



City of Calistoga  
Planning Commission

## Agenda Item Summary

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<b>DATE</b>	June 10, 2015
<b>ITEM</b>	<b>Amendments to Commercial Zoning Districts (ZOA 2015-2)</b>
<b>STAFF CONTACT</b>	Lynn Goldberg, Planning & Building Director
<b>POTENTIAL CONFLICTS</b>	None
<b>RECOMMENDATION</b>	Recommend the following actions to the City Council <ol style="list-style-type: none"><li>1. Rescind Calistoga Municipal Code Chapter 17.22 Commercial Land Use Districts and Chapter 17.28 Design District and</li><li>2. Adopt Chapter 17.21, DC Downtown Commercial District and Chapter 17.22, CC Community Commercial District as shown in Exhibit A thereto.</li></ol>
<b>SUGGESTED MOTION</b>	"I move that the Planning Commission adopt a resolution recommending to the City Council the rescission of Calistoga Municipal Code Chapters 17.22 and 17.28, and the adoption of Chapters 17.21 and 17.22."

# CALISTOGA PLANNING COMMISSION

## STAFF REPORT

**TO** Chairman Manfredi and Members of the Planning Commission  
**FROM** Lynn Goldberg, Planning & Building Director  
**MEETING DATE** June 10, 2015  
**SUBJECT** Amendments to Commercial Zoning Districts (ZOA 2015-2)

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### 1 ITEM

2 Consideration of a recommendation to the City Council to amend the commercial zoning  
3 districts of the Zoning Code

### 4 BACKGROUND

5 Prior to adoption of the 2003 Calistoga General Plan, the City had a single commercial  
6 General Plan land use designation ("General Commercial") and commercial zoning  
7 district ("C General Commercial District"). The DD Design District also applied to all  
8 commercially-zoned properties and was intended to require Planning Commission  
9 review of building design and property development such that development retains  
10 existing historical features of buildings, is compatible with historical features of the City  
11 and ensures that major entrances to the City are attractively developed.

12 The 2003 General Plan created "Downtown Commercial" and "Community Commercial"  
13 land use designations in recognition of the downtown's unique character and a desire to  
14 protect it. In 2004, two corresponding zoning districts were adopted in order to further  
15 define permitted and conditionally-permitted uses, and establish development standards  
16 such as building height and setbacks. Commercially-designated properties were  
17 subsequently rezoned to one of the two zoning districts. The provisions of the DD  
18 Design District were also incorporated into both districts and this overlay was removed  
19 from all commercially-zoned properties.

### 20 DISCUSSION

21 The following primary Zoning Code amendments are proposed:

- 22 • Separate the districts into individual chapters to facilitate their use and conform to  
23 the approach used throughout the Code. Both of the zoning districts are currently  
24 included in a single Zoning Code chapter, which is cumbersome to use.
- 25 • Add purpose and intent statements for each district, which the existing chapter  
26 lacks. Include a reference to the applicability of relevant policies of the General  
27 Plan's Community Identity Element and the Character Areas, Gateways and  
28 Entry Corridors of the Land Use Element.
- 29 • Revise the districts to bring them into conformity with amendments that have  
30 been made to several General Plan elements since the districts' original

- 31 adoption, such as excluding residential floor area when calculating a project's  
32 floor area ratio.
- 33 • Rearrange the lists of permitted and conditionally-permitted uses in each district  
34 to group similar uses.
  - 35 • Delete single-family dwellings as a conditionally-permitted use and add  
36 community care and congregate care facilities as conditionally-permitted uses in  
37 the Community Commercial District.
  - 38 • Delete the use permit requirement for modifications to existing structures that  
39 result in an increase in the number of leasable spaces. The justification for this  
40 requirement is unclear and the requirement is an impediment to the addition of  
41 new businesses.
  - 42 • Delete Subsection 17.22.080(M) *Findings for Use Permits on Property in Entry*  
43 *Corridors*; they are duplicative of General Plan entry corridor policies, and one of  
44 the standard use permit findings requires consistency with the General Plan.
  - 45 • Delete the DD District because it is duplicative of provisions included in each of  
46 the new proposed zoning districts as well as existing design review requirements.
  - 47 • Add references at the end of each chapter to other applicable chapters  
48 (e.g., sidewalk dining, signs)
  - 49 • Renumber existing Chapter 17.21, Home Occupations to Chapter 17.43
  - 50 • Change references from “general commercial district” to “commercial zoning  
51 districts” in:
    - 52 Section 17.58.060(B)(2)(a) – Signs chapter
    - 53 Section 17.04.380 – Definition of “inn”

#### 54 ENVIRONMENTAL REVIEW

55 The proposed amendments are exempt from the California Environmental Quality Act  
56 (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, as it can be seen that they  
57 would not result in any impacts on the physical environment.

#### 58 RECOMMENDATION

59 Staff recommends that the Planning Commission adopt a resolution recommending that  
60 the City Council:

- 61 • Rescind Calistoga Municipal Code Chapter 17.22 Commercial Land Use Districts  
62 and Chapter 17.28 Design District and
- 63 • Adopt Chapter 17.21, DC Downtown Commercial District and Chapter 17.22, CC  
64 Community Commercial District as shown in Exhibit A thereto.
- 65 • Renumber existing Chapter 17.21, Home Occupations to Chapter 17.43
- 66 • Change references from “general commercial district” to “commercial zoning  
67 districts” in Sections 17.58.060(B)(2)(a) and 17.04.380

## **ATTACHMENTS**

1. Draft resolution
2. Draft Chapter 17.21 DC Downtown Commercial District with significant revisions identified
3. Draft Chapter 17.22 CC Community Commercial District with significant revisions identified
4. Existing Chapter 17.22 Commercial Land Use Districts
5. Existing Chapter 17.28 Design District
6. Location of Commercial Zoning Districts Map