

MINUTES

CALISTOGA PLANNING COMMISSION

June 28, 2017

A. ROLL CALL

Commissioners present: Chair Paul Coates, Vice Chair Tim Wilkes, Alissa McNair, Walter Abernathy. Absent: Scott Cooper (excused). 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 June 28, 2017 was accepted as presented.

E. COMMUNICATIONS/CORRESPONDENCE

None.

F. CONSENT CALENDAR

1. Minutes for the May 10, 2017 Planning Commission meeting

The minutes were adopted as presented.

G. PUBLIC HEARINGS

1. Joe Branum Tree Care Use Permit (UP 2017-6): Consideration of a use permit to allow the operation of an office and fleet vehicle and equipment storage associated with a tree service located at 1506 Grant Street

Senior Planner Erik Lundquist presented the staff report and explained the measures recommended to minimize any off-site impacts.

In response to a question from **Chair Coates** regarding Condition of Approval #5, Mr. Lundquist explained that the business stores some fuels and may need to file a hazardous materials application with the Napa County Environmental Health Division and Calistoga Fire Department and implement measures such as spill protection.

In response to a question from **Vice Chair Wilkes**, Mr. Lundquist replied that the City had not received any complaints about the current tree care operation. He noted that complaints had been received about power washing activities which had occurred on the property in the past but were no longer happening.

Commissioner McNair observed that there were no members of the public in attendance or protest letters submitted about the proposed use permit, like those received for the RO Repair application for the same site.

In response to a question from **Commissioner Abernathy**, Mr. Lundquist acknowledged that the City had received an application to redevelop the property, but construction isn't anticipated for at least a year.

Chair Coates opened the public hearing.

Joe Branum, applicant, reported that they are minimizing any potential off-site noise by not pressure-washing their fleet and minimizing back-up movements in order to reduce the beeping sounds that may annoy the neighbors. He is striving to keep the peace. He hopes that anyone who has concerns contacts him directly and he will resolve them. He wants to stay on the property as long as possible and is searching for another location in case the property is redeveloped. He has local roots and it would be very difficult to move his operation out of town.

In response to a question from **Vice Chair Wilkes**, Mr. Branum replied that he doesn't have a problem with the required fire lane.

Chair Coates closed the public hearing.

A motion by **Commissioner McNair** and seconded by **Commissioner Abernathy** to adopt a resolution approving a use permit to allow the operation of an office, and fleet vehicle and equipment storage associated with a tree service business located at 1506 Grant Street was approved unanimously.

Chair Coates noted that the city needs more locations that can accommodate these types of service uses, and the other Commissioners concurred. Mr. Lundquist noted that the City could amend the General Plan and Zoning Code to reclassify properties or create a new zoning district to accommodate such uses. Staff can bring back a study on the subject. **Vice Chair Wilkes** believes that determining what the need is would make it easier to move forward. **Chair Coates** observed that the need is mostly for businesses with a few pieces of equipment and a small office. **Joe Branum** expressed a willingness to participate in exploring the topic; his friends in the industry are getting displaced from properties in the county. Lots of companies have to hide their equipment in scattered locations or park it at their residence. He noted that there is generally minimal water demand associated with these types of uses.

- 2. Farris Apartments Use Permit (UP 2017-7):** Consideration of a use permit to allow an existing second-story, three-bedroom apartment and a ground-floor garage to be separated into a one-bedroom apartment and a two-bedroom apartment located at 715 Washington Street

Chair Coates announced a potential conflict with the application due to geographic proximity to the project site and left the meeting. **Vice Chair Wilkes** assumed the chair.

Mr. Lundquist presented the staff report. Staff recommends that Condition of approval 7 be amended to add a third option for the parking that is to be replaced, which would involve adding three uncovered spaces on the project site in an unimproved area.

Vice Chair Wilkes opened the public hearing.

Dan Farris, applicant, made himself available for Commission questions.

Vice Chair Wilkes noted that the proposed location of the three parking spaces may encroach into the pedestrian access easement. However, the physical layout of the property appears to be able to accommodate a trail along the river. Mr. Lundquist noted that there is likely an opportunity to shift them outside of the easement and believes they can be accommodated.

Mr. Lundquist informed the Commission of the possibility of converting the project's other two garages to apartments. The City could possibly waive their required parking as a concession if the units are deed restricted for affordable housing.

Vice Chair Wilkes closed the public hearing.

Commissioner McNair noted that it appears there is adequate space to accommodate the three replacement parking spaces, so she doesn't have a problem with that option.

A motion by **Commissioner Abernathy** and seconded by **Commissioner McNair** to adopt a resolution to allow an existing second-story three bedroom apartment and ground-floor garage at 715 Washington Street to be separated into a one-bedroom apartment and a two-bedroom apartment, with an amendment to Condition of Approval #7 to allow the two replacement parking spaces to be located on-site, was approved unanimously (Coates abstention).

H. MATTERS INITIATED BY COMMISSIONERS

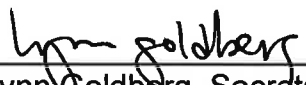
None

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 July 12, 2017 meeting.

J. ADJOURNMENT

The meeting was adjourned at 5:59 p.m.



Lynn Goldberg, Secretary

