

September 11, 2013

To: Chairman Manfredi and Planning Commissioners
From: Kristin Casey, 1132 Denise Drive, Calistoga
Re: Rezoning to achieve consistency with General Plan

First I want to thank you and our Planning Department for getting this task on the table and bringing our zoning map into consistency with the General Plan. I'm in agreement with 99% of what has been proposed on the new map.

However, I do want to bring your attention to the lots located at the entrance to my neighborhood, River Lea. Back in January of 2003, I met with the Planning Director about the concerns of residents in this neighborhood, that this area had a Land Use Designation of "high density residential" and yet it abuts a small, medium density residential neighborhood that is zoned R-1 and is built solely with one-story single-family homes.

It was agreed at that time that the new General Plan would change this spot to be consistent with our residential neighborhood, and it was designated medium density residential during the General Plan revision.

However, the new map which is being presented tonight shows that what was intended did not come to pass, as the area is now being presented as "R-3: Residential/Professional Office." I can personally attest to the fact that this was not intended when we revised the General Plan. In fact, the "final" July 2003 map does indicate that the parcels were changed to medium density residential in order to be consistent with the adjoining neighborhood. There was never an intention to allow this area to be much more densely developed than the residential neighborhood that shares the area.

The Planning Commission, when it approved the Urban Design Plan, agreed that 2-story buildings must not be built right next to the established 1-story neighborhood on View Road. The River Lea neighborhood is in a similar situation, and is at the edge of town, not near the central areas where R-3 density is common.

It is therefore respectfully requested that you revisit this designation and direct Staff to make the change back to a lower density for this section, as was intended back in 2003.

Thank you very much for your consideration,
Kristin Casey