



## MINUTES

### CALISTOGA PLANNING COMMISSION

April 12, 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 Planning Commission Clerk reports no public comments received.

#### 14 **F. CONSENT CALENDAR**

##### 15 **1. Approval of Draft Minutes from the February 22, 2023, Regular Meeting.**

16 The consent calendar was adopted unanimously.

#### 17 **G. PUBLIC HEARINGS**

##### 18 **1. PUBLIC HEARING ITEM 1: The Bergson Beer and Wine Sales- UP 2023-2:**

19 Consideration of a use permit application to allow the sale of wine and beer at  
20 existing hotel located at 1010 Foothill Blvd. (APN 011-256-013).

21 **Recommended Action:** Hold public hearing and adopt Resolution PC 2023-XX  
22 approving Use Permit UP 2023-2 allowing sale of wine and beer within an existing  
23 hotel located at 1010 Foothill Blvd.

24 Director **Mitchem** presents the staff report.

25 David Patel, the owner of the Bergson, explains that the request to sell wine and  
26 beer at the hotel is for the convenience of the guests.

27 A public comment was received by Dave Ross who is supportive of the use permit  
28 proposal.

29 A motion by **Commissioner Kaiser** that the Planning Commission adopt a  
30 resolution approving Use Permit application allowing sale of wine and beer within  
31 an existing hotel space located at 1010 Foothill is seconded by **Commissioner**  
32 **Vaughn** and approved unanimously.

33 **AYES: Commissioner Kaiser, Commissioner Oliver, Commissioner Vaughn,**  
34 **Vice Chair Allan, Chair Wilkes.**

35 **NOES:** None

36 **ABSTAIN:** None

37 **ABSESNT:** None

38 **2. PUBLIC HEARING ITEM 2: 2449 Foothill Blvd Gateway Plaza (APN 011-360-**  
39 **003) Design Review DR 2022-2:** Consideration of a Design Review request for  
40 a two-building commercial development at the southwest corner of the  
41 intersection of Foothill Blvd and Petrified Forest Rd. (PF Rd). Planning  
42 Commission is the specified approval body pursuant to the following Calistoga  
43 Municipal Code (CMC) provisions: CMC Ch 17.41 Design Review. Construction  
44 of non-residential structures is subject to Planning Commission action.

45 **Recommended Action:** Hold public hearing and adopt Resolution PC 2023-XX  
46 approving DR 2022-2 allowing the demolition of existing commercial structures at  
47 2449 Foothill Blvd and replacing them with two commercial structures and related  
48 site improvements.

49 Director **Mitchem** presents the staff report.

50 Discussion ensues between the commissioners about the offsite improvements,  
51 specifically the added center turn lane that will allow cars to turn into the Arco gas  
52 station and the proposed site from either direction.

53 The applicant **Todd Zapolski** and **Kelly Moore** from Zapolski Real Estate continue  
54 to present the details of the proposed project.

55 Discussion ensues about the current state of the site and the cleanup necessary.  
56 The applicants confirm that it is the current tenant's responsibility to clean up the  
57 site before vacating and they don't anticipate any problems.

58 Further discussion ensues about the water tower and the conditions of approval.  
59 The applicant confirms that they are in full agreement with the current conditions.

60 Public comment was received.

61 **David Ross** comments on the off-site improvements and the importance of fixing  
62 the intersection of Petrified Forest and Foothill Blvd. taking into consideration the  
63 development projects that may be approved in the future that will put further stress  
64 on that intersection.

65 **Douglas Pitt** makes a comment in support of the project.

66 **Ray Bolger** makes a comment about the current state of the intersection and the  
67 problems that might arise from the potential of Arco moving their market to the  
68 other end of the property.

69 **Donna Higgins** makes a comment asking about how many cars the proposed new  
70 middle lane can hold.

71 Calistoga's Senior Engineer, **Hamid Heidary**, explains that the turn lane is mainly  
72 to help traffic coming from Foothill Blvd., turning onto Petrified Forest to enter the  
73 Arco Station.

74 **Chair Wilkes** makes an educated guess that the lane would fit about 15 cars  
75 based on the length of the lane.

76 **Ray Bolger** makes another comment about the including an additional right turn  
77 lane onto Petrified Forest.

78 It is confirmed that there is already an additional right turn lane in the proposed  
79 plans.

80 **Vice Chair Allan** raises a concern that the additional middle lane on Petrified  
81 Forest Road could illegally be used as an additional left turn lane if there wasn't a  
82 physical barrier preventing that from happening.

83 **Dalene Whitlock** from W-Trans who assisted with the master plan for the project,  
84 confirms that the stripping plan is rough, and the island could be a physical barrier  
85 instead a painted island if approved by Caltrans and Public Works.

86 **Commissioner Vaughn** asks if there could be an additional crosswalk across  
87 Foothill Blvd. to the proposed site.

88 **Commissioner Oliver** requests that the project be supportive of the biking  
89 population in the City.

90 **Chair Wilkes** complements the architecture of the proposed buildings and  
91 verbalizes his support of the project.

92 A **motion** by **Vice Chair Allan** that the Planning Commission adopt a resolution  
93 approving Design Review application allowing the demolition of existing  
94 commercial structures at 2449 Foothill Blvd and replacing them with two  
95 commercial structures and related site improvements along with one condition, that  
96 a physical barrier be installed instead of a painted island as long as it is agreed to  
97 by Caltrans and Public Works is seconded by **Commissioner Vaughn** and  
98 approved unanimously.

99 **AYES: Commissioner Kaiser, Commissioner Oliver, Commissioner Vaughn,**  
100 **Vice Chair Allan, Chair Wilkes.**

101 **NOES: None**

102 **ABSTAIN: None**

103 ABSESNT: None

104

105 **H. DIRECTOR'S REPORT**

106 **Director Mitchem** announces that the documents for the Joint Study Session with  
107 Planning Commission and City Council on April 19<sup>th</sup> at 4:30 are expected to be sent  
108 out tomorrow and that the meeting will not be broadcasted. It will be in-person only.

109 The Housing Element is required to go through a third review, which has not been  
110 uncommon for other jurisdictions. The City's consultant is working on revising the  
111 final draft to then be presented to Planning Commission and City Council for  
112 approval.

113 **I. MATTERS INITIATED BY COMMISSIONERS**

114 **Commissioner Vaughn** thanks the Rotary Club along with Commissioner Vaughn,  
115 as the president of the Rotary Club and Council Member Copper who is the  
116 Committee Chair of Community Projects for installing the no-slip strips on the new  
117 bridge going to Pioneer Park from the Police Station and Community Center parking  
118 lot.

119 **J. ADJORNMENT**

120 On a motion from **Commissioner Vaughn** the meeting is adjourned at **6:47 PM**

*Lauren Clark*

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Lauren Clark, Clerk