

CALISTOGA PLANNING COMMISSION

STAFF REPORT

TO: Chairman Manfredi and Members of the Planning Commission
FROM: Lynn Goldberg, Planning & Building Director
MEETING DATE: September 3, 2013
SUBJECT: ZONING MAP AMENDMENTS ZOA 2013-5

1 **ITEM**

2 Amendments to the Calistoga Zoning Map initiated by the City of Calistoga to provide
 3 consistency with the Calistoga General Plan Land Use Map.

4 **BACKGROUND**

5 The General Plan land use designations for a number of properties were revised by the
 6 1990 and 2003 General Plans, as well as the 2010 General Plan amendments related
 7 to the Urban Design Plan.

8 Some of these re-designations created inconsistencies with the Calistoga Zoning Map.
 9 Since state law requires consistency between the General Plan Land Use Map and the
 10 Zoning Map, the City of Calistoga has initiated the rezoning of these properties.

11 Thirteen areas are proposed to be rezoned, including four publicly-owned sites.

Site ID	Assessor's Parcel Number(s)	Zoning District	
		Existing	Proposed
1	011-400-012/-014	R-1-10-PD	Rural Residential (RR)
2	011-432-011	R-1	Public (P)
3	011-160-001/-006, 011-160-018/-020	R-1	Multiple-Family Residential (R-2)
4	011-410-016	R-1	Public (P)
5	011-204-003, -011	CC	Downtown Commercial (DC)
6	011-320-006, 009	RR-H	Public (P)
7	011-260-040	R-3	Industrial (I)
8	011-213-001/-004; 011-213-012/-014	R-3	Downtown Commercial (DC)
9	011-091-010	R-1	Residential/Professional Office – Visitor Accommodations (R-3-VA)
10	011-043-032/-035	R-1	Residential/Professional Office – Visitor Accommodations (R-3-VA)
11	011-156-006	R-1	Residential/Professional Office – Visitor Accommodations (R-3-VA)
12	011-440-001/-007; 011-050-012, -016, -023	R-1	Multiple-Family Residential (R-2)
13	011-260-043	Industrial	Public (P)

12 See Attachment 2 for the specific reason for each property's rezoning, and Attachment
13 3 for a map of the properties to be rezoned.

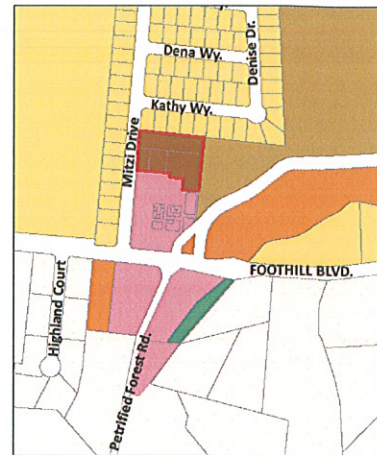
14 **DISCUSSION**

15 Updating the Zoning Map to reflect these properties' General Plan land use
16 designations will facilitate their use in the future and bring them into conformance with
17 state law.

18 **PUBLIC COMMENTS**

19 No comments have been received to date from the owners
20 of the properties that are proposed to be rezoned.

21 However, after the release of the public hearing notices for
22 the proposed rezonings, it was brought to staff's attention
23 that four properties located behind the Riverlea commercial
24 center at Foothill and Mitzi were reclassified from "High
25 Density Residential" to "Medium Density Residential" by the
26 2003 General Plan. These properties should therefore be
27 rezoned from R-3 to R-2. Since they were not included in
28 the original public hearing notice, staff proposes to initiate a
29 follow-up Zoning Map amendment to rezone these
30 properties.



31 **ENVIRONMENTAL REVIEW**

32 The potential environmental impacts of these rezonings were previously evaluated for
33 each of the previous General Plan amendments; therefore, no further assessment is
34 required under the California Environmental Quality Act.

35 **RECOMMENDATION**

36 Adopt a resolution recommending to the City Council approval of amendments to the
37 Calistoga Zoning Map.

38 **ATTACHMENTS**

- 39 1. Draft Resolution
- 40 2. Proposed Rezonings Inventory
- 41 3. Map of Properties to be Rezoned