



City of Calistoga

Planning Commission

Agenda Item Summary

MEETING DATE May 14, 2008

APPLICANT BNK Investments, LLC

PROPERTY OWNERS Ira and Lois Carter – 2400 Grant Street
1881 Mora Avenue LLC, 1881 Mora Avenue

REQUESTED ACTIONS

Referral from the City Council regarding review of a Zoning Ordinance Text Amendment (ZO 2008-01), Development Agreement (DA 2007-02), Tentative Tract Map (TTM 2007-02) and Design Review (DR 2008-01) requested by Ed Nagel of BNK Investments, LLC, on behalf of the property owners, Ira and Lois Carter and 1881 Mora Avenue, to amend Chapter 17.08 of the Zoning Ordinance to provide an alternative means for residential projects to satisfy the affordable housing requirements and to subdivide approximately 18 acres of land into 15 single-family lots. The lots are approximately 1 acre in size. The subdivision includes a lot line adjustment with the property to the east along Mora Avenue strictly for utility and emergency vehicle access. The subject properties are addressed as 2400 Grant Street & 1881 Mora Avenue and located within the RR - Rural Residential Zoning District. (APN 011-010-013 & 011-010-014 and 011-021-002)

RECOMMENDATIONS

Staff recommends that the Planning Commission review the project, consider staff's analysis of the project and suggested findings for necessary project actions and take public comment on the project. Following the public hearing, staff recommends the Planning Commission uphold their previous actions and forward a recommendation for approval of the project based on the findings in the staff report dated March 12, 2008 and including all recommended conditions of approval.

SUGGESTED MOTIONS

- A. I move that the Planning Commission adopt Planning Commission Resolution PC 2008-17 upholding Resolution PC 2008-06 recommending to the City Council adoption of a Mitigated Negative Declaration based on an Initial Study prepared for the Vineyard Oaks Subdivision incorporating the findings and mitigation measures as provided in the resolution.

- B. I move that the Planning Commission adopt Planning Commission Resolution PC 2008-18 upholding Resolution PC 2008-07 recommending to the City Council approval of a Zoning Ordinance Text Amendment (ZO 2008-01) amending Chapter 17.08 to provide an alternative means for residential projects to satisfy the affordable housing requirements and incorporating the findings as provided in the resolution.
- C. I move that the Planning Commission adopt Planning Commission Resolution PC 2008-19 upholding Resolution PC 2008-08 recommending to the City Council approval of Development Agreement (DA 2007-02) incorporating the findings as provided in the resolution.
- D. I move that the Planning Commission adopt Planning Commission Resolution PC 2008-20 upholding Resolution PC 2008-09 recommending to the City Council approval of a Tentative Subdivision Map (TTM 2007-01) incorporating the findings and subject to conditions of approval as provided in the resolution.
- E. I move that the Planning Commission adopt Planning Commission Resolution PC 2008-21 upholding Resolution PC 2008-10 recommending to the City Council approval of Design Review (DR 2008-01) for the project incorporating the findings and subject to conditions of approval as provided in the resolution.