

CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2015-\_\_

**RECOMMENDING TO THE CITY COUNCIL REDESIGNATION OF THE PROPERTIES LOCATED AT 1213 AND 1303 FOOTHILL BOULEVARD FROM LOW DENSITY RESIDENTIAL TO DOWNTOWN COMMERCIAL GENERAL PLAN LAND USE DESIGNATION AND TO REZONE THE PROPERTIES FROM R-1-10 ONE-FAMILY RESIDENTIAL TO DC DOWNTOWN COMMERCIAL ZONING DISTRICT**

---

1           **WHEREAS**, on February 2, 2015, Nicholas and Gillian Kite submitted a request  
2 to redesignate the properties located at 1213 and 1303 Foothill Boulevard from Low  
3 Density Residential to Downtown Commercial General Plan land use designation and to  
4 rezone the properties from R-1-10 One-Family Residential to DC Downtown  
5 Commercial zoning district; and

6           **WHEREAS**, the Planning Commission considered the request at a public hearing  
7 on February 25, 2015. Prior to taking action on the application, the Planning  
8 Commission received written and oral reports by the staff, and received public  
9 testimony; and

10           **WHEREAS**, redesignating the properties to Downtown Commercial would not  
11 result in inconsistency with the land use overlay designations or other relevant General  
12 Plan land use policies; and

13           **WHEREAS**, by extending the Downtown Commercial land use designation  
14 further west along Foothill Boulevard, the City would potentially achieve the General  
15 Plan Foothill Character Area *development and design*, and *connectivity* policies; and

16           **WHEREAS**, the General Plan Land Use Designation Map Figure LU-4 is  
17 implemented through the Zoning Map, which provides more specific classifications (i.e.,  
18 zoning districts) than the General Plan; and

19           **WHEREAS**, rezoning the property to DC Downtown Commercial is consistent  
20 with the Downtown Commercial land use designation; and

21           **WHEREAS**, the DC District regulations ensure that the rural small-town  
22 character and quality of life is preserved and protected and the intensity and density of  
23 development on the property is appropriate for the site; and

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

28           **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
29 Commission that, based on the above findings, it is recommended that the City Council  
30 redesignate the properties located at 1213 and 1303 Foothill Boulevard from Low  
31 Density Residential to Downtown Commercial General Plan land use designation and to

32 rezone the properties from R-1-10 One-Family Residential to DC Downtown  
33 Commercial zoning district.

34 **APPROVED AND ADOPTED** on February 25, 2015 by the following vote of the  
35 Calistoga Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Jeff Manfredi, Chair

ATTEST: \_\_\_\_\_  
Lynn Goldberg  
Secretary to the Planning Commission