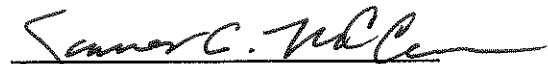


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Charlene Gallina, Planning and Building Director
DATE: September 1, 2009
SUBJECT: A Resolution Establishing General Development Objectives and Initiating the 2010 Growth Allocation Process

APPROVAL FOR FORWARDING:



James C. McCann, City Manager

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ISSUE: Consideration of a Resolution establishing the 2010 General Development Objectives and initiating the Growth Management Allocation process pursuant to Chapter 19.02 (Growth Management System) of the Calistoga Municipal Code.

RECOMMENDATION: Adopt Resolution.

BACKGROUND: On June 2, 2009, the City Council adopted Ordinance #660 amending Chapter 19.02 Growth Management System of Calistoga Municipal Code to further clarify streamline and improve program implementation. It should be noted that such amendments modified the previously adopted standard General Development Objectives and deleted those objectives that were authorized to be administratively granted by the Planning & Building Director (e.g., construction of single family units on existing lots of record and the processing of minor residential subdivisions of 3 or fewer lots, as well as, the granting of limited amount of water allocations to facilitate small business start-ups and minor expansion).

As stated in Section 19.02.060 Allocation Procedures, the 2010 Growth Management System Allocation process commenced in July 2009. This process consists of the preparation of a written report that provides an assessment of community conditions, including the adequacy of existing services and facilities, availability of resources, current development and growth trends and the Planning Commission's recommendations on "General Development Objectives".

Upon Council adoption of the attached Resolution, invitations for accepting allocation applications for a period of 31 days will be sent out and the process for application evaluation will begin. It should be noted that a public notice will be posted on the City's

28 Website on September 2, 2009, and in the Calistoga Tribune on September 4, 2009
29 both identifying that the City will be accepting applications September 2, 2009 through
30 October 2, 2009. Given this application period, the formal submittal for Council
31 consideration and action on the granting of any allocations will occur on November 17,
32 2009.

33
34 **DISCUSSION:**

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36 Awarded Allocation Summary: As you may recall, the Growth Management System
37 establishes a residential growth rate of 1.35% (28 units or 71.37 persons) and a non-
38 residential allocation or growth rate of 8 acre feet of water/wastewater per year
39 (averaged over a five year planning/growth period). It should be noted that the 2009
40 allocation period was the City's final cycle within the fixed five-year cycle that
41 commenced on January 1, 2005. Staff has provided for Council review a summary of
42 allocations granted to date and the status of processing planning and building permits
43 for the first fixed five-year cycle (Attachments 3 & 4). It should be noted that within the
44 first five-year cycle, the number of residential allocations that have been perfected
45 through issuance of a building permit and/or recordation of a final map has been 54
46 units (or 145.34 persons in added population). Staff anticipates an additional 8 units (or
47 21.18 persons) will be added to this calculation at the end of the 2009 GMA cycle for a
48 total of 62 units (or 166.52 persons in added population) perfected within the 5 year
49 cycle. This equates to a 3.15% growth during this five-year period or less than half of
50 the maximum growth rate annually. With regards to non-residential allocations,
51 allocations perfected have been minimal, in total approximately 6 acre feet in water and
52 waste water allocations have been perfected.

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

57
58 Assessment on Available Allocations: The Public Works Department has prepared and
59 attached their written assessment of the availability of water and wastewater for
60 Calistoga. (Attachment 2) As stated, the available Water Supply is currently estimated
61 at 133.4 acre-feet. The available Wastewater Capacity is currently estimated at 187.2
62 acre-feet.

63
64 The Planning & Building Department has determined based upon the State Department
65 of Finance that the estimated population for the City of Calistoga is 5,331 as of January
66 1, 2009. The number of persons per household has been estimated at 2.474.

67

68 In applying this information to the formulas provided in Section 19.02.060.A. Allocation
69 Procedures of the Growth Management System, estimated allocations for 2010 are as
70 follows:

71

72 Annual Residential Allocation = Population X 1.35% ÷ Household Size

73 5,331 X 1.35% = 71.97 (Estimated Population Increase for 2010)

74 71.97 ÷ 2.474 = 29.09 (Estimated Number of Units for Allocation)

75

76

29 Annual Residential Allocation
(Rounded down to the nearest whole number)

77

78

79 Annual Non-Residential Allocation = Water Supply X Percentage Distribution for
80 Non-Residential Uses

81

82 20 Acre Feet (AF) X 40% = **8 AF of Water Available for the Annual**
83 **Non-Residential Allocation**

84

85 Assessment on Community Conditions: In assessing existing community conditions, as
86 well as, taking into account the reserved and awarded allocations within the first Growth
87 Management fixed five-year cycle, and other projects approved to date, the Police, Fire,
88 Public Works and Planning Departments have determined that there are adequate
89 resources and services and sufficient water and wastewater treatment capacity
90 available to serve the projected allocations noted above for the 2010 Growth
91 Management Allocation.

