

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION NO. 2016-__**

**APPROVING A DENSITY BONUS AND AFFORDABLE HOUSING
CONCESSIONS/INCENTIVES FOR THE APARTMENT PROJECT AT 1320 FAIR
WAY AND 1516 PARK STREET**

1 **WHEREAS**, KHE Holdings LLC proposes to construct two two-story duplexes at
2 1320 Fair Way and 1516 Park Street and restrict the occupancy of two existing units to
3 low-income households for at least 30 years; and

4 **WHEREAS**, California Government Code Sections 65915-65918 allow the
5 developer of certain affordable housing projects to request a density bonus to construct
6 more units on the property than otherwise allowed by the Calistoga General Plan, and
7 up to two concessions or incentives that are needed to ensure the project's economic
8 feasibility; and

9 **WHEREAS**, the applicant requests the approval of a 25 percent density bonus to
10 allow a project density of 25 units per acre; and

11 **WHEREAS**, Housing Element Policy P2.1-1 calls for the City to provide
12 incentives for the development of affordable housing; and

13 **WHEREAS**, the property owner also requests concessions in the form of
14 deviations from the Calistoga Municipal Code (CMC) to allow parking in the rear yard
15 and a covered porch to extend into the front yard; and

16 **WHEREAS**, the requested deviations would not result in negative impacts to
17 surrounding properties and the general neighborhood. Although the front setback for the
18 building (a covered porch) and the rear setback for parking would be reduced below the
19 minimum otherwise required, potential visual impacts would be mitigated by substantial
20 landscaping. Furthermore, the front setback would be similar to those of nearby
21 buildings along Fair Way; and

22 **WHEREAS**, there is no basis for the City to deny the requested incentives or
23 concessions by making any of the findings provided by Cal. Govt. Code §65915(d)(1);
24 and

25 **WHEREAS**, this action has been reviewed for compliance with the California
26 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA
27 pursuant to Section 15332 (In-fill Development Projects) of the CEQA guidelines; and

28 **WHEREAS**, at a public meeting on November 9, 2016, the Planning Commission
29 considered the public record, including the written and oral staff reports, and testimony
30 presented during the meeting on this matter.

31 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
32 Commission that, based on the above findings, the requested density bonus and

33 affordable housing concessions/incentives for this apartment project are hereby
34 approved.

APPROVED AND ADOPTED by the City of Calistoga Planning Commission at a meeting held November 9, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Coates, Chair

ATTEST:

Lynn Goldberg, Secretary