

LAND USE ELEMENT

GOAL-OBJECTIVE/ ACTION NUMBER	ACTION LANGUAGE	RESPONSIBLE DEPARTMENT OR AGENCY	REQUIRED TASKS FOR IMPLEMENTATION	STATUS UPDATE	SCHEDULE
<i>GOAL LU 1: PROTECT THE SMALL-TOWN QUALITIES OF CALISTOGA WHICH INCLUDE WALKABILITY, VINEYARDS, ORCHARDS, NATURAL HABITATS AND OPEN SPACE.</i>					
<i>Objective LU-1.1: Ensure that new commercial development enhances and maintains the vibrancy of Calistoga's downtown.</i>					
LU -1.1/A1	Encourage the County to regulate formula businesses in the rest of the Planning Area.	Planning	Request Napa County Planning to integrate provisions into County General Plan Update	County General Plan Update adopted in 2009 (Policy AG/LU-54)	No Further Action Required
LU -1.1/A2	Enforce and expand landscape standards for all uses within the downtown to promote a human scale, and provide visual interest, protective shading and other natural vegetation features.	Planning	Enforce standards on development applications to ensure compliance; Staff to evaluate existing standards and process an amendment as needed	On-Going Not Completed	No Further Action Required Schedule – FY 2011-2012
LU -1.1/A3	Standards for new subdivisions will be developed to include clustering as a component to promote the preservation of open space.	Planning	Staff to develop clustering standards for new subdivisions and process an amendment	Not Completed	Not Scheduled
<i>Objective LU-1.2: Promote a balance between visitor-oriented and local-serving commercial development.</i>					
LU-1.2/A1	Continue to regulate the expansion of bed-and-breakfast units to	Planning	All expansions require amendment to Use	Currently, processing a text	Ordinance introduced by

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	ensure an appropriate mix of land uses and to retain the predominantly residential character of established neighborhoods.		Permit and subject to Growth Management System Program	amendment to CMC Chapter 17.35 Bed & Breakfast Inns & Facilities	Council on May 4, 2010
LU-1.2/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.	Planning/Fire Departments	Conduct annual inspections or as needed	Inspection program commenced in 2003 and conducted regularly	No Further Action Required
LU-1.2/A3	Redouble efforts to enforce the City's existing Bed and Breakfast and Inns Ordinance.	Planning/Fire Department	Develop checklist to assist in annual inspections	Inspection program commenced in 2003 and conducted regularly	No Further Action Required
<i>Objective LU-1.3: Ensure that commercial and industrial development is designed, located and operated so as to not disturb Calistoga's quality of life, and approved at a rate and scale that retains Calistoga's small-town character.</i>					
LU-1.3/A1	Create and adopt a commercial and industrial growth management ordinance that limits commercial and industrial growth in a manner similar to that allowed for	Planning	Ordinance No. 616 established a Growth Management Program for the City; Ordinance Nos. 624, 660, & 664	Resolution No. 2009-075 reassigned GM Allocation responsibilities to	No Further Action Required Resolution

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	residential development.		authorized program amendments	the Planning Director	requires monitoring every 6 months; First report due in June 2010
LU-1.3/A2	Review all development applications to maintain an acceptable balance between jobs and housing in Calistoga, as described on page LU-10.	Planning	Review for consistency with development application processing; Staff to develop tracking system for monitoring jobs/housing in Calistoga	On-Going housing unit tracking completed for adopted residential projects Staff to develop a job tracking system for adopted commercial projects	No Further Action Required Schedule - FY 2010-2011
LU-1.3/A2	Revise the Zoning Ordinance to include Community Commercial and Downtown Commercial zones that implement the Community Commercial and Downtown	Planning	Ordinance No. 614 established new commercial districts for the City	Adopted December 2004	No Further Action Required

