

Chair
Scott Cooper

Vice Chair
Tim Wilkes

Commissioners
Doug Allan
Rick Kaiser
Michael Vaughn



MINUTES
CALISTOGA PLANNING COMMISSION
June 22, 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 two public comments were received related to item G-1.

F. CONSENT CALENDAR

1. Approval of Draft Minutes from the April 27, 2022 regular meeting.

The consent calendar was adopted unanimously.

G. PUBLIC HEARINGS

1. 2008 Grant Street – TM 2021-2: Continuation of Planning Commission item April 27, 2022. Consideration of tentative map application 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 adopt Resolution PC 2022-XX adopting a mitigated negative declaration and approving tentative map application TM 2021-2 subject to the conditions of approval; and take such additional, related action as may be appropriate.

Consultant Planner **Justin Shiu** presents the staff report.

Discussion ensues between Commissioners and the applicants with DeNova Homes related to preservation of trees and proposed landscaping and the possibility of single-story homes. They address concerns brought forth in public comments received, including environmental impacts and whether noticing was sent to local tribes. There is discussion related to the previously presented tentative map and the direction the applicants headed with a more detailed utility plan. Discussion continues regarding private versus public access by way of a footbridge, and public or private maintenance of the street.

Public comment was received by Gwen Becker, David Mouser and Joleen Hughes.

A motion by **Vice Chair Wilkes** that the Planning Commission adopt a resolution approving Tentative Map TM 2021-2 for residential subdivision at 2008 Grant Street with conditions and adopting the IS/MND and associated MMRP with two additional conditions including construction of a footbridge connecting Redwood to Amber Way and subsequent sidewalk and either developer or community be indemnified, or the city will accept ownership of improvements, and a second condition that through further development of the plans, a best case due diligence effort be made to preserve trees no. 59, 63 and 65 is seconded by **Commissioner Allan** and approved unanimously.

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

NOES: None

ABSTAIN: None

ABSENT: None

H. DIRECTOR'S REPORT

None.

I. MATTERS INITIATED BY COMMISSIONERS

Vice Chair Wilkes recommends revisions to some development standards adopted from the City of Santa Rosa's standards that may not apply to Calistoga, adding that Calistoga's standards could be amended to better fit the city's needs.

J. ADJOURNMENT

On a motion by **Chair Coates**, the meeting was adjourned at 7:07 p.m.

Claudia Aceves, Planning Clerk