



City of Calistoga  
Planning Commission  
**Agenda Item Summary**

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<b>DATE</b>	May 25, 2016
<b>ITEM</b>	<b>Draft Minutes of April 13, 2016 Meeting</b>
<b>RECOMMENDATION</b>	Approve minutes with any necessary changes

# MINUTES

## CALISTOGA PLANNING COMMISSION

April 13, 2016

1 **A. ROLL CALL**

2 Commissioners present: Chair Paul Coates, Vice Chair Tim Wilkes, Alissa McNair,  
3 Walter Abernathy, Scott Cooper. Absent: None. Staff present: Planning & Building  
4 Director Lynn Goldberg, Senior Planner Erik Lundquist.

5 **B. PLEDGE OF ALLEGIANCE**

6 **C. PUBLIC COMMENTS**

7 None.

8 **D. ADOPTION OF MEETING AGENDA**

9 The meeting agenda of April 13, 2016 was accepted as presented.

10 **E. COMMUNICATIONS/CORRESPONDENCE**

11 None.

12 **F. CONSENT CALENDAR**

13 **1. Planning Commission Minutes**

14 The minutes for the February 24, 2016 meeting were unanimously adopted as  
15 presented.

16 **G. PUBLIC HEARINGS**

17 **1. Johnny's Restaurant & Bar Signage Design Review (DR 2016-4):**

18 Consideration of a design review application to allow two internally-illuminated  
19 blade signs at 1457 Lincoln Avenue

20 Senior Planner Lundquist reported that the applicant has withdrawn this  
21 application and the Planning Commission tabled the item.

22 **2. Francis House Bed and Breakfast Use Permit (UP 2016-1) and Design**  
23 **Review (DR 2016-1):** Consideration of use permit and design review applications  
24 to establish a 5-unit bed and breakfast inn at 1403 Myrtle Street

25 Mr. Lundquist presented the staff report for the applications. The community is  
26 very excited and grateful that this property is being restored to its original  
27 condition. The City has already approved a demolition and stabilization plan for  
28 the building, including the removal of the former hospital wings. The building is in  
29 the process of being restored as a single-family dwelling. It is listed on the  
30 National Register of Historic Places and its restoration will be in accordance with  
31 the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.  
32 The applicants are requesting approval of a bed and breakfast inn in addition to

33 the residence. The proposal would meet all Zoning Code standards and  
34 applicable General Plan policies and staff recommends approval.

35 In response to a question from **Commissioner Abernathy**, Mr. Lundquist  
36 clarified that the single-family use is required to be maintained on the property in  
37 order to allow the bed and breakfast inn.

38 In response to a question from **Vice Chair Wilkes**, Mr. Lundquist explained that  
39 the B&B would be allowed a sign of 3 square feet.

40 In response to a question from **Commissioner McNair**, Mr. Lundquist confirmed  
41 that on-street parking would not be allowed on the portion of Spring Street  
42 contiguous to the project site because there is not enough room and the curb is  
43 red-painted.

44 **Chair Coates** opened the public hearing.

45 **Richard Dwyer**, applicant, and his wife Dina are excited to be involved in this  
46 project. They plan very modest signage for the inn.

47 **Commissioner Cooper** has always hoped the property would be restored and  
48 it's exciting to see that it is happening. He's happy to see it restored in  
49 accordance with the historic standards.

50 **Vice Chair Wilkes** thanked the applicants for restoring the property. He  
51 suggested that the pool equipment be put in a well to minimize noise impacts on  
52 neighboring properties.

53 In response to a question from **Chair Coates**, Mr. Dwyer confirmed that all of the  
54 proposed conditions of approval are acceptable to him.

55 **Chair Coates** closed the public hearing.

56 A motion by **Vice Chair Wilkes** and seconded by **Chair Coates** to adopt a  
57 resolution approving a use permit and design review allowing a five-unit bed and  
58 breakfast inn at 1403 Myrtle Street was approved unanimously.

#### 59 **H. MATTERS INITIATED BY COMMISSIONERS**

60 None

#### 61 **I. DIRECTOR REPORT**

62 Planning & Building Director Goldberg requested cancellation of the April 27, 2016  
63 Planning Commission meeting due to a lack of items that are ready for consideration  
64 and the Commission concurred.

#### 65 **J. ADJOURNMENT**

66 The meeting was adjourned at 5:46 p.m.

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Lynn Goldberg, Secretary