

**CITY OF CALISTOGA**  
**SPECIAL JOINT MEETING AGENDA**  
**Wednesday, August 05, 2009, 5:30 PM**

Calistoga Community Center  
1307 Washington St., Calistoga CA

**PLANNING COMMISSION**

Chairman Jeff Manfredi  
Vice- Chairman Clayton Creager  
Commissioner Carol Bush  
Commissioner Paul Coates  
Commissioner Nicholas Kite

**COMMUNITY RESOURCES COMMISSION**

Chairperson: Karen Chang  
Vice – Chair: Eleno Nunez  
Members: Sandra “Sue” Harper  
Megan Hunt  
Indira Lopez  
Bev More  
Rita Squire

**“California Courts have consistently upheld that development is a privilege, not a right.”**

Among the most cited cases for this proposition are Associated Home Builders, Inc. v. City of Walnut Creek, 4 Cal.3d633 (1971) (no right to subdivide), and Trent Meredith, Inc. v. City of Oxnard, 114 Cal. App. 3d 317 (1981) (development is a privilege).

**A. ROLL CALL**

**B. PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENTS**

Public Comments is time reserved on each regular meeting agenda to provide an opportunity for the public to directly address the Planning Commission on items of interest to the public, which do not appear on the agenda. Comments should be limited to three minutes. The Commission will not be able to take action on items raised during Public Comments.

**D. ADOPTION OF MEETING AGENDA**

**E. COMMUNICATIONS/CORRESPONDENCE**

**F. NEW BUSINESS**

1. ***Preliminary Draft Napa Countywide Climate Action Plan.*** Consideration of the Preliminary Draft Napa Countywide Climate Action Plan including the consideration of local greenhouse gas emission (GHG) reduction targets and local GHG reduction actions.

***Recommended Actions:*** Receive a presentation, solicit public comment, conduct discussion and forward a recommendation to the City Council to establish a greenhouse gas emissions reduction target of 15% of 2005 emission levels by 2020 and support certain countywide and local actions to achieve these targets.

**G. ADJOURNMENT**

Adjourned to the next Regular meeting of the Planning Commission Wednesday, August 12, 2009. *Tour of Inspection at 3:15 PM; Regular meeting resuming at 5:30 PM.*

Joint Planning Commission/ Community Resources Committee Agenda

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***POSTING:*** *I declare that a copy of this Planning Commission agenda was posted at City Hall, 1232 Washington Street, among other locations within the Calistoga City Limits, on Friday, July 31, 2009 no later than 4:30 p.m.*

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Kathleen Guill,  
Secretary to the Planning Commission

*All Planning Commission reports for items on this Agenda are available online at <http://www.ci.calistoga.ca.us>. For additional information, please call the Planning and Building Department at 707-942-2827.*

**DECISION:** The Planning Commission process is an important step in the permit review process required by the City of Calistoga Zoning Ordinance. For projects that require review by the City Council, the Commission's action shall be a recommendation to the Council. In cases where no other action is required, the action of the Commission is final unless appealed within ten days of the decision.

**APPEALS:** Anyone that does not agree with the Planning Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item may appeal the commission's action to the City Council. Appeals must be filed within ten (10) calendar days from the date of the Commission's action. Appeals may be limited to those issues raised at the public meeting. For additional information concerning the requirements for filing an appeal, please contact the Planning & Building Department, 1232 Washington Street in Calistoga or call (707) 942-2827.

**NOTICE:** If you challenge a city's zoning, planning, or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Judicial review of any City administrative decision may be heard only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

**SPECIAL ASSISTANCE:** Pursuant to Title II of the Americans with Disabilities Act: In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning and Building Department at (707-942-2827. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility to this meeting. (28 DFR 35.102-35-104 ADA Title II).

**PUBLIC COMMENTS:** All speakers are asked to provide their name, address, and subject of discussion. Presentations to the Commission are generally limited to five minutes. Additional time may be granted by the Commission Chair as appropriate to the scope of the project.

*Any writings or documents provided to a majority of the legislative body regarding any item on this agenda will be made available for public inspection at the Public Counter located on the first floor at 1232 Washington Street during normal business hours.*