

MINUTES
CALISTOGA PLANNING COMMISSION
September 9, 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 virtual meeting in accordance with provisions related
3 to COVID-19.

4 **A. ROLL CALL**

5 Commissioners present: Chair Paul Coates, Vice Chair Tim Wilkes, Commissioners
6 Alissa McNair and Doug Allan. Commissioners absent: Scott Cooper. Staff present:
7 Planning and Building Director Zach Tusinger, 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 was adopted as presented.

13 **E. COMMUNICATIONS/CORRESPONDENCE**

14 Director Tusinger indicates that a large number of Calistogans did not have power
15 for the last 48 hours or so due to the planned power outage (PSPS). He says that
16 based on input by the city attorney and staff, the recommended action is to continue
17 the hearings to a date certain to give all residents the opportunity to participate.
18 There has been no correspondence related to the current public hearing on the
19 amended agenda after it was recommended for a continuance to a later date.
20 However, he explained there is correspondence on the public hearing topics and
21 expects to receive more between now and the next meeting date, which will be
22 distributed to commissioners and made available to the public.

23 **F. CONSENT CALENDAR**

- 24 1. **Minutes Approval:** Draft minutes for the August 26, 2020 meeting

 The Consent Calendar was adopted as presented.

25 **G. PUBLIC HEARINGS**

- 26 1. **1448 North Oak Townhomes - DR 2020-6, TM 2020-1** Consideration of a
27 continuance to a date certain (September 23, 2020) of a design review and
28 tentative map applications to allow for demolition of two residential structures and
29 a tank house, and replace with six residential units in the form of two, two-story
30 townhome triplex buildings with an accompanying condominium map. This
31 proposed action is exempt from the California Environmental Quality Act (CEQA)
32 under Section 15332 of the CEQA Guidelines.

33 **Recommended Action:** Continue the item to the September 23, 2020 Planning
34 Commission meeting

35 Director Tusinger made a brief statement about the item and the need for a
36 continuance. He notes that due to the PSPS, it is recommended the meeting be
37 continued to a later date. He reminds the public that any comments on the matter
38 be related to the continuance of the hearing and not to the substance of the
39 project.

40 The applicant, **Ralph Strauss** says he is understanding of the circumstances
41 behind the continuance and is excited to move the project forward and discuss it
42 in two weeks.

43 **Commissioners** do not have any comments regarding the continuance.

44 A motion by **Vice Chair Wilkes** to continue item G-1 to the September 23
45 Planning Commission meeting is seconded by **Chair Coates** and approved
46 unanimously.

47 2. **The Veranda Hotel at Indian Springs DR 2017-8, UP 2017-9, DA 2017-1**
48 Consideration of a continuance to a date certain (September 23, 2020) of a
49 design review, use permit, and development agreement to allow for demolition of
50 seven existing single-story structures onsite and for the development a 96-room
51 hotel, restaurant, ground floor retail, pools and spas heated through a closed
52 loop system with geothermal water, public courtyard, parking and streetscape
53 improvements to Lincoln Avenue and Fair Way as well as an Emergency Vehicle
54 Access road extending between Fair Way Extension and Magnolia Drive. An
55 Initial Study and Mitigated Negative Declaration has been prepared for this
56 project in compliance with the California Environmental Quality Act.

57 **Recommended Action:** Continue the item to the September 23, 2020 Planning
58 Commission meeting

59 **Chair Coates** recuses himself due to a conflict of interest and leaves the
60 meeting.

61 Director Tusinger provides a brief update regarding the item and notes that there
62 is a lot of material for the public to view and for commissioners to review. He
63 says that in light of the PSPS, staff recommends moving the item to a later date
64 to provide enough time for all to review.

65 **Commissioners** do not have any comments regarding the continuance.

66 A motion by **Commissioner Allan** to continue item G-2 to the September 23
67 Planning Commission meeting is seconded by **Commissioner McNair** and
68 approved unanimously (**Chair Coates** absent).

69 **H. MATTERS INITIATED BY COMMISSIONERS**

70 None

71 **J. DIRECTOR'S REPORT**

72 Director Tusinger reports that there are no more items for this meeting and that
73 Commissioners should plan on meeting September 23.

74 **K. ADJOURNMENT**

75 The meeting was adjourned at 5:43 p.m.

Claudia Aceves, Secretary

draft