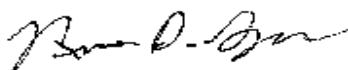


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Lynn Goldberg, Planning and Building Director
DATE: December 3, 2013
SUBJECT: ZONING MAP AMENDMENTS ZOA 2013-5 & 2013-8

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1 **ISSUE:** Amendments to the Calistoga Zoning Map to provide consistency with the
 2 Calistoga General Plan Land Use Map.

3 **RECOMMENDATION:** Introduce the ordinance (Attachment 1) and waive its first
 4 reading.

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

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

11 Fourteen areas are proposed to be rezoned, including four publicly-owned sites. See
 12 Attachment 2 for the specific reason for each property's rezoning, and Exhibit A to the
 13 draft ordinance for a map of the properties to be rezoned.

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

17 **ENVIRONMENTAL REVIEW:** The potential environmental impacts of these rezonings
 18 were previously evaluated for each of the previous General Plan amendments;
 19 therefore, no further assessment is required under the California Environmental Quality
 20 Act.

21

22 **PLANNING COMMISSION REVIEW:** The Planning Commission has recommended
23 approval of the Zoning Map amendments (see Attachments 3 and 4).

24 **FISCAL IMPACT:** The City will incur minimal costs associated with revising the Zoning
25 Map digital file and printing a few copies of the revised map.

ATTACHMENTS

1. Draft Ordinance
2. Proposed Rezoning Inventory
3. Planning Commission Resolutions 2013-29 and 2013-31
4. Excerpts from Planning Commission Minutes