

**CITY OF CALISTOGA
PLANNING COMMISSION
PC RESOLUTION 2017-XX**

1 **RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 17, ZONING, TO ADD**
2 **A DEFINITION FOR “CONTRACTOR STORAGE YARDS” AND ALLOW THEM BY**
3 **CONDITIONAL USE PERMIT IN THE RR AND RR-H ZONING DISTRICTS (ZOA**
4 **2017-3)**

5 WHEREAS, there is a lack of suitable sites within the city limits that can
6 accommodate equipment/materials storage and ancillary office space for operations
7 such as landscape contractors, tree and equipment maintenance services, and building
8 contractors; and

9 WHEREAS, the lack of suitable sites results in some business owners parking
10 their vehicles and equipment at their homes, at non-sanctioned locations in the city or at
11 locations outside of the city; and

12 WHEREAS, these businesses provide important services to the community and
13 the City wishes to support their continued existence; and

14 WHEREAS, the Planning Commission reviewed the proposed amendments at a
15 public hearing on November 8, 2017, and during its review, considered the public
16 record, including the staff report, findings, and any written materials and testimony
17 presented by the public during the hearing; and

18 WHEREAS, the Planning Commission has determined that the proposed
19 amendments are not subject to the California Environmental Quality Act (CEQA) under
20 Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that
21 there is no possibility that they may have a significant effect on the environment.

22 NOW, THEREFORE, BE IT RESOLVED by the City of Calistoga Planning
23 Commission that, based on the above findings, it is recommended that the City Council
24 amend Calistoga Municipal Code Title 17.14 as follows:

- 25 1. Amend Chapter 17.04 Definitions to add the following definition:

26 **17.04.164.5 Contractor storage yard**

27 “Contractor storage yard” shall mean an area and/or building used by a
28 small-scale general, building, excavation well-drilling or landscaping
29 contractor; landscaping, tree or pool maintenance service; or a similar
30 operation where a limited number of business-related vehicles,
31 equipment and/or materials are stored; and incidental maintenance or
32 shop work may be performed. The use may include the operational
33 offices of the contractor. This use does not include wholesale or retail
34 sales.

- 35 2. Amend CMC Section 17.141.020(B), Uses Allowed with a Use Permit, to add
36 the following:

37 11. Contractor storage yards

- 38 3. Amend CMC Section 17.15.030(B), Uses Allowed by a Use Permit, to add the
39 following:
40 10. Contractor storage yards

APPROVED AND ADOPTED on November 8, 2017 by the following vote of the
Calistoga Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Paul Coates, Chair

ATTEST: _____
Lynn Goldberg, Secretary