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	Commercial land use designations. Each set of zoning regulations should include regulations regarding permitted and conditionally permitted uses, lot coverage, building size, parking and other performance requirements.				
<i>Objective LU-1.4: Develop and phase new housing at a rate that can be absorbed by public infrastructure and in a manner that fits within Calistoga's small-town identity.</i>					
LU-1.4/A1	Amend City Ordinances and the Resource Management System to replace references to growth management based on water and sewer infrastructure deficiencies with a strategy based in maintaining Calistoga's unique small town character.	Planning	Ordinance No. 618 added a new Chapter 13.16 (Public Safety Resource Management System) to simplify and to better coordinate provisions with the recently adopted Growth Management System	Ordinance No. 618 adopted February 2005	No Further Action Required
LU-1.4/A2	Adopt an ordinance which implements the residential growth management system to include the following elements: <ul style="list-style-type: none"> • Maintain a residential growth rate of no more than 1.35%. • Allow averaging over a five-year housing cycle, provided 	Planning	Ordinance No. 616 established a Growth Management Program for the City; Ordinance Nos. 624, 660, & 664 authorized program amendments	Resolution No. 2009-075 reassigned GM Allocation responsibilities to the Planning Director	No Further Action Required Resolution requires monitoring every six

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	<p>that the average rate of growth of 1.35% is not exceeded.</p> <ul style="list-style-type: none"> • Allow pre-commitment of future years' allocations within a housing cycle. • Structure the allocation system based on Calistoga's share of the region-wide housing needs, providing first priority of allocations to very-low- and low-income households and second priority to moderate-income households. • Set aside units for above-moderate income housing to recognize this component of Calistoga's share of the region-wide housing needs and to provide balance in the development of housing for all economic segments of the community. • Other than allocations to the above affordable housing categories, priority shall be 				months; First report due in June 2010

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	<p>given to infill development.</p> <ul style="list-style-type: none"> Allow any unallocated units from a previous year to be “rolled-over” into subsequent years within a housing cycle. Unallocated units shall be placed in a very-low to low-income category and may be allocated first to moderate- and then to above-moderate-income projects only when there is not sufficient demand for very-low and low-income housing units within the subsequent allocation year. 				
<i>GOAL LU-2: DESIGNATE A BROAD RANGE OF LAND USES WITHIN THE CITY LIMITS.</i>					
<i>Objective LU-2.1: Ensure that an adequate amount of land is designated in the General Plan to permit desired development in Calistoga, while also preserving Calistoga’s small town character.</i>					
LU-2.1/A1	Amend the Zoning Ordinance to ensure it is consistent with the 2003 Land Use Designation Map and land use descriptions, including the modifications made to permitted uses, densities and minimum lot size provisions of other residential	Planning	Conduct evaluation and process amendments	Not Completed	Schedule – FY 2010-2011

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	land use designations.				
LU-2.1/A2	Amend the Hillside Ordinance to clarify the calculation of slope and permitted densities.	Planning	Conduct evaluation and process an amendment	Not Completed	Schedule – FY 2010-2011
LU-2.1/A3	Develop measures that would enhance the provision of quality large and small child care facilities in Calistoga, such as reduced or eliminate permitting fees, flexible parking standards, fast-track permitting or permit exemptions, and similar provisions.	Planning	Conduct evaluation and process an amendment	Not Completed	Schedule – FY 2010-2011
<i>GOAL LU-3: ENSURE THAT NEW DEVELOPMENT MITIGATES SIGNIFICANT ENVIRONMENTAL, DESIGN AND INFRASTRUCTURE IMPACTS.</i>					
<i>Objective LU-3.2: Ensure that new development complements Calistoga’s small town rural character and minimizes impacts on the environment.</i>					
LU-3.2/A1	Amend the Zoning Ordinance to require multi-family structures located adjacent to single-family parcels to incorporate adequate screening into project design.	Planning	Conduct evaluation and process an amendment	Not Completed	Schedule – FY 2011-2012
LU-3.2/A2	Use the design review process to ensure that development meets community concerns for visual and functional quality.	Planning	Incorporated into the development review of all projects; Ordinance No. 645 adopted in 2007	Ordinance No. 645 adopted October 2007; Select Design	Schedule – FY 2010-2011

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			amended the Design Review Process to establish a Design Advisory Panel to assist staff, PC and CC in review of projects	Advisory Panel members	
<i>GOAL LU-4: MAINTAIN THE RURAL QUALITIES OF THE UNINCORPORATED PART OF CALISTOGA PLANNING AREA.</i>					
<i>Objective LU-4.1: Preserve agricultural and natural resources in the unincorporated area to provide the natural setting for Calistoga's identity.</i>					
<i>No actions required.</i>					