

EXHIBIT A

PLANNING COMMISSION RECOMMENDATION

DRAFT SUBSECTION TO ALLOW FOR CERTAIN TYPES OF BUSINESS ESTABLISHMENTS IN THE “CC”, COMMUNITY COMMERCIAL ZONING DISTRICT

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Amend Subsections Community Commercial (CC) Districts – allowed, conditionally permitted and prohibited uses to allow for certain types of business establishments to be reviewed and approved administratively. Additions noted in underline, deletions noted in “~~strikethrough~~”.

17.22.060 Community commercial (CC) district – Allowed, conditionally permitted and prohibited uses.

- A. The following uses are allowed in the CC district and shall only require an administrative use permit when located in an entry corridor as defined in the 2003 General Plan Update. When an administrative use permit is required, the administrative use permit shall be processed in the same manner as provided in CMC 17.22.040(A)(9)(b).
 - 1. Resident-serving retail and service uses including, but not limited to: grocery stores; fruit and vegetable markets; bicycle sales and repair shops; bicycle rentals and tours furniture sales; audio-video stores; florists; frame shops; clothing and apparel businesses; health clubs; dry cleaning, not including processing plants; laundromats; tailors; shoe repair; retail sales and repair of household goods and appliances; and hobby and craft shops;
- B. The following uses require a conditional use permit in the CC district, pursuant to Chapter 17.40 CMC and within an entry corridor as defined in the 2003 General Plan Update:
 - 1. Theaters and places of public assembly such as halls, lodges, fraternal organizations and clubs;
 - 2. Hotels, motels, resorts and inns;
 - 3. Automobile, boat and recreational vehicle sales, rentals and repair;
 - 4. Outdoor sales establishments, such as plant nurseries and garden supplies, taxi stands, and storage associated with a primary use, such as hardware and home improvement stores;
 - 5. Banks and financial institutions, with drive-up facilities;
 - 6. Sale of used or secondhand goods, excluding books and magazines;
 - 7. Religious institutions, such as churches and mosques;
 - 8. Public utility substations and public and private schools;
 - 9. Geothermal uses;
 - 10. Formula businesses otherwise allowed in subsection (A) of this section, but not including formula restaurants or formula visitor accommodations;
 - 11. Stand-alone parking lots;
 - 12. Remote parking for businesses located off-site;
 - 13. Restaurants, bakeries, bars, cafes, and similar uses, with or without outdoor dining;

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- 41 14. Live entertainment and/or dancing;
42 15. Walkaway businesses;
43 16. Single-family, live-work units, caretaker's quarters allowed in conjunction with
44 or without a permitted commercial use; provided, that the following guidelines
45 have been considered prior to the required use permit approval:
46 a. The required off-street parking for the exclusive use of dwelling units is
47 provided pursuant to Chapter 17.36 CMC;
48 b. New structures or structural expansion shall not be permitted if it would
49 contribute to a lot coverage that exceeds 60 percent;
50 c. Residential uses shall be provided a screened yard area not less than 300
51 square feet per dwelling unit, except in cases where due to the location of
52 existing structures there is no land available for said yard;
53 d. In cases of shared residential and commercial uses, the commercial use
54 shall be compatible with the health and safety of persons residing on the
55 property (i.e., lighting, noise, fumes and hours of operation, etc.);
56 e. Prior to use permit approval, a residential use or combination of
57 residential and commercial uses shall require design review by the
58 Planning Commission, pursuant to Chapter 17.06 CMC;
59 17. Multifamily dwellings, subject to a specific finding that the proposed use is
60 consistent with the rural small town character of Calistoga;
61 18. Gasoline service stations, including carwash facilities;
62 19. Veterinarian clinics with boarding facilities, as provided in CMC
63 17.14.020(B)(3);
64 20. Childcare facilities;
65 21. Wine and liquor sales, including tasting facilities and wineries;
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