

# CITY OF CALISTOGA

## STAFF REPORT

**TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: CHARLENE GALLINA, PLANNING & BUILDING DIRECTOR**

**MEETING DATE: AUGUST 12, 2009**

**SUBJECT: 2010 GROWTH MANAGEMENT ALLOCATION PROCESS (GENERAL DEVELOPMENT OBJECTIVES)**

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2 **REQUEST:**  
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4 Provide a recommendation to the City Council regarding the General  
5 Development Objectives for the 2010 Growth Management Allocation process.  
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7 **BACKGROUND:**  
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9 On January 4, 2005, the City Council adopted Ordinance #616, which  
10 established Chapter 19.02 Growth Management System of the Municipal Code  
11 applicable to development in all zoning districts. On September 6, 2005, the City  
12 Council of the City of Calistoga adopted Ordinance #624 amending Chapter  
13 19.02 Growth Management System of Calistoga Municipal Code to clarify and  
14 improve program implementation.  
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16 Recently, the City Council on June 2, 2009 adopted Ordinance #660 amending  
17 Chapter 19.02 Growth Management System of Calistoga Municipal Code to  
18 further clarify streamline and improve program implementation. It should be  
19 noted that such amendments modified the previously adopted standard General  
20 Development Objectives and deleted those objectives that were authorized to be  
21 administratively granted by the Planning & Building Director (e.g., construction of  
22 single family units on existing lots of record and the processing of minor  
23 residential subdivisions of 3 or fewer lots, as well as, the granting of limited  
24 amount of water allocations to facilitate small business start-ups and minor  
25 expansion).  
26

27 As stated in Section 19.02.060 Allocation Procedures, the 2009 Growth  
28 Management System Allocation process commenced in July 2010. This process  
29 consists of the preparation of a written report that provides an assessment of  
30 community conditions, including the adequacy of existing services and facilities,

31 availability of resources, current development and growth trends and the  
32 Planning Commission's recommendations on "General Development Objectives".

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34 Upon Council adoption of the General Development Objectives on September 1,  
35 2009, invitations (public notice/letters) for accepting allocation applications will be  
36 sent out and the process for application evaluation will begin. Formal submittal  
37 of application requests has been tentatively scheduled to commence on  
38 September 4, 2009 for a period of 30 days. Final action on allocation requests  
39 must occur per the Ordinance no later than November 30, 2009.

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41 **DISCUSSION:**

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43 Awarded Allocation Summary: As you may recall, the Growth Management  
44 System establishes a residential growth rate of 1.35% (28 units or 70.092  
45 persons) and a non-residential allocation or growth rate of 8 acre feet of  
46 water/wastewater per year (averaged over a five year planning/growth period). It  
47 should be noted that the 2009 allocation period was the City's final cycle within  
48 the fixed five-year cycle that commenced on January 1, 2005. Staff has provided  
49 for Commission review a summary of allocations granted to date and the status  
50 of processing planning and building permits for the first fixed five-year  
51 cycle(Attachments 4 and 5).

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53 The 2010 Growth Management Cycle represents the first year of a new fixed  
54 five-year cycle. As of the preparation of this report, there has been no  
55 administrative granting of residential or non-residential allocations.

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57 General Development Objectives: Under the Section 19.02.070.C. General  
58 Development Objectives for Awarding Allocations, the Planning Commission may  
59 recommend to the City Council, depending on the conditions at the time, which  
60 General Development Objectives should be or not be included in the upcoming  
61 allocation and which, if any additional objectives should be considered.

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63 The General Development Objectives incorporated in Section 19.02.070A and  
64 Section 19.02.070.B and 19.02.070.C. is as follows:

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66 **General Development Objectives for Awarding Allocations**

- 67 A. Preference for residential allocations shall generally be given to projects  
68 that include one or more of the following:
- 69 • Construction of deed restricted residential units that the majority of  
70 units go towards the goal of fulfilling the City's remaining regional  
71 housing need in the very-low, low- and/or moderate-income housing  
72 categories as defined by the General Plan.
  - 73 • Construction of residential units that will be available to households of  
74 moderate-income as defined by the General Plan.
  - 75 • Construction of residential units that are proposed as part of a mixed-

- 76 use development project.  
77 • Construction of residential units on vacant, underdeveloped or  
78 redeveloped land with necessary public infrastructure in place.  
79  
80 B. Preference for nonresidential allocations shall generally be given to  
81 projects that include one or more of the following:  
82 • Construction of a structure that includes nonresidential uses as part of  
83 a mixed-use development project.  
84 • Intensification or expansion of existing uses greater than ten percent  
85 (10%) in floor area or new construction on vacant, underdeveloped or  
86 redeveloped land with necessary public infrastructure in place.  
87 • Public or quasi-public uses (e.g., schools, churches, community  
88 facilities, etc.)  
89  
90 C. Preference for residential and/or non-residential allocations shall generally  
91 be given to those projects that further the City's Local Climate Action  
92 Program greenhouse gas emission reduction measures and policies at the  
93 time the City's program is in place, including but not limited to, Build It  
94 Green and/or LEED Certification Programs.  
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96 At this time, staff requests that the Planning Commission review and discuss the  
97 above recommended General Development Objectives to determine which  
98 General Development Objectives and which, if any additional objectives should  
99 be recommended to the City Council.

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101 **RECOMMENDATION:**  
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103 Given that the 2010 Growth Management Allocation commences a new fixed-five  
104 year cycle, staff recommends that the Planning Commission adopt Resolution  
105 PC 2009-21 recommending to the City Council adoption of the General  
106 Development Objectives for the 2010 Growth Management Allocation process,  
107 as provided in City Council Ordinance # 660.  
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109 **SUGGESTED MOTION:**  
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111 I move that the Planning Commission adopt Resolution 2009-21 recommending  
112 to the City Council approval of the General Development Objectives as  
113 presented by staff for the 2010 Growth Management Allocation process.  
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115 **ATTACHMENTS:**

- 116 1. Planning Commission Resolution No. 2009-21  
117 2. Ordinance #660 - Chapter 19.02 Growth Management System  
118 3. 2005-2009 GMA Final Residential Summary & Development Status  
119 4. 2005-2009 GMA Final Non-Residential Summary & Development Status