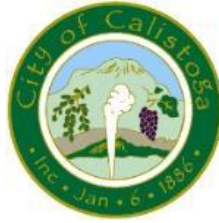


Chair
Scott Cooper

Vice Chair
Tim Wilkes

Commissioners
Doug Allan
Rick Kaiser
Michael Vaughn



MINUTES
CALISTOGA PLANNING COMMISSION
March 23, 2022 at 5:30 p.m. via Zoom

CALL TO ORDER –

Chair Cooper called the meeting to order at 5:30 p.m.

A. ROLL CALL

COMMISSIONERS PRESENT: Chair Scott Cooper, Vice Chair Tim Wilkes, Commissioners Doug Allan, Michael Vaughn, and Rick Kaiser.

STAFF PRESENT: Planning and Building Director Jeff Mitchem, Planning Commission Clerk Claudia Aceves.

ABSENT: None.

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

None.

For oral communication and public comment content, for any item on the agenda, view the video of the meeting available on the City's YouTube channel at <https://www.youtube.com/user/CityofCalistoga> or visit the City's website.

D. ADOPTION OF MEETING AGENDA

The meeting agenda was adopted as presented.

E. COMMUNICATIONS/CORRESPONDENCE

Public comment was received for item G-2, which was forwarded to Commissioners and posted on the website.

F. CONSENT CALENDAR

1. Approval of Draft Minutes from the March 9, 2022 regular meeting.

The consent calendar was adopted unanimously.

G. PUBLIC HEARINGS

1. Calistoga Depot Use Permit Amendment – UP 2022-5: Consideration of a use permit amendment application to permit minor changes to use type (restaurant and alcohol sales) and location at 1458 Lincoln Avenue (APN 011-211-012). This proposed action is exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines.

Recommended Action: Hold public hearing and adopt *Resolution PC 2022-XX* approving use permit application UP 2022-5 amending UP 2021-5 at 1458 Lincoln Street subject to the conditions of approval; and take such additional, related action as may be appropriate.

Director Mitchem presented the staff report and a follow-up presentation was provided by Boisset VP of Marketing & Communications, Patrick Egan.

Discussion ensues between Commissioners and the applicants.

Public comment was received by Donna Higgins.

A motion by **Commissioner Kaiser** that the Planning Commission adopt a resolution approving Use Permit UP 2022-5 with conditions, thereby amending UP 2021-5, is seconded by **Vice Chair Wilkes** and approved unanimously.

AYES: Commissioners Kaiser, Allan, Vaughn, Vice Chair Wilkes, and Chair Cooper.

NOES: None

ABSTAIN: None

ABSENT: None

2. 2008 Grant Street – TM 2021-2, DR 2021-3: Consideration of tentative map and design review applications to allow for a residential subdivision consisting of 15 residential lots to support single-family residences and 6 parcels (Parcels A-F, inclusive of a private street and common areas) on a 5.84-acre site. Existing buildings and structures onsite would be demolished. This proposed action has been reviewed in compliance with the California Environmental Quality Act (CEQA). The Draft Initial Study/Mitigated Negative Declaration (IS/MND) was made available for public review and comment during a 30-day public review period starting on Monday, February 7, 2022 and ending Tuesday, March 8, 2022. Public comments will be considered by the Planning Commission prior to taking action on the requested entitlements.

Recommended Action: Hold public hearing and adopt *Resolution PC 2022-XX* adopting a mitigated negative declaration, and approving tentative map and design review applications TM 2021-2 and DR 2021-3 subject to the conditions of approval; and take such additional, related action as may be appropriate.

Planning Consultant **Justin Shiu** presented the staff report and a follow-up presentation was provided by DeNova Homes representatives **Kerri Watt** and **Trent Sanson**.

It is suggested that the topic of discussion focus on the Mitigated Negative Declaration and subdivision and hold the architectural review for a future meeting so not to become confusing. Discussion ensues between Commissioners and the applicants related to site improvements and environmental impacts.

Public comment was received by Ted Smith, John Feikema, Gwen Becker, Howard Clair, David and Lynn Mouser, Joleen Hughes, Kurt Becker, Stephen Isaacs, Ed Kozel and Lex Shoe.

Planning Consultant **Olivia Ervin** of M-Group provided input related to her CEQA analysis.

A motion by **Vice Chair Wilkes** that the application for the Mitigated Negative Declaration, Tentative Map and Design Review be forwarded to a future date to be determined with comments as stated is seconded by **Commissioner Kaiser** and approved unanimously.

AYES: Vice Chair Wilkes, Chair Cooper, Commissioners Allan, Vaughn, and Kaiser.

NOES: None

ABSTAIN: None

ABSENT: None

H. DIRECTOR'S REPORT

Director Mitchem provides an update on the Housing Element and staffing.

I. MATTERS INITIATED BY COMMISSIONERS

None.

J. ADJOURNMENT

On a motion by **Chair Cooper** that is adopted unanimously (5-0), the meeting was adjourned at 8:16 p.m.

Claudia Aceves, Planning Clerk