

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2013-30**

RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO THE CALISTOGA MUNICIPAL CODE TO ADD REGULATIONS FOR PARKING IN REQUIRED YARDS TO CHAPTER 17.36 OFF-STREET PARKING AND LOADING (TITLE 17, ZONING) AND ADD REGULATIONS ON STORAGE IN REQUIRED YARDS TO CHAPTER 8.24 PROPERTY MAINTENANCE STANDARDS (TITLE 8, HEALTH AND SAFETY)

WHEREAS, extensive parking in the front yards of single-family residences, as well as the storage of household goods, construction materials and equipment in these areas can create a negative visual appearance that reduces property values; and

WHEREAS, parking on non-paved areas can result in the loss of landscaping and neighborhood open space, as well as the tracking of mud and dirt into the roadway; and

WHEREAS, the proposed Municipal Code amendments are consistent with Goal H-4 of the Housing Element of the Calistoga General Plan, which seeks to maintain and enhance the physical condition and aesthetic quality of existing residential areas in the city; and

WHEREAS, the Planning Commission reviewed the proposed amendments at a public hearing at its meeting of September 11, 2013, and during its review, considered the public record, including the staff report, findings, and written materials and testimony presented by the public during the hearing; and

WHEREAS, the Planning Commission has determined that this action is not subject to the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED by the City of Calistoga Planning Commission that, based on the above findings, it recommends that the City Council amend Chapter 17.36 Off-Street Parking and Loading (Title 17, Zoning) as follows, where deleted language is indicated by ~~strikeout~~ and added language is indicated by underlining:

17.36.070 Parking in required yards ~~Spaces located in yard prohibited~~

- A. Unless otherwise provided, required parking and loading spaces shall not be located in any yard required by this title.
- B. On a lot developed with a single-family residence, vehicles may be parked in required front and street side yards only in the following

areas in order to minimize their visual impact on the neighborhood and promote landscaping:

1. On a driveway with a maximum width of 24 feet, where "driveway" is defined as a private road that leads from a public road to a house or garage.
 2. On a parking pad with a maximum width of 10 feet, subject to the following:
 - a. Parking pads shall be parallel with and adjacent to a driveway.
 - b. Parking pads shall be located between a driveway and the nearest interior side property line.
 3. On an area that is consistent with the intent of this subsection if a driveway is not needed, subject to approval by the Planning & Building Director.
- C. Parking areas shall have an all-weather surface with clearly-defined edges. "All-weather surface" does not include areas of grass, lawn, compacted or hard-packed dirt.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City of Calistoga Planning Commission that, based on the above findings, it recommends that the City Council amend Chapter 8.24 Property Maintenance Standards (Title 8, Health and Safety) as follows, where deleted language is indicated by strikeout and added language is indicated by underlining:

8.24.050 Prohibited storage.

- A. No motor vehicle, recreational vehicle or equipment, off-highway vehicle, trailer or vessel, as defined in the California Vehicle Code, shall be parked or stored for more than 72 hours except under the conditions set forth in CMC 8.24.060 when parked outside of the required front or street side yard on an all-weather surface and screened from public view by dense landscaping or fencing. Such surface, landscaping or fencing shall comply with the applicable standards set forth in this code.
- B. A required front or street side yard may not be used for the storage of goods, equipment and materials including, but not limited to, the following:
 1. Household furnishings, fixtures and appliances
 2. Machinery, tools and equipment

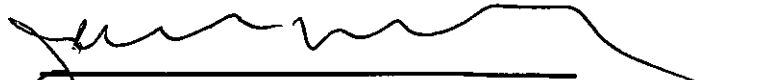
3. Boxes and mobile storage containers, except when associated with a household's relocation or ongoing construction or landscaping activities.
4. Salvage materials, scrap metal and construction materials, including but not limited to dirt, sand, gravel, concrete, tile, rocks, bricks and similar materials, except when associated with ongoing excavation, construction, demolition, agricultural or landscaping activities on the same property.

~~8.24.060 Exceptions:~~

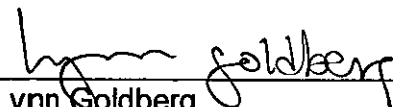
~~The restriction of parking or storage of a motor vehicle, trailer or vessel shall not apply when such vehicle, trailer, or vessel is parked outside of the required front yard or street side yard setback on all weather surface and screened from public view by dense landscaping or fencing. Such surface, landscaping or fencing shall comply with the applicable standards set forth in this code.~~

ADOPTED on September 11, 2013 by the following vote of the Calistoga Planning Commission:

AYES: Manfredi, Coates, Bush, Cooper, Kusener
NOES: None
ABSENT: None
ABSTAIN: None



Jeff Manfredi, Chairman

ATTEST: 

Lynn Goldberg
Secretary to the Planning Commission

Draft Minutes Excerpt

CALISTOGA PLANNING COMMISSION

September 11, 2013

A. ROLL CALL

Commissioners present: Chairman Jeff Manfredi, Vice Chairman Paul Coates, Commissioners Carol Bush, Scott Cooper and Walter Kusener. Staff present: Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist.

G. PUBLIC HEARINGS

3. **Municipal Code Amendments MCA 2013-1:** Consideration of a recommendation to the City Council to add regulations for parking in required front yards to Chapter 17.36 Off-Street Parking and Loading (Title 17, Zoning) and add regulations on materials that may not be stored in a required front or street side yard to Chapter 8.24 Property Maintenance Standards (Title 8, Health and Safety).

Ms. Goldberg presented the staff report, noting that the proposed Municipal Code amendments were drafted in response to community concerns about excessive parking and storage in required front yards.

In response to questions from **Commissioner Cooper**, Ms. Goldberg explained that staff will seek direction from the City Council as to how aggressively to pursue enforcement of the new regulations. She doesn't know what the reaction has been to such regulations in other communities.

Commissioner Kusener is concerned about limiting the driveway width; 24 feet would be too narrow for three-car garages. Ms. Goldberg explained that the dimension limitation was included to preclude driveways from being widened to fit more cars on them. She noted that the proposed regulations would be subject to the same code enforcement procedures and fines as any other provisions.

Chairman Manfredi opened and closed the public hearing after no comments were offered.

A motion by **Commissioner Kusener** and seconded by **Vice-Chair Coates** to adopt a resolution recommending that the City Council approve Municipal Code Amendments MCA 2013-1 was adopted unanimously.