

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2008-08**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A DEVELOPMENT AGREEMENT (DA 2007-02) FOR THE VINEYARD OAKS SUBDIVISION, ZONING ORDINANCE TEXT AMENDMENT (ZO 2008-01), TENTATIVE SUBDIVISION MAP (TTM 2007-02) AND DESIGN REVIEW (DR 2008-01), A 15-LOT RESIDENTIAL SUBDIVISION LOCATED AT 2400 GRANT STREET AND 1881 MORA AVENUE WITHIN THE "RR", RURAL RESIDENTIAL ZONING DISTRICT. (APNS: 011-010-013 & 014 AND 011-021-002)**

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1           **WHEREAS**, BNK Investments, LLC, requests an amendment to the  
2 Zoning Ordinance to provide an alternative means for residential projects to  
3 satisfy the affordable housing requirements and to subdivide approximately 18  
4 acres of land into 15 single-family lots. The lots are approximately 1 acre in size.  
5 The subdivision includes a lot line adjustment with the property to the east along  
6 Mora Avenue strictly for utility and emergency vehicle access;

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8           **WHEREAS**, an environmental assessment, including preparation of an  
9 Initial Study, determined that a Mitigated Negative Declaration was necessary to  
10 address the environmental impacts associated with the Project;

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14 this resolution is hereby repealed;

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16           **WHEREAS**, the Planning Commission considered this Development  
17 Agreement at its regular meeting on March 12, 2008 and prior to taking action on  
18 the Development Agreement, the Commission received written and oral reports  
19 by the Staff, and received public testimony; and

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

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23           1. The City Council duly adopted Ordinance No. 547 enacting  
24 procedures for entering into development agreements.  
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26           2. That this Development Agreement is a contract negotiated and  
27 entered into voluntarily between the City of Calistoga, the owners of  
28 the subject properties (Ira and Lois Carter and 1881 Mora LLC.),  
29 and the project applicant (BNK Investments LLC) of the Vineyard  
30 Oaks Subdivision.

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