

**ORDINANCE NO. 698**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALISTOGA AMENDING THE CALISTOGA ZONING MAP TO BRING IT INTO CONFORMANCE WITH THE CALISTOGA GENERAL PLAN (ZOA 2013-5 & ZOA 2013-8)**

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**WHEREAS**, the General Plan land use designations for a number of properties were revised by the 1990 and 2003 Calistoga General Plans, as well as the 2010 General Plan amendments related to the Urban Design Plan; and

**WHEREAS**, some of these re-designations created inconsistencies with the Calistoga Zoning Map; and

**WHEREAS**, state law requires consistency between the General Plan Land Use Map and the Zoning Map; and

**WHEREAS**, updating the Zoning Map to reflect these properties' General Plan land use designations will facilitate their use in the future and bring them into conformance with state law; and

**WHEREAS**, the Planning Commission held duly-noticed public hearings on September 11, 2013 and October 9, 2013, and adopted Resolutions PC 2013-29 and 2013-31 forwarding recommendations that the City Council approve the amendments. Prior to taking action on the resolution, the Planning Commission received written and oral reports from staff and received public testimony; and

**WHEREAS**, the City Council of the City of Calistoga reviewed and considered this ordinance at its meeting on December 3, 2013, noticed in accordance with state and local laws, and which included the written and oral staff report, proposed findings and comments received from the general public and interested agencies and parties.

**NOW, THEREFORE, THE CALISTOGA CITY COUNCIL DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION ONE**

**Findings.** The above recitals are incorporated herein as if set forth herein in full and each is relied upon independently by the City Council for its adoption of this ordinance.

**SECTION TWO**

**Amendments.** The properties identified in the following table and depicted on the map attached hereto as Exhibit A are hereby rezoned to the indicated zoning districts.

Site ID	Assessor's Parcel Number(s)	Zoning District
1	011-400-012/-014	Rural Residential (RR)
2	011-432-011	Public (P)
3	011-160-001/-006, 011-160-018/-020	Multiple-Family Residential (R-2)

4	011-410-016	Public (P)
5	011-204-003, -011	Downtown Commercial (DC)
6	011-320-006, -009	Public (P)
7	011-260-040	Industrial (I)
8	011-213-001/-004; 011-213-012/-014	Downtown Commercial (DC)
9	011-091-010	Residential/Professional Office – Visitor Accommodations (R-3-VA)
10	011-043-032/-035	Residential/Professional Office – Visitor Accommodations (R-3-VA)
11	011-156-006	Residential/Professional Office – Visitor Accommodations (R-3-VA)
12	011-440-001/-007; 011-050-012, -016, -023	Multiple-Family Residential (R-2)
13	011-260-043	Public (P)
14	011-422-021/-023, -031	Multiple-Family Residential (R-2)

### SECTION THREE

**Environmental Review.** The potential environmental impacts of these rezonings were previously evaluated for each of the previous General Plan amendments; therefore, no further assessment is required under the California Environmental Quality Act.

### SECTION FOUR

**Severability.** If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

### SECTION FIVE

**Effective Date.**

**THIS ORDINANCE** shall take effect thirty (30) days after its passage and before the expiration of fifteen (15) days after its passage, shall be published in accordance with law, in a newspaper of general circulation published and circulated in the City of Calistoga.

**THIS ORDINANCE** was introduced with the first reading waived at the City of Calistoga City of Council meeting of the 3rd day of December, 2013, and was passed and adopted at a regular meeting of the Calistoga City Council on the **17th day of December, 2013**, by the following vote:

