



City of Calistoga
Planning Commission
Agenda Item Summary

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| DATE | June 12, 2019 |
| ITEM | Draft Minutes of May 22, 2019 Meeting |
| RECOMMENDATION | Approve minutes with any necessary changes |

MINUTES
CALISTOGA PLANNING COMMISSION
May 22, 2019

1 **A. ROLL CALL**

2 Commissioners present: Chair Paul Coates, Vice Chair Tim Wilkes, Scott Cooper,
3 Walter Abernathy. Absent: Alissa McNair (excused). Staff present: Senior Planner
4 Zach Tusinger.

5 **B. PLEDGE OF ALLEGIANCE**

6 **C. PUBLIC COMMENTS**

7 Cody Kirkham, resident, expressed concern about the Shell Oil Corporation and the
8 possibility of one of their gas stations opening in the city.

9 **D. ADOPTION OF MEETING AGENDA**

10 The meeting agenda of May 22, 2019 was adopted as presented.

11 **E. COMMUNICATIONS/CORRESPONDENCE**

12 None

13 **F. CONSENT CALENDAR**

14 **1. Minutes Approval:** Draft minutes for the April 24, 2019 meeting

15 The consent calendar was adopted as presented.

16 **G. PUBLIC HEARING**

17 **1. Napa County Office of Education Preschool - Use Permit UP 2019-3 and**
18 **Design Review DR 2019-1:** Consideration of use permit and design review
19 applications for construction and operation of a preschool at 1407 N. Oak Street

20 Senior Planner Tusinger presented the staff report. He suggested that
21 consideration be given to enhancing the project's modular buildings with art work,
22 if feasible.

23 In response to a question from **Commissioner Cooper**, Mr. Tusinger confirmed
24 that there would be no effect on the Napa County Office of Education's lease for
25 the property if the City were to ultimately own a portion of the fairgrounds site.

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

27 Joshua Schultz, NCOE Deputy Superintendent of Business Services,
28 appreciates the City partnership with NCOE over the last 20 years. He reviewed
29 the planned expansion of pre-school services that the new facility would allow.

30 In response to questions from **Vice Chair Wilkes**, Mr. Schultz replied that they
31 would be willing to enhance the buildings with community-provided art work.
32 They would also consider shifting the buildings southerly in order to increase the
33 landscaping between the parking lot and buildings, dependent on the funding that
34 they are able to obtain and whether it would result in any delay for the project.

35 **Commissioner Cooper** agrees with **Vice Chair Wilkes's** suggestions. He would
36 like to see something more attractive than a chain link fence adjacent to the Boys
37 and Girls Club, if possible. Mr. Schultz agreed to do so if funding allowed.

38 **Chair Coates** recognized the value of high quality pre-schools. He agrees with
39 the other commissioners' suggestions to enhance the project's design. He does
40 not support Condition of Approval 14 because the required frontage
41 improvements would be an undue hardship on the project.

42 **Deborah Testa** supported the Commission's suggestions to improve the project
43 and suggested that NCOE might be able to apply for a community enrichment
44 grant to fund them.

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

46 **Vice Chair Wilkes** thinks that the pre-school's proposed location is optimal
47 because it is the geographic center of town and adjacent to the Boys and Girls
48 Club. He would like to add a condition of approval that the applicant explore
49 enhancing the project's design if it is financially feasible.

50 **Commissioner Cooper** is happy to see the continued improvements to this area
51 of the community.

52 A motion by **Chair Coates** and seconded by **Commissioner Cooper** to adopt a
53 resolution approving Use Permit UP 2019-3 and Design Review DR 2019-1 was
54 approved unanimously, with the deletion of Condition of Approval 14, and the
55 addition of a condition that the project's design team continue to work with City
56 staff to provide some type of aesthetic mitigation, such as landscaping, upgraded
57 fencing and/or a mural.

58 H. MATTERS INITIATED BY COMMISSIONERS

59 **Commissioner Abernathy** asked if the City has become involved in proposed
60 SB50, and was advised that it has been tabled until next year at the legislature.
61 **Commissioner Cooper** reported that is working on a community enrichment grant
62 to improve the wells around the downtown's trees. Mr. Tusinger noted that the City is
63 beginning work on a downtown beautification plan and that the work should be
64 coordinated with that effort.

65 I. DIRECTOR REPORT

66 The next regularly scheduled meeting will be on June 12.

67 J. ADJOURNMENT

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

Lynn Goldberg, Secretary