

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2012-10**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN AMENDMENT TO THE ZONING ORDINANCE, (ZO 2011-03) SPECIFICALLY AMENDING THE PLANNED DEVELOPMENT (PD 2007-1) ZONING DISTRICT TO ALLOW FOR THE PROPOSED SILVER ROSE RESORT LOCATED AT 400 SILVERADO TRAIL WITHIN THE PLANNED DEVELOPMENT (PD 2007-1) ZONING DISTRICT (APN #S: 011-050-035; 011-050-036; 011-050-037; 011-050-039; & 011-050-040)**

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3       **WHEREAS**, an application was submitted by Silver Rose Venture, LLC on  
4 December 22, 2011 requesting an amendment to Planned Development (PD 2007-1, as  
5 amended) Zoning District to allow the integrated resort development and operations as  
6 proposed for the Silver Rose Resort to be constructed on a 22.5-acre parcel of land  
7 located at 400 Silverado Trail (APNs: 011-050-035; 011-050-036; 011-050-037; 011-050-  
8 039; & 011-050-040);  
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10       **WHEREAS**, An Initial Study/Mitigation Negative Declaration (IS/MND) was  
11 completed in accordance with applicable CEQA Guidelines, and on February 27, 2012,  
12 the IS/MND was circulated for public and agency review and comment. Copies of the  
13 IS/MND were made available to the public at the Department of Planning and Building  
14 on February 27, 2012, and the IS/MND was distributed to interested parties and  
15 agencies. On March 16, 2012, a notice of the Planning Commission public hearing of  
16 March 28, 2012, to review the IS/MND was published in the local newspaper;  
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18       **WHEREAS**, the Planning Commission considered the application at its regular  
19 meeting on March 28, 2012. Prior to taking action on the application, the Planning  
20 Commission received written and oral reports by the staff, and received public  
21 testimony;  
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23       **WHEREAS**, the Planning Commission has recommended the proposed text  
24 amendment to the existing Planned Development (PD 2007-1, as amended) regulatory  
25 standards to include development standards as provided in Exhibit A, which will ensure  
26 that the property is adequately defined and regulated, based on the following findings:  
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- 28       1. The proposed text amendment will continue to provide flexibility in the  
29       development while allowing for unique circumstances, and perpetual  
30       maintenance of a resort development without adversely impacting the quality  
31       that make the community unique.  
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- 33       2. The proposed text amendment is consistent with the City's General Plan  
34       Rural Residential land use designation and Entry Corridor 2 – Downvalley  
35       Silverado Trail Overlay designation and related policies. Provisions for uses  
36       and proposed revised development standards will preserve a significant  
37       portion of the existing vineyards and protect existing trees to the extent  
38       feasible consistent with the rural character of the area. Moreover, a  
39       conditional use permit and design review is required for development of the

40 site, other than for small accessory structures, which will help to ensure that  
41 the use of the site retains the sensitive elements of the parcel.

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43 3. The proposed text amendment promotes and enhances the rural traditions of  
44 the community and is necessary and proper to balance the natural and built  
45 environment of this site at one of Calistoga's important gateways to the  
46 community.

47  
48 4. The proposed text amendment is necessary and proper to ensure that the  
49 small town character of the community is preserved and enhanced consistent  
50 with the General Plan, while providing reasonable opportunity to establish a  
51 high quality and creative resort development project.

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53 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
54 Commission that based on the above findings, recommends to the City Council  
55 adoption of the proposed text amendment to Planned Development (PD 2007-1, as  
56 amended) as shown in Exhibit A.

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58 **PASSED, APPROVED, AND ADOPTED** on March 28, 2012, by the following  
59 vote of the Calistoga Planning Commission:

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61 AYES:  
62 NOES:  
63 ABSENT  
64 ABSTAINED:

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66 \_\_\_\_\_  
67 JEFF MANFREDI, CHAIRMAN

68 ATTEST: \_\_\_\_\_  
69 KENNETH G. MACNAB, Secretary to the Planning Commission