

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 24, 2011

Ms. Charlene Gallina  
Planning and Building Director  
City of Calistoga  
1232 Washington Street  
Calistoga, CA 94515

Dear Ms. Gallina:

**RE: Review of the City of Calistoga's Revised Draft Housing Element**

Thank you for submitting Calistoga's revised draft housing element received for review on November 29, 2010. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The revised draft element addresses the statutory requirements described in the Department's October 1, 2010 review. For example, the element includes Program A-5 under Objective H-3.2 (page H-147) to permit transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential uses of the same type in the same zone.

The Department commends Calistoga for also including program actions to permit multifamily housing 'by-right' in the R-3 and Community Commercial zoning districts as well as programs to promote residential development in commercial zones (Program A-1 under Objective H-1.2 (page H-136)). These and other programs will facilitate more compact development with a mix of uses to address climate change, energy conservation and air quality objectives, and maximize existing land resources. Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening the local economy. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the assistance of Mr. Ken MacNab, City Planner, during the course of the review, and looks forward to receiving the adopted element. If you have any questions or need additional technical assistance, please contact Jeff Newbury, of our staff at (916) 445-7507.

Sincerely,

Glen A. Campora  
Assistant Deputy Director

