

MINUTES

CALISTOGA PLANNING COMMISSION

May 10, 2017

A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

None.

D. ADOPTION OF MEETING AGENDA

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

E. COMMUNICATIONS/CORRESPONDENCE

None.

F. CONSENT CALENDAR

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

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

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

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

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

Chair Coates opened the public hearing.

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

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

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

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

Chair Coates closed the public hearing.

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

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

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

Mr. Lundquist presented the staff report.

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

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

Vice Chair Wilkes opened and closed the public hearing.

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

H. MATTERS INITIATED BY COMMISSIONERS

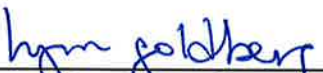
Vice Chair Wilkes asked staff to report to the Commission regarding how many downtown parking spaces had been paid for with in-lieu fees over the years, and how many parking spaces had been built with those fees. He also requested information on the construction cost of a space.

I. DIRECTOR REPORT

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

J. ADJOURNMENT

The meeting was adjourned at 5:57 p.m.



Lynn Goldberg, Secretary

