



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	May 22, 2019
ITEM	Draft Minutes of April 24, 2019 Meeting
RECOMMENDATION	Approve minutes with any necessary changes

MINUTES
CALISTOGA PLANNING COMMISSION
April 24, 2019

1 **A. ROLL CALL**

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

5 **B. PLEDGE OF ALLEGIANCE**

6 **C. PUBLIC COMMENTS**

7 None

8 **D. ADOPTION OF MEETING AGENDA**

9 The meeting agenda of April 24, 2019 was adopted as presented.

10 **E. COMMUNICATIONS/CORRESPONDENCE**

11 None

12 **F. CONSENT CALENDAR**

13 **1. Minutes Approval:** Draft minutes for the March 27, 2019 meeting

14 The consent calendar was adopted as presented.

15 **G. PUBLIC HEARING**

16 **1. Calistoga Wine Stop - Use Permit UP 2019-7:** Consideration of a use permit
17 application to establish a wine retail sales and wine tasting business within an
18 existing commercial space at 1441 Lincoln Avenue

19 Senior Planner Tusinger presented the staff report and reviewed the basis for
20 making the required findings for the use permit approval. In response to a
21 question from **Commissioner Abernathy**, Mr. Tusinger explained that the
22 applicant's activities at his current location could be assumed by another
23 operator without the approval of a new use permit if it is reoccupied within 6
24 months.

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

26 **Tom Pelter**, applicant, explained that the proposed site for his relocated
27 business is a better location than the depot building. The area of the new space
28 is about the same as the existing; approximately 1,000 square feet.

29 **Commissioner Cooper** thinks this is an easy application to approve. He
30 appreciates that the applicant is continuing a family business

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

32 A motion by **Commissioner McNair** and seconded by **Commissioner Cooper**
33 to adopt a resolution approving Use Permit UP 2019-7 was approved
34 unanimously.

35 **H. GENERAL GOVERNMENT**

36 1. **General Plan Annual Report:** Status of the Calistoga General Plan and
37 progress made toward its implementation in 2018

38 Planning & Building Director Goldberg provided an overview of the purpose the
39 General Plan. She reviewed some of the significant accomplishments during
40 2018 to implement the General Plan and other efforts that are underway or
41 planned for 2019. The Planning Commission may recommend to the City Council
42 its acceptance of the annual report on the General Plan.

43 Ms. Goldberg provided further details on the status of various City projects in
44 response to commissioner comments.

45 It was the consensus of the Commission to recommend the annual report's
46 acceptance to the City Council.

47 **I. MATTERS INITIATED BY COMMISSIONERS**

48 **Commissioner Abernathy** is very concerned about the proliferation of wine tasting
49 operations in the downtown; there are seven on one block face alone. Ms. Goldberg
50 reminded the Commission that the City Council had considered this issue several
51 years ago and decided not to pursue any limitations at that time.

52 **J. DIRECTOR REPORT**

53 Director Goldberg recommended that the Commission cancel the May 8th meeting
54 due to a lack of agenda items, and the Commission concurred.

55 **K. ADJOURNMENT**

56 The meeting was adjourned at 5:55 p.m.

Lynn Goldberg, Secretary