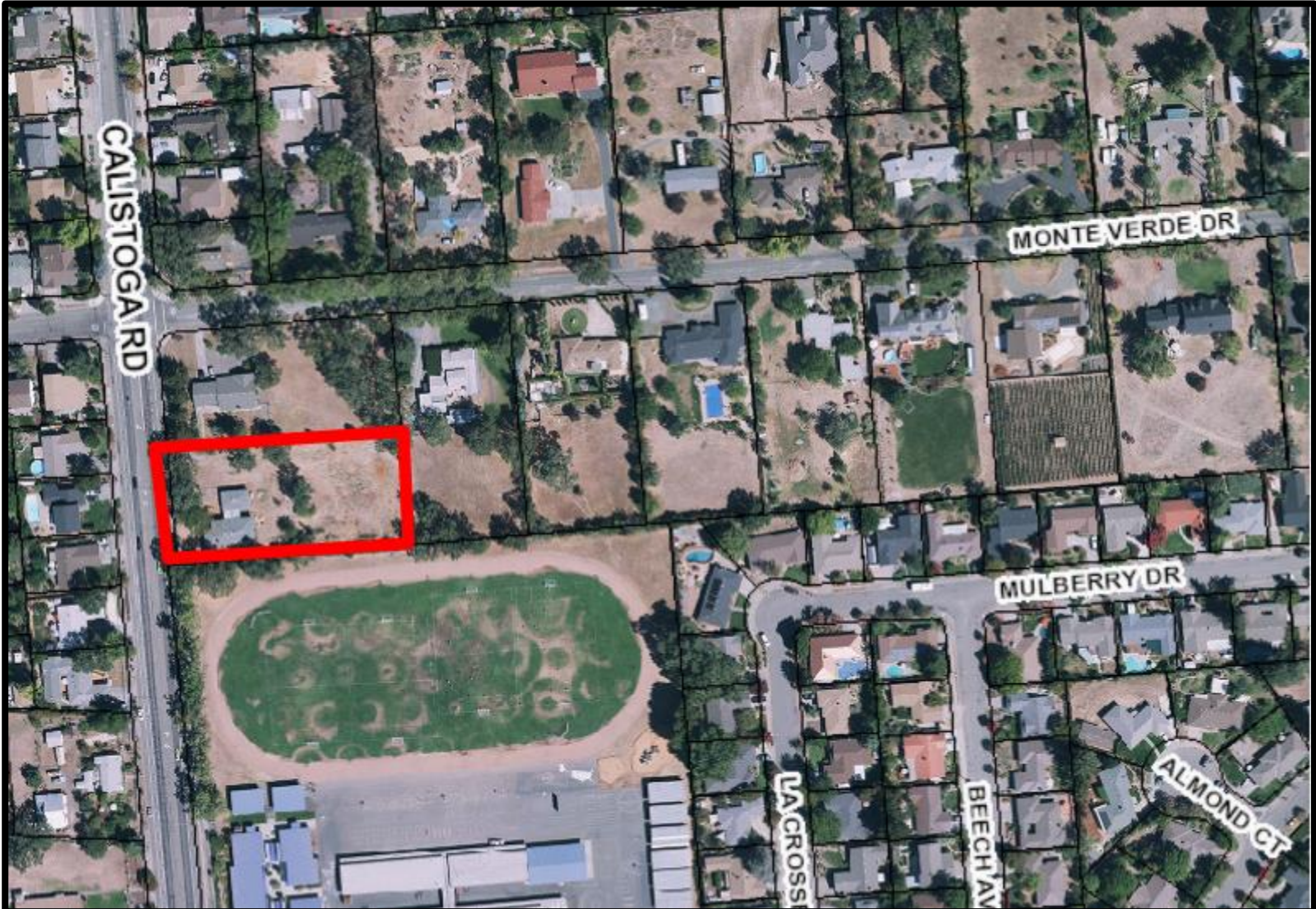


City Council
January 6, 2015

Project Name: 408 Calistoga Road, Rezoning
Owner/Applicant: Real Equity Partners, LLC
Planner: Susie Murray

- Rezone the 0.99-acre parcel located at 408 Calistoga Road from RR-40 (Rural Residential) to R-1-6 (Single Family Residential)

