

**MINUTES**  
**CALISTOGA PLANNING COMMISSION**  
**June 24, 2020 at 5:30 p.m.**

1       **Chair Coates** called the meeting to order at 5:30 p.m. He read a special message  
2 concerning the conduct of the meeting in accordance with special precautions and  
3 provisions related to COVID-19.

4       **A. ROLL CALL**

5       Commissioners present: Paul Coates, Tim Wilkes, Scott Cooper, Alissa McNair, and  
6 Doug Allan (via Zoom). Staff present: Planning and Building Director Zach Tusinger,  
7 Permit Technician Claudia Aceves.

8       **B. PLEDGE OF ALLEGIANCE**

9       **C. PUBLIC COMMENTS**

10       None

11       **D. ADOPTION OF MEETING AGENDA**

12       The meeting agenda of June 24, 2020 was adopted as presented.

13       **E. COMMUNICATIONS/CORRESPONDENCE**

14       Director Tusinger indicated that many emails had been received regarding the first  
15 public hearing item. Copies of all the communications are available online and  
16 copies are available to the public in the back of the room. All the Commissioners  
17 have received copies of the correspondence.

18       **F. CONSENT CALENDAR**

- 19       1. **Minutes Approval:** Draft minutes for the May 13, 2020 and May 27, 2020  
20 meeting

      The Consent Calendar was adopted as presented.

21       **G. PUBLIC HEARINGS**

- 22       1. **Vault Wine & Artifacts application DR 2020-5 and Use Permit application UP**  
23 **2020-6:** Consideration of design review and use permit applications to modify the  
24 façade of an existing structure and permit an existing antiques business to also  
25 allow wine tasting at 1124 Lincoln Avenue (APN 011-254-005).

26       Director Tusinger presents the staff report, providing a summary of the  
27 application. He also provides a map showing the 11 existing wine tasting rooms  
28 in the downtown area. He notes there are draft conditions attached to the draft  
29 resolution, which can be added or deleted if approved. Additionally, any  
30 conditions related to the previous entitlements to the property that are applicable  
31 would remain in effect.

32       The applicant, **Mario Sculatti** is present for the meeting and is asked by **Chair**  
33 **Coates** if he wants to address the Commission. The applicant explains why the

34 re-design and wine tasting addition with his wine brand would help improve the  
35 building and increase foot traffic. He believes it is time for a face lift to the  
36 building, as it is in downtown's entrance, and acknowledges complaints he's  
37 received over objects in the past. He addresses concerns over more wine tasting  
38 rooms downtown.

39 **Commissioner Cooper** asks the applicant if the remodel potentially hinges on  
40 the approval of the tasting component and the applicant says yes.

41 **Vice Chair Wilkes** questions the applicant about the percentage of antiques and  
42 wine tasting he has designated for the store and the food storage component of  
43 the proposed food pairings. The applicant responds that the majority of space is  
44 dedicated to antique displays and explains that the food component is in  
45 response to the potential of continuing business during COVID-19.

46 **Commissioner Allan** comments that the food requirement is no longer legally  
47 necessary and questions the applicant if he would continue with the food service  
48 as a component of the operation and the applicant says he would forego the food  
49 service.

50 **Mr. Sculatti** addresses **Vice Chair Wilkes** and **Chair Coates** concerns over the  
51 renderings of the proposed changes to the store and the current appearance of  
52 the store by mentioning the success of his Rutherford business.

53 **Commissioner Cooper** believes there should be a way to address the  
54 appearance concerns without the applicant vacating the building.

55 **Commissioner McNair** asks Director Tusinger if there is a middle ground to  
56 approving the use permit or denying it. Director Tusinger responds that this item  
57 could be continued.

58 **Commissioner Allan** comments that he is open to the tasting room component  
59 and agrees with the Commissioners that the applicant should in good faith  
60 maintain the property under the current use permit.

61 **Commissioner Cooper** suggests continuing the item in order to fine tune the  
62 concerns discussed and **Commissioner McNair** supports the continuance for  
63 applicant to re-submit more accurate plans.

64 **Chair Coates** comments that the wine tasting component is his biggest concern  
65 about this application and does not support it. Commissioners discussed the  
66 possibility of limiting the number of wine tasting rooms in the future.

67 **Commissioners** discuss that they are not comfortable with approving the use  
68 permit as presented given the violations of the current use permit and **Mr.**  
69 **Sculatti** addresses those concerns and asks the commission to continue the  
70 item while he makes improvements to comply with the current use permit.

71 A motion by **Commissioner McNair** to continue UP 2020-6 and DR 2020-5 to a  
72 future meeting is seconded by **Commissioner Cooper** and approved by all  
73 commissioners except **Chair Coates** (4-1).

