

MINUTES
CALISTOGA PLANNING COMMISSION
August 28, 2019

1 **A. ROLL CALL**

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

5 **B. PLEDGE OF ALLEGIANCE**

6 **C. PUBLIC COMMENTS**

7 Ingrid Estrada noted that the City of Calistoga does not have a telecommunications
8 ordinance. Given the recent advancements in technology and court cases, the City
9 should consider adopting an urgency ordinance to control equipment and protect the
10 city's aesthetics. She distributed samples of similar ordinances to the Commission.

11 Lana Richardson requested that the Planning Commission initiate the process for
12 adopting a telecommunications ordinance.

13 **D. ADOPTION OF MEETING AGENDA**

14 The meeting agenda of August 28, 2019 was adopted as presented.

15 **E. COMMUNICATIONS/CORRESPONDENCE**

16 None

17 **F. CONSENT CALENDAR**

18 **1. Minutes Approval:** Draft minutes for the August 14, 2019 meeting

19 The consent calendar was adopted as presented.

20 **G. PUBLIC HEARINGS**

21 **1. Sam's General Store at Brannan Cottage Inn - Use Permit UP 2019-13:**

22 Consideration of a use permit application for wine and beer sales, and a
23 walkaway food business at an existing inn at 109 Wappo Avenue

24 Senior Planner Tusinger presented the staff report and recommended approval
25 of the use permit application, subject to conditions.

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

27 **Carl Dene**, applicant, gets a lot of requests from guests for a bottle of
28 champagne or wine as part of their stay, but can't fulfill them. He would also like
29 to encourage non-guests to visit the property and enjoy it by offering grab-and-go
30 food items.

31 In response to a question from **Commissioner McNair**, Mr. Dene explained that
32 all of the food to be sold would be prepared off-site.

33 In response to a question from **Commissioner Abernathy**, Mr. Dene advised
34 that wine would not be offered for sale by the glass, but that they would like the
35 ability to pour a glass for guests checking in.

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

37 **Commissioner Abernathy** fully supports the proposed use permit because it
38 would help the business and not be a wine tasting operation.

39 **Commissioner Cooper** is grateful for the preservation of the historic inn, and
40 supports the proposed food and beverage operations.

41 A motion by **Commissioner Abernathy** to adopt the resolution approving UP
42 2019-13 was seconded by **Commissioner Cooper** and approved unanimously.

43 2. **Joe Branum Tree Care - Use Permit application UP 2019-12 and Design**
44 **Review application DR 2019-7:** Consideration of use permit and design review
45 applications for a tree care business with related storage of equipment and
46 vehicles, and construction of a 600-square foot structure at 507 Washington St.

47 **Chair Coates** advised that he had a conflict of interest with this item due to the
48 proximity of his residence and business to the project site, and left the dais.

49 **Vice Chair Wilkes** assumed the chair.

50 Senior Planner Tusinger presented the staff report.

51 **Vice Chair Wilkes** opened the public hearing.

52 **Joe Branum**, applicant, has had a business in Calistoga since 1991, which he
53 wants to keep here. This proposal will give him that opportunity. He intends to
54 preserve all the trees on the property.

55 **Vice Chair Wilkes** closed the public hearing.

56 **Commissioner Cooper** is very glad to see that the applicant has navigated
57 through the entitlement process and believes that the project's design will fit in
58 well with the neighborhood.

59 **Vice Chair Wilkes** recognizes that the applicant has been looking for a suitable
60 site for a long time, and appreciates the proposed building's porch feature.

61 A motion by **Commissioner Cooper** to adopt the resolution approving UP 2019-
62 12 and Design Review application DR 2019-7 was seconded by **Commissioner**
63 **McNair** and approved unanimously.

64 **Chair Coates** rejoined the meeting.

65 H. MATTERS INITIATED BY COMMISSIONERS

66 **Vice Chair Wilkes** should add tree keeping services to the allowed use list. Ms.
67 Goldberg reminded the amendment that allowed them in the RR District.

68 **I. DIRECTOR REPORT**

69 Director Goldberg advised the Commission that there were no agenda items ready
70 for the September 11th meeting and recommended that it be canceled. The
71 Commission concurred.

72 **J. ADJOURNMENT**

73 The meeting adjourned at 5:54 pm.

Lynn Goldberg, Secretary