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May 10, 2011

Mr. Richard Spittler  
City Manager  
City of Calistoga  
1232 Washington Street  
Calistoga, CA 94515

CITY OF CALISTOGA

MAY 18 2011

CITY MANAGER

Dear Mr. Spittler:

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

Thank you for submitting Calistoga's housing element adopted March 15, 2011 and received for review on March 22, 2011. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's January 24, 2011 review found Calistoga's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, we are pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

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.) In addition, actions under Objective H-3.3, H-3.4, and H-6.1 to provide financial assistance where available and fast track permitting for units affordable to lower-income households will encourage and 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.

The City should report on the implementation and monitoring of policies/programs through its General Plan annual progress report required pursuant to Government Code Section 65400, and should amend programs as necessary if existing programs or strategies are not effective in providing needed housing opportunities. In particular, the City should report on implementation of Program Action A-4 (page H-158), which commits the City to amend the Growth Management System Ordinance to allow for longer time extensions for certain proposed housing projects and Action A-5 (page H-158), which will allow rollover of unused allocations between five year housing cycles.

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The Department appreciates the cooperation and assistance provided by Mr. Ken McNab, the City's Planning and Building Manager. We wish Calistoga success in implementing the housing element and look forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Jeff Newbury, of our staff, at (916) 445-7507.

Sincerely,



Glen A. Campora  
Assistant Deputy Director

cc: Ken McNab, Planning & Building Manager