



City of Calistoga Planning Commission Agenda Item Summary

DATE	December 9, 2015
APPLICATION NO.	Use Permit Amendment UP 2014-15; Variance VA 2014-3; Parcel Map PM 2014-1
OWNERS / APPLICANTS	RKMS Investments, LLC

ITEM

Consideration of a parcel map to divide the property located at 2960 Foothill Boulevard into 2 parcels, and a use permit amendment and variance to allow the existing veterinary clinic to be located on a 1-acre parcel.

RECOMMENDATION

1. Approve the use permit amendment and variance with conditions
2. Approve the proposed parcel map with conditions

SUGGESTED MOTIONS

"I move that the Planning Commission adopt a resolution approving a use permit amendment and variance allowing a veterinary clinic on a one-acre property located at 2960 Foothill Boulevard."

"I move that the Planning Commission adopt a resolution approving a parcel map to divide the property located at 2960 Foothill Boulevard into 2 parcels."

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIR MANFREDI AND MEMBERS OF THE PLANNING COMMISSION
FROM: ERIK V. LUNDQUIST, SENIOR PLANNER
MEETING DATE: DECEMBER 9, 2015
SUBJECT: CALISTOGA PET CLINIC – 2960 FOOTHILL BOULEVARD
USE PERMIT AMENDMENT UP 2014-15, VARIANCE
VA 2014-3 AND PARCEL MAP PM 2014-1

1 **ITEM**

2 Consideration of a parcel map to divide the property located at 2960 Foothill Boulevard
3 into 2 parcels, and a use permit amendment and variance to allow the existing
4 veterinary clinic to be located on a 1-acre parcel.

5 **BACKGROUND AND DISCUSSION**

6 This matter was originally scheduled for the November 18, 2015 Planning Commission
7 meeting but was continued to December 9, 2015 at the request of applicant. The
8 Planning Commission continued the matter prior to conducting the public hearing and
9 having discussion on the matter. As such, the Planning Commission should receive a
10 staff report, take testimony from the applicant, conduct a public hearing and consider
11 the public record, including the staff reports of December 10, 2014 and November 18,
12 2015.

13 **FINDINGS**

14 To reduce repetition, all of the appropriate findings are contained in the attached
15 resolutions.

16 **PUBLIC COMMENTS**

17 Farella, Braun and Martel, LLP representing the Weppeler and Vidkjer families submitted
18 a letter dated November 16, 2015. On December 3, 2015, the Planning and Building
19 Department received an update to this letter, which is attached to this staff report.

20 **ENVIRONMENTAL REVIEW**

21 These actions are not subject to the California Environmental Quality Act (CEQA) under
22 Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that
23 there is no possibility that the project may have a significant effect on the environment.

24 **RECOMMENDATIONS**

- 25 1. Approve the use permit amendment and variance with conditions
26 2. Approve the proposed parcel map with conditions

ATTACHMENTS

1. Draft Use Permit Amendment and Variance Resolution
2. Draft Parcel Map Resolution
3. Planning Commission Staff Report dated November 18, 2015 without attachments
4. Planning Commission Staff Report dated December 10, 2014 without attachments
5. Planning Commission minutes excerpt from December 10, 2014
6. Project Description received October 8, 2015
7. Tentative Parcel Map received October 8, 2015
8. Arborist's Report received October 8, 2015
9. Drainage Analysis received October 8, 2015
10. Stormwater Control Plan received October 8, 2015
11. Farella, Braun and Martel, LLP letter dated December 3, 2015