



CITY OF CALISTOGA STAFF REPORT

TO: Planning Commission
FROM: Jeff Mitchem, Planning & Building Director
DATE: May 24, 2023
SUBJECT: Recommended Adoption of 2023-2031 Housing Element Update

DESCRIPTION

This item is review of the 2023-2031 Housing Element Update and recommendation for City Council to adopt and direct staff to submit to the California Department of Housing and Community Development (HCD) for certification.

RECOMMENDATION

Staff recommend Planning Commission adopt the attached Resolution (Attachment 1) approving:

Environmental Review. Recommending that the City Council adopt a Negative Declaration based on the Initial Study that has been prepared for the City of Calistoga 2023 Housing Element Update.

Housing Element Update. Recommending that the City Council adopt the proposed update to the Housing Element of the City's General Plan and send to HCD for certification.

BACKGROUND

Housing Element Content

Since April 2021, the City has been in the process of updating the Housing Element (HE) of the General Plan for the 2023-2031 period (6th Cycle) as required by State law. The complete 2023-2031 Housing Element Update (Attachment 2) and Negative Declaration is available on the City website at:

<https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division/calistoga-housing-element-project>

The Housing Element is organized into the following sections:

- **Chapter 1, Introduction.** The Introduction summarizes State requirements relating to the Housing Element.
- **Chapter 2, Review of the 5th Cycle Housing Element.** This section evaluates the progress made on the 2015-2023 RHNA and actions from the last housing element.
- **Chapter 3, Affirmatively Furthering Fair Housing.** This section includes an assessment of fair housing issues and describes the community engagement

process used to ensure public involvement in the development of the 2023-2031 Housing Element.

- **Chapter 4, Demographic and Housing Stock Overview and Housing Needs.** This section includes demographic and housing data that characterize the community's housing profile and existing and projected housing needs. This section also includes an inventory of at-risk affordable housing units in the city.
- **Chapter 5, Housing Sites and Resources.** This section provides an updated inventory of approved housing projects and sites for the development of housing and identifies housing opportunities and resources.
- **Chapter 6, Constraints to the Development of Housing.** This section provides an overview and analysis of potential constraints to the development of housing.
- **Chapter 7, Energy Conservation.** This section of the Housing Element describes opportunities for energy conservation in residential development.
- **Chapter 8, Housing Policies and Programs.** This section contains the Goals, Objectives, Policies and Actions that will guide the City's implementation efforts over the next eight years in meeting housing needs for all economic segments of the community.

Housing Element Review Process

For procedural context, please note the following summary of the public review milestones achieved and anticipated in producing the Draft and Final HE documents:

City Council

- April 19, 2022. Public Hearing to review the Draft HE and direction of staff to submit to HCD for 90-day review.
- October 18, 2022, Public Hearing to review and discuss HCD comments on, and staff-recommended responses to, the draft Housing Element.
- November 15, 2022, Public Hearing to submit the Recommended Final HE to HCD for their final 60-day review.

Planning Commission

- Public Hearings on March 9, 2022, Public Hearing to review the Draft HE and direction of staff to submit to HCD for 90-day review.
- September 28, 2022, Public Hearing to review and discuss HCD comments on, and staff-recommended responses to, the draft Housing Element.
- October 26, 2022, November 2, 2022, Public Hearing to submit the Recommended Final HE to HCD for their final 60-day review.
- May 10, 2023, Public Hearing to review and discuss HCD comments on, and staff-recommended responses to, the draft Housing Element.
- May 24, 2023 when Planning Commission unanimously voted to Recommend the Final HE for submittal to HCD for certification.

Housing Advisory Committee

- Publicly noticed meetings on February 28, 2022, March 21, 2022, September 19, 2022, October 17, 2022 and May 15, 2023 when Housing Advisory Committee unanimously voted to advise Planning Commission to Recommend to City Council the Final HE be submitted to HCD for certification.

City Attorney Review

- City Attorney review has focused on Chapter 8 Housing Policies and Programs with specific attention to the primary legal mandates for housing initiatives such as downzoning, by-right provisions, ministerial review, rent control, etc.

ENVIRONMENTAL REVIEW

A Draft Initial Study/Mitigated Negative Declaration (Attachment 3) was prepared for the Housing Element. On August 23, 2022, a Notice of Availability (NOA) was distributed pursuant to local noticing requirements and posted with the California State Clearinghouse and the Napa County Clerk's Office, which initiated a 30-day public comment period beginning on August 23, 2022, and ending September 21, 2022.

The Initial Study/Mitigated Negative Declaration concluded that the Housing Element could result in potentially significant impacts related to Air Quality, Biological Resources, Cultural Resources, Energy Resources, Geology/Soils, Greenhouse Gases, Hazards/Hazardous Materials, Hydrology/Water Quality, Mineral Resources, Noise, Transportation and Circulation, Tribal Cultural Resources, and Utilities and Service Systems.

The Initial Study/Mitigated Negative Declaration concluded that potential impacts would be mitigated to less than significant levels through the implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements and City standards.

The City will impose mitigation measures identified and contained in the Mitigation Monitoring and Reporting Program on future housing projects that implement the Housing Element. The Initial Study and Mitigated Negative Declaration, Response to Comments and the Mitigation Monitoring and Reporting Program are incorporated herein by reference.

ATTACHMENTS:

1. Draft PC Resolution 2023-06 recommending that the City Council adopt a Negative Declaration for the City of Calistoga 2023 Housing Element Update and recommending that the City Council adopt the proposed update to the Housing Element of the City's General Plan
2. Final Draft of the updated Housing Element *
3. Draft Initial Study and Negative Declaration *

* Previously distributed