

ATTACHMENT 3

Pertinent Existing General Plan Policies and Actions

Land Use Policies and Actions

- LU-41, P5. Short-term visitor rentals of residential properties intended for long term use shall be prohibited, unless specifically approved through a conditional use permit.
- LU-41, A1. Continue to regulate the expansion of bed-and-breakfast units to ensure an appropriate mix of land uses and to retain the predominantly residential character of established neighborhoods.
- LU-41, A2. Establish an annual inspection program to ensure compliance with Use Permit requirements for bed-and-breakfast units to ensure that bed-and-breakfast development does not result in the net loss of housing.
- LU-41, A3. Redouble efforts to enforce the City's existing Bed and Breakfast and Inns Ordinance.
- LU-43, P6. The conversion of residential buildings to commercial uses shall be prohibited in areas designated solely for residential use, such as the RR, RR-H, R-1, and R-2 districts.
- LU-43, P7. In areas designated for commercial uses, developers shall offset, on a one-to-one basis, any loss of housing that occurs through the redevelopment of residential buildings to commercial uses.

Community Identity Policies and Actions

- CI-30, A4. Amend the Zoning Code to create a Historic Resource Overlay Zone that would permit owners of designated historic properties to apply for permission for a non-conforming use via the discretionary permit process.

Housing Policies and Actions

- H-92, P1. The City shall discourage the loss of housing in new development, expansion of development and conversion to non-residential uses. Where the loss of housing occurs through demolition or conversion, these units shall be preserved or replaced on-site or elsewhere in the commercial or mixed-use district. The City Council may allow the payment of an in-lieu

fee for lost units to the Calistoga Housing Trust Fund in addition to the fee established in Chapter 17.08 of the Zoning Ordinance, in cases where the proposed uses clearly provide other benefits to the City.

H-93, P2. The conversion of residential buildings to commercial uses shall be prohibited in areas designated solely for residential use, such as the RR, RR-H, R-1 and R-2 districts.

H-93, A1. Amend Use Permit requirements for bed and breakfast units to include a finding that the creation of a bed and breakfast development would result in no net loss of housing. Units at risk of conversion to bed and breakfast use represent an important resource to the character of the community and are often smaller and less expensive units than newly constructed housing.

Economic Development Policies and Action

ED-13, P1. Land use and other City decisions impacting the visitor industry shall be considered relative to the industry's fiscal importance to the City.

ED-13, P2. Where expansion in the lodging industry occurs, the facilities, with or without spas, should be high-market, full-service and health-and wellness oriented. This would complement current services and generate the highest tax revenues with lowest impact on local services.

ED-13, P3. Encourage upgrades of existing lodging facilities to meet the changing demands of customers and to strengthen business vitality.