

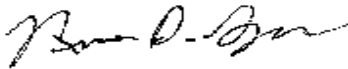
City of Calistoga

Staff Report

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TO Honorable Mayor and City Council
FROM Lynn Goldberg, Planning and Building Director
DATE January 6, 2015
SUBJECT 2014 Housing Element Update - General Plan Amendment GPA 2014-3

APPROVAL FOR FORWARDING:



Richard D. Spittler, City Manager

1 **ISSUE:** Consider adopting the final draft 2014 Housing Element Update of the
2 Calistoga General Plan

3 **RECOMMENDATIONS:** 1) Hold a public hearing on the final draft 2014 Housing
4 Element Update and 2) Adopt a resolution adopting the 2014 Housing Element Update
5 (Attachment 1)

6 **BACKGROUND:** On October 7, 2014, the City Council conducted a public hearing on
7 the draft Element and received comments from the public. At the conclusion of the
8 hearing, the Council adopted Resolution No. 2014-081 accepting the 2014 Housing
9 Element Update and directed the Planning Department to transmit the Element to the
10 California Department of Housing and Community Development (HCD) for its review
11 and comment, as required by state law.

12 During several conversations and communications with Planning Department staff, HCD
13 requested the addition of certain information to the background portion of the Element
14 as well as revisions to its actions. HCD comments and staff's recommended responses
15 are summarized in Attachment 2, along with copies of the actual revised pages.

16 On December 9, 2014, HCD found that with these revisions, the Element meets the
17 statutory requirements of State housing element law (Attachment 3).

18 **PLANNING COMMISSION REVIEW:** Following a public hearing on September 10,
19 2014, the Planning Commission adopted PC Resolution 2014-21 recommending that
20 the City Council accept the 2014 Housing Element Update. The revisions requested by
21 HCD are relatively minor and do not represent any substantial policy changes.
22 Therefore, it is not necessary for the Commission to review them.

23 **CONSISTENCY WITH COUNCIL PRIORITY PROJECTS:** Adoption of the 2014
24 Housing Element Update would fulfill Goal 7, Priority Project No. 2 of the City Council's
25 adopted goals, objectives and priority projects for Fiscal Year 2014-15:

26 *Update the Housing Element of the General Plan to incorporate the city's*
27 *regional fair share of housing need for the next planning cycle, update*
28 *demographic and housing data, and identify additional housing programs*
29 *to address identified needs.*

30 **ENVIRONMENTAL REVIEW:** Under Section 15061(b)(3) of the California
31 Environmental Quality Act (CEQA) Guidelines, the proposed Housing Element update is
32 not subject to CEQA because it can be seen with certainty that there is no possibility
33 that it could have a significant effect on the environment. The Element does not propose
34 any actions that could have physical impacts on the environment, such as rezoning
35 properties or increasing building heights or densities. Furthermore, any residential
36 development projects will be subject to their own CEQA review.

37 **FISCAL IMPACT:** Implementation of the Housing Element will require funding from a
38 wide array of sources, including the City's Affordable Housing Fund. Staff will continue
39 to apply for federal and state grants.

ATTACHMENTS

1. Draft resolution, including the 2014 Housing Element Update dated December 15, 2014 (as revised in response to HCD comments)
2. Responses to HCD Comments of Draft Housing Element and revised pages
3. Department of Housing and Community Development letter dated December 9, 2014