

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2015-XXX**

**RECOMMENDING TO THE CITY COUNCIL DENIAL OF A TEXT AMENDMENT TO
THE CALISTOGA MUNICIPAL CODE AMENDING CHAPTER 17.22.040 ADDING
OFF-SITE ATMS AS A CONDITIONALLY-PERMITTED USE IN THE DOWNTOWN
COMMERCIAL ZONING DISTRICT**

1 **WHEREAS**, on November 4, 2014, Charmi Deepak, on behalf of NELSON,
2 submitted a request to amend the DC Downtown Commercial Zoning District to allow
3 off-site ATMs with a use permit; and

4 **WHEREAS**, the Planning Commission considered the request at its regular
5 meeting of January 14, 2015. Prior to taking action on the application, the Planning
6 Commission received written and oral reports by the staff, and received public
7 testimony; and

8 **WHEREAS**, General Plan policies are established to shape the future physical
9 development of Calistoga and to preserve, protect and enhance Calistoga's current
10 quality of life and rural small-town character; and

11 **WHEREAS**, amending the Zoning Ordinance to allow off-site ATMs in the
12 Downtown Zoning District has the potential to affect the vibrancy of the downtown and is
13 inconsistent with the rural small-town character; and

14 **WHEREAS**, the proposed amendment is not consistent with the following
15 provisions of the Community Identity Element:

16	<i>Goal CI-1</i>	<i>Maintain and enhance Calistoga's small-town 17 character</i>
----	------------------	---

18	<i>Objective CI-1.1</i>	<i>Reinforce locally distinctive patterns of development, 19 landscape and culture, such as small buildings, mixed 20 use, walkability, architectural diversity, neighborhoods 21 of single-family homes on small lots, vineyards and 22 agricultural lands.</i>
----	-------------------------	--

23	<i>Policy P1</i>	<i>New development should be sensitive to surrounding 24 architecture, landscaping, character and scale of 25 existing buildings; and</i>
----	------------------	---

26 **WHEREAS**, the proposed use would reduce communication and interaction
27 between members of the community, which is an important component of the rural
28 small-town character; and

29 **WHEREAS**, the proposed use is not sensitive to the surrounding architecture.
30 Off-site ATMs are modern and contemporary, having no relationship to the historical
31 significance of properties located in the downtown; and

33 **WHEREAS**, the Planning Commission has determined that this action is not
34 subject to the California Environmental Quality Act (CEQA) under Section 15270 of the
35 CEQA Guidelines since it recommends denial of the proposed Zoning Ordinance
36 Amendment.

37 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
38 Commission that, based on the above findings, it is recommended the City Council deny
39 an amendment to Zoning Code Chapter 17.22.040 adding off-site ATMs as a
40 conditionally-permitted use in the Downtown Commercial Zoning District

41 **ADOPTED** on January 14, 2015 by the following vote of the Calistoga Planning
42 Commission:

43 **AYES:**

44 **NOES:**

45 **ABSENT:**

46 **ABSTAIN:**

47

48

49

Jeff Manfredi, Chairman

50

51

52

ATTEST: _____

53

Lynn Goldberg
Secretary to the Planning Commission

54

55