

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2008-48**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING A THREE-YEAR TIME EXTENSION FOR THE OAK VILLA SUBDIVISION MAP AND PRELIMINARY DEVELOPMENT PLAN (PD 2006-01) LOCATED AT 1213 ELM STREET (APN 011-243-007) WITHIN THE “PD 2006-01” OAK VILLA TOWNHOUSE PLANNED DEVELOPMENT ZONING DISTRICT

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2 **WHEREAS**, the Planning Commission recommend approval of the Oak Villa
3 Subdivision Map and Preliminary Development Plan (PD 2006-01) to the City Council on
4 October 11, 2006 subdividing a 14,400 square foot lot into 6 lots and developing 6 attached single
5 family dwellings all on the property located at 1213 Elm Street within the “PD 2006-01”, Oak Villa
6 Townhouse Planned Development zoning district; and
7

8 **WHEREAS**, the City Council approved the Oak Villa Tentative Subdivision Map and
9 Preliminary Development Plan during a public hearing at it’s regularly scheduled meeting on
10 November 8, 2006; and
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12 **WHEREAS**, since the time of tentative subdivision map and preliminary development
13 plan approval the owner has completed preparation of all on and off site engineered improvement
14 plans and architectural plans; and
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16 **WHEREAS**, the owners have requested more time to bring forward the final development
17 plan and either construct the required improvements, or provide financial assurance for
18 improvements in order to record the final map; and
19

20 **WHEREAS**, this action has been reviewed for compliance with the California
21 Environmental Quality Act (CEQA) and has been determined Categorical Exempt from the
22 requirements of CEQA pursuant to Section 15332 of the CEQA Guidelines; and
23

24 **WHEREAS**, pursuant to Section 16.10.050(D) of the Calistoga Municipal Code the
25 Planning Commission has made the following findings for granting an extension of time for
26 Subdivision Map and Preliminary Development Plan (PD2006-01):
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28 **1. The subdivision is in conformance with the ‘then existing’ General Plan; and**
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30 FINDING: At the time of tentative subdivision map approval the subject parcel was
31 designated High Density Residential by the General Plan, which allows 10 to 20 dwelling
32 units per acre. The proposed subdivision would result in a density of approximately 18
33 dwelling units per acre, which is consistent with the “then-existing” (and current) General
34 Plan land use designation.
35

36 **2. The subdivision is consistent with the zoning of the property; and**
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38 FINDING: The subdivision will create parcels that: (1) meet the minimum lot size
39 established by the PD zoning district; (2) are appropriately sized to accommodate the
40 range of land uses permitted in the PD zoning district; and (3) have dimensions and
41 orientation that will accommodate development in conformance with the standards of the
42 PD zoning district and maintain established development patterns in the neighborhood.
43
44

45 **3. The subdivision conforms with improvement standards that are being imposed on**
46 **upon similar new subdivisions; and**

47
48 FINDING: The subdivision is subject to and must comply with conditions of approval that
49 include improvements that are similar to those being imposed upon similar new
50 subdivisions in the area.

51
52 **4. Project is consistent with provisions of the Planned Development District (Chapter**
53 **17.24 CMC).**

54
55 FINDING: This extension request is consistent with the Planned Development District
56 pursuant to Section 17.24.105(c) of the Calistoga Municipal Code since the preliminary
57 development plan coincides with the subdivision map.

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59 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
60 that based on the above Findings, the Planning Commission approves a three-year time
61 extension for the Oak Villa Subdivision Map and Preliminary Development Plan (PD 2006-01),
62 subject to the following conditions of approval:

- 63
64 1. This approval is for a three-year extension of time for the Oak Villa Subdivision Map and
65 Preliminary Development Plan (PD 2006-01) subdividing a 14,400 square foot lot into 6
66 lots and developing 6 attached single family dwellings all on the property located at 1213
67 Elm Street within the "PD 2006-01", Oak Villa Townhouse Planned Development zoning
68 district. Any modification shall be subject to review and approval by the Director of
69 Planning and Building and the Director of Public Works.
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71 2. The tentative subdivision map and preliminary development plan shall comply with all
72 required conditions approved by City Council Resolutions 2006-098 and 2006-099.
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74 3. The tentative subdivision map and preliminary development plan shall expire on
75 November 8, 2011, unless an extension has been granted consistent with the City's
76 subdivision ordinance and the Subdivision Map Act.
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78 **PASSED, APPROVED, AND ADOPTED** on November 19, 2008, by the following vote
79 of the Calistoga Planning Commission.

80
81 **AYES:**

82
83 **NOES:**

84
85 **ABSENT:**

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87
88 _____
89 JEFF MANFREDI, Chairman

90
91
92
93 ATTEST: _____
94 KATHLEEN GUILL
95 Secretary to the Planning Commission