

napa communities growth summit

FRIDAY, JUNE 13, 2008

City of Calistoga

General Plan Overview

- *Comprehensive Update completed in October 2003*
 - ❖ *Previous General Plan was adopted in 1990*
- *Prepared over a period of several years by City staff & a consultant team under the direction of a Citizen Advisory Committee (CAC) appointed by the City Council*

Calistoga's General Plan

- *Five studies on existing conditions in Calistoga and the Planning Area were prepared & reviewed:*
 - ❖ *Land Use & Housing Conditions*
 - ❖ *Environmental Conditions*
 - ❖ *Traffic & Infrastructure*
 - ❖ *Economic Conditions*
 - ❖ *Assessment of the 1990 General Plan*

Calistoga's General Plan

Shift in Policy Direction: (From 1990 to 2003)

- *Required the establishment of a Growth Management Strategy to control the rate of growth and to maintain Calistoga's rural small town character and quality of life*
- *Required a growth management rate of 1.35% per year (Reduced from 3% per year)*
- *Development - Required preference to be given to projects consistent with community character, affordable housing projects, mixed use projects, infill development, and second units*

Calistoga's General Plan

Shift in Policy Direction: (From 1990 to 2003)

- *Required the development of an “Urban Design Plan” for the Commercial Areas of the City to better guide development*
- *City's Sphere of Influence is coterminous with City Limits to maintain Calistoga's unique rural small town character*
- *Requires protection, preservation and management of Calistoga's natural resources and environment*

