

**MINUTES**  
**CALISTOGA PLANNING COMMISSION**  
**August 22, 2018**

**A. ROLL CALL**

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

**B. PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENTS**

None

**D. ADOPTION OF MEETING AGENDA**

The meeting agenda of August 22, 2018 was accepted as presented.

**E. COMMUNICATIONS/CORRESPONDENCE**

None.

**F. CONSENT CALENDAR**

**1. Minutes for the August 8, 2018 Planning Commission meeting**

- 2. Gas Station Use Permit UP 2017-11, Design Review DR 2017-13:** Adoption of a resolution denying use permit and design review applications for the construction of a service station, convenience store, car wash and restaurant at 2449 Foothill Boulevard

A motion by Commissioner McNair and seconded by Commissioner Cooper to approve the consent calendar as presented was adopted unanimously (abstentions Coates, Abernathy).

**G. PUBLIC HEARINGS**

- 1. Craftsman Inn Remodel and Expansion UP 2018-7, DR 2018-5:** Consideration of use permit and design review applications to remodel and expand an existing bed and breakfast to a 13-unit hotel and spa at 1213 and 1303 Foothill Boulevard

**Chair Coates** announced a potential economic conflict of interest with the item and left the meeting. **Vice Chair Wilkes** assumed the chair.

Director Goldberg presented the staff report and recommended approval of the applications, citing the analysis and findings contained in the written staff report and draft resolution. She noted that the applicants were unable to attend the hearing, but asked the Commission to conduct the public hearing on their applications, regardless.

**Vice Chair Wilkes** noted that the Commission that approved the applications in 2016 is virtually identical to the current Commission.

**Vice Chair Wilkes** opened and closed the public hearing after there were no comments.

In response to a question from **Commissioner McNair**, Ms. Goldberg confirmed that the applicants were requesting approval of the same plans approved by the Commission in 2016.

**Vice Chair Wilkes** noted that according to the project narrative, the applicants were addressing some of the Commission comments from 2016 in their building permit plans.

A motion by **Commissioner Cooper** and seconded by **Commissioner Abernathy** to adopt a resolution approving Use Permit UP 2018-7 and Design Review DR 2018-5 for a 13-unit hotel and spa at 1213 and 1303 Foothill Boulevard was approved unanimously.

**Chair Coates** returned to the meeting.

2. **Seiberlich Design Review DR 2017-11:** Consideration of a design review application for exterior seismic reinforcement alterations to the building located at 1343-1347 Lincoln Avenue

**Commissioner Abernathy** announced a proximity conflict of interest with the project and left the dais.

Director Goldberg presented the staff report and recommended approval of the applications, citing the analysis and findings contained in the written staff report and draft resolution.

**Chair Coates** opened and closed the public hearing after there were no public comments.

In response to a question from **Vice Chair Wilkes**, Bill Nance, project contractor, confirmed that the exterior concrete will be shotcrete.

**Vice Chair Wilkes** suggested adding conditions of approval that the parapet be in line with the face of the old brick; it should be faced with veneer brick that matches the existing brick as closely as possible, and that the return at the corners replicate the existing design. A large sample of the actual concrete is needed before it is applied to the building so that the texture and color can be reviewed.

In response to a question from **Commissioner Cooper** regarding whether financial considerations have been an obstacle for retrofitting the city's unreinforced masonry buildings, Ms. Goldberg replied that they haven't been a factor. There will only be one remaining URM after the subject building is retrofitted, and its retrofit has been delayed for other reasons.

**Commissioner McNair** would like to have the architectural historian review the parapet construction details. The northeast corner of the building needs to be closely reviewed.

A motion by **Vice Chair Wilkes** and seconded by **Commissioner McNair** to adopt a resolution approving Design Review application DR 2017-11 was approved unanimously with the following added conditions:

- A 3' x 3' sample of the selected structural material's texture with integral color shall be approved by a qualified architectural historian and the Planning and Building Director prior to its application to the building.
- The new and revised parapets shall maintain the same height and configuration as the existing parapets.
- The design of the corner returns from the east façade to both side façades shall match the existing design.
- The new north, south and west parapets shall be faced with brick veneer of a design and color, including grout, that closely resembles the building's existing brick, subject to approval by a qualified architectural historian and the Planning and Building Director prior to its application to the building.

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

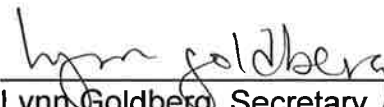
None.

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

Director Goldberg advised the Commission that the City Council denied an appeal of its approval of the 1514 Washington Street Apartments project, but had referred the project back to the Commission for modifications to address an inconsistency with a Zoning Code provision, as well as other design considerations raised during the appeal hearing.

#### **J. ADJOURNMENT**

The meeting was adjourned at 6:00 p.m.

  
Lynn Goldberg, Secretary

