

City of Santa Rosa



Legislation Details

File #:	14-0546	Version:	1	Name:	Reconsideration of CC decision Calistoga Cottages Appeal
Type:	CC- Public Hearing	Status:			Agenda Ready
File created:	10/22/2014	In control:			CITY COUNCIL
On agenda:	11/18/2014	Final action:			
Title:	PUBLIC HEARING - RECONSIDER THE CITY COUNCIL'S DECISION TO GRANT AN APPEAL AND REVERSE THE PLANNING COMMISSION'S DECISION TO ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE A TENTATIVE PARCEL MAP, AND TO DENY A GENERAL PLAN AMENDMENT AND A REQUEST TO REZONE FOR CALISTOGA COTTAGES, A 4-LOT SUBDIVISION LOCATED AT 408 CALISTOGA ROAD, APN 153-430-032. FILE NO. MJP13-007				

BACKGROUND: On September 16, 2014, a motion to deny an appeal and approve Calistoga Cottages, a four lot subdivision at 408 Calistoga Road failed 3-4 and staff was instructed to bring a resolution granting the appeal and denying the Calistoga Cottages subdivision to a future meeting.

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

RECOMMENDATION: 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; 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.

Sponsors:

Indexes: Mitigated Negative Declaration

Code sections:

Attachments: 1. Reconsideration Memo, 2. Attach 1 - CC Packet with attachments 1-6 maps and disclosure form, 3. Attach 1 - CC Packet with attachments 7-12 MND, Cultural Resources Study, MND Memo, Resos, Minutes, Traffic, 4. Attach 1 - CC Packet with attachments 13 Appeal Form, 5. Attach 2 - CC - Minutes - 2014-09-16, 6. Attach 3 - CC - Minutes - 2014-09-23, 7. Attach 4 - Corresp rcvd through October 20, 2014, 8. Appellant Attorney Response, 9. Correspondence, 10. Late Correspondence (uploaded 11/17/2014), 11. Resolution - Denial, 12. Resolution - MND, 13. Resolution - GPAM, 14. Ordinance - Rezoning, 15. Resolution - TM (uploaded 11/19/2014), 16. Exhibit, 17. Presentation PDF, 18. Appellant Presentation - pdf

Date	Ver.	Action By	Action	Result
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