

MEMORANDUM

DATE: October 21, 2014

TO: Mayor Bartley and Members of the City Council

FROM: Susie Murray, City Planner

CC: Charles J. Regalia, Assistant City Manager
Clare Hartman, Deputy Director-Planning

SUBJECT: Reconsideration Hearing - Calistoga Cottages Appeal (November 18, 2014)

On September 16, 2014, the City Council held a public hearing regarding the Calistoga Cottages subdivision. The City Council made a motion to deny an appeal and adopt a Mitigated Negative Declaration for a General Plan Amendment from Very Low Density Residential to Low Density Residential, rezoning from RR-40 (Rural Residential) to R-1-6 (Single Family Residential), and a Tentative Parcel Map to subdivide a 0.99-acre parcel into four single family residential lots for the property located at 408 Calistoga Road. The motion failed 3-4. The Council directed staff to return at a future meeting with a resolution granting the appeal and denying the Calistoga Cottages subdivision.

On September 23, 2014, Council Member Wysocky requested the Council reconsider its decision to grant the appeal and deny the Calistoga Cottages subdivision due to information brought up late in the discussion at the September 16, 2014 meeting, stating he thought the project warranted additional consideration. Council voted in favor of the reconsideration 4-2 with one Council Member absent.

It is at the discretion of the Council to reconsider its position regarding Calistoga Cottages and either:

- grant the appeal and deny the Calistoga Cottages subdivision by overturning the Planning Commission's action to adopt a Mitigated Negative Declaration and approve a Tentative Parcel Map; and to deny a General Plan Amendment from Very Low Density Residential (0.2-2.0 units per acre) to Low Density Residential (2.0-8.0 units per acre) and Rezone from the RR-40 (Rural Residential) zoning district to the R-1-6 (Single Family Residential) zoning district for Calistoga Cottages, a 4-lot subdivision located at 408 Calistoga Road (draft resolution included with this packet); or
- deny the appeal and approve the Calistoga Cottages subdivision by adopting a Mitigated Negative Declaration for the proposed project, approving a General Plan Amendment from Very Low Density Residential (0.2-2.0 units per acre) to Low Density Residential (2.0-8.0 units per acre) and Rezoning from the RR-40 (Rural Residential) zoning district to the R-1-6 (Single Family Residential) zoning

district for the property located at 408 Calistoga Road, and approving a Tentative Parcel Map for a 4-lot subdivision located at that site (draft resolutions and ordinance included with this packet).

Attachments:

- Attachment 1 – City Council packet materials from September 16, 2014
- Attachment 2 – City Council minutes from September 16, 2014
- Attachment 3 – City Council minutes from September 23, 2014
- Attachment 4 – New Correspondence received through October 20, 2014