

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2009-25**

**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 VALLARTA PLAZA PROJECT (VARIANCES, CONDITIONAL USE PERMITS AND DESIGN REVIEW) LOCATED AT 1003 & 1009 FOOTHILL BOULEVARD (APN 011-310-013 & -012) WITHIN THE “DC-DD”, DOWNTOWN COMMERCIAL - DESIGN DISTRICT**

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2           **WHEREAS**, On August 13, 2008 the Planning Commission adopted a Mitigated Negative  
3 Declaration and approved the Vallarta Plaza Project (i.e. Variances, Conditional Use Permit and Design  
4 Review) which authorized the renovation and reuse of the existing structure as office on the property  
5 located at 1003 Foothill Boulevard and the expansion of the existing market and establishment of two  
6 apartments on the property located at 1009 Foothill Boulevard; and  
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8           **WHEREAS**, since the time of project approval the owner has made substantial progress in the  
9 preparation of all on and off site engineered improvement plans and architectural plans; and  
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11           **WHEREAS**, on August 13, 2009 Bev More, on behalf of Vallarta Market requested more time to  
12 bring forward the building permit application and to provide the fees necessary to commence construction;  
13 and  
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15           **WHEREAS**, the Planning Commission reviewed and considered this application at its regular  
16 meeting on September 23, 2009, and prior to taking action on the application, the Commission received  
17 written and oral reports by the Staff, and received public testimony. After considering the project, the  
18 Commission adopted findings and approved the Project subject to conditions of Approval; and  
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20           **WHEREAS**, A Mitigated Negative Declaration for this project was previously adopted pursuant  
21 to Article 6 of the CEQA Guidelines, therefore, no additional environmental review need be prepared  
22 pursuant to Section 15162 of the State CEQA Guidelines.  
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24           **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission that  
25 based on the previous Findings of the City Council, that the Planning Commission approves a one-year  
26 time extension for the Vallarta Plaza Project, subject to the following conditions of approval:  
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- 28 1. This approval is for a one-year extension of time for the Vallarta Plaza Project (i.e. Variances,  
29 Conditional Use Permit and Design Review) which authorized the renovation and reuse of the  
30 existing structure as office on the property located at 1003 Foothill Boulevard and the expansion  
31 of the existing market and establishment of two apartments on the property located at 1009  
32 Foothill Boulevard within the “DC-DD, Downtown Commercial – Design District. Any  
33 modification shall be subject to review and approval by the Director of Planning and Building or  
34 Planning Commission.  
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- 36 2. The Project shall comply with all required conditions approved by Planning Commission  
37 Resolutions 2008-032 through 36.  
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- 39 3. The Project shall expire on August 13, 2010.  
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41           **PASSED, APPROVED, AND ADOPTED** on September 23, 2009, by the following vote of the  
42 Calistoga Planning Commission.  
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44           **AYES:**  
45           **NOES:**  
46           **ABSENT:**

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JEFF MANFREDI, Chairman

ATTEST: \_\_\_\_\_  
          KATHLEEN GULL  
          Secretary to the Planning Commission