

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2008-18**

**A RESOLUTION UPHOLDING RESOLUTION PC 2008-07 FORWARDING A RECOMMENDATION TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING TITLE 17 (ZONING ORDINANCE) OF THE MUNICIPAL CODE, SPECIFICALLY SECTION 17.08.02(A) APPLICABLE PROJECTS OF THE AFFORDABLE HOUSING REGULATIONS (ZO 2008-01)**

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2       **WHEREAS**, the Planning Commission originally considered revisions to the  
3 City's Affordable Housing Regulations at its regular meeting of March 12, 2008 and prior  
4 to taking action on the application, the Commission received written and oral reports by  
5 the Staff, and received public testimony;  
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7       **WHEREAS**, on March 12, 2008 the Planning Commission adopted Planning  
8 Commission Resolution 2008-07 recommending that the City Council amend Chapter  
9 17.08 of the Calistoga Municipal Code pertaining to affordable housing regulations;  
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11       **WHEREAS**, on April 15, 2008 the City Council held a public hearing and referred  
12 this matter back to the Planning Commission for reconsideration;  
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14       **WHEREAS**, on May 14, 2008 the Planning Commission reconsidered its  
15 previous action to adopt Planning Commission Resolution 2008-07;  
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17       **WHEREAS**, the Planning Commission reconsidered proposed revisions to the  
18 City's Affordable Housing Regulations and prior to taking action on the application, the  
19 Planning Commission received written and oral reports by the staff, and received public  
20 testimony;  
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22       **WHEREAS**, An Initial Study/Mitigation Negative Declaration (IS/MND) was  
23 completed in accordance with applicable CEQA Guidelines, and on February 1, 2008  
24 the IS/MND was circulated for public and agency review and comment. Copies of the  
25 IS/MND were made available to the public at the Department of Planning and Building  
26 on February 1, 2008, and the IS/MND was distributed to interested parties and  
27 agencies. On February 1, 2008, a notice of the Planning Commission public hearing of  
28 March 12, 2008 to review the IS/MND was published in the local newspaper;  
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30       **WHEREAS**, the Planning Commission finds that amending Chapter 17.08 of the  
31 Zoning Ordinance to provide an alternative means for residential projects to satisfy the  
32 affordable housing requirements is, in part, implementation of General Plan Objective  
33 H-3.1, Policy P-3;  
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35       **WHEREAS**, the Planning Commission has recommended the proposed  
36 amendment as provided in Exhibit A to provide an alternative means for residential  
37 projects to satisfy the affordable housing requirements; and  
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39       **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
40 Commission that, based on the above findings, the proposed amendment pertaining to  
41 affordable housing regulations is forwarded to the City Council with a recommendation  
42 of adoption.

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**PASSED, APPROVED, AND ADOPTED** on May 14, 2008, by the following vote  
of the Calistoga Planning Commission:

AYES:  
NOES:  
ABSENT:

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Jeff Manfredi, Chair

ATTEST: \_\_\_\_\_  
Kathleen Guill  
Secretary to the Planning Commission