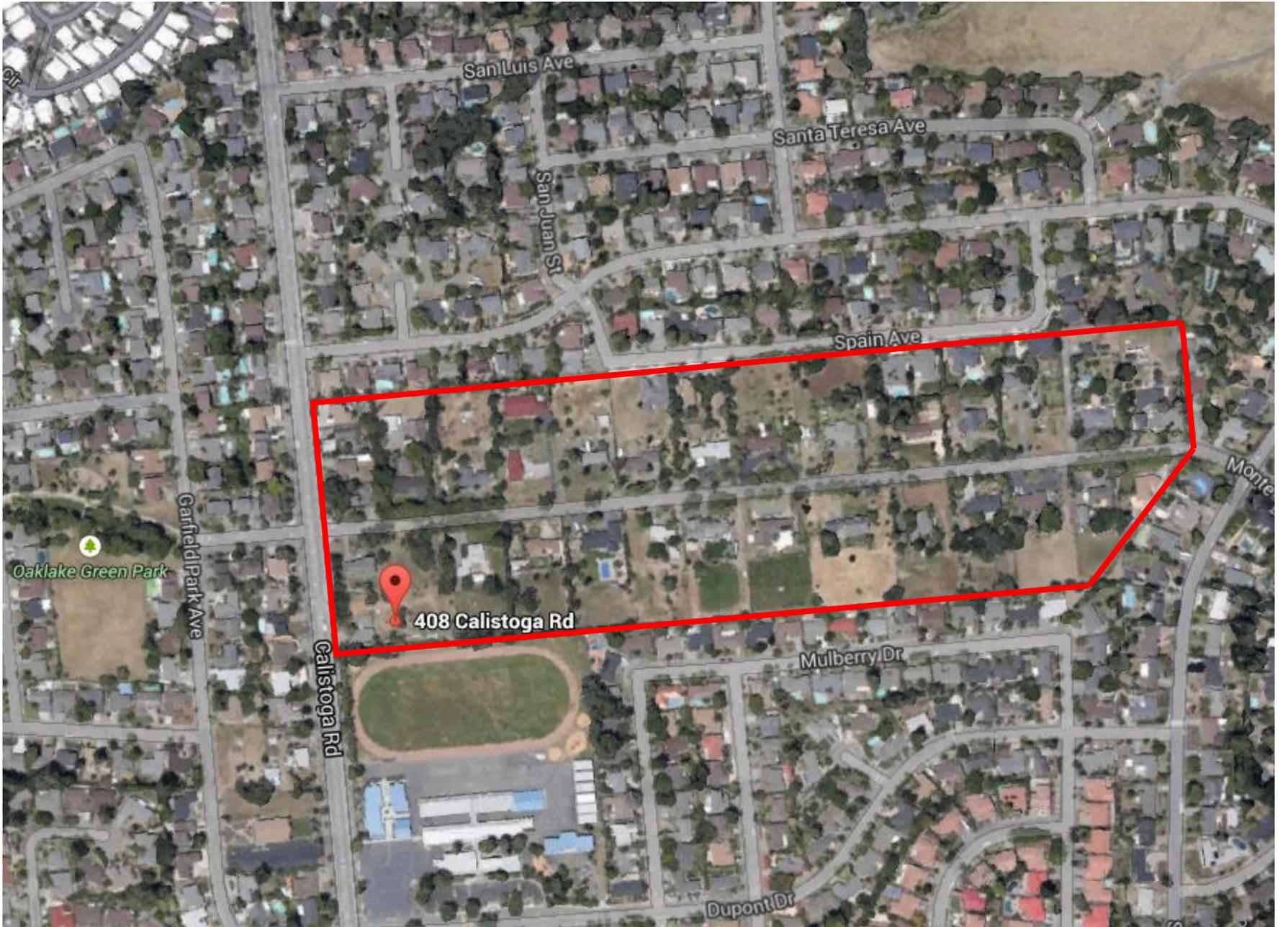


A Unique Neighborhood

Lynn Denley-Bussard
Planning Commission Meeting
June 26, 2014

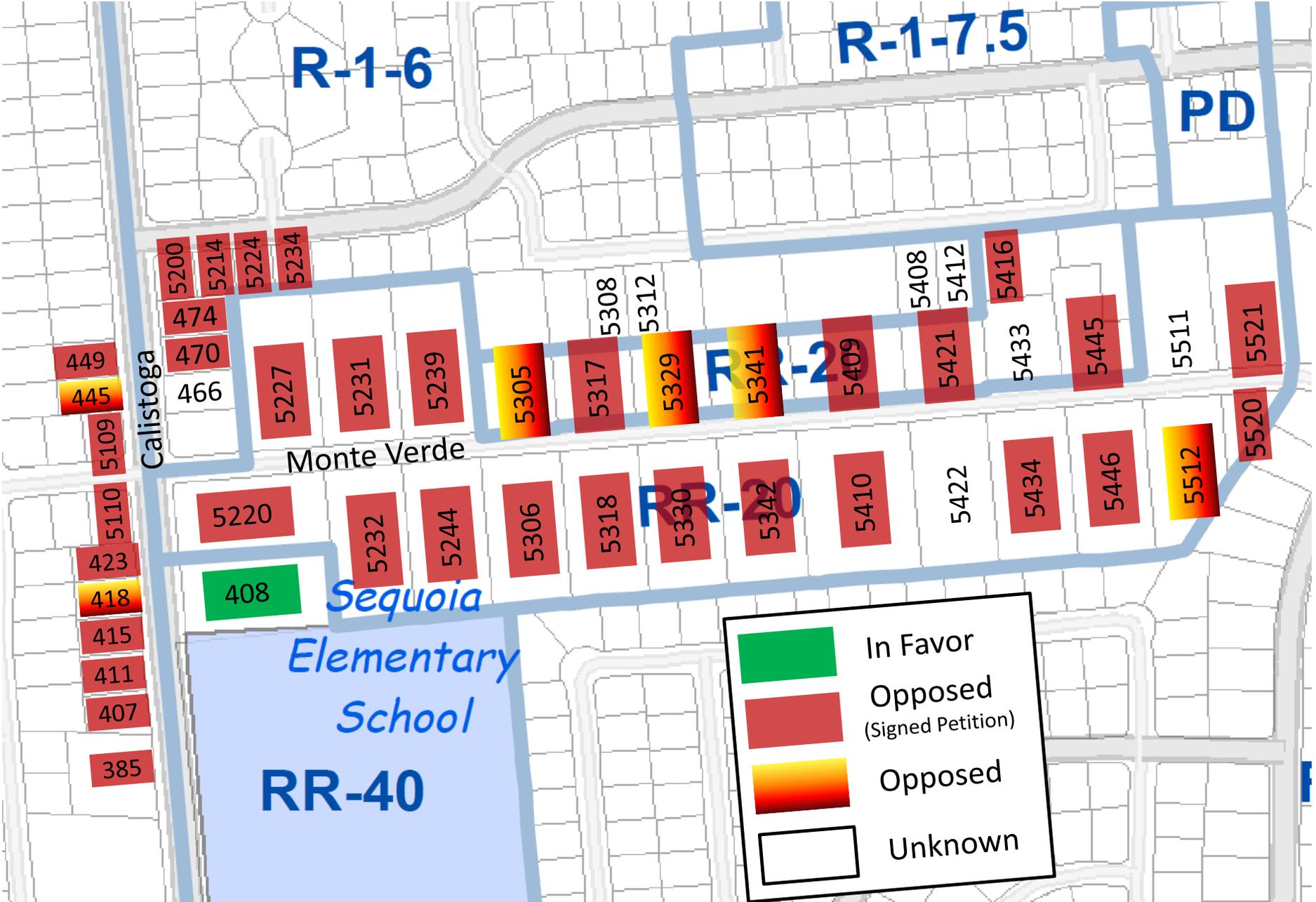
Neighborhood Created in 1951

- A 31.19-acre parcel was subdivided into 28 parcels
- All the properties in this subdivision are subject to the conditions, covenants and restrictions (CC&Rs), which applied to the original and all subsequent owners of the property
- “No more than one residential unit shall be constructed on any one acre parcel”
- “No parcel within the subdivision shall be re-subdivided into building plots having less than one-acre of area.”



