

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2014-__**

RECOMMENDING TO THE CITY COUNCIL ACCEPTANCE OF THE 2014 HOUSING ELEMENT UPDATE OF THE CALISTOGA GENERAL PLAN (GPA 2014-3)

WHEREAS, the State Legislature has established the attainment of a decent home and satisfying living environment for every California resident as a goal of the highest priority and to this end requires the City to include a Housing Element in its General Plan prepared in accordance with Govt. Code §65583 and guidelines promulgated ; and

WHEREAS, the State has determined that all jurisdictions within the San Francisco Bay Area must update their housing elements by January 31, 2015; and

WHEREAS, it is a primary goal of the City to provide safe and affordable housing for all Calistoga residents and to ensure that adequate housing is planned as the population expands in the future consistent with available resources; and

WHEREAS, the draft Housing Element meets all of the requirements of Govt. Code §65583 and the guidelines promulgated by the California Department of Housing and Community Development; and

WHEREAS, the 2014 Housing Element Update addresses existing and projected housing demand and establishes goals, quantifiable objectives, policies and actions, while maintaining consistency with the General Plan goals of protecting its rural small-town character and appearance, sense of community, and natural and historic setting; and

WHEREAS, the 2014 Housing Element Update also provides for meeting the City's share of region-wide housing need for the planning period between February 1, 2015 and January 31, 2023, as required by state law; and

WHEREAS, after extensive public notification, a public workshop was conducted by City staff on August 4, 2014, to provide an overview of the Housing Element, present preliminary findings and receive public comments, some of which were subsequently addressed by the 2014 Update; and

WHEREAS, the Planning Commission reviewed the 2014 Housing Element Update at a public hearing on September 10, 2014, and during its review, considered the public record, including the staff report, and written materials and testimony presented by the public during the hearing; and

WHEREAS, the Planning Commission has determined that in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the proposed Housing Element update is not subject to CEQA because it can be seen with certainty that there is no possibility that it could have a significant effect on the environment. The Element does not propose any actions that could have physical impacts on the environment, such as rezoning properties or increasing building heights

or densities. Furthermore, any residential development projects will be subject to their own CEQA review.

NOW, THEREFORE, BE IT RESOLVED by the City of Calistoga Planning Commission that, based on the above findings, it is recommended that the City Council accept the 2014 Housing Element Update dated August 22, 2014.

ADOPTED on September 10, 2014, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jeff Manfredi, Chair

ATTEST: _____
Lynn Goldberg
Secretary to the Planning Commission