



# CITY OF CALISTOGA STAFF REPORT

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**TO:** Honorable Mayor, City Council and Planning Commissioners  
**FROM:** Jeff Mitchem, Planning & Building Director  
**DATE:** April 19, 2023  
**SUBJECT:** **Objective Design Standards**  
**Joint City Council / Planning Commission Study Session**

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Approved by

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**Laura Snideman, City Manager**

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## **DESCRIPTION**

Joint City Council / Planning Commission Study Session to consider and discuss Objective Design Standards.

## **RECOMMENDATION**

Provide comments for staff to use in preparing objective design standards for future action by the Planning Commission and City Council.

## **BACKGROUND**

On November 15, 2022 the City Council voted unanimously in support of the Recommended Final Housing Element that necessitates the creation of objective design standards. As defined in State law, objective design standards are:

*“standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.”*

(California Government Code, Section 65913.4)

Objective design standards will be used for staff-only review and approval of deed-restricted affordable accessory dwelling units and of all multi-family development of two or more units on any of the seven housing opportunity sites as identified in the 6<sup>th</sup> cycle Housing Element.

## **ENVIRONMENTAL REVIEW**

CEQA compliance is met by preparation of an Initial Study / Mitigated Negative Declaration. The document will be presented for certification by Council concurrently with adoption of the Final Housing Element.

## **ATTACHMENTS**

- 1) Objective Design Standards Presentation