Annexation History

- This neighborhood is surrounded by R-1-6, R-1-7.5 and PD zones on the north and RR-40 and R-1-6 on the south, so it is already a diverse neighborhood
- In 1987 the Community Development Department recommended Rural Residential zoning for this neighborhood and the Planning Commission approved it
- Protecting the rural nature of this neighborhood was so important to residents that annexation was delayed 13 years until these properties were designated Rural Residential in the General Plan
- After this designation, residents voted for annexation in 2000
- Residents in the area don't want the General Plan changed to accommodate a developer who doesn't live in the neighborhood and doesn't value its history or its lifestyle



	In Favor
	Opposed (Signed Petition)
	Opposed
	Unknown

Calistoga

R-1-6

R-1-7.5

PD

Monte Verde

Sequoia

Elementary
School

RR-40

RR-20

RR-20

5200
5214
5224
5234

474
470
466

449
445

5109
5110

423
418
415
411
407

385

5227
5231
5239

5305
5317
5329

5308
5312

5341
5409

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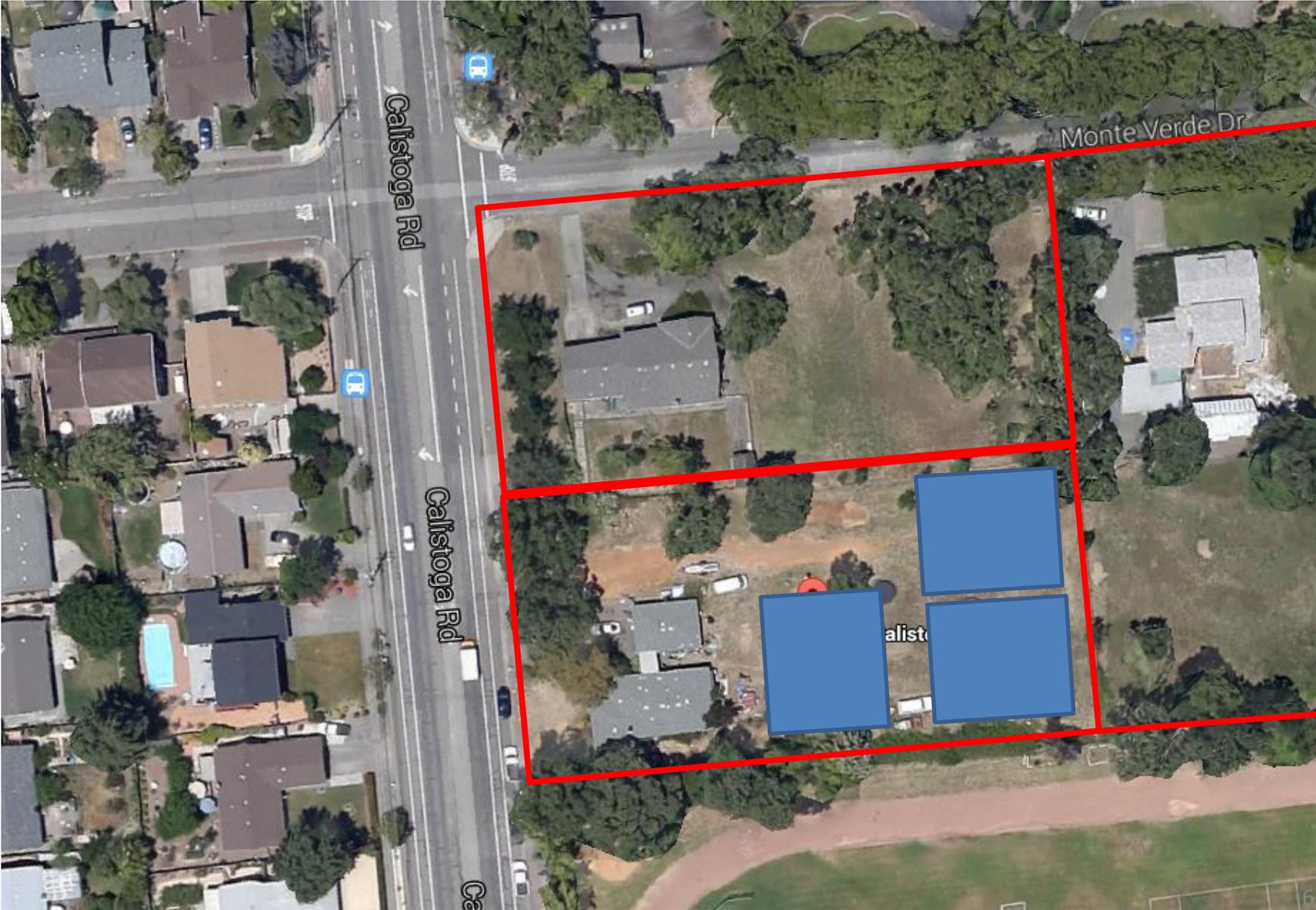
5434

5446

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This is Encroachment into our Neighborhood



