

Chair
Scott Cooper

Vice Chair
Tim Wilkes

Commissioners
Doug Allan
Rick Kaiser
Michael Vaughn



MINUTES
CALISTOGA PLANNING COMMISSION
July 13, 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, Commissioner Michael Vaughn, and Commissioner Rick Kaiser.

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

ABSENT: Commissioners Doug Allan.

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

Planning Commission Clerk reports no additional correspondence was received.

F. CONSENT CALENDAR

1. Approval of Draft Minutes from the June 22, 2022 regular meeting.

The consent calendar was adopted with corrections unanimously.

G. PUBLIC HEARINGS

1. 1440 Lincoln Ave – UP 2022--8: Consideration of a use permit application to allow wine tasting at 1440 Lincoln Avenue (APN 011-211-009). This proposed action is exempt from the California Environmental Quality Act under Section 15303 of the CEQA Guidelines.

Recommended Action: Hold public hearing and adopt Resolution PC 2022-XX approving use permit application UP 2022-8 subject to the conditions of approval; and take such additional, related action as may be appropriate.

Director **Mitchem** presents the staff report.

Discussion ensues between Commissioners and the applicant's representative, Carly Silva, related to the new use. Commissioners ask questions related to kitchen and hotel use and hosting groups and Silva clarifies that they will not use the kitchen or hotel and they may host small groups and possibly provide entertainment without amplified music. There is discussion related to the wine tasting and retail component.

Public comment was received by Leonard LaBranche Jr.

A motion by **Vice Chair Wilkes** that the Planning Commission adopt a resolution approving Use Permit 2022-8 with conditions is seconded by **Commissioner Vaughn** and approved unanimously.

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Allan.

2. 865 & 965 Silverado Trail – Use Permits UP 2022-2 and UP 2022-3: The Project consists of Conditional Use Permits for wine production, tasting, olive oil manufacturing, and related uses on two adjacent parcels. The Project would continue the established industrial operations in existing buildings that have historically supported industrial uses. Exterior modifications would be limited to landscaping, lighting, and minor façade improvements. A public sidewalk and frontage improvements including curb and gutter would be installed along an approximately 700-foot segment of Silverado Trail connecting to the existing sidewalk. The project meets the necessary criterion for eligibility of a Class 1 categorical exemption per CEQA Guidelines 15301 which provides for a categorical exemption for projects which consist “of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.” 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 approving use permit applications UP 2022-2 and UP 2022-3 subject to the conditions of approval; and take such additional, related action as may be appropriate.

Director **Mitchem** presents the staff report.

Discussion ensues between Commissioners and the applicant related to the baseline allocation, ABC approval and potential composting and wastewater disposal, as well as the phasing process.

No public comment was received.

A motion by **Vice Chair Wilkes** that the Planning Commission adopt a resolution approving two previously approved Conditional Use Permits to authorize wine production and tasting, olive oil manufacturing and tasting, and related uses on two adjacent parcels at 865 and 963-965 Silverado Trail is seconded by **Commissioner Kaiser** and approved unanimously.

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Allan.

H. DIRECTOR'S REPORT

Director Mitchem provides an update on future in-person meetings, next Housing Element update, medical leave, and planning technician recruitment.

I. MATTERS INITIATED BY COMMISSIONERS

None.

J. ADJOURNMENT

On a motion by **Chair Cooper**, the meeting was adjourned at 6:20 p.m.

Claudia Aceves, Planning Clerk

DRAFT