

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: CHARLENE GALLINA, PLANNING & BUILDING DIRECTOR

MEETING DATE: SEPTEMBER 9, 2009

SUBJECT: GROWTH MANAGEMENT SYSTEM UPDATE

REQUEST:

Provide status update on potential City Council action for enacting an ordinance for program suspension.

BACKGROUND/DISCUSSION:

On September 1, 2009, the City Council adopted Resolution No. 2009-075 initiating the 2010 Growth Management Allocation process and adoption of residential and non-residential General Development Objectives. Given this action, staff will be accepting allocation applications for a period of 31 days (September 2, 2009 through October 2, 2009) and commence work on application evaluation. Formal submittal for Council consideration and action on the granting of any allocations will occur on November 17, 2009.

In response to City Council consideration of the Planning Commission's request to suspend the formal process of the current Growth Management System Program until development demands become more substantial (approaching the 1.35% annual population growth rate), the City Council concurred and directed staff to return with an ordinance for further discussion and possibly effect this direction at their meeting of September 15, 2009. It was further discussed and agreed that, at minimum, the core elements of the Growth Management System should remain in force, but that the administration should occur at a staff level and that structural application processing milestones changes be made. It was also agreed that staff be responsible for tracking such allocations and reporting progress to the Planning Commission and/or City Council every six months.

Given this direction, staff is currently working with the City Attorney's Office in exploring options on an approach to implement a suspension of the Growth Management System. At the Commission meeting, staff will provide an update

32 on progress made, and solicit Commission comment for incorporation into the
33 final recommendation for City Council consideration.

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35 **RECOMMENDATION:**

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37 Receive a status update regarding City Council direction, discuss, and provide
38 direction to staff for development of an ordinance.

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40 **SUGGESTED MOTION:**

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42 No motion has been provided at this time.

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44 **ATTACHMENTS:**

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1. City Council Resolution No. 2009-27

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2. City Council Report of September 1, 2009

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3. Ordinance #660 - Chapter 19.02 Growth Management System

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