

Project Description
08/17/2015 (Revised 08/31/2015)
Mora Avenue (White Parcel) - APN: 011-351-007

The subject property (site) is an undeveloped, approximately 3.1-acre, parcel on Mora Avenue located approximately 1,100 feet southwest of Route 29 (Lake County Highway) in the City Limits of Calistoga, and is zoned "Rural Residential" (RR). The site has been approved by the City to be divided into three approximately 1 acre parcels. In addition, the neighboring parcel has also been approved to be divided into three approximately 1 acre parcels

Conditions of Approval for the two projects included the construction of a new roadway that will be dedicated to the City. We understand that Public Works would like to name the new roadway Money Lane North as an extension of the existing Money Lane. We are opposed to this name for the following reasons:

- The municipal Code states the following (16.16.200 Street names): *All street names shall be approved by the Fire Chief, Director of Public Works, Planning Commission, and the Council. Duplication of existing names shall not be allowed. Streets obviously in alignment with existing streets shall have the same name. The origin or a brief statement regarding the purpose and intent of each proposed street name shall be provided on the final map.* It is our opinion that the existing Money Lane is not "obviously in alignment" with the new roadway. The detour from the end of the existing Money Lane (Michael Way to Grant Street to Mora Ave to New Roadway) is approximately 0.9 miles.
- There will be construction activities over the next few years as homes are built on the new parcels and it is likely that many contractors, tradespeople, and suppliers will be lost until they figure out the new street naming. This will be an inconvenience to those building new homes and also to the residents along the detour.

Our first preference is for the new parcels to have Mora Avenue addresses and for the new roadway to simply act as a driveway. This would appear to work since there are 20xx and 21xx addresses available. In addition, the water meters for the new parcels are situated on Mora Avenue. At the time the street becomes an extension of Money Lane the parcels could be re-addressed. We think this would be the simplest, least costly, and most straightforward solution.

Our second preference would be to call the new road Mora Lane. We think that Mora Lane is appropriate because it suggests that the new road is associated with the existing Mora Avenue. We think this will help people intuitively understand the geographic location of the new roadway.

Our third preference would be to name the road Acorn Lane or some other alternative name that is acceptable to those using the new road as well as the Planning Commission, the Fire Chief, Director of Public Works, and the Council. We feel that Acorn Lane is meaningful because of the numerous oak trees in that vicinity and the historical use of Acorns by the Mishewal Wappo Tribes.