- 74       2. **Municipal Code Amendment ZOA 2020-1:** Consideration of a recommendation  
75       to the City Council regarding proposed amendments to the Calistoga Municipal  
76       Code Title 17 Zoning. The amendments are intended to modify and clarify  
77       development standards, including height limits, applicable to accessory buildings  
78       and structures

79       Director Tusinger presents the staff report. He notes it is in some ways the  
80       continuation of an item presented to the Commission one year ago for changes  
81       to the accessory structure provisions related to lot coverage and changes in state  
82       laws for ADUs and explains that it essentially is adjusting the way heights and  
83       setbacks interact for accessory structures and general language adjustments for  
84       readability. He said generally, the proposal is for a maximum 15-foot height with  
85       provisions to go 2 feet higher for every extra 1 foot back.

86       **Chair Coates** asked for clarification that the height measuring standard at the  
87       mid-point of the roof pitch is not changing. Director Tusinger confirms.

88       **Vice Chair Wilkes** proposed making changes to adjust a maximum height of an  
89       enclosed accessory structure from 8 feet to 10 feet and **Commissioner McNair**  
90       commented that she thinks the height should be kept low when it's immediately  
91       adjacent to a property line, but it should be functional. Director Tusinger said the  
92       provision was geared more toward the 120 square-foot or under structures that  
93       don't require building permits.

94       Director Tusinger noted that if the commission wanted to move forward with this  
95       item as a recommendation to City Council, they could include language that the  
96       Commission will do research and determine an appropriate shed height.

97       A public comment was made via Zoom by **Brian Maloney** who wanted to thank  
98       Director Tusinger and the Commissioners for considering the changes to make  
99       an accessory structure possible, as they have been challenged to comply with  
100       the regulations with a project on their property.

101       A motion by **Vice Chair Wilkes** that the Planning Commission adopt a resolution  
102       recommending to the City Council approval of zoning code amendments to  
103       modify accessory building and structure development standards and to reformat  
104       certain chapters to improve usability with the two items previously mentioned by  
105       himself. Director Tusinger suggested a provision that staff will work with  
106       Commissioners on an accessible height limit. **Commissioner McNair** seconded  
107       the motion and it was approved unanimously 5-0.

## 108    **H. GENERAL GOVERNMENT**

- 109       1. **Mural Sign at 1339 Lincoln Avenue:** Consideration of a referral to the Planning  
110       Commission of a sign permit application for a mural sign to be located on the  
111       fence adjacent to the sidewalk at 1339 Lincoln Avenue (APN 011-221-021).

112       Director Tusinger presented the staff report for the proposal of an "I 'Heart'  
113       Calistoga" mural at the vacant site of the former Lincoln Avenue Spa building,

114 which had seismic issues, was unable to be retrofitted, and was demolished.  
115 Mural signs are required by the Municipal Code to come to the Planning  
116 Commission for approval.

117 The applicant **Laurie Shelton**, who owns CAMi Art + Wine next door, was invited  
118 to answer questions. She said she doesn't love being next door to the brown  
119 fence and that the property owner approved her to paint a positive sign on it.

120 **Chair Coates** said he thought it was a great idea and the community needs the  
121 positivity and Commissioners agreed. **Vice Chair Wilkes, Commissioner**  
122 **Cooper, and Commissioner McNair** indicate that they support the project.

123 **Commissioner Allan** suggests that adding a tag or artist signature would make  
124 this look more official as an art installation. **Ms. Shelton** indicates her daughter is  
125 going to help her with the project and that she and her daughter could figure  
126 something out along those lines. She will make sure the fence and artwork are  
127 kept up. **Commissioner McNair** hopes the fence will remain clean. **Ms. Shelton**  
128 notes that it is too expensive to paint the whole fence. **Vice Chair Wilkes**  
129 indicates the Commission is relying on the applicant's execution to make sure  
130 this doesn't look like graffiti. **Chair Coates** moves to approve as presented.  
131 **Commissioner McNair** seconds. Motion passes unanimously (5-0).

#### 132 I. MATTERS INITIATED BY COMMISSIONERS

133 **Vice Chair Wilkes** and the Commission indicate that the City needs to address wine  
134 tasting rooms. There are a lot of concerns about more wine tasting rooms and their  
135 possible long-term effects on the downtown. **Chair Coates** asks the Planning  
136 Director to come back with a discussion and ideas. **Commissioner McNair**  
137 indicates this issue is going to keep coming up, so it needs to be addressed. This is  
138 an important topic to get clarity on. Director Tusinger indicates he will aim to have an  
139 item on one of the agendas in August.

#### 140 J. DIRECTOR'S REPORT

141 Director Tusinger reports on the temporary outdoor seating program and that it has  
142 been working relatively well.

143 He recommends that the Planning Commission cancel its next scheduled meeting  
144 as there likely will be no agenda items ready.

#### 145 K. ADJOURNMENT

146 The meeting was adjourned at 6:58 p.m.

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Claudia Aceves, Secretary