

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2009-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE GENERAL PLAN OVERLAY DISTRICTS MAP, FIGURE LU-6 TO INCLUDE THOSE PROPERTIES LOCATED AT 1001 AND 1007 MYRTLE STREET WITHIN VISITORS ACCOMMODATION OVERLAY DESIGNATION**

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2       **WHEREAS**, the General Plan, which was adopted on October 21, 2003, is  
3 Calistoga’s fundamental land use and development policy document identifying how the  
4 community will grow and conserve its resources through 2020 and is the primary  
5 document used to implement the land use and development policies contained in the  
6 2003 General Plan Update; and  
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8       **WHEREAS**, the 2003 General Plan Update represents the “constitution” or  
9 “blueprint” identifying how the community will grow into the future and includes a set of  
10 policies that guide development of land designated by the City as High Density  
11 Residential (HDR); and  
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13       **WHEREAS**, the 2003 General Plan Update provides performance measures for  
14 that portion of the property designated High Density Residential. This designation was  
15 based on several objectives, including: 1) encouraging the area to serve as a buffer  
16 between the commercial limits of Calistoga and residential districts, 2) providing an area  
17 for residential uses and commercial to co-exist; and  
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19       **WHEREAS**, the 2003 General Plan Update also includes a list of permitted land  
20 uses that would be applied to new development on property designated High Density  
21 Residential such as, but not limited to, convalescent care, community care and  
22 congregate care; visitor accommodations other than bed-and-breakfast units, but only  
23 where the Visitor Accommodation Overlay District is applied; bed-and-breakfast units;  
24 live-work units and home occupations; and houses of worship; and  
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26       **WHEREAS**, the properties (1001 and 1007 Myrtle Street) are located are located  
27 within important transitional area between the established Foothill Boulevard  
28 commercial corridor and residential neighborhood bordered by Pine and Hazel Streets.  
29 The existing land use designation is not entirely consistent with the current goals,  
30 objectives, policies, which influence the development of these transitional spaces. The  
31 application of the Visitor Accommodation Overlay designation will provide opportunity to  
32 create a development that protects the neighborhood form more intensive commercial  
33 use; and  
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35       **WHEREAS**, it is necessary to amend General Plan Overlay Districts Map, Figure  
36 LU-6 to implement the land use and development policies contained in the 2003  
37 General Plan Update relating to these parcels; and  
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