

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION NO. 2018-24**

**APPROVING A DENSITY BONUS AND AFFORDABLE HOUSING CONCESSIONS/  
INCENTIVES FOR THE LINCOLN AVENUE APARTMENTS PROJECT**

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**WHEREAS**, Anton DevCo proposes to construct 78 apartments on Lincoln Avenue (APN 011-050-04), 15% of which (12 units), would be restricted to occupancy by low-income households for at least 55 years;

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

**WHEREAS**, the applicant requests the approval of a 35 percent density bonus to allow a project density of 27 units per acre; and

**WHEREAS**, the applicant also requests two concessions in the form of deviations from the Calistoga Municipal Code (CMC) side yard setbacks and building height standards; and

**WHEREAS**, the requested deviations would not result in negative impacts to surrounding properties and the general neighborhood because potential visual impacts would be mitigated by substantial landscaping along the Lincoln Avenue frontage, carefully articulated building massing, high-quality architectural finishes, and openness of the private patio spaces. Furthermore, the side yard setback concession is only requested for one of the project buildings and would in no way affect the privacy or the developability of the adjoining parcel to the south; and

**WHEREAS**, Housing Element Policy P.2.1-1 calls for the City to provide for incentives for the development of affordable housing; and

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

**WHEREAS**, the Lincoln Avenue Apartments project is exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines; and

**WHEREAS**, at a public meeting on December 12, 2018, the Planning Commission considered the public record, including the written and oral staff reports, and testimony presented during the meeting on this matter.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission that, based on the above findings, the requested density bonus and

affordable housing concessions/incentives for the Lincoln Avenue Apartments Project are hereby approved.


**APPROVED AND ADOPTED** by the City of Calistoga Planning Commission at a meeting held December 12, 2018, by the following vote:

AYES: Coates, Wilkes, McNair, Abernathy  
NOES: None  
ABSENT: Cooper  
ABSTAIN: None



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Paul Coates, Chair

ATTEST:



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Lynn Goldberg, Secretary