

CALISTOGA PLANNING COMMISSION
STAFF REPORT

TO Chairman Manfredi and Members of the Planning Commission
FROM Lynn Goldberg, Planning & Building Director
MEETING DATE December 11, 2013
SUBJECT **Amendments to Title 17, Zoning (ZO 2013-9)**
Residential Zoning Districts and Definitions

1 **ITEM**

2 Consideration of text amendments to the Calistoga Municipal Code amending the
3 residential zoning districts (Chapters 17.14 - 17.19), including permitted and
4 conditionally-permitted uses, and development standards, and Chapter 17.04,
5 Definitions

6 **BACKGROUND**

7 The Housing Element of the Calistoga General Plan was updated in 2011. It includes a
8 five-year schedule of actions the City committed to undertaking to implement its policies
9 and achieve its goals and objectives. Several of these actions involve amendments to
10 the Calistoga Municipal Code (CMC).

11 The most critical of the amendments, as identified by the State Department of Housing
12 and Community Development, were adopted by the City in 2012. The CMC
13 amendments included in this effort would implement several more actions, specifically
14 those involving residential uses and development standards. (The residential design
15 guidelines currently being prepared and reviewed by the Planning Commission would
16 also implement a Housing Element action.)

17 There is also a need to realign the residential zoning districts with the residential land
18 use designations adopted with the 2003 update of the General Plan. There are currently
19 a number of inconsistencies between the intentions of the designations and the uses
20 that are permitted and conditionally-permitted by the residential zoning districts.

21 Finally, amending the residential zoning districts provides an opportunity to address
22 issues that have been identified over the years.

23 **PROPOSED AMENDMENTS**

24 A summary of the proposed amendments to the residential zoning districts and the
25 reasons for the proposed revisions is provided in Attachment 2.

26 The amendments fall into the following general categories:

- 27 • Implement Housing Element actions
- 28 • Align residential zoning districts with General Plan residential land use
29 designations

- 30 • Bring the Zoning Code into conformance with uses mandated by state law (e.g.,
31 family day care, residential care)
- 32 • Remove ambiguous language regarding allowed uses (e.g., number of dwelling
33 units allowed per lot)
- 34 • Clarify and add development standards (e.g., setbacks for additions to structures
35 in RR-H District, lot coverage in R-2 District, usable open space in R-3 District)
- 36 • Use consistent language among districts
- 37 • Provide purpose statements for districts (i.e., RR, R-1 and R-2 Districts)
- 38 • Implement City policy (e.g., prohibition of vacation rentals)

39 A number of amendments to the Zoning Code's definitions that are related to the above
40 revisions are also recommended.

41 See Attachments 3 and 4 for details of the proposed amendments for each residential
42 zoning district and residential-related definitions. A version of the Zoning Map showing
43 the locations of the various districts is also attached.

44 **ENVIRONMENTAL REVIEW**

45 The potential environmental impacts of these amendments were previously evaluated
46 by the Environmental Impact Report for the Calistoga General Plan 2003 Update or are
47 exempt from the California Environmental Quality Act (CEQA) under Section
48 15061(b)(3) of the CEQA Guidelines; therefore, no further assessment is required under
49 CEQA.

50 **RECOMMENDATION**

51 Staff recommends that the Planning Commission adopt a resolution recommending to
52 the City Council approval of text amendments to the Calistoga Municipal Code
53 amending the residential zoning districts (Chapters 17.14 - 17.19), including permitted
54 and conditionally-permitted uses, and development standards, and Chapter 17.04,
55 Definitions.

56 Staff will forward the comments and recommendations of the Planning Commission to
57 the City Council for consideration during their review of the proposed amendments.

ATTACHMENTS

1. Draft resolution recommending to the City Council approval of amendments to Calistoga Municipal Code Title 17, Zoning, Chapters 17.14-17.19 and Chapter 17.04
2. Summary of Proposed Amendments to Residential Zoning Districts
3. Proposed Amendments to Residential Zoning Districts
4. Proposed Amendments to Residential-Related Zoning Code Definitions
5. Zoning Map with Residential Zoning Districts