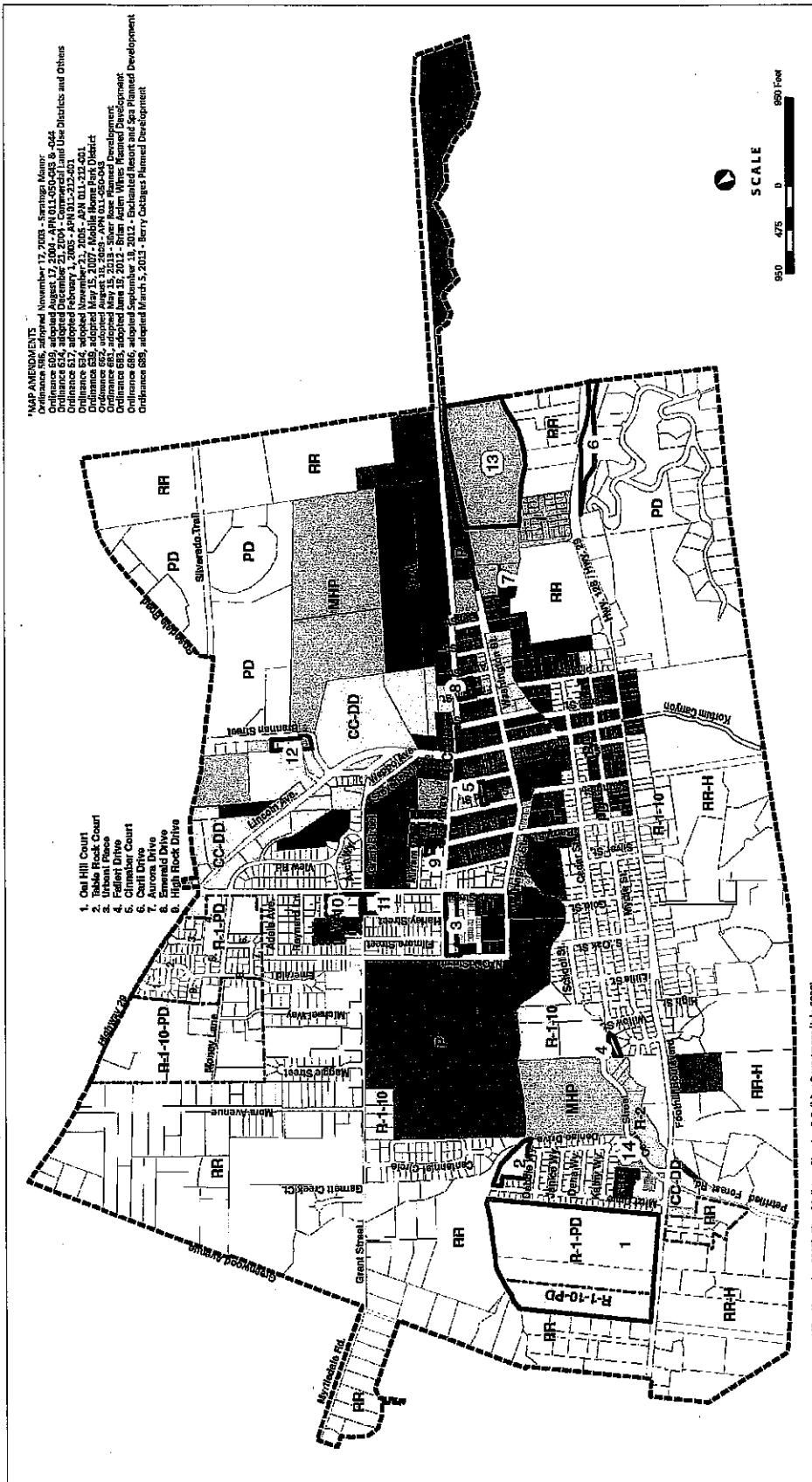
<b>AYES:</b>	<b>Vice Mayor Dunsford, Councilmembers Barnes, Kraus and Lopez-Ortega, and Mayor Canning</b>
<b>NOES:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

  
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**Chris Canning, Mayor**

**ATTEST:**

  
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**Kathy Flamson, Deputy City Clerk**

EXHIBIT A



**CITY OF CALISTOGA - ZONING MAP**  
 ZONING DISTRICT MAP ADOPTED FEBRUARY 5, 1991, AS AMENDED

**City Parcels 2012**

RR: Rural Residential  
 RR-H: Rural Residential - Hillside  
 R-1: Single-Family Residential  
 R-1-PD: Single-Family Residential Planned Development  
 R-1-10: Single-Family Residential