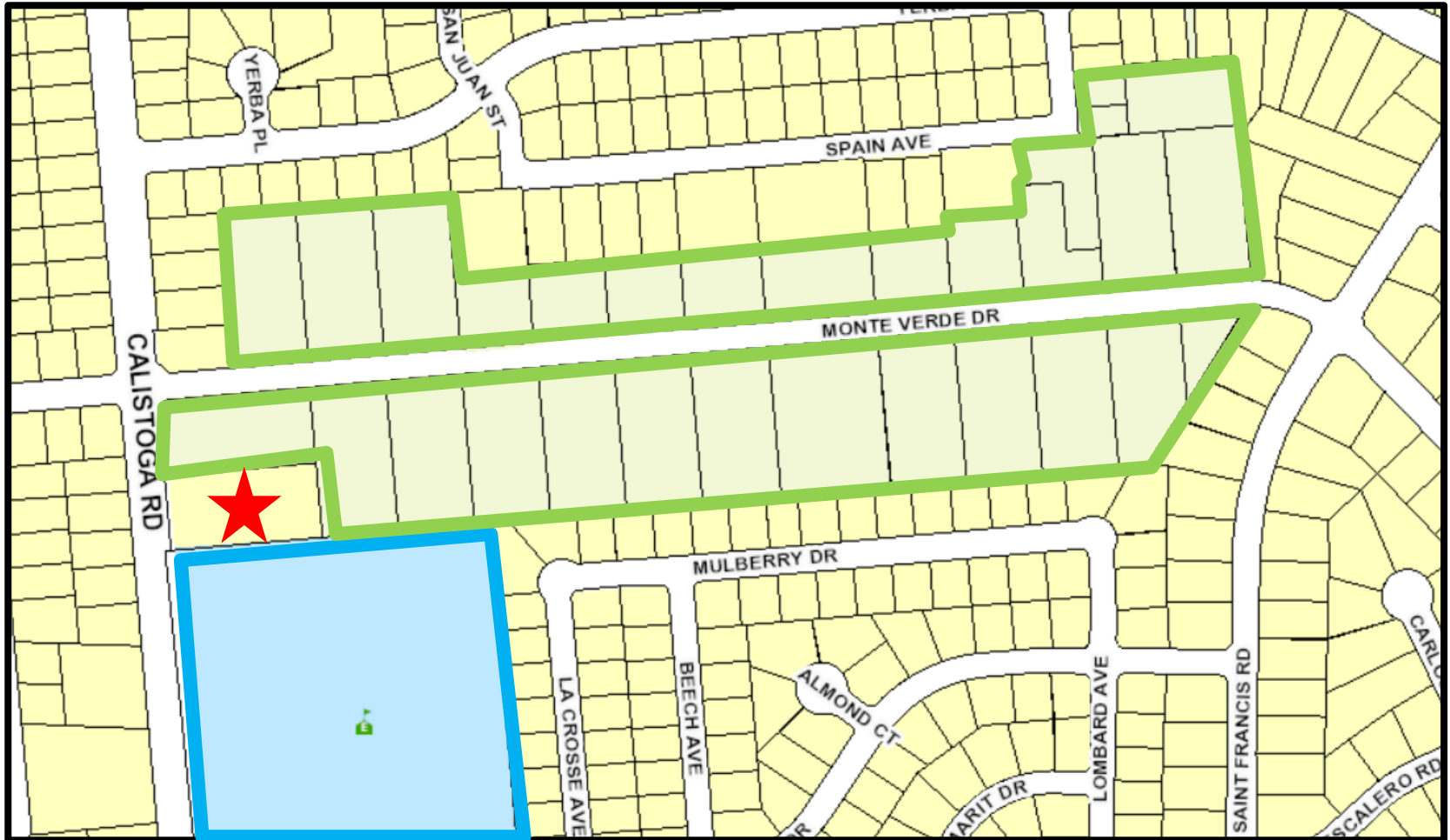
Location: 408 Calistoga Road

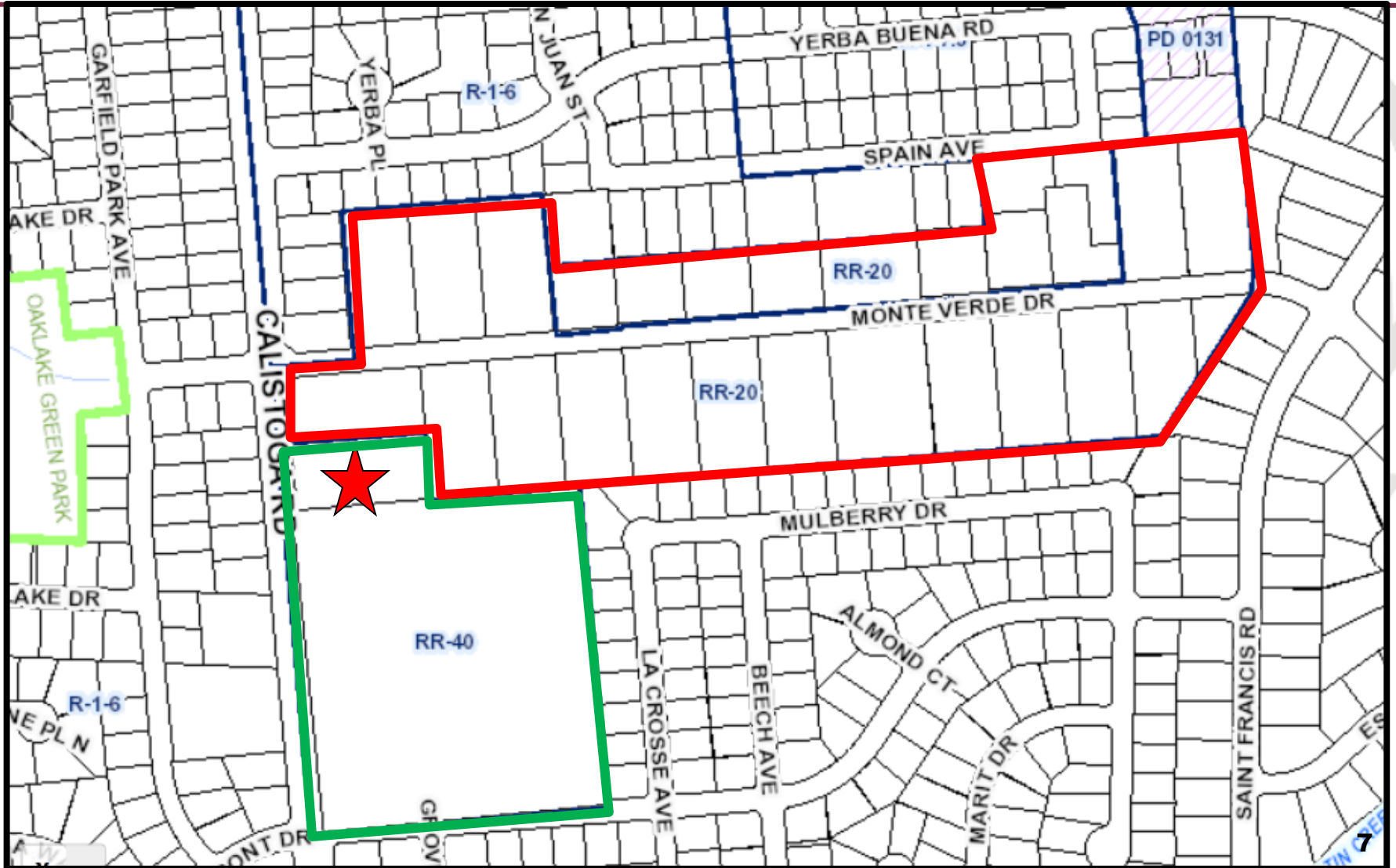


- June 26, 2014 – Planning Commission
 - Recommend to Council to rezone to R-1-6
- September 16, 2014 – City Council
 - Motion to deny appeal failed
 - Staff directed to return with a revised resolution
- September 23, 2014 – City Council
 - The Council motioned for a reconsideration of the project

- November 18, 2014 – City Council
 - Adopted Mitigated Negative Declaration
 - Approved General Plan Amendment to Low Density
 - Introduced an ordinance to rezone to R-1-6
 - Adopted Tentative Parcel Map
- December 2, 2014 – City Council
 - Second reading of the Rezoning Ordinance failed
 - Staff instructed to reschedule for consideration at a later meeting

General Plan Land Use Diagram





- City Charter Section 51 & Government Code 65860(c)
 - Requires zoning be consistent with General Plan
- General Plan
 - Low Density Residential (2.0 – 8.0 units per acre)
- Zoning
 - Current: RR-40 (one-acre minimum lot size)
 - Proposed: R-1-6 (6,000 sf minimum lot size)
- Environmental Review
 - Mitigated Negative Declaration adopted

It is recommended by the Department of Community Development that the Council introduce an ordinance to rezone of the property located at 408 Calistoga Road from RR-40 (Rural Residential) to R-1-6 (Single Family Residential) to be consistent with the General Plan land use designation for the site.