92

93 General Development Objectives: On August 26, 2009, the Planning Commission
94 adopted PC Resolution No. 2009-21 recommending the General Development
95 Objectives for the 2010 Growth Management Allocation Process as provided below. It
96 should be noted that these recommended objectives reflect those objectives included
97 within Section 19.02.070.A, 19.02.070.B, and 19.02.70.C of City Council Ordinance
98 #660 with exception to the minor amendment within Section A as proposed by the
99 Commission, in response to a public comment made by Bob Fiddaman of Calistoga
100 Affordable Housing, Inc.

101

102 General Development Objectives for Awarding Allocations

103 A. Preference for residential allocations shall generally be given to projects that
104 include one or more of the following:

- 105 • Construction of deed restricted residential units that the majority of units go
106 towards the goal of fulfilling the City's ~~remaining regional~~ housing need in the
107 very-low, low- and/or moderate-income housing categories as defined by the

- 108 General Plan.
- 109 • Construction of residential units that will be available to households of
- 110 moderate-income as defined by the General Plan.
- 111 • Construction of residential units that are proposed as part of a mixed-use
- 112 development project.
- 113 • Construction of residential units on vacant, underdeveloped or redeveloped
- 114 land with necessary public infrastructure in place.
- 115
- 116 B. Preference for nonresidential allocations shall generally be given to projects that
- 117 include one or more of the following:
- 118 • Construction of a structure that includes nonresidential uses as part of a
- 119 mixed-use development project.
- 120 • Intensification or expansion of existing uses greater than ten percent (10%) in
- 121 floor area or new construction on vacant, underdeveloped or redeveloped
- 122 land with necessary public infrastructure in place.
- 123 • Public or quasi-public uses (e.g., schools, churches, community facilities, etc.)
- 124
- 125 C. Preference for residential and/or non-residential allocations shall generally be
- 126 given to those projects that further the City's Local Climate Action Program
- 127 greenhouse gas emission reduction measures and policies at the time the City's
- 128 program is in place, including but not limited to, Build It Green and/or LEED
- 129 Certification Programs.
- 130

131 As shown in ~~strikeout~~ form under Section A above, the Planning Commission

132 recommended deletion of the text "remaining regional" out of concern to clarify that an

133 affordable housing development proposal with financial assistance from the County of

134 Napa should be considered under the City's Growth Management System program

135 even if partial regional housing credit was to be given to the County for a project that

136 was going to be developed with their financial assistance. There was consensus by the

137 Commission that flexibility be provided within this Development Objective to ensure that

138 affordable housing units could be provided in excess of the City's designated regional

139 housing need. It should be noted that this housing policy issue will be considered by

140 the Housing Element Update Advisory Committee this year for recommendation to the

141 City Council.

142

143 In recognition of the significantly limited number of residential and non-residential

144 allocations perfected in the first five years of the City's Growth Management System

145 program and the considerable time and effort that the program demands on all parties,

146 the Commission unanimously recommended that the City Council give consideration to

147 suspend the formal process of the current Growth Management System Program until

148 development demands become more substantial (approaching the 1.35% annual
149 population growth rate). The Commission recommended the core elements of the
150 system remain in force, but that the administration occur at a staff level and that
151 structural application processing milestones changes be made. It was further discussed
152 that staff should be responsible for tracking such allocations and reporting progress to
153 the Planning Commission and/or City Council every six months. Should the Council
154 chose to implement the Commission's suggestion, staff would recommend that staff
155 return with an ordinance to effect this direction.

156
157 At this time, staff requests that the City Council review and discuss the above
158 recommended General Development Objectives to determine which General
159 Development Objectives and which, if any additional objectives should be incorporated
160 into the City Council's Resolution as provided in Attachment 1, as well as, a request
161 made by the Planning Commission to consider suspension of the City's Growth
162 Management Program.

163
164 **FISCAL IMPACT:** The filing fees for processing annual Growth Management Allocation
165 applications and the review of special engineered water and wastewater studies will be
166 used to defray administrative costs and direct expenses associated with the processing
167 of applications and review special studies. Please note that any applicants who will
168 need to reapply for expired allocations will not be subject to filing fees provided the
169 same application is resubmitted.

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171 **ATTACHMENTS:**
- 172 1. Draft Resolution
 - 173 2. Available Water & Wastewater Treatment Capacity
 - 174 3. 2005-2009 GMA Final Residential Summary & Development Status
 - 175 4. 2005-2009 GMA Final Non-Residential Summary & Development Status
- 176