

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

TO: Chairman Manfredi and Members of the Planning Commission
FROM: Lynn Goldberg, Planning & Building Director
MEETING DATE: October 9, 2013
SUBJECT: ZONING MAP AMENDMENT ZOA 2013-8

1 **ITEM**

2 Amendment to the Calistoga Zoning Map to provide consistency with the Calistoga
3 General Plan Land Use Map.

4 **BACKGROUND**

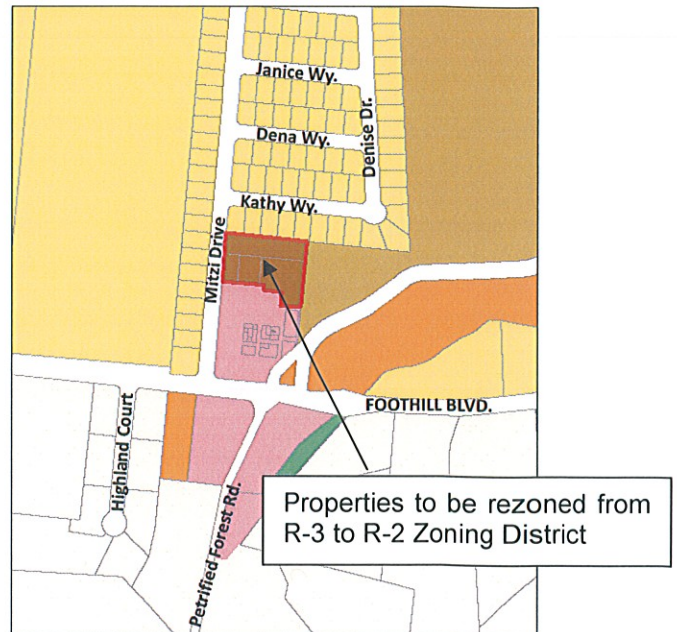
5 The General Plan land use designations for a number of properties were revised by the
6 2003 General Plan. Some of these re-designations created inconsistencies with the
7 Calistoga Zoning Map. Since state law requires consistency between the General Plan
8 Land Use Map and the Zoning Map, the City of Calistoga has initiated the rezoning of
9 four of these properties (Assessor's Parcel Numbers 011-422-021, 011-422-022, 011-
10 422-023 and 011-422-031), identified in the map below.

11 The properties behind the Riverlea Square
12 commercial center at Foothill Boulevard and
13 Mitzi Drive were reclassified from the "High
14 Density Residential" to "Medium Density
15 Residential" land use designation by the 2003
16 General Plan. They are not subject to
17 Character Area or Entry Corridor Overlays.

18 According to the General Plan, properties
19 designated "Medium Density Residential" are
20 generally intended for single-family home
21 ownership for a broad range of households.
22 Duplexes and mobile home parks are also
23 allowed, where appropriate. Housing may be
24 provided at densities ranging from 4 to 10
25 dwelling units per acre.

26 **DISCUSSION**

27 The R-3 Zoning District that currently applies
28 to these properties is not suitable because it
29 allows multi-family development at a density that is double that allowed by the Medium
30 Density Residential designation. Neither is the R-1 Zoning District, because it does not
31 allow duplexes.



CITY OF CALISTOGA - ZONING MAP

32 The zoning district that correlates mostly closely with the Medium Density Residential
33 designation in terms of permitted uses is the R-2 Zoning District. It is also appropriate
34 for this particular location because duplexes would be a suitable transition between the
35 commercial uses to the south and the single-family residences to the north. A
36 previously-approved design for the properties (whose approval has since expired)
37 provided parking on the northernmost parcel, which would act as a buffer between the
38 uses. A future project could emulate this design.

39 Furthermore, these properties are identified in the Housing Element as a potential site
40 for the development of moderate-income housing. A duplex type of housing would likely
41 be more affordable than a single-family design.

42 Therefore, staff recommends rezoning these properties from the R-3 to the R-2 Zoning
43 District.

44 **PUBLIC COMMENTS**

45 A letter was previously submitted by Kristin Casey that called attention to the need for
46 rezoning these properties to ensure consistency with the General Plan. The proposed
47 rezoning would be consistent with this request.

48 **ENVIRONMENTAL REVIEW**

49 The potential environmental impacts of this rezoning were previously evaluated by the
50 environmental impact report adopted for the 2003 Calistoga General Plan; therefore, no
51 further assessment is required under the California Environmental Quality Act.

52 **RECOMMENDATION**

53 Adopt a resolution recommending to the City Council approval of an amendment to the
54 Calistoga Zoning Map.

ATTACHMENTS

1. Draft Resolution
2. Letter from Kristin Casey dated September 11, 2013