will enable the City to make reasonable arrangements.

PUBLIC COMMENTS: Speakers may provide their name and subject of discussion. Presentations to the Commission are generally limited to three minutes. Additional time may be granted by the Commission Chair as appropriate to the scope of the project