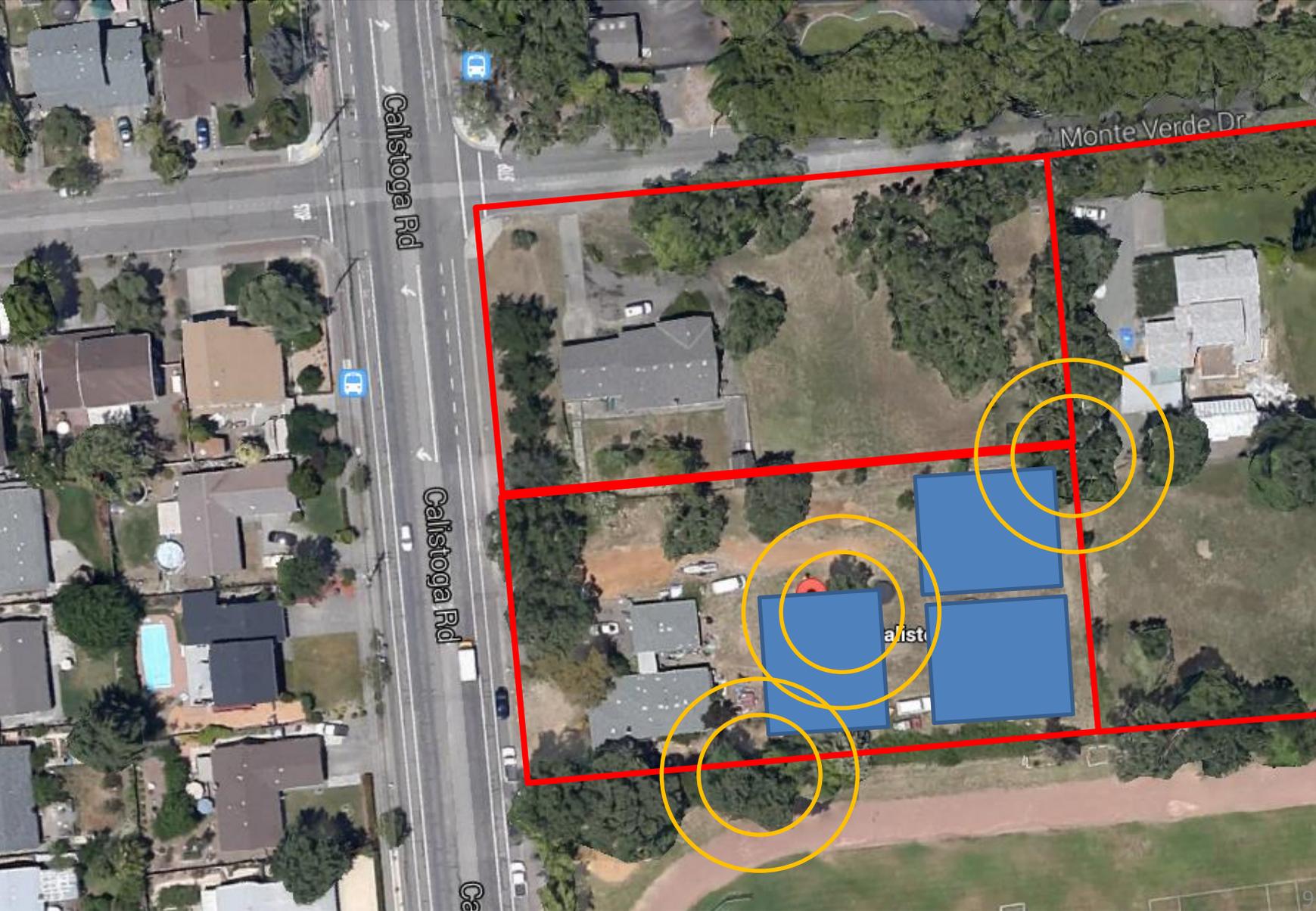
This Rare Grove of Valley Oaks Provides a Neighborhood Ambiance like the SRJC Campus





- This heritage Valley Oak just outside the northeast corner of 408 Calistoga Road is 60 years old and has a circumference of 7 ft
- It will grow to 70 ft tall and 100 ft wide, so this tree needs a “life zone” of 50 ft from the trunk in all directions

These Valley Oaks make Development Impractical



In Summary

- Please retain the Rural Residential character of our neighborhood by not approving this General Plan Amendment
- Protect these rare Valley Oak trees by not allowing any grading, trenching, paving or construction within 50 feet; otherwise,
“the buttress roots – that support the weight of the tree – will not develop adequately and it will become structurally unsound” – Scott Carothers, Bartlett Tree Experts