

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2008-14**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION FOR THE MACPHAIL/TULLOCH TENTATIVE PARCEL MAP (PM 2006-01) LOCATED AT 1716 FOOTHILL BOULEVARD (APN 011-192-016) WITHIN THE “R-1” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

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2 **WHEREAS**, the Planning Commission approved the MacPhail/Tulloch Tentative
3 Parcel Map (PM 2006-01) on April 26, 2006 allowing the subdivision of a 31,200 square
4 foot lot located at 1716 Foothill Boulevard in the R-1 zoning district into three parcels of
5 18,148 square feet, 6,525 square feet and 6,527 square feet; and
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7 **WHEREAS**, since the time of tentative parcel map approval the owner has
8 completed required site improvements excepting the extension of Pacific Gas & Electric
9 (PG & E) utility lines across Myrtle Street; and
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11 **WHEREAS**, the owners have applied for required permits from PG & E to connect
12 to the existing utility lines on the north side Myrtle Street but have not yet secured approval
13 or authorization from PG & E; and
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15 **WHEREAS**, the owners are now anticipating that approval from PG & E may not
16 occur until after expiration of the approved Tentative Parcel Map (April 26, 2008) and are
17 requesting an extension of time so that the required utility improvements can be completed
18 to fulfill the conditions of tentative map approval; and
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20 **WHEREAS**, this action has been reviewed for compliance with the California
21 Environmental Quality Act (CEQA) and has been determined Categorical Exempt from
22 the requirements of CEQA pursuant to Section 15315 of the CEQA Guidelines; and
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24 **WHEREAS**, pursuant to Section 16.10.050(D) of the Calistoga Municipal Code
25 the Planning Commission has made the following findings for granting an extension of
26 time for Tentative Parcel Map (PM 2006-01):
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- 28 **1. The subdivision is in conformance with the ‘then existing’ General Plan;**
29 **and**

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31 FINDING:

32 At the time of tentative parcel map approval the subject parcel was designated
33 Medium Density Residential by the General Plan, which allows 4 to 10 dwelling
34 units per acre. The proposed subdivision would result in a density of
35 approximately 4.17 dwelling units per acre, which is consistent with the “then-
36 existing” (and current) General Plan land use designation.
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41 **2. The subdivision is consistent with the zoning of the property; and**

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43 FINDING:

44 The subdivision will create parcels that: (1) meet the minimum lot size
45 established by the R-1 zoning district (6,000 square feet); (2) are appropriately
46 sized to accommodate the range of land uses permitted in the R-1 zoning district;
47 and (3) have dimensions and orientation that will accommodate development in
48 conformance with the standards of the R-1 zoning district and maintain
49 established development patterns in the neighborhood.

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51 **3. The subdivision conforms with improvement standards that are being**
52 **imposed on upon similar new subdivisions.**

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54 FINDING:

55 The subdivision is subject to and must comply with conditions of approval that
56 include improvements that are similar to those being imposed upon similar new
57 subdivisions in the area.

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59 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
60 Commission that based on the above Findings, the Planning Commission approves a
61 one-year time extension for the MacPhail Tentative Parcel Map (PM 2006-01), subject
62 to the following conditions of approval:

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- 64 1. This approval is for a one-year extension of time for the MacPhail/Tulloch
65 Tentative Parcel Map (PM 2006-01) which allows the subdivision of a 31,200
66 square foot lot located at 1716 Foothill Boulevard in the R-1 zoning district into
67 three parcels of 18,148 square feet, 6,525 square feet and 6,527 square feet. Any
68 modification shall be subject to review and approval by the Director of Planning and
69 Building and the Director of Public Works.
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71 2. The tentative parcel map shall comply with all required conditions approved by
72 Planning Commission Resolution 2006-18.
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74 3. The tentative parcel map shall expire on April 26, 2009, unless an extension has
75 been granted consistent with the City's subdivision ordinance and the
76 Subdivision Map Act.
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78 4. Prior to recordation of the Final Map, the applicant shall either provide
79 acceptable reimbursement to Kathleen Cooper for extended and
80 oversized frontage and utility improvements made on Myrtle and Gold streets, or
81 provide security bonding for anticipated costs in a reimbursement agreement that
82 is currently pending approval.
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PASSED, APPROVED, AND ADOPTED on April 9, 2008, by the following vote
of the Calistoga Planning Commission.

AYES:

NOES:

ABSENT:

JEFF MANFREDI, Chairman

ATTEST: _____
KATHLEEN GUILL
Secretary to the Planning Commission