

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2008-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA,  
COUNTY OF NAPA, STATE OF CALIFORNIA, RECOMMENDING ADOPTION OF  
RESIDENTIAL AND NON-RESIDENTIAL GENERAL DEVELOPMENT OBJECTIVES  
FOR THE 2009 GROWTH MANAGEMENT ALLOCATION PURSUANT TO CHAPTER  
19.02 GROWTH MANAGEMENT SYSTEM OF THE CALISTOGA MUNICIPAL CODE**

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2       **WHEREAS**, the City Council of the City of Calistoga, on January 4, 2005,  
3 adopted an Ordinance #616, established Chapter 19.02 Growth Management System of  
4 the Calistoga Municipal Code applicable to development in all zoning districts;  
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6       **WHEREAS**, the City Council of the City of Calistoga, on September 6, 2005  
7 adopted Ordinance #624 amending Chapter 19.02 Growth Management System of  
8 Calistoga Municipal Code to clarify and improve program implementation;  
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10       **WHEREAS**, the Growth Management System was found to be consistent with  
11 the City's General Plan, which establishes growth management policies based on a  
12 desire to restrict population growth to no more than 1.35% per year and to balance  
13 growth with the availability of essential public facilities and services;  
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15       **WHEREAS**, the Growth Management System established annual allocations for  
16 residential and non-residential growth and set forth a process for ranking and selecting  
17 individual development proposals in instances where the amount of residential or non-  
18 residential development being proposed exceeds available allocations in a given year;  
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20       **WHEREAS**, the Growth Management System established a list of general  
21 development objectives for awarding allocations to residential and non-residential  
22 development and further requires the Planning Commission each year to review and  
23 recommend to the City Council, depending on conditions at the time, which general  
24 development objectives should be or not be included for the upcoming allocation; and  
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26       **WHEREAS**, the Planning Commission of the City of Calistoga, at its regular  
27 meeting of July 9, 2008, considered as one of its items of business.  
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29       **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
30 Commission that based on the Purpose and Objectives of the Growth Management  
31 System, the Planning Commission forwards its recommendation to the City Council the  
32 following General Development Objectives for the 2009 Growth Management Allocation.  
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**General Development Objectives for Awarding Allocations in 2009**

A. Preference for **residential** allocations shall generally be given to projects that include one or more of the following:

- Construction of predominately deed restricted residential units (at least 80% required) that go towards the goal of fulfilling the City’s remaining regional housing need in the very-low, low- and/or moderate-income housing categories as defined by the General Plan.
- Construction of residential units that are proposed as part of a mixed-use development project.
- Construction of infill development located on existing residential lots of record.

B. Preference for **non-residential** allocations shall generally be given to projects that include one or more of the following:

- Intensification of existing uses or the construction of new structures for occupancy by a local serving retail or commercial business.
- Construction of a structure that includes non-residential uses as part of a mixed-use development project.
- Intensification of existing uses or new construction on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.
- Public or quasi-public uses (e.g., schools, churches, community facilities, etc.)

**PASSED, APPROVED, AND ADOPTED** on July 9, 2008, by the following vote of the Calistoga Planning Commission.

AYES:  
NOES:  
ABSENT/ABSTAIN:

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JEFF MANFREDI, Chairman

ATTEST: \_\_\_\_\_  
KATHLEEN GUILL  
Secretary to the Planning Commission