



## MINUTES

### CALISTOGA PLANNING COMMISSION

January 25, 2023 at 5:30 p.m. Hybrid

1 **Chair Wilkes** called the meeting to order at 5:30 PM

#### 2 **A. ROLL CALL**

3 COMMISSIONERS PRESENT: **Commissioner Kaiser, Commissioner Oliver,**  
4 **Commissioner Vaughn, Vice Chair Allan, Chair Wilkes.** Staff present: Planning  
5 and Building Director Jeff Mitchem and Planning Commission Clerk Lauren Clark

6 ABSENT: None

#### 7 **B. PLEDGE OF ALLEGIANCE**

#### 8 **C. PUBLIC COMMENTS**

9 Planning Commission Clerk reports no public comments received.

#### 10 **D. ADOPTION OF MEETING AGENDA**

11 The meeting agenda was adopted as presented.

#### 12 **E. COMMUNICATIONS/CORRESPONDENCE**

13 Director Mitchem reports that no additional public comments have been received  
14 besides the two comments already included in the agenda packet.

#### 15 **F. CONSENT CALENDAR**

##### 16 **1. Approval of Draft Minutes from the January 11, 2023, Regular Meeting.**

17 The consent calendar was adopted unanimously.

#### 18 **G. NEW BUISNESS**

#### 19 **H. PUBLIC HEARINGS**

20 **1. Fifteen Single Family Residences at 2008 Grant Street – Design Review DR**  
21 **2021-3:** Consideration of a design review application for 15 single-family residences  
22 on a 5.84-acre site at 2008 Grant Street (APN 011-010-033). Approved under  
23 previous entitlement (TM 2021-1, Mitigated Negative Declaration), are 15 single-  
24 family lots, landscaped open space, and landscaped bio-retention area.

25 **Recommended Action:** Hold public hearing and adopt Resolution PC 2023-XX  
26 approving design review application DR 2021-3 for the development of fifteen single  
27 family residences at 2008 Grant Street subject to the conditions of approval; and  
28 take such additional, related action as may be appropriate.

29 Director Mitchem presents the staff report. The applicants, Kerri Watt and Trent  
30 Sanson from DeNova Homes, provide a review summary of the proposed home  
31 designs. After the presentation, discussion ensues between the applicants and the  
32 Commissioners. The Commissioners share their appreciation to the applicants for  
33 taking their previous concerns into consideration.

34 Public comment was received.

35 A member of the audience asks a question about modifications to the homes once  
36 they are owned, to which the applicant answers, yes.

37 Another question is asked from a virtual attendee about the timeline of the project.  
38 The applicant reports that the site clearing is expected to be completed by February  
39 1<sup>st</sup>, then the abatement and demolition of the existing structure. Construction is  
40 expected to begin in the summer of this year.

41 A motion by **Commissioner Vaughn** that the Planning Commission adopt a  
42 resolution approving design review application DR 2021-3 for the development of  
43 fifteen single family residences at 2008 Grant Street subject to the conditions of  
44 approval is seconded by **Commissioner Oliver** and approved unanimously.

45 **AYES: Commissioner Kaiser, Commissioner Oliver, Commissioner Vaughn,**  
46 **Vice Chair Allan, Chair Wilkes.**

47 **NOES:** None

48 **ABSTAIN:** None

49 **ABSESNT:** None

## 50 **I. DIRECTOR'S REPORT**

51 Director Mitchem reports that City's consultants have submitted the objective design  
52 standards, and the Commissioners will receive those standards within the couple of  
53 weeks for review before they are presented to City Council for approval.

## 54 **J. MATTERS INITIATED BY COMMISSIONERS**

55 1. Vice Chair Allan requests an update on the apartment complex that is replacing  
56 the demolished horse stables.

57 Director Mitchem reports that the project has been approved, but no building permits  
58 have been submitted yet.

## 59 **K. ADJORNMENT**

60 On a motion from **Chair Wilkes** the meeting is adjourned at 6:03 PM

*Lauren Clark*  
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Lauren Clark, Clerk