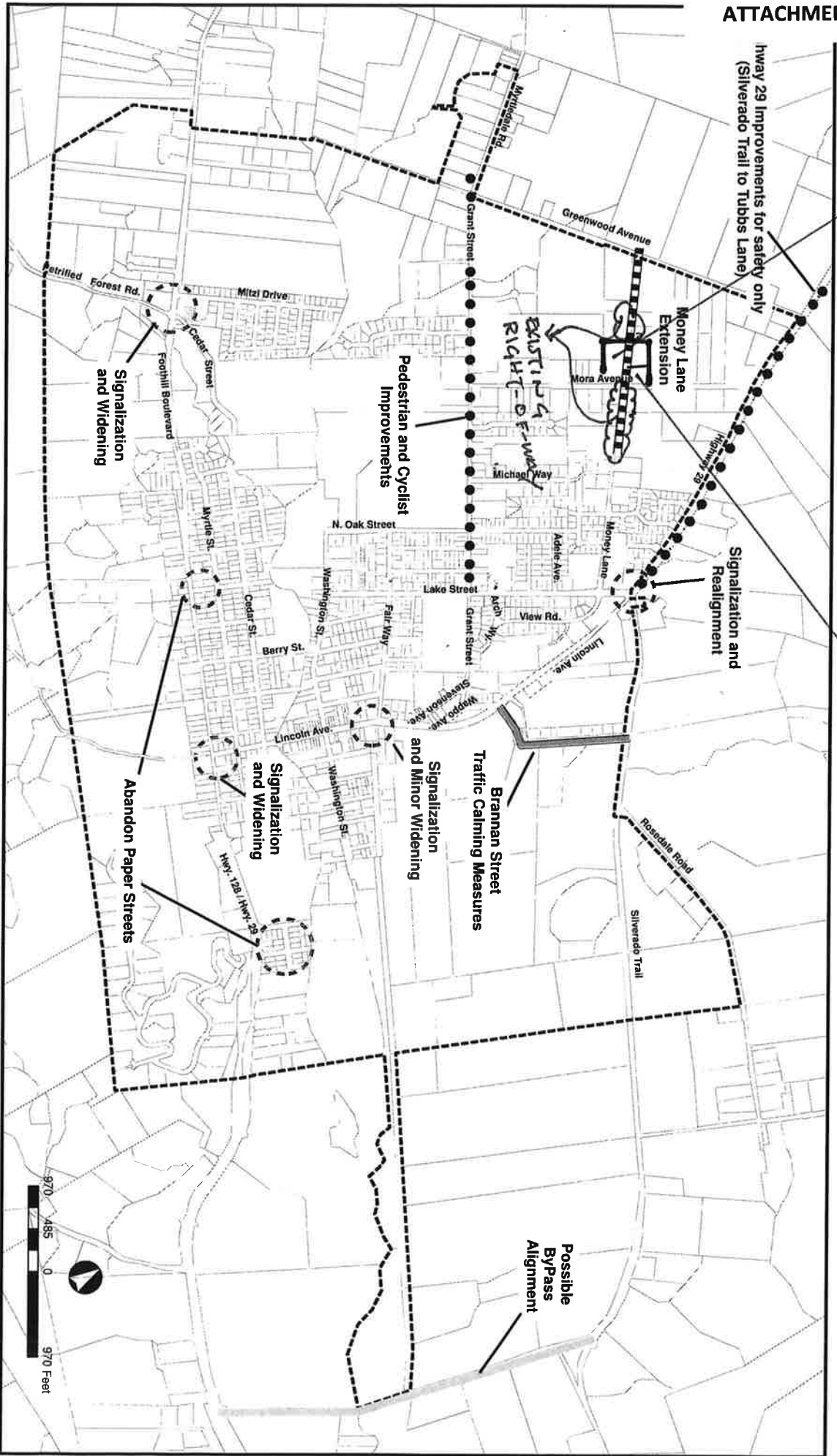
Thanks for your consideration,



Ross White

DEKARD/FRANDVELIN
PARCEL MAP

WHITE
PARCEL
MAP



City Limits
Parcels

FIGURE CIR-3
STREET MODIFICATIONS

DRAFT MINUTES

CALISTOGA PLANNING COMMISSION

September 9, 2015

1 The meeting was called to order at 5:30 pm.

2 A. ROLL CALL

3 Commissioners present: Chair Jeff Manfredi, Vice Chair Carol Bush, Paul Coates,
4 Tim Wilkes, Scott Cooper. Absent: None. Staff present: Planning & Building Director
5 Lynn Goldberg, Senior Planner Erik Lundquist.

6 G. PUBLIC HEARINGS

7 1. **Street Name Recommendation:** Consider a recommendation to the City
8 Council for a street name associated with the newly-constructed roadway
9 required for the White and Deckard/Franquelin Parcel Maps, on the northwestern
10 side of Mora Avenue approximately 1,774 feet from the intersection of Grant
11 Street

12 Senior Planner Lundquist presented the staff report for the item. The newly-
13 constructed roadway is in direct alignment with the dedicated right-of-way for
14 Money Lane on the opposite side of Mora Avenue, although this section is not
15 yet constructed. The Circulation Element of the General Plan recognizes that
16 Money Lane will be ultimately extended from its current terminus to Greenwood
17 Road. Therefore, staff recommends that the new section of road be named "West
18 Money Lane." The "West" portion of the name would be dropped when the road
19 section is connected to the completed section to the east. The origination of the
20 name has a historic basis and is derived from the Money family. Staff believes it
21 is important to continue this historic name.