City of Calistoga

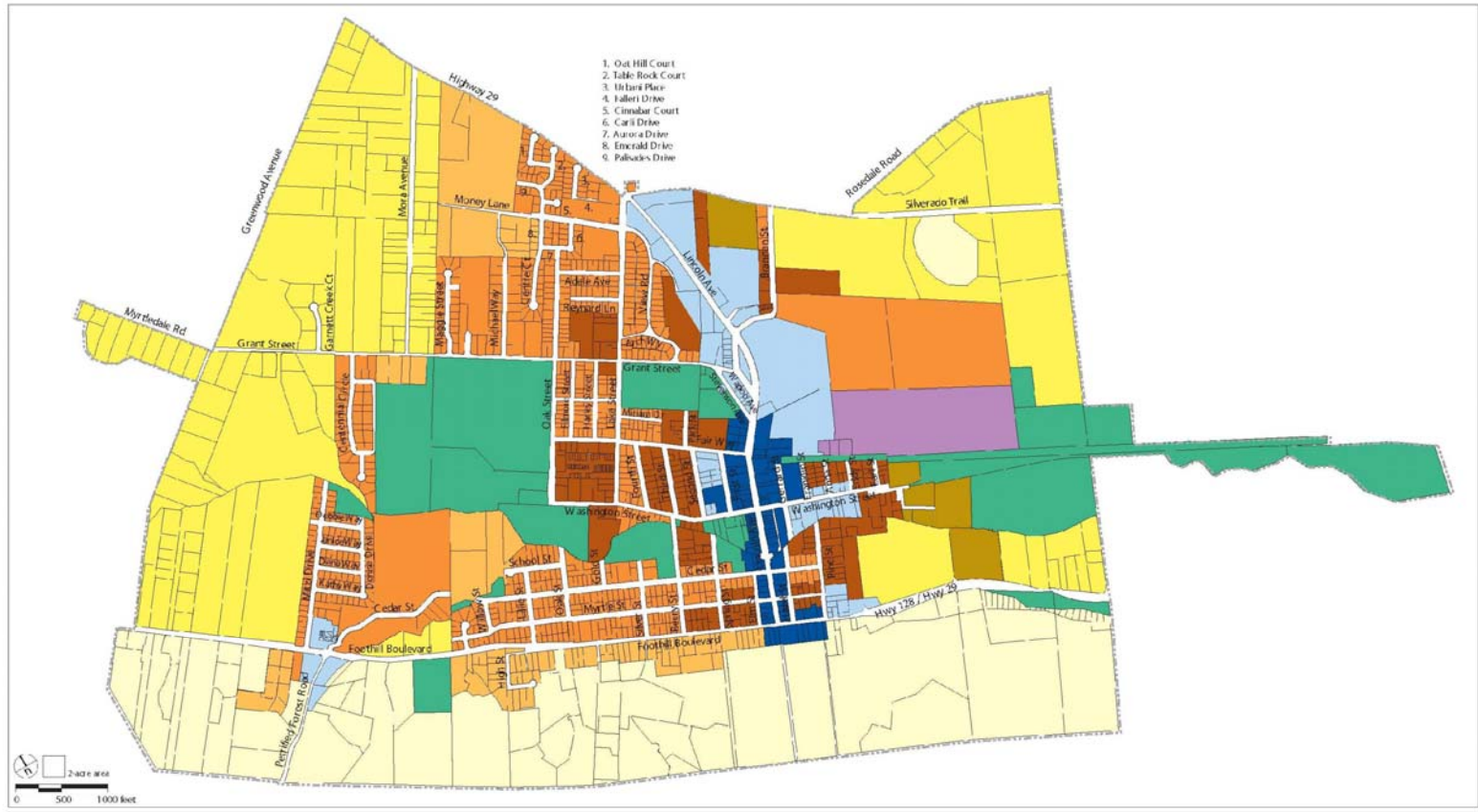


FIGURE LU-4

LAND USE DESIGNATIONS WITHIN THE CITY LIMITS

- Rural Residential
- Low Density Residential (1 - 4 dwelling units per acre)
- Downtown Commercial
- Rural Residential - Hillside
- Medium Density Residential (4 - 10 dwelling units per acre)
- Community Commercial
- Public/Quasi-Public
- High Density Residential (10 - 20 dwelling units per acre) and Office
- Airport Commercial
- Light Industrial

*See Figure LU-6 for Overlay Land Use Districts

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Population, Employment and Housing

- Population
 - 2005 – 5,223 people
 - 2030 * – 6,604 people
- Employment (ABAG Projections)
 - 2005 – 2,770 jobs
 - 2030 * – 3,540 jobs
- Housing
 - 2005 – 2,278 housing units
 - 2030 * – 2,651 housing units

*General Plan projects out to 2020

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Housing Growth

Projected 363.55 population increase from pending, approved, and/or under construction projects

- Projection represents a total of 132 units
- Based on the City's adopted Residential Growth Management Allocations (5-year cycle total to date – 2005 to 2009)
- Type of Units - Single Family Detached, Apartments, Duets, Second Units, Mixed Use Development (Mix of Market & Affordable)
- Our GMA Program establishes - 1.35% adopted annual growth rate; approximately 70 persons or 28 units per year

City of Calistoga

Known Growth and Development

- Location and Distribution (Infill; City Center)

Residential:

- ❖ 363.55 population or 132 units allocated (2005-2009)

Non-Residential:

- ❖ Maximum 40 acre feet water/wastewater can be allocated within a five year cycle (2005-2009)
- ❖ Adopted Growth Management Allocations to Date:
 - 15.359 acre feet of City water
 - 15.835 acre feet of City wastewater
- ❖ Project Types:
 - Mixed Use Development, Minor Existing Business Expansion, Redevelopment of Resorts - Terrano Napa Valley, Roman Spa Hot Springs Resort, Calistoga Village Inn & Spa

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Gaps in Housing

Regional Housing Needs Allocation (1999-2007)

Very Low Income < 50% of median	Low Income < 80% of median	Moderate Income <120% of median	Above Moderate Income	Total
44	31	41	57	173

Produced Units: 71 Units (2004-2007)

Very Low = 3

Moderate = 3

Low = 18

Above Moderate = 47

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Gaps in Housing

New Regional Housing Needs Allocation (2008-2014)

Very Low Income < 50% of median	Low Income < 80% of median	Moderate Income <120% of median	Above Moderate Income	Total
17	11	18	48	94

Projects Under Construction:

Palisades Apartments = 24 units

Very Low = Minimum 8 Units

Low = Up to 16 Units

Moderate = Maximum 8 Units

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Future Affordable Housing Development

Existing Housing Element identifies 12 potential housing sites for addressing the 1999-2007 Regional Housing Needs Assessment (RHNA)

Number of Units Anticipated:*

360 units “as of right”

633 units with bonus

*Based upon Land Use Designation and Site Size

Most of these sites are proposed to be used for the next RHNA cycle

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Challenges Facing the Community

- What are the challenges facing the community?
 - ❖ *Development of a comprehensive strategy for addressing our affordable housing needs*
 - ❖ *Balancing the rate of growth given market demands & economic pressures*
 - ❖ *Promoting a balance between visitor-oriented & local-serving commercial development*
 - ❖ *Promoting quality development in order to retain Calistoga's genuine and authentic small town charm and character*
 - ❖ *Addressing public infrastructure & other community needs and services*

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Current and Future Opportunities

- What are the opportunities facing the community?
 - ❖ *Calistoga is unique from other Napa communities given our geothermal resources*
 - ❖ *There are significant redevelopment opportunities in the core of the community*
 - ❖ *Redevelopment enables the City to address affordable housing, recreational and municipal infrastructure needs through private and public investments*

City of Calistoga

Concluding Remarks

Participating in this Growth Summit will enable the City of Calistoga to:

- *Achieve greater awareness of other activities and projects in the Valley*
- *Work together to solve regional issues*
- *Broaden Calistoga's commitment to sharing information and ideas for solving issues*