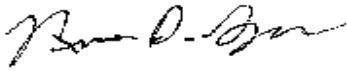


City of Calistoga Staff Report

TO: Honorable Mayor and City Council
FROM: Lynn Goldberg, Planning & Building Director
DATE: December 17, 2013
SUBJECT: **Second Reading of Ordinance No. 698**
Zoning Map Amendments ZOA 2013-5 & 2013-8

APPROVAL FOR FORWARDING



Richard D. Spittler, City Manager

- 1 **ISSUE:** Consideration of amendments to the Calistoga Zoning Map to provide
2 consistency with the Calistoga General Plan Land Use Map
3 **RECOMMENDATION:** Adopt Ordinance No. 698 as submitted.
4 **BACKGROUND:** On December 3, 2013, the City Council held a public hearing to
5 consider adopting an ordinance to rezone 47 properties to bring their zoning into
6 conformance with the Calistoga General Plan Land Use Map.
7 At the conclusion of the hearing, the City Council introduced and waived the first
8 reading of the ordinance as presented.

ATTACHMENT

1. Ordinance No. 698

ORDINANCE NO. 698

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALISTOGA AMENDING THE CALISTOGA ZONING MAP TO BRING IT INTO CONFORMANCE WITH THE CALISTOGA GENERAL PLAN (ZOA 2013-5 & ZOA 2013-8)

WHEREAS, the General Plan land use designations for a number of properties were revised by the 1990 and 2003 Calistoga General Plans, as well as the 2010 General Plan amendments related to the Urban Design Plan; and

WHEREAS, some of these re-designations created inconsistencies with the Calistoga Zoning Map; and

WHEREAS, state law requires consistency between the General Plan Land Use Map and the Zoning Map; and

WHEREAS, updating the Zoning Map to reflect these properties' General Plan land use designations will facilitate their use in the future and bring them into conformance with state law; and

WHEREAS, the Planning Commission held duly-noticed public hearings on September 11, 2013 and October 9, 2013, and adopted Resolutions PC 2013-29 and 2013-31 forwarding recommendations that the City Council approve the amendments. Prior to taking action on the resolution, the Planning Commission received written and oral reports from staff and received public testimony; and

WHEREAS, the City Council of the City of Calistoga reviewed and considered this ordinance at its meeting on December 3, 2013, noticed in accordance with state and local laws, and which included the written and oral staff report, proposed findings and comments received from the general public and interested agencies and parties.

NOW, THEREFORE, THE CALISTOGA CITY COUNCIL DOES HEREBY ORDAIN AS FOLLOWS:

SECTION ONE

Findings. The above recitals are incorporated herein as if set forth herein in full and each is relied upon independently by the City Council for its adoption of this ordinance.

SECTION TWO

Amendments. The properties identified in the following table and depicted on the map attached hereto as Exhibit A are hereby rezoned to the indicated zoning districts.

Site ID	Assessor's Parcel Number(s)	Zoning District
1	011-400-012/-014	Rural Residential (RR)
2	011-432-011	Public (P)
3	011-160-001/-006, 011-160-018/-020	Multiple-Family Residential (R-2)

4	011-410-016	Public (P)
5	011-204-003, -011	Downtown Commercial (DC)
6	011-320-006, -009	Public (P)
7	011-260-040	Industrial (I)
8	011-213-001/-004; 011-213-012/-014	Downtown Commercial (DC)
9	011-091-010	Residential/Professional Office – Visitor Accommodations (R-3-VA)
10	011-043-032/-035	Residential/Professional Office – Visitor Accommodations (R-3-VA)
11	011-156-006	Residential/Professional Office – Visitor Accommodations (R-3-VA)
12	011-440-001/-007; 011-050-012, -016, -023	Multiple-Family Residential (R-2)
13	011-260-043	Public (P)
14	011-422-021/-023, -031	Multiple-Family Residential (R-2)

SECTION THREE

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

SECTION FOUR

Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

SECTION FIVE

Effective Date.

THIS ORDINANCE shall take effect thirty (30) days after its passage and before the expiration of fifteen (15) days after its passage, shall be published in accordance with law, in a newspaper of general circulation published and circulated in the City of Calistoga.

THIS ORDINANCE was introduced with the first reading waived at the City of Calistoga City of Council meeting of the 3rd day of December, 2013, and was passed and adopted at a regular meeting of the Calistoga City Council on the 17th day of December, 2013, by the following vote:

AYES:	Councilmembers Kraus, Barnes and Lopez-Ortega, Vice Mayor Dunsford and Mayor Canning
NOES:	None
ABSENT:	None
ABSTAIN:	None

Chris Canning, Mayor

ATTEST:

Kathy Flamson, Deputy City Clerk

EXHIBIT A

