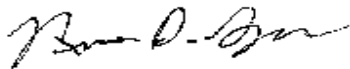


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Erik V. Lundquist, Senior Planner
DATE: January 15, 2013
SUBJECT: Resort at Indian Springs Expansion Project
1712 Lincoln Avenue (APN 011-340-019)

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1
2 **ISSUE:** Consideration of an Ordinance for a Development Agreement (DA 2011-01)
3 requested by John Merchant, on behalf of Resort at Indian Springs, LLC, for the Indian
4 Springs Expansion Project located on the property at 1712 Lincoln Avenue (APN 011-
5 340-019) within the "CC-DD", Community Commercial - Design District.
6

7 **RECOMMENDATION:** Adopt Ordinance No. 688 as submitted.
8

9 **BACKGROUND:** On December 18, 2012 the City Council held a public hearing to
10 consider a recommendation to adopt an Ordinance that would allow for the expansion of
11 the Resort at Indian Springs with a Development Agreement. Written and oral
12 comments from the public were received prior to and during the hearing, and the City
13 Council adopted a Mitigated Negative Declaration and approved the Conditional Use
14 Permit and Design Review Resolutions with modifications which did not require any
15 changes to the Development Agreement Ordinance. At the conclusion of the hearing,
16 the City Council introduced and waived the first reading of the Development Agreement
17 Ordinance.
18

19 **FISCAL IMPACT:** The adoption of this Ordinance will allow for development that will
20 generate additional tax revenue to the City.
21

22 **ATTACHMENTS:**
23 1. Ordinance No. 688