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

WHEREAS, the General Plan, which was adopted on October 21, 2003, is Calistoga's fundamental land use and development policy document identifying how the community will grow and conserve its resources through 2020 and is the primary document used to implement the land use and development policies contained in the 2003 General Plan Update; and

WHEREAS, the 2003 General Plan Update represents the "constitution" or "blueprint" identifying how the community will grow into the future and includes a set of policies that guide development of land designated by the City as High Density Residential (HDR); and

WHEREAS, the 2003 General Plan Update provides performance measures for that portion of the property designated High Density Residential. This designation was based on several objectives, including: 1) encouraging the area to serve as a buffer between the commercial limits of Calistoga and residential districts, 2) providing an area for residential uses and commercial to co-exist; and

WHEREAS, the 2003 General Plan Update also includes a list of permitted land uses that would be applied to new development on property designated High Density Residential such as, but not limited to, convalescent care, community care and congregate care; visitor accommodations other than bed-and-breakfast units, but only where the Visitor Accommodation Overlay District is applied; bed-and-breakfast units; live-work units and home occupations; and houses of worship; and

WHEREAS, the properties (1001 and 1007 Myrtle Street) are located are located within important transitional area between the established Foothill Boulevard commercial corridor and residential neighborhood bordered by Pine and Hazel Streets. The existing land use designation is not entirely consistent with the current goals, objectives, policies, which influence the development of these transitional spaces. The application of the Visitor Accommodation Overlay designation will provide opportunity to create a development that protects the neighborhood form more intensive commercial use; and

WHEREAS, it is necessary to amend General Plan Overlay Districts Map, Figure LU-6 to implement the land use and development policies contained in the 2003 General Plan Update relating to these parcels; and

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WHEREAS, the Planning Commission considered the application at its regular meeting of February 11, 2009 and prior to taking action on the application, the Planning Commission received written and oral reports by the Staff, and received public testimony; and

WHEREAS, this action is not subject to the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines; and

 WHEREAS, the Planning Commission finds that the proposed General Plan Amendment is consistent with all other relevant General Plan policies. The Visitor Accommodation land use overlay designation provides development provisions that are consistent with the community's goals to preserve, protect and enhance the transitional spaces between commercial and residential uses for the enjoyment of locals and visitors alike, and to maintain a strong economic and social environment for businesses to thrive in Calistoga into the future. Furthermore, the proposed Amendments are consistent with the surrounding land uses and would not result in detrimental impacts to public health, safety and general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED by the City of Calistoga Planning Commission that based on the findings provide herein, the Planning Commission forwards its recommendation to the City Council supporting an amendment to the General Plan Amendment Overlay Districts Map, Figure LU-6 to include the properties located at 1001 and 1007 Myrtle Street within the Visitor Accommodation Overlay designation.

PASSED, APPROVED, ADOPTED on February 11, 2009, by the following vote of the Calistoga Planning Commission.

67 AYES: 68 NOES: 69 ABSENT:

JEFF MANFREDI, Chairman

Secretary to the Planning Commission