

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ERIK LUNDQUIST, SENIOR PLANNER

MEETING DATE: JULY 18, 2012

SUBJECT: ENCHANTED RESORTS – 515 FOOTHILL BOULEVARD

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2 **REQUEST:**
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4 Consideration of a recommendation to the City Council regarding a General Plan
5 Amendment (GPA 2010-01), Zoning Text Amendment (ZO 2010-01), Vesting Tentative
6 Subdivision Map (TTM 2010-01), Preliminary and Final Development Plan (PD 2010-
7 01), Conditional Use Permit (U 2010-02), Design Review (DR 2010-04) and
8 Development Agreement (DA 2010-01) requested by Enchanted Resorts Inc., to
9 develop the Enchanted Resorts Project on the 88-acre project site. The project would
10 feature 110 resort hotel units (grouped among 36 cottages), 20 residence club units, 13
11 custom residences, public restaurant and bar, event facilities, spa and swimming pools,
12 and parking and support facilities. Offsite sewer and recycled water improvements
13 would be installed. The property is located at 515 Foothill Boulevard (011-310-031
14 through 011-310-041 and 011-310-044; 011-320-007; 011-320-039 through 011-312-069;
15 and 011-310-024).

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17 A Final EIR must be certified before any decision can be made about the proposed
18 project. The Planning Commission will also consider a recommendation to the City
19 Council on the Final EIR.
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21 **BACKGROUND/DISCUSSION:**
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23 On June 27, 2012, the Planning Commission conducted a public hearing on the
24 proposed Enchanted Resorts project. After receiving extensive public comment, the
25 Planning Commission closed the public hearing and continued the item to July 18,
26 2012, wherein the Planning Commission would have adequate time to receive staff and
27 applicant response to the public comments and to have adequate time for Commission
28 deliberation and action. The project is now back before the Planning Commission for
29 consideration.
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31 **RECOMMENDATIONS:**

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- A. Staff recommends that the Planning Commission adopt a Resolution recommending certification of the Final Environmental Impact Report, including adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA) for the Enchanted Resorts Project.
- B. Staff is recommending that the Planning Commission adopt a Resolution recommending to the City Council approval of an amendment to the General Plan Overlay Districts Map, Figure LU-6 to include those properties generally located at 515 Foothill Boulevard (011-310-031 through 011-310-041 and 011-310-044; 011-320-007; 011-320-039 through 011-320-069; and 011-310-024) within Planned Development Overlay Designation and establishing associated Planned Development goals for the Enchanted Resorts properties.
- C. Staff is recommending that the Planning Commission adopt a Resolution recommending to the City Council adoption of an Ordinance rezoning the property generally located at 515 Foothill Boulevard (APNS 011-310-031 through 011-310-041 and 011-310-044; 011-320-007; 011-320-039 through 011-312-069; and 011-310-024) from "RR-H", Rural Residential - Hillside to "PD 2010-01", Enchanted Resort and Spa Planned Development District and amending the Zoning Ordinance text establishing the "PD 2010-01, *Enchanted Resort and Spa* Planned Development District.
- D. Staff is recommending that the Planning Commission adopt a Resolution recommending to the City Council approval of a Vesting Tentative Subdivision Map (TTM 2010-01) incorporating the findings and subject to conditions of approval as provided in the Resolution.
- E. Staff is recommending that the Planning Commission adopt a Resolution recommending to the City Council approval of a Preliminary/Final Planned Development Plan (PD 2010-01), Conditional Use Permit (U 2010-02) and Design Review (DR 2010-04) for the project incorporating the findings and subject to the conditions of approval as provided in the Resolution.
- F. Staff is recommending that the Planning Commission adopt a Resolution recommending to the City Council approval of a Development Agreement (DA 2010-01) incorporating the findings as provided in the Resolution.

ATTACHMENT:

- 1. Abbreviated Planning Commission Staff Report dated June 27, 2012 (Without Attachments)