

CALISTOGA PLANNING COMMISSION

STAFF REPORT

TO: Chairman Manfredi and Members of the Planning Commission
FROM: Lynn Goldberg, Planning & Building Director
MEETING DATE: March 13, 2013
SUBJECT: GENERAL PLAN ANNUAL REPORT

1 **Background**

2 The Calistoga General Plan serves two primary functions. As an information document,
3 the General Plan describes existing conditions, makes projections, and establishes a
4 vision for the community's future. As the community changes, there is a need to look
5 ahead and determine the effect of change on the physical, social and economic
6 structure of the community.

7 As a policy document, the General Plan establishes guidelines for decision-makers
8 through goals, objectives, policies and actions. Using these guidelines, Calistoga's City
9 Council and Planning Commission, as well as the Bicycle Advisory and Green
10 Committees take incremental steps toward achieving the larger goals of the City. The
11 City implements programs contained in the General Plan through day-to-day operations
12 of the City.

13 The State of California requires the City to submit an annual report on the status of the
14 General Plan and progress made toward its implementation to the City Council, the
15 Governor's Office of Planning and Research and the California Department of Housing
16 and Community Development. The report also identifies how City decision-making was
17 guided by the General Plan's goals, policies and implementation measures.

18 **Status of the Calistoga General Plan**

19 The Calistoga General Plan was comprehensively updated in 2003. Several of its
20 11 elements have been amended since then, including an update of the Housing
21 Element in 2011.

22 The General Plan was amended twice in 2012, as follows:

- 23 1) The Land Use, Circulation and Community Identity Elements were revised to
24 incorporate recommendations contained in the Calistoga Urban Design Plan
25 (GPA 2011-01); and
- 26 2) The General Plan Overlay Districts Map, Figure LU-6, was revised to apply a
27 Planned Development Overlay Designation on the Enchanted Resorts property,
28 and the Land Use Element was amended to establish associated planned
29 development goals for the Enchanted Resorts properties (GPA 2010-01).

30

31 **General Plan Implementation during 2012**

32 Actions that were taken by the City of Calistoga during 2012 to implement the General
33 Plan's policies and implementation programs are summarized by element in the
34 attached annual report document.

35 Significant efforts, including their applicable actions follow.

- 36 • The Land Use, Community Identity and Circulation Elements of the General Plan
37 were amended to incorporate appropriate recommendations from the Urban
38 Design Plan.
- 39 • The City Council authorized the filing of a CDBG grant application to study the
40 projected long-term viability of Calistoga mobile home parks as affordable
41 housing for low-income seniors. (Housing Element)
- 42 • Environmental documentation was prepared for a river trail along the ATT
43 building to connect Lincoln Avenue to Fire Station parking lot. (Community
44 Identity CI-1.2/A4)
- 45 • Work began on the addition of a dog park to Logvy Park (Open Space and
46 Conservation OSC-4.2/A2)
- 47 • Funding was provided to Napa Valley Fair Housing, Community Action of Napa
48 Valley, Calistoga Farmworker Center, Calistoga Family Center, Napa City and
49 Napa County Housing Authorities, Calistoga Affordable Housing to promote
50 affordable and fair housing for special needs groups, such as farmworkers,
51 seniors, the disabled, the homeless and families with female heads of household
52 (Housing Element H-3.4/A2)
- 53 • Funding was provided to Rebuilding Calistoga to help very low- and low-income
54 home-owners and renters to maintain and upgrade their property, and conserve
55 energy (Housing Element H-4.1/A2 and H-8.1/A5)
- 56 • Construction continued on the Mt. Washington Water Tank and evaluation of the
57 Feige Water Tank was completed. (Infrastructure I-1.2/A1)

58 **General Plan Implementation anticipated during 2013**

59 The following efforts to implement the General Plan are anticipated during 2013.

- 60 • The Municipal Code will be amended to implement several Housing Element
61 programs (Housing Element Actions H-3.1/A4, H-7.1/A6 and H-7.1/A7)
- 62 • Work will begin on state-mandated revisions to the Housing Element to
63 incorporate 2010 Census data, the City's 2015-2022 fair share of regional
64 housing and other updated information.
- 65 • A CDBG grant will study the projected long-term viability of Calistoga mobile
66 home parks as affordable housing for low-income seniors. ((Housing Element
67 Objective H-3.2)

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- 69 • The Rent Stabilization Ordinance will be reviewed to determine its effectiveness
70 and whether amendments are appropriate. (Housing Element Action H-2.2/A3).
- 71 • An application for a large affordable rental project will be fast-tracked through the
72 review process. (Housing Element Action H-6.1/A1)
- 73 • A study will be conducted to update the following development impact and in-lieu
74 fees:
 - 75 – The housing in-lieu and impact fees will be updated as a means to fund the
76 development of more affordable housing. (Housing Element Actions H-3.1/A2,
77 H-3.1/A3 and H-6.1/A2)
 - 78 – The traffic signalization impact fee will be replaced with a new citywide
79 transportation fee to contribute to bicycle and pedestrian improvements, in
80 addition to vehicles. (Circulation Action CIR-1.1/A2)
 - 81 – The parking in-lieu fee will be adjusted to reflect current costs for the
82 acquisition, development and operation of public parking facilities.
83 (Circulation Action CIR-2.1/A2)
 - 84 – The public safety impact fee will be adjusted to reflect current costs for public
85 safety facilities. (Public Services Actions SER-1.1/A3 and SER-2.3/P1)
 - 86 – The quality of life impact fee will be updated to reflect current costs for
87 recreation and cultural facilities. (Open Space and Conservation Action OSC
88 4.1/A3, Community Identity Action CI-3.5/A1, Public Services Action SER-
89 5.1/A1)
- 90 • Staff will work with other agencies and groups to design and implement
91 components of the Calistoga Bicycle Plan. (Circulation Action CIR-3.3/A1)
- 92 • Staff will work with other agencies to study improvements to the Silverado
93 Trail/Lincoln Avenue intersection. (Circulation Action CIR-1.3/A2)
- 94 • A water master study will be prepared. (Infrastructure Action I-1.2/A1)
- 95 • Work will continue on the City's draft climate action plan. (Open Space and
96 Conservation Action OSC-7.1/P1)

97 **General Plan amendments anticipated during 2013**

98 General Plan amendments anticipated during 2013 include revisions to the Public Safety
99 Element to incorporate updated information on flooding and wildland fire hazards, as
100 required by state law. The Circulation Element will also be amended to incorporate the
101 recently-adopted Complete Streets Policy.

102 **Environmental Review**

103 The annual report on the General Plan is not a project and is therefore not subject to
104 environmental review.

105 **Recommendation**

106 Staff recommends that the Planning Commission recommend to the City Council
107 acceptance of the annual report on the General Plan.

108 **Attachment**

109 1. 2012 General Plan Annual Progress Report