

RESOLUTION NO. 2016-078

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA AUTHORIZING ALLOCATIONS TO BE DRAWN FROM UNUSED ALLOCATIONS IN PREVIOUS GROWTH MANAGEMENT SYSTEM CYCLES

WHEREAS, on July 19, 2016, the City Council received an annual report on the allocations available during the current five-year Growth Management System cycle (2015–2019); and

WHEREAS, the Council was advised that if currently-anticipated residential construction occurs, only 75 additional units could receive an allocation through 2019; and

WHEREAS, this limitation on available allocations represents a considerable constraint on the city's ability to promote housing development and work towards a jobs-housing balance, consistent with the Council's objective of expanding housing opportunities, including workforce housing; and

WHEREAS, the uncertainty of whether an allocation will be awarded for a particular project negatively affects the ability of a developer to obtain financing. Furthermore, it is generally infeasible to phase multi-family projects (if allocations over multiple years are required), which is the type of housing most likely to be affordable to the general workforce; and

WHEREAS, every year since the Growth Management System was adopted, residential allocations have gone unused and now total 237 units; and

WHEREAS, CMC 19.02.060 (F) allows the City Council, by resolution, to increase the number of available allocations by drawing from unused allocations in previous five-year cycles, provided that the combined allocations do not result in a population growth rate of more than 1.35 percent; and

WHEREAS, a duly and properly-noticed public hearing on this matter was conducted by the City Council on September 20, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calistoga as follows:

SECTION ONE

Findings. The above recitals are incorporated herein as if set forth herein in full and each is relied upon independently by the City Council for its adoption of this resolution.

SECTION TWO

The City Council hereby authorizes allocations to be drawn from unused allocations in previous five-year cycles in an amount that do not result in a population growth rate of more than 1.35 percent and made available for residential development.

PASSED AND ADOPTED by the City Council at a duly noticed regular meeting held the **20th day of September, 2016**, by the following vote:

AYES: Councilmembers Kraus, Barnes and Lopez-Ortega and Mayor Canning
NOES: None
ABSTAIN: None
ABSENT: Vice Mayor Dunsford



CHRIS CANNING, Mayor

ATTEST:



KATHY FLAMSON, City Clerk