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From: Lana Richardson <lana.b.richardson@gmail.com>
Sent: Wednesday, January 27, 2021 3:35 PM
To: Public Comment
Cc: Michael Kirn; Zach Tusinger; Chris Canning; Planning & Building
Subject: Planning Commission mtg Item G1

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City of Calistoga, City Manager - Mike Kirn
Planning Director - Zach Tusinger
Planning Commissioners -
Scott Cooper, Tim Wilkes, Alissa McNair, Doug Allan, Jack Berquist
Mayor Chris Canning

Calistoga, like many Cities, is challenged with meeting needs for low-income, affordable and moderately priced housing. The Housing Element of the General Plan has important and specific objectives related to that goal as referenced below -

HOUSING ELEMENT

The purpose of the Housing Element is to work towards accommodating the city's housing needs while *maintaining Calistoga's rural small-town character and appearance*, its sense of community, and its natural and historic setting.

Objective H-5.3 Ensure new housing development *complements Calistoga's rural small-town community identity* and incorporates quality design.

A number of housing projects have requested variance/approval of non-compliant components such as setbacks, building height. Several citizens have expressed concern that in the process of meeting these requests, Calistoga's identity will be altered in an unfavorable way and that it is not supportive of the above referenced objectives.

Silverado Terrace is requesting approval of non-compliant height (34') for four 3-story buildings. 1506 Grant St abuts R-3 zoning which per CMC would limit max height to 25'. The developer has stepped back the 3-story components to alleviate that impact to some extent. However, it will still be visibly overstated for the residential area and not in keeping with goals as expressed in the Housing Element. I encourage the Planning commission to support the goals and objectives as stated in the General Plan by not approving the non-compliant items.

Rather than evaluating and approaching these projects individually, I believe it would be prudent for the City to look at existing Vacant / Underutilized parcels and develop an overall strategy to share with the community. As I understand, the State has specific mandates which require Cities to accommodate some variances / concessions for such housing developments based on inclusion of Affordable Housing. Where might other such developments occur? How will or can they be modified to avoid compromising Calistoga's identity for the sake of density? If the City is required to accommodate set-back and height variances, educate the community as to the nature of these requirements and how they will be satisfied while meeting the objectives as stated in the Housing Element and General Plan.

Calistoga's updated RHNA allocations are expected to be 200+ for the next cycle beginning 2023 and to be achieved over a 10 year period. It would benefit the City to engage the community in developing plans for meeting that allocation and how it can be done while retaining Calistoga's rural small-town character that we all cherish and want to preserve.

Lana Richardson
Calistoga