

**CITY OF CALISTOGA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, December 14, 2011  
5:30 PM  
Calistoga Community Center  
1307 Washington St., Calistoga, CA

Chairman Jeff Manfredi  
Vice- Chairman Paul Coates  
Commissioner Nicholas Kite  
Commissioner Matthew Moya  
Commissioner Carol Bush

**“California Courts have consistently upheld that development is a privilege, not a right.”**

Among the most cited cases for this proposition are Associated Home Builders, Inc. v. City of Walnut Creek, 4 Cal.3d633 (1971) (no right to subdivide), and Trent Meredith, Inc. v. City of Oxnard, 114 Cal. App. 3d 317 (1981) (development is a privilege).

**NOTICE – MEETING CANCELED**

The Planning Commission regularly scheduled meeting of Wednesday, December 14, 2011 has been canceled.

The next regularly scheduled Planning Commission Meeting will be held on Wednesday, January 11, 2012 at 5:30 p.m.

**POSTING:** *I declare that a copy of this Planning Commission agenda was posted at City Hall, 1232 Washington Street, among other locations within the Calistoga City Limits, no later than Friday, December 9, 2011 no later than 4:30 p.m.*



Amanda Davis,  
Secretary to the Planning Commission

All Planning Commission reports for items on this Agenda are available online at <http://www.ci.calistoga.ca.us>. For additional information, please call the Planning and Building Department at 707-942-2827.