22 **Chair Manfredi** opened the public hearing.

23 **Ross White**, co-applicant, stated that their main concern with the "Money Lane"
24 name is that since Money Lane isn't extended to the properties yet, there will be
25 confusion when drivers, such as contractors and delivery services, reach the end
26 of existing Money Lane. It is unknown when it will become a through street and
27 there are no immediate plans by the City to complete it. If the streets are ever
28 connected, there are several examples throughout the city of streets changing
29 names at intersections, which provide precedence. The cardinal directions are
30 not lined up in this area of the city; most people think of "up valley" being north
31 rather than west, so the "West Money Lane" name would be confusing. It's not
32 common knowledge that the Money Street name is historically associated with a
33 local family and the word "money" sometimes has a negative connotation.

34 **Chair Manfredi** closed the public hearing.

35 **Commissioner Cooper** agrees that Money Lane doesn't sound appropriate for
36 Calistoga and something more rustic, such as Acorn Lane, might be better.

37 **Commissioner Coates** defers to the fire and police departments as to their
38 preference for street names, although he also understands the concerns of the
39 applicant. Money is also a historic name.

40 **Vice-Chair Bush** sees good arguments on both sides, but defers to public
41 safety.

42 A motion by **Commissioner Coates** and seconded by **Vice Chair Bush** to
43 approve a resolution recommending that the City Council name the newly-
44 constructed roadway West Money Lane, was approved by a 4-1 vote (Cooper
45 dissent).

draft

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2015-22**

RECOMMENDING THE CITY COUNCIL NAME THE NEWLY-CONSTRUCTED ROADWAY REQUIRED FOR THE WHITE AND DECKARD/FRANQUELIN PARCEL MAP, ON THE NORTHWESTERN SIDE OF MORA AVENUE APPROXIMATELY 1,774 FEET FROM THE INTERSECTION OF GRANT STREET, AS "WEST MONEY LANE"

WHEREAS, the newly-constructed roadway was required for the White and Deckard/Franquelin Parcel Maps; and

WHEREAS, the Planning Commission considered the street name at its regular meeting on September 9, 2015, pursuant to Government Code Section 65090. Prior to taking action on the application, the Commission received written and oral reports by the staff, and received public testimony; and

WHEREAS, the future alignment of Money Lane has been anticipated since the mid 1980's, as shown on the Public Work Department's Possible Circulation Layout dated January 1985 and on the Neuenhausen Parcel Map (14PM67) recorded August 1985; and

WHEREAS, the 2015 General Plan Circulation Element indicates that Money Lane will be extended to accommodate future development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council name the newly-constructed roadway required for the White and Deckard/Franquelin Parcel Maps, on the northwestern side of Mora Avenue approximately 1,774 feet from the intersection of Grant Street, "West Money Lane."

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council consider the automatic renaming of West Money Lane to Money Lane upon completion of Money Lane from Michael Way to Mora Avenue.

APPROVED on September 9, 2015, by the following vote of the Calistoga Planning Commission:

AYES: MANFREDI, BUSH, COATES, WIILKES
NOES: COOPER
ABSTAIN: NONE
ABSENT: NONE

Jeff Manfredi, Chairman

ATTEST: _____
Lynn Goldberg, Secretary

To: Kathy Flamson
Subject: RE: property name on mora ave



To whom it may concern,

In regards to the street name consideration for property on Mora ave I would like to suggest Calypso Way or Calypso Drive.

This suggestion is very sentimental one as this property was purchased by Calypso Caravas in the early 1970. Calypos raised two sons on her own and was always in support of low income housing. In the early 1980's her dream came true when she was able to purchase another piece of properly on Mora ave where she developed affordable housing for her, her family as well as the community .She passed away in 2011.

Best regards
Frank Caravas