



**CALISTOGA PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**May 23, 2018**

5:30 PM  
Calistoga Community Center  
1307 Washington Street  
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 March 14, 2018 Planning Commission meeting

**G. PUBLIC HEARINGS**

1. **Rivers-Marie Use Permit UP 2017-13, Design Review DR 2017-14:** Consideration of use permit and design review applications to allow the establishment of a 10,000-case winemaking facility and tasting room on a .80-acre parcel at 900 Foothill Boulevard
2. **Appeal AP 2018-1:** Consideration of an appeal filed by Toppa Epps, on behalf of Tadaima, Inc., regarding the Planning and Building Director's determination that rooms rented by a bed and breakfast facility may only be located within an existing structure

**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 Friday, May 18, 2018 no later than 4:30 p.m.*

  
\_\_\_\_\_  
Lynn Goldberg  
Planning Commission Secretary

**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

**REPORTS:** Staff reports to the Planning Commission for items on this agenda are available online at [www.ci.calistoga.ca.us](http://www.ci.calistoga.ca.us). For additional information, please call the Planning & Building Department at 707.942.2830.

**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 707.942.2830.

**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. If a person with a disability requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or needs any assistance to participate in this meeting, please contact Planning Commission Secretary Lynn Goldberg at 707.942.2763 or [lgoldberg@ci.calistoga.ca.us](mailto:lgoldberg@ci.calistoga.ca.us). In making a request for assistance, advance notice to the City 48 hours prior to the meeting will enable the City to make suitable arrangements. Wheelchair access to the Community Center and speaker's microphone is available. For TTY/ Speech-to-Speech users, dial 711 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.