

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2008-49**

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 HIGHLANDS CHRISTIAN FELLOWSHIP PROJECT (VARIANCES, CONDITIONAL USE PERMITS AND DESIGN REVIEW) LOCATED AT 970 PETRIFIED FOREST ROAD (APN 011-360-030) WITHIN THE “RR” RURAL RESIDENTIAL ZONING DISTRICT

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2 **WHEREAS**, the Planning Commission reviewed and considered this application at its
3 regular meeting on December 6, 2006 and February 15, 2007, and prior to taking action on the
4 application, the Commission received written and oral reports by the Staff, and received public
5 testimony. After considering the project, the Commission adopted findings and approved the
6 Project subject to conditions of Approval; and
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8 **WHEREAS**, on February 23, 2007, the applicant appealed the Planning Commission’s
9 action to the City Council; and
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11 **WHEREAS**, the City Council reviewed the appeal during a public hearing at it’s regularly
12 scheduled meeting on April 17, 2007 and adopted Resolutions 2007-30 through 33 adopting a
13 Mitigated Negative Declaration and approving the project (Variances, Conditional Use Permits
14 and Design Review);
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16 **WHEREAS**, since the time of project approval the owner has made substantial progress
17 in the preparation of all on and off site engineered improvement plans and architectural plans; and
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19 **WHEREAS**, on February 15, 2008 Kelland Ingram, on behalf of Highlands Christian
20 Fellowship requested more time to bring forward the building permit application and to provide the
21 fees necessary to commence construction; and
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23 **WHEREAS**, A Mitigated Negative Declaration for this project was previously adopted
24 pursuant to Article 6 of the CEQA Guidelines, therefore, no additional environmental review
25 need be prepared pursuant to Section 15162 of the State CEQA Guidelines.
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27 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
28 that based on the previous Findings of the City Council, that the Planning Commission approves
29 a one-year time extension for the Highlands Christian Fellowship Project, subject to the
30 following conditions of approval:
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- 32 1. This approval is for a one-year extension of time for the Highlands Christian Fellowship
33 Project (i.e. Variances, Conditional Use Permit and Design Review) which authorized the
34 construction of the Highlands Christian Fellowship and use of the Highlands Christian
35 Fellowship building for the operation of a church, kindergarten and preschool all on the
36 property located at 970 Petrified Forest Road within the “RR”, Rural Residential zoning
37 district. Any modification shall be subject to review and approval by the Director of
38 Planning and Building and the Director of Public Works.
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- 40 2. The Project shall comply with all required conditions approved by City Council
41 Resolutions 2007-030 through 33.
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- 43 3. The Project shall expire on April 17, 2009.

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PASSED, APPROVED, AND ADOPTED on December 10, 2008, by the following vote
of the Calistoga Planning Commission.

AYES:

NOES:

ABSENT:

JEFF MANFREDI, Chairman

ATTEST: _____
KATHLEEN GUILL
Secretary to the Planning Commission