

# CITY OF CALISTOGA

## STAFF REPORT

**TO: CHAIRMAN MANFREDI AND PLANNING COMMISSIONERS**

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

**DATE: APRIL 14, 2010**

**SUBJECT: CITY OF CALISTOGA REVIEW OF THE NAPA COUNTY VACATION RENTAL PROPOSAL**

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1 **ISSUE:**

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3 To discuss and provide a recommendation to the City Council on staff review and

4 assessment of the County of Napa's Vacation Rental proposal in order to submit written

5 comments during their public hearing process.

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7 **BACKGROUND:**

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9 Public concern was expressed at the April 6, 2010 Calistoga City Council meeting (see

10 attached letter which was presented to the City Council, Attachment 1) regarding the

11 recently adopted Ordinance No. 1332 which changes regulations regarding dwelling

12 units in the unincorporated area of Napa County. It is our understanding that this new

13 ordinance will become effective in June 2010. At the same time, the Board requested

14 that the planning staff meet with stakeholders who would like to authorize pre-existing

15 and perhaps illegal vacation rentals in the unincorporated area.

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17 Public comment received by Norma Tofanelli at the City Council meeting included a

18 request that the City of Calistoga forward a letter of support for the new ordinance by

19 stating our objection to legalizing vacation rentals and request that the County embark

20 on stringent code enforcement of illegal vacation rentals in the unincorporated areas.

21 As a result of this comment, the City Council requested the City Manager to immediately

22 forward a letter to the Napa County Board of Supervisors expressing our initial objection

23 and concerns on this issue, since this item will be before the Board of Supervisors on

24 April 27, 2010. In addition, City Manager informed the City Council that the Planning

25 Director would be presenting this issue to the Planning Commission for review and

26 recommendation to the City Council on April 14, 2010 and then return to the City

27 Council on April 20, 2010 for final direction on a comment letter to the County. On April

28 8, 2010, the City Manager's letter was forwarded to the Board of Supervisors

29 expressing the City's initial objection and concerns on the legalizing vacation rentals in

30 the County. (Attachment 2)

32 **DISCUSSION:**

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34 It should be note that since the County's action in December 2009, the Planning  
35 Director has been monitoring this issue by attending one of the stakeholder meetings,  
36 as well as, has been in direct contact with the County Planning Director. As a result, the  
37 following concerns have been expressed to the County:

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- 39 • The cities and the County have agreed through mutually supportative General Plans  
40 that development belongs in the cities and the primary purpose of the  
41 unincorporated area is for agriculture.
- 42 • Vacation rentals of residences are in direct competition with the lodging industry  
43 critical to the economic wellbeing of the Napa Valley cities.
- 44 • Conversion of residences to lodging facilities will result in a loss of permanent  
45 housing in the County.
- 46 • Conversion of residences to lodging facilities will create service jobs and create the  
47 need for housing, particularly affordable housing.
- 48 • Conversion of residences to lodging facilities will have an overall impact on existing  
49 infrastructure systems such as streets, water, sewer and/or septic systems thereby  
50 create the need for infrastructure expansion to accommodate increased service  
51 demands.

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53 To assist the Planning Commission in review of this issue, staff has attached the Napa  
54 County Board of Supervisors' staff report of March 23, 2010 which provides County staff  
55 assessment and potential alternatives for legalizing vacation rentals. It should be noted  
56 that Board discussion which will include staff direction on this item was continued to  
57 their meeting of April 27<sup>th</sup>.

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59 At this time, staff is requesting confirmation of our initial objection to legalizing vacation  
60 rentals in the unincorporated areas based upon the above noted concerns, and further  
61 requests Commission's input on any other concerns that should be recommended to the  
62 City Council for incorporation into a letter to the County.

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64 **RECOMMENDATION:**

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66 Staff recommends the Planning Commission discussed this item and provide any  
67 comments to staff in order to forward a recommendation to the City Council.

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69 **ATTACHMENTS:**

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- 71 1. Norma Tofanelli, letter dated April 6, 2010
  - 72 a. Napa County Ordinance No. 1332 Adopted December 15, 2009
- 73 2. City Manager letter to Board of Supervisors, dated April 8, 2010
- 74 3. Napa County Board of Supervisors Staff Report of March 23, 2010 (Abbreviated)
  - 75 a. Board Agenda Letter
  - 76 b. County Planning Commission Staff Reports – December and November 2009
  - c. Measure P (2008)