



City of Calistoga  
Planning Commission  
**Agenda Item Summary**

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<b>DATE</b>	June 10, 2015
<b>ITEM</b>	<b>Land Use Element Amendments GPA 2015-1</b>
<b>STAFF CONTACT</b>	Lynn Goldberg, Planning & Building Director
<b>POTENTIAL CONFLICTS</b>	None
<b>RECOMMENDATION</b>	Recommend to the City Council adoption of the proposed amendments to the Land Use Element of the Calistoga General Plan
<b>SUGGESTED MOTION</b>	"I move that the Planning Commission adopt a resolution recommending to the City Council adoption of the proposed amendments to the Land Use Element of the Calistoga General Plan"

# 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** Land Use Element Amendments GPA 2015-1

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1 **ITEM**

2 Consideration of amendments to the Land Use Element of the Calistoga General Plan

3 **BACKGROUND**

4 The recently-updated Housing Element of the Calistoga General Plan necessitates  
5 amending the Land Use Element in order to maintain internal consistency. Staff also  
6 has identified background information and actions that should be updated.

7 **PROPOSED AMENDMENTS**

8 Proposed primary revisions to the Land Use Element include the following:

- 9 • Update the Existing Land Use map (Figure LU-2) and the quantified existing land  
10 use information, which is currently based on 2002 data
- 11 • Delete references to the 1990 General Plan that are no longer relevant.
- 12 • Delete a provision in the High Density Residential land use designation that allows  
13 up to 43 units per acre for dedicated affordable housing units, which cites a provision  
14 in the superseded 2003 Housing Element.
- 15 • Move “convalescent care”, “community care” and “congregate care” as allowed uses  
16 in the Medium and High Density Residential land use designations to the Community  
17 Commercial designation as a more appropriate location for such uses.
- 18 • Increase the minimum density in the Downtown Commercial and Community  
19 Commercial land use designations from 4 units to 10 units per acre, and limit  
20 residential development to multi-family housing to promote a greater number of  
21 housing units.
- 22 • Add “supportive housing”, “transitional housing” and “residential care” to all  
23 residential designations to implement state law.
- 24 • Update the Airport Commercial land use designation by deleting language calling for  
25 the re-establishment of the gliderport and establish it as an interim designation.
- 26 • Delete the portion of Policy LU 1.2 P.5 that allows short-term visitor rentals of  
27 residential properties by use permit.
- 28 • Rename the “Maxfield/Adams Beverage Company Properties” Planned  
29 Development Overlay to “Silverado Trail” Planned Development Overlay to reflect

- 30 current development in this area (e.g., Brian Arden and Lava Vine Wineries, Solage  
 31 Resort).
- 32 • Rename the “Enchanted Resorts Properties” Planned Development Overlay to  
 33 “Calistoga Hills” Planned Development Overlay and change other references to  
 34 reflect the new project name.
  - 35 • Delete the maximum theoretical housing buildout section (Section G); it has been  
 36 superseded by the 2014 Housing Element.
  - 37 • Delete the following completed actions:

General Plan Action		Implementation
LU-A1.2-3	Redouble efforts to enforce the City’s Bed and Breakfast Inns Ordinance.	Annual inspections conducted
LU-A1.3-1	Create and adopt a growth management ordinance that limits commercial and industrial growth in a manner similar to that allowed for residential development.	Ordinance Nos. 616, 624, 660, 664
LU-A1.3-3	Revise the Zoning Ordinance to include Community Commercial and Downtown Commercial zones that implement the related land use designations.	Ordinance No. 614
LU-A1.-4.1	Amend City Ordinances and the Resource Management System to replace references to growth management based on water and sewer infrastructure deficiencies with a strategy based in maintaining Calistoga’s unique small town character.	Ordinance No. 618
LU-A1.-4.2	Adopt an ordinance which implements the residential growth management system.	Ordinance Nos. 616, 624, 660, 664
LU-A2.1-1	Amend the Zoning Ordinance to ensure it is consistent with the 2003 Land Use Designation Map and land use descriptions, including the modifications made to permitted uses, densities and minimum lot size provisions of other residential land use designations.	Ordinance Nos. 609, 614, 627
LU-A2.1-2	Amend the Hillside Ordinance to clarify the calculation of slope and permitted densities.	Ordinance No. 699
LU-A3.2-1	Amend the Zoning Ordinance to require multi-family structures located adjacent to single-family parcels to incorporate adequate screening into project design.	Residential Design Guidelines adopted

38 **DISCUSSION**

39 Staff does not believe that a comprehensive update of the Land Use Element is  
 40 warranted. The Element was substantially amended in 2012 through the incorporation  
 41 of certain provisions of the Urban Design Plan, which applied Character Area and

42 Gateway overlays and related land use, development and design, and connectivity  
43 considerations to certain areas of the city.

44 **ENVIRONMENTAL REVIEW**

45 Under Section 15061(b)(3) of the California Environmental Quality Act (CEQA)  
46 Guidelines, the proposed amendments are not subject to CEQA because it can be seen  
47 with certainty that they could have a significant effect on the environment.

48 **RECOMMENDATION**

49 Staff recommends that after conducting a public hearing, the Planning Commission  
50 adopt a resolution recommending to the City Council adoption of the proposed  
51 amendments to the Land Use Element of the Calistoga General Plan.

**ATTACHMENTS**

1. Draft resolution with updated Land Use Element attached
2. Existing Land Use Element with tracked changes