

# MINUTES

## CALISTOGA PLANNING COMMISSION

May 10, 2017

### A. ROLL CALL

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

### B. PLEDGE OF ALLEGIANCE

### C. PUBLIC COMMENTS

6 None.

### D. ADOPTION OF MEETING AGENDA

8 The meeting agenda of May 10, 2017 was accepted as presented.

### E. COMMUNICATIONS/CORRESPONDENCE

10 None.

### F. CONSENT CALENDAR

#### 1. Minutes for the April 12, 2017 Planning Commission meeting

13 The minutes were adopted as presented.

### G. PUBLIC HEARINGS

#### 1. Buster's BBQ Outdoor Entertainment (UP 2016-5): Use permit to allow outdoor live entertainment associated with the existing restaurant business located at 1207 Foothill Boulevard

18 Senior Planner Erik Lundquist presented the staff report and explained why an  
19 acoustic study was required for the activities proposed by the use permit  
20 application. He reviewed the results of the noise readings taken during a test  
21 event with live music. There is one area of potential impact at an adjoining  
22 apartment, but the noise level will be reduced to an acceptable level with the  
23 construction of a fence along the east property line. The noise consultant also  
24 recommended the use of professional equipment that can limit the noise level  
25 and that a noise meter be kept on-site to help ensure that maximum levels are  
26 not exceeded. Staff has worked with neighboring property owners to address  
27 their concerns by limiting the hours and number of events.

28 In response to a question from **Vice Chair Wilkes** regarding any previous  
29 complaints about entertainment events on the property, complaints had been  
30 received because outdoor events were happening without prior authorization, not  
31 due to the level of noise from musical events.

32 In response to a question from **Commissioner Cooper**, Mr. Lundquist confirmed  
33 that use of the amplifier recommended by the noise consultant is included in the  
34 use permit's conditions of approval.

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

36 **Paul Carlsen**, noise consultant, summarized his acoustic report and  
37 recommendations that he believes will mitigate the noise levels to General Plan  
38 standards. In response to a question from **Vice Chair Wilkes**, Mr. Carlsen  
39 confirmed that a noise measurement was taken from the back porch of  
40 Craftsman Inn, not inside the B&B. He explained that the amp is a very simple  
41 one that will automatically mix the microphone and maintain the noise at  
42 approved levels.

43 **Charles Davis**, applicant, offered to answer any questions. **Chair Coates** is  
44 happy to hear that any issues have been worked out with the neighbors. Mr.  
45 Davis observed that everyone may not like the type of music that will be played,  
46 but the noise levels will be comfortable. It will provide something else for visitors  
47 to town to do.

48 **Commissioner Cooper** appreciates the applicant's improvements to the  
49 property and the fact that the applicant opens it up for use by various groups.

50 In response to a question from **Commissioner McNair**, Mr. Lundquist confirmed  
51 the design and location of the fence that is required along the eastern property  
52 line.

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

54 A motion by **Vice Chair Wilkes** and seconded by **Commissioner Abernathy** to  
55 adopt a resolution approving a use permit to allow outdoor live entertainment  
56 associated with the restaurant business located at 1207 Foothill Boulevard was  
57 approved unanimously.

58 **2. Merchant-Luk Parcel Map (PM 2017-1):** Consideration of a parcel map to divide  
59 the property located at 2016 Grant Street into two parcels

60 Chair Coates announced a potential conflict with the application and left the  
61 meeting.

62 Mr. Lundquist presented the staff report.

63 In response to a question from **Commissioner Cooper**, Mr. Lundquist explained  
64 that it's not possible to access the previously-planned bicycle path from Emerald  
65 Drive because a gate to the subdivision blocks public access and subdivision  
66 residents cannot access it because the property is vacant with a fence around it.

67 In response to questions from **Vice Chair Wilkes**, Mr. Lundquist confirmed that  
68 the Fire Department had reviewed the proposed access to the new lot and found  
69 it acceptable. The developers of the lot may have to install a hammerhead  
70 turnaround for emergency equipment.

71 **Vice Chair Wilkes** opened and closed the public hearing.

72 A motion by **Commissioner Abernathy** and seconded by **Commissioner**  
73 **Cooper** to adopt a resolution approving a parcel map to divide the property  
74 located at 2016 Grant Street into two parcels was approved unanimously (Coates  
75 abstention).

76 **H. MATTERS INITIATED BY COMMISSIONERS**

77 **Vice Chair Wilkes** asked staff to report to the Commission regarding how many  
78 downtown parking spaces had been paid for with in-lieu fees over the years, and  
79 how many parking spaces had been built with those fees. He also requested  
80 information on the construction cost of a space.

81 **I. DIRECTOR REPORT**

82 Director Goldberg informed the Commission that no items were ready for  
83 consideration at its next meeting and the Commission therefore cancelled its May  
84 24, 2017 meeting.

85 **J. ADJOURNMENT**

86 The meeting was adjourned at 5:57 p.m. to June 14, 2017.

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Lynn Goldberg, Secretary

