

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

**A RESOLUTION OF THE PLANNING COMMISSION DETERMINING THAT
CONTRACTOR’S OFFICE AND STORAGE YARD IS AN ALLOWABLE USE WITH A
USE PERMIT IN THE “I”, LIGHT INDUSTRIAL ZONING DISTRICT**

1 **WHEREAS**, on July 11, 2012 the Planning Commission considered a request, to
2 determine that a Contractor’s Office and Storage Yard, is an allowable use in the “I”, Light
3 Industrial Zoning District pursuant to Section 17.26.020(K) of the Calistoga Municipal
4 Code; and
5

6 **WHEREAS**, the City’s Zoning Ordinance does not identify contractor’s as an
7 allowed use in the “I”, Light Industrial Zoning District; and
8

9 **WHEREAS**, the Zoning Ordinance recognizes that in the development of
10 comprehensive regulations for land uses there will be occasions when ambiguity may arise
11 concerning the meaning and intent of the ordinance and land use standards. In these
12 cases, the Planning Commission may apply the “similar uses provision” which recognizes
13 and allows uses of a similar nature to those specifically listed as also allowed in the district;
14 and
15

16 **WHEREAS**, the Planning Commission considered the request for a Zoning
17 Interpretation, the Staff recommendation and oral testimony presented by the public at its
18 July 11, 2012 meeting, and adopted the following findings:
19

- 20 1. That the use is in keeping with the stated intent and purpose of the Light
21 Industrial Zoning District;
- 22 2. That field investigations have disclosed that the subject use and its operation
23 are compatible with the uses permitted in the zone within which it is proposed
24 to be located;
- 25 3. That the subject use is similar to one (1) or more uses (mini storage or
26 warehousing, wineries and bottling operations) permitted in the zone within
27 which it is proposed to be located; and
- 28 4. That the subject use through the conditional use permit process will not
29 cause substantial injury to the health, safety, or welfare of the occupants or
30 their property in the zone in which it is proposed to be located ; and
31

32 **WHEREAS**, the Planning Commission also finds that the contractor’s office and
33 storage yard is consistent with range of allowed uses expressed in the Light Industrial
34 General Plan land use designation.
35

36 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
37 Commission, based on the above findings, that contractor’s office and storage yard are
38 similar to those uses listed in the “I”, Light Industrial Zoning District provided that a
39 conditionally use permit is obtained prior to any such operation.

40
41 **PASSED, APPROVED AND ADOPTED** on this 11th day of July 2012, by the
42 following vote of the Calistoga Planning Commission:
43

44 AYES:
45 NOES:
46 ABSENT:
47 ABSTAIN:
48
49

50
51 _____
52 JEFF MANFREDI, Chairman

53 ATTEST: _____
54 KENNETH G. MACNAB
55 Secretary to the Planning Commission