

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION NO. 2020-XX

RECOMMENDING THAT THE CITY COUNCIL ADOPT A DEVELOPMENT AGREEMENT (DA 2017-1) FOR THE FOR THE VERANDA AT INDIAN SPRINGS PROJECT AT 1512 LINCOLN AVENUE (APNs 011-034-003, 004, 006, 021, 022, 028, 029)

1 **WHEREAS**, MF Calistoga proposes to construct The Veranda at Indian Springs,
2 including 96 guest rooms, restaurant, bar, retail space and related on- and off-site
3 improvements at 1512 Lincoln Avenue (APNs 011-034-003, 004, 006, 021, 022, 028,
4 029); and

5 **WHEREAS**, the Planning Commission has adopted a Mitigated Negative
6 Declaration for the project to address the project’s potential environmental impacts; and

7 **WHEREAS**, the Development Agreement was processed and prepared in
8 accordance with the procedures and requirements in CMC Chapter 17.39; and

9 **WHEREAS**, adoption of this Development Agreement will not result in conflicts
10 with any other appropriate ordinance and to the extent of such a conflict, this resolution
11 is hereby repealed; and

12 **WHEREAS**, the Planning Commission considered this Development Agreement
13 at its regular meeting on August 26, 2020 and prior to taking action on the Development
14 Agreement, the Commission received written and oral reports by the Staff, and received
15 public testimony; and

16 **WHEREAS**, the Planning Commission adopted the following findings:

- 17 1. The City Council duly adopted Ordinance No. 547 enacting procedures for
18 entering into development agreements.
- 19 2. That this Development Agreement is a contract negotiated and entered into
20 voluntarily between the City of Calistoga and the applicants/owners of the
21 Veranda at Indian Springs.
- 22 3. That this agreement contains conditions and obligations relating to the
23 performance stated in the resolution(s) approving the project.
- 24 4. That the project known as The Veranda at Indian Springs, (UP 2017-9, DR
25 2017-8, AND DA 2017-1) is a project of significance to the community of
26 Calistoga and for that reason a development agreement is a proper use of
27 the City’s authority to secure the project benefits for the community.

28 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
29 Commission that based on the above findings and the conditions and obligations
30 contained in the Development Agreement, the Planning Commission recommends
31 adoption of the proposed Development Agreement with the findings, conditions and
32 obligations contained in the record.

PASSED AND ADOPTED on August 26, 2020 by the following vote of the Calistoga Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____, Chair

ATTEST: _____
Claudia Aceves, Secretary