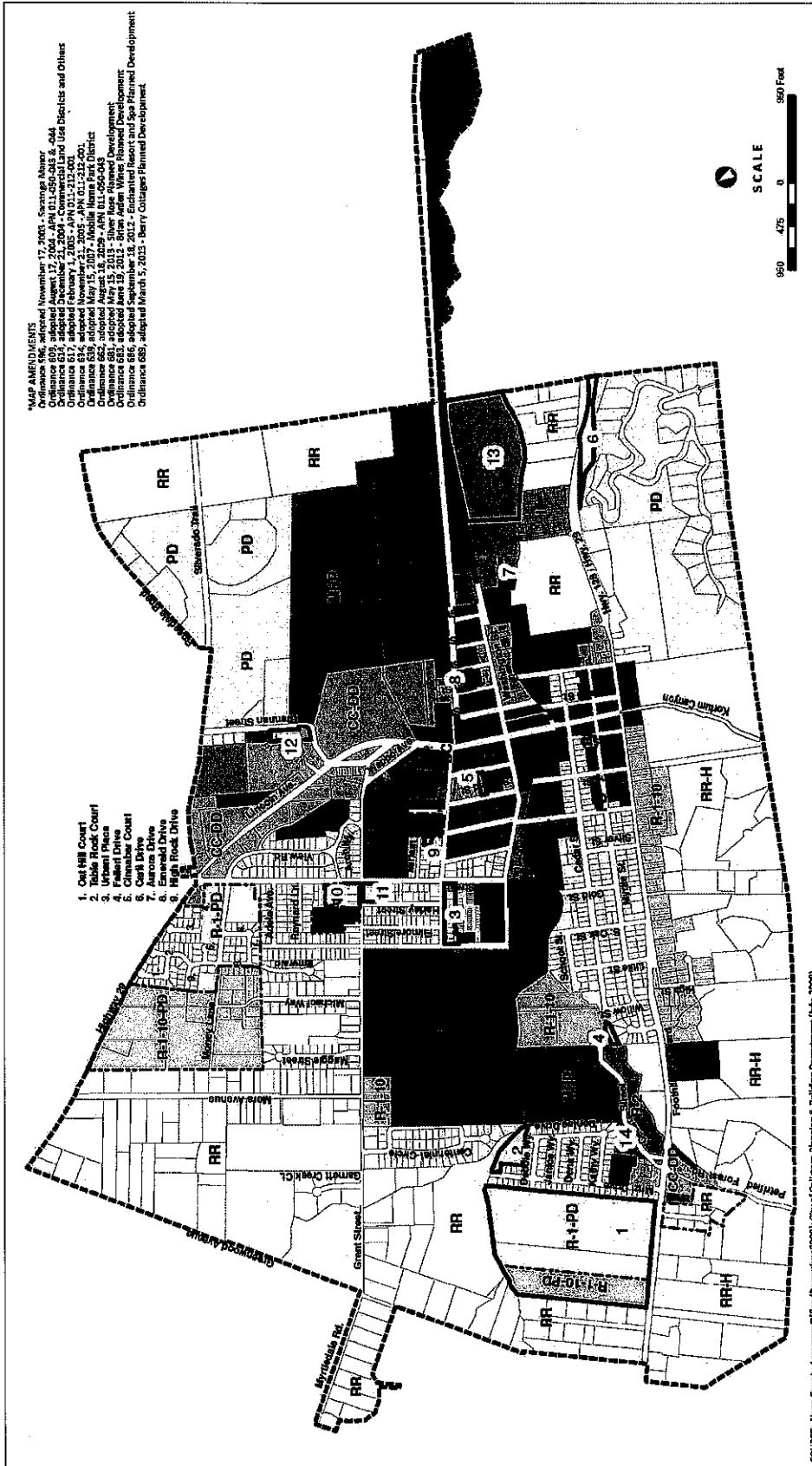
R-1-10-PD: Single-Family Residential Planned Development  
 R-2: Multiple Family  
 R-3: Residential/ Professional Office  
 R-3-VA: Residential/ Professional Office - Visitor Accommodation  
 CC-DD: Downtown Commercial - Design District  
 CC-DD: Community Commercial-Design District

Light Industrial  
 MHP: Mobile Home Park  
 P: Public/Quasi-Public  
 PD: Planned Development  
 C-A: Commercial/Airport

Properties to be Rezoned by ZOA 2013-5

SOURCE: Napa County Assessor's Office (December 2009); City of Calistoga Planning & Building Department (July, 2009)

EXHIBIT A



**CITY OF CALISTOGA - ZONING MAP**  
 ZONING DISTRICT MAP ADOPTED FEBRUARY 5, 1991, AS AMENDED

