

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

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING TITLE 17 (ZONING ORDINANCE) OF THE CALISTOGA MUNICIPAL CODE REZONING THE PROPERTY GENERALLY LOCATED AT 515 FOOTHILL BOULEVARD (011-310-031 THROUGH 011-310-041 AND 011-310-044; 011-320-007; 011-320-039 THROUGH 011-312-069; AND 011-310-024) FROM AN “RR-H”, RURAL RESIDENTIAL - HILLSIDE DISTRICT TO A “PD 2010-01”, ENCHANTED RESORT AND SPA PLANNED DEVELOPMENT DISTRICT

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2 **WHEREAS**, a request for consideration of a Zoning Ordinance Amendment (ZO
3 2010-01) was filed by Enchanted Resorts, Inc. to rezone the property generally located
4 at 515 Foothill Boulevard (011-310-031 through 011-310-041 and 011-310-044 011-320-
5 007; 011-320-039 through 011-312-069) from a “RR-H”, Rural Residential – Hillside
6 Zoning District to a “PD 2010-01”, *Enchanted Resort and Spa* Planned Development
7 District; and

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9 **WHEREAS**, the Planning Commission pursuant to Resolution PC 2012-__ found
10 that the Environmental Impact Report SCH #2010082028 (“DEIR”) adequately assesses
11 the impacts of this Zoning Ordinance Amendment; and

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13 **WHEREAS**, the Planning Commission considered the proposed zoning
14 ordinance text and map amendment at its regular meeting on June 20, 2012 and
15 _____, 2012. Prior to taking action, the Planning Commission received written and
16 oral reports by the staff, and received public testimony; and

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18 **WHEREAS**, the Planning Commission has recommended the proposed zoning
19 ordinance text amendment establishing the “PD 2010-01”, *Enchanted Resort and Spa*
20 Planned Development District as provided in Exhibit B, which will ensure that the
21 property is adequately defined and regulated, based on the following findings:

- 22
23 1. The proposed Planed Development Ordinance rezone will be compatible with
24 surrounding land uses because the Project site provides an appropriate
25 location for well-planned development that conforms to the General Plan and
26 comports with good zoning practices, while allowing certain desirable
27 departures from the strict application of individual zoning district regulations .
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29 2. This Project is consistent with the City of Calistoga General Plan (“Exhibit A”).
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31 3. All applicable policies, regulations and mitigation measures identified in the
32 Enchanted Resorts Project DEIR have been applied to the Project or
33 otherwise made conditions of approval of the Project.

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35 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
36 Commission that based on the above findings, recommends to the City Council
37 adoption of the proposed text and map amendment to establish the “PD 2010-01”,
38 *Enchanted Resort and Spa* Planned Development District, as shown in Exhibit B.
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