

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2009-03**

**A RESOLUTION FORWARDING A RECOMMENDATION TO THE CITY COUNCIL
FOR THE APPROVAL OF A WORK PROGRAM TO UPDATE THE HOUSING
ELEMENT OF THE CITY'S GENERAL PLAN.**

1
2 **WHEREAS**, the City of Calistoga is required by State law to prepare and adopt a
3 General Plan for the long-term physical growth and development of the City; and
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5 **WHEREAS**, the Housing Element is one of seven State mandated elements to be
6 included in the General Plan; and
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8 **WHEREAS**, the City's current Housing Element was adopted in the middle of the
9 previous State planning period of 1999 to 2006; and
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11 **WHEREAS**, the State Department of Housing and Community Development has
12 established a new State planning period (2007 to 2014) and is requiring all local governments
13 within the regional jurisdiction of the Association of Bay Area Governments (ABAG) to update
14 their Housing Elements by June 30, 2009; and
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16 **WHEREAS**, staff has prepared a work program for updating the Housing Element in
17 accordance with the statutory requirements of Housing Element law; and
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19 **WHEREAS**, the Planning Commission considered the work program at its regular
20 meeting on January 14, 2009, and prior to making its recommendation to the City Council,
21 received written and oral reports by the staff, and received public testimony; and
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23 **WHEREAS**, this action is not subject to the California Environmental Quality Act (CEQA)
24 under Section 15061(b)(3) of the CEQA Guidelines.
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26 **NOW, THEREFORE, BE IT RESOLVED** that the City of Calistoga Planning Commission
27 that, with the recommendations noted below, the proposed work program is forwarded to the
28 City Council with a recommendation for approval.
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- 30 1. As part of the housing needs assessment, the work program should include an
31 analysis of the relationship between hourly employment and housing needs.
32
- 33 2. As part of the housing needs assessment, the work program should include an
34 analysis of the impact that second home ownership (part-time residents) and
35 fractional ownership have on the City's ability to address its housing needs.
36
- 37 3. As part of the housing needs assessment, an effort should be made to identify
38 "hidden" overcrowding conditions.
39
- 40 4. As part of the constraints analysis, the work program should include an evaluation of
41 the ability of the City's current development standards to accommodate
42 environmentally sensitive/sustainable design at all density levels.
43
- 44 5. A sub-committee should be formed to guide the Housing Element Update program.
45 The sub-committee should include individuals from the general public.
46 Commissioners Coates and Creager have been designated to serve as the Planning

47 Commission's representatives to the sub-committee should the City Council concur
48 with this recommendation.
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50 **PASSED, APPROVED, AND ADOPTED** on January 14, 2009, by the following vote of
51 the Calistoga Planning Commission:

52
53 AYES:

54
55 NOES:

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57 ABSENT/ABSTAIN:

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Jeff Manfredi, Chair

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66 ATTEST: _____
67 Kathleen Guill
68 Secretary to the Planning Commission
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