

RESOLUTION NO. 2015-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP, FIGURE LU-4 TO REDESIGNATE THOSE PROPERTIES LOCATED AT 1213 AND 1303 FOOTHILL BOULEVARD FROM LOW DENSITY RESIDENTIAL TO DOWNTOWN COMMERCIAL LAND USE DESIGNATION

WHEREAS, on February 2, 2015, Nicholas and Gillian Kite submitted a request to redesignate the properties located at 1213 and 1303 Foothill Boulevard from the Low Density Residential to the Downtown Commercial General Plan land use designation; and

WHEREAS, the General Plan is Calistoga's fundamental land use and development policy document identifying how the community will grow and conserve its resources through 2020; and

WHEREAS, in addition to the base land use designation the properties are subject to several overlay land use designations. Both of the properties are located within the Entry Corridor 3: Lincoln Avenue at Foothill Boulevard, which extends along State Highway 128 from the 900 block of Pine Street west to Spring Street. The property located at 1213 Foothill is also located within the Downtown Character Area and Lincoln Avenue/Foothill Boulevard Gateway Area. The property located at 1303 Foothill Boulevard is within the Foothill Character Area. These overlay designations provide special design and development guidance; and

WHEREAS, as evidenced by the overlay designations, the properties are located within an important entry corridor and mixed use/transitional neighborhood. The existing Low Density Residential land use designation is not entirely consistent with the current goals, objectives, policies, which influence the development of these transitional spaces. Amending the land use designation will provide opportunity to create a development that transitions from the commercial uses at the intersection of Lincoln and Foothill to the adjoining residential land uses; and

WHEREAS, it is necessary to amend the General Plan Land Use Designations Map, Figure LU-4 to implement the land use and development policies contained in the General Plan relating to these parcels; and

WHEREAS, in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment is not subject to CEQA because it can be seen with certainty that there is no possibility that it could have a significant effect on the environment; and

WHEREAS, the Planning Commission reviewed the proposed General Plan amendment at a public hearing at its meeting of February 25, 2015, and adopted PC Resolution 2015-6 recommending its adoption by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Calistoga that based on the findings provide herein, an amendment to the General Plan Land Use Map, Figure LU-4 to redesignate those properties located at 1213 and 1303

Resolution No. 2015-046
General Plan Amendment GPA 2015-2
1213 and 1303 Foothill Boulevard
May 19, 2015
Page 2 of 2

Foothill Boulevard from low density residential to downtown commercial land use designation is hereby approved.

PASSED, APPROVED, ADOPTED by the City Council of the City of Calistoga at a regular meeting held this 19th day of May 2015, by the following vote:

AYES:	Councilmembers Kraus, Barnes and Lopez-Ortega and Vice Mayor Canning
NOES:	None
ABSTAIN:	None
ABSENT:	Mayor Canning



MICHAEL DUNSFORD, Vice Mayor

ATTEST:



KATHY FLAMSON, City Clerk