

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2012-04**

**A RESOLUTION FORWARDING A RECOMMENDATION TO THE CITY COUNCIL
FOR THE ADOPTION OF PROPOSED AMENDMENTS TO THE LAND USE,
COMMUNITY IDENTITY AND CIRCULATION ELEMENTS OF THE GENERAL PLAN
FOR IMPLEMENTATION OF THE URBAN DESIGN PLAN CHARACTER AREAS**

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2 **WHEREAS**, the City of Calistoga is required by State law to prepare and adopt a
3 General Plan for the long-term physical growth and development of the City; and
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5 **WHEREAS**, the General Plan is not sufficiently focused with respect to land use
6 policies related to more immediate development and redevelopment interests and
7 needs; and
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9 **WHEREAS**, the Community Identity Element of the General Plan identifies the
10 need to prepare an Urban Design Plan for the purpose of better articulating the
11 expectations of the community for future development in key areas of the City; and
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13 **WHEREAS**, an Urban Design Plan was prepared and adopted by the City
14 Council as a planning feasibility study on January 19, 2010; and
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16 **WHEREAS**, in June, 2011, the City Council directed staff to prepare necessary
17 General Plan amendments for implementing the Character Area chapter of the Urban
18 Design Plan; and
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20 **WHEREAS**, staff has prepared amendments to the Land Use, Community
21 Identity, and Circulation Elements of the General Plan necessary for implementing the
22 Character Area chapter of the Urban Design Plan; and
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24 **WHEREAS**, public hearings on the preliminary draft General Plan amendments
25 were conducted before the Planning Commission at its regularly scheduled meeting on
26 August 24, 2011, and before the City Council at its regularly scheduled meeting of
27 October 18, 2011; and
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29 **WHEREAS**, at its regularly scheduled meeting on October 18, 2011, the City
30 Council directed staff to finalize the draft amendments and proceed with the formal
31 adoption process; and
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33 **WHEREAS**, the Planning Commission considered the proposed General Plan
34 amendments at its regular meeting on February 22, 2012, and prior to taking action on
35 the proposed update, received written and oral reports by the staff, and received public
36 testimony; and
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38 **WHEREAS**, the potential environmental impacts of the updated Housing Element
39 were evaluated in an Initial Study that was prepared pursuant to the requirements of the
40 California Environmental Quality Act (CEQA), and
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42 **WHEREAS**, it was determined that the proposed General Plan amendments
43 would not have a significant impact on the environment and the Planning Commission
44 has recommended to the City Council that a Negative Declaration be adopted.
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46 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
47 Commission that, based on the above findings, the proposed update to the Housing
48 Element of the City's General Plan is forwarded to the City Council with a
49 recommendation for adoption.
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51 **PASSED, APPROVED, AND ADOPTED** on February 22, 2012, by the following
52 vote of the Calistoga Planning Commission:
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54 AYES:

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56 NOES:

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58 ABSENT:

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60 ABSTAIN:

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Jeff Manfredi, Chair

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68 ATTEST: _____
69 Kenneth G. MacNab,
70 Secretary to the Planning Commission
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