

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2009-26**

A RESOLUTION FORWARDING A RECOMMENDATION TO THE CITY COUNCIL FOR THE ADOPTION OF AN ORDINANCE AMENDING CHAPTERS 17.35, *BED AND BREAKFAST INN AND FACILITIES*, 17.58, *SIGNS AND ADVERTISING REGULATIONS*, AND 17.36, *OFF-STREET PARKING AND LOADING OF THE MUNICIPAL CODE PERTAINING TO BED AND BREAKFAST USES.*

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2 **WHEREAS**, General Plan Implementation Measure A1, on Page H-93 of the Housing
3 Element, requires that the Bed and Breakfast Ordinance be amended such that through the use
4 permit process a finding is made that no net loss of housing results from a bed and breakfast
5 development; and
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7 **WHEREAS**, the Economic Development Element, Policy 3 of the General Plan
8 specifically encourages upgrades of existing bed and breakfast inns to meet the changing
9 demands of customers and to strengthen business vitality; and
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11 **WHEREAS**, on April 20, 2009 the Calistoga Chamber of Commerce submitted a letter
12 requesting planning staff to review the current bed and break fast regulations; and
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14 **WHEREAS**, on May 27, 2009 the Planning Commission conducted a study session to
15 discuss and provide direction to staff regarding whether or not to pursue an update to the City's
16 bed and breakfast regulations and other regulations pertaining to such use, as called for in the
17 General Plan and as suggested by the Chamber of Commerce; and
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19 **WHEREAS**, subsequent to receiving a report from staff, receiving public comments and
20 discussing the matter on May 27, 2009, the Planning Commission directed staff to work with the
21 Chamber of Commerce and local bed and breakfast owners to revamp the existing bed and
22 breakfast regulations and bring them back to the Planning Commission for their consideration at
23 a later date.
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25 **WHEREAS**, the Planning Commission considered the proposed revisions to the City's
26 bed and breakfast regulations and other regulations pertaining to such use at its regular meeting
27 on September 23, 2008. Prior to taking action on the proposed revisions, the Planning
28 Commission received written and oral reports by the staff, and received public testimony; and
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30 **WHEREAS**, the Planning Commission finds the proposed revisions to the City's review
31 procedures for bed and breakfast developments as provided for in Exhibit A are necessary and
32 proper for maintaining a positive growth in the visitor accommodation climate in the community
33 and are consistent with the policy direction contained in the General Plan; and
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35 **WHEREAS**, the Planning Commission finds that the proposed revisions will not limit
36 the City's ability to offset and/or mitigate the loss of housing through the required use permit
37 review of a bed and breakfast development; and
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