

**Chair**  
Scott Cooper

**Vice Chair**  
Tim Wilkes

**Commissioners**  
Doug Allan  
Rick Kaiser  
Michael Vaughn



**MINUTES**  
**CALISTOGA PLANNING COMMISSION**  
**April 27, 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**

Director Mitchem reports there was no new correspondence.

**F. CONSENT CALENDAR**

**1. Approval of Draft Minutes from the March 23, 2022 regular meeting.**

The consent calendar was adopted unanimously.

**G. PUBLIC HEARINGS**

**1. 2008 Grant Street – TM 2021-2:** Continuation of Planning Commission item March 23, 2022. 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. The Applicant has

requested that the Design Review component be deferred; therefore, further review hereto shall consider only the Tentative Map Application.

**Recommended Action:** Hold public hearing and consider public comments; however, because the Applicant has requested that this item be discussion only, no action will be taken at this time.

DeNova Homes representatives **Kerri Watts, Trent Sanson** and **Ryan Hansen** present a conceptual plan and alternative density plan in response to comments made during the previous meeting.

Discussion ensues between Commissioners and the applicants related to the hypothetical density increase from 15 units to 34, utilities and grading, drainage, tree removal, possible egress through Amber Way and the Mitigated Negative Declaration.

Public comment was received by Tom, a resident of Michael Way, and David Mouser.

A motion by **Vice Chair Wilkes** that the public hearing be continued to June 22 is seconded by **Commissioner Vaughn** and approved unanimously.

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

NOES: None

ABSTAIN: None

ABSENT: None

**2. Aurora Park Cottages – Use Permit UP 2022-1 and DR 2022-1:** City Council remand of Appeal of Planning Commission approval of use permit and design review application renewal (originally UP 2018-12 and DR 2018-9) to allow a three (3) guest unit expansion at an existing seven-unit bed and breakfast located at 1807 Foothill Boulevard (APN 011-290-046). This proposed action is exempt from the California Environmental Quality Act under Section 15303 of the CEQA Guidelines. City Council remand directive is to evaluate and consider precedent decisions for how staff have calculated the 49% use of land standard as specified in CMC §17.35.010 D.

**Recommended Action:** Hold public hearing and adopt Resolution PC 2022-XX approving Use Permit and Design Review Applications UP 2022-1 and DR 2022-1 subject to the conditions of approval; and take such additional, related action as may be appropriate.

**Chair Cooper** recuses himself due to conflict.

**Director Mitchem** presents the staff report referencing code definitions, land use and lot coverage information related to the expansion project, noting that the only item up for discussion is compliance with land use standards in the code.

Discussion ensues between commissioners and the applicant related to this item.

Public comment was received by Tom Adams representing the next-door property owner Michael Glover opposing the expansion.

A motion by **Commissioner Kaiser** that the Planning Commission adopt a resolution approving use permit application UP 2022-1 and design review application DR 2022-1 renewing UP 2018-12 for a B&B expansion project and associated on-site improvements located at 1807 Foothill Blvd is seconded by **Commissioner Allan** and approved unanimously.

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

NOES: None

ABSTAIN: None

ABSENT: Chair Cooper

**H. DIRECTOR'S REPORT**

**Director Mitchem** provides an update on the Housing Element.

**I. MATTERS INITIATED BY COMMISSIONERS**

None.

**J. ADJOURNMENT**

On a motion by **Vice Chair Wilkes**, the meeting was adjourned at 7:27 p.m.

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Claudia Aceves, Planning Clerk