

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2009-13**

**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 LAND USE DESIGNATIONS
MAP, FIGURE LU-4 TO INCLUDE THE PROPERTY LOCATED AT 963/965 SILVERADO
TRAIL WITHIN THE COMMUNITY COMMERCIAL LAND USE DESIGNATION**

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2 **WHEREAS**, the General Plan, which was last updated 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 document
5 used to implement the land use and development policies contained in the 2003 General Plan
6 Update; and

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8 **WHEREAS**, the 2003 General Plan Update represents the "constitution" or "blueprint"
9 identifying how the community will grow into the future and includes a set of policies that guide
10 development of land designated by the City as Community Commercial; and

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12 **WHEREAS**, on March 23, 2009 the Property Owner's submitted a request to amend the
13 General Plan Land Use Designation Map to include their property within the Light Industrial land
14 use designation and Staff recommended that the property be included in the Community
15 Commercial land use designation; and

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17 **WHEREAS**, the 2003 General Plan Update provides performance measures for those
18 properties designated Community Commercial. This designation was based on several
19 objectives, including promoting resident- and visitor-serving uses at the outskirts of the City
20 while enhancing the City's small-town, rural character by interweaving elements of the natural
21 and built environment in this transitional neighborhood; and

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23 **WHEREAS**, the 2003 General Plan Update also includes a list of permitted land uses
24 that would be applied to new development on property designated Community Commercial; and

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26 **WHEREAS**, the Planning Commission considered the application at its regular meeting
27 of July 8, 2009 and prior to taking action on the application, the Planning Commission received
28 written and oral reports by the Staff, and received public testimony; and

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

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33 **WHEREAS**, the Planning Commission finds that the property is located in a transitional
34 area between the less intense unincorporated areas of the County to the more intense areas of
35 the adjacent commercial areas. The Community Commercial land use designation will achieve
36 the overall goals, objectives, policies, which influence will influence the development of these
37 transitional space; and

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39 **WHEREAS**, the Planning Commission finds that the proposed General Plan Amendment
40 is consistent with the General Plan policies, including general and specific Entry Corridor
41 guidelines in order to protect the public health, safety and general welfare of the community as
42 well as preserve, protect and enhance this transitional area of the City. Furthermore, the

43 Planning Commission finds the proposed Amendment is consistent with the surrounding land
44 uses.

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46 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
47 that based on the findings provide herein, the Planning Commission forwards its
48 recommendation to the City Council supporting an amendment to the General Plan Amendment
49 Land Use Designations Map, Figure LU-4, to include the property located at 963/965 Silverado
50 Trail within the Community Commercial Land Use designation.

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52 **PASSED, APPROVED, ADOPTED** on July 8, 2009, by the following vote of the
53 Calistoga Planning Commission.

54
55 **AYES:**
56 **NOES:**
57 **ABSENT:**

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59
60 _____
61 JEFF MANFREDI, Chairman

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63
64 ATTEST: _____
65 Kathleen Guill
66 Secretary to the Planning Commission