

CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION NO. 2016-3

APPROVING A DENSITY BONUS AND AFFORDABLE HOUSING  
CONCESSIONS/INCENTIVES FOR THE CALISTOGA SENIOR APARTMENTS  
PROJECT

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1           **WHEREAS**, Corporation for Better Housing proposes to construct 30 apartments  
2 at 611 Washington Street that would be affordable to, and restricted to occupancy by  
3 very low- and low-income senior households for at least 55 years;

4           **WHEREAS**, California Government Code Sections 65915-65918 allow the  
5 developer of certain affordable housing projects to request a density bonus to construct  
6 more units on the property than otherwise allowed by the Calistoga General Plan, and  
7 up to three concessions or incentives that are needed to ensure the project’s economic  
8 feasibility; and

9           **WHEREAS**, the applicant requests the approval of a 58 percent density bonus to  
10 allow a project density of 34 units per acre; and

11           **WHEREAS**, CMC 17.08.030(B)(3)(a) allows the City to grant a density bonus  
12 that is greater than the 35 percent mandated by state law where needed to ensure the  
13 project’s economic feasibility. Furthermore, the General Plan’s density standards do not  
14 differentiate between large single-family homes and small apartments. The very modest  
15 size of most of the project units and the fact that they would primarily be occupied by  
16 one person mitigates the actual density of the project; and

17           **WHEREAS**, Housing Element Action A4.1-2 calls for the City to approve  
18 residential density bonuses and incentives consistent with the provisions of state law for  
19 senior housing projects; and

20           **WHEREAS**, the applicant also requests three concessions in the form of  
21 deviations from the Calistoga Municipal Code (CMC) setback, building height and open  
22 space standards; and

23           **WHEREAS**, the requested deviations would not result in negative impacts to  
24 surrounding properties and the general neighborhood because potential visual impacts  
25 would be mitigated by a substantial landscaped parkway in the Washington Street right-  
26 of-way and the openness of the adjoining portico element. Furthermore, the front  
27 setback would be similar to those of nearby commercial buildings along Washington  
28 Street. Privacy impacts on neighboring properties would be minimal because the  
29 property to the northwest is developed with a mixed use complex containing an  
30 apartment and office/service facility, and the property to the southeast is developed with  
31 one-story residences that have no active outdoor spaces; and

32           **WHEREAS**, there is no basis for the City to deny the requested incentives or  
33 concessions by making any of the findings provided by Cal. Govt. Code §65915(d)(1);  
34 and

35           **WHEREAS**, the Planning Commission has adopted a Mitigated Negative  
36 Declaration for the Calistoga Senior Apartments Project in compliance with the  
37 California Environmental Quality Act (CEQA); and

38           **WHEREAS**, at a public meeting on January 13, 2016, the Planning Commission  
39 considered the public record, including the written and oral staff reports, and testimony  
40 presented during the meeting on this matter.

41           **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
42 Commission that, based on the above findings, the requested density bonus and  
43 affordable housing concessions/incentives for the Calistoga Senior Apartments Project  
44 are hereby approved.

**APPROVED AND ADOPTED** by the City of Calistoga Planning Commission at a  
meeting held the **13th day of January 2016**, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:   Coates

\_\_\_\_\_  
, Chair

ATTEST:

\_\_\_\_\_  
Lynn Goldberg, Secretary