

CITY OF CALISTOGA

STAFF REPORT

**TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION**

FROM: ERIK V. LUNDQUIST, ASSOCIATE PLANNER

MEETING DATE: SEPTEMBER 23, 2009

**SUBJECT: VALLARTA PLAZA, PROFESSIONAL OFFICES,
MARKET & APARTMENTS – 1003 & 1009 FOOTHILL
BOULEVARD – CONDITIONAL USE PERMIT
EXTENSION (CUP 2005-09)**

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2 **REQUEST:**
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4 Consideration of an extension of time for previously approved Variances, Conditional Use
5 Permits and Design Reviews, which authorized the renovation and reuse of the existing structure
6 as office on the property located at 1003 Foothill Boulevard (APN 011-310-013) and the
7 expansion of the existing market and establishment of two apartments on the property located at
8 1009 Foothill Boulevard (APN 011-310-012) within the “DC-DD”, Downtown Commercial –
9 Design District. The Planning Commission will reconsider the previously adopted Mitigated
10 Negative Declaration finding that the proposed project, as amended by mitigation measures
11 agreed to by the applicant, would not have a significant adverse impact on the environment
12 pursuant to the CEQA Guidelines.
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14 **BACKGROUND AND DISCUSSION:**
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16 On August 13, 2008 the Planning Commission adopted a Mitigated Negative Declaration and
17 approved the Vallarta Plaza Project (i.e. Variances, Conditional Use Permit and Design Review)
18 which authorized the renovation and reuse of the existing structure as office on the property
19 located at 1003 Foothill Boulevard and the expansion of the existing market and establishment of
20 two apartments on the property located at 1009 Foothill Boulevard. Since this approval, the
21 Applicant has hired the necessary professionals to coordinate and prepare all of the plans necessary
22 to obtain the required building permits. However, more time is needed to finalize these plans and
23 secure the financing to construct the project.
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25 There has not been any development on this property that is inconsistent with the approved
26 project and the project remains consistent with the 2003 General Plan Update and Zoning
27 Ordinance. In addition, on November 8, 2008 the City Council granted a Growth Management
28 Allocation reserving a water and wastewater allocation for the project and to allow the continued
29 processing of the project. The Planning and Building Director will likely extend this allocation
30 until November 18, 2010. As a result, Staff recommends that a one (1) year time extension should
31 be granted for the project in order to complete the conditions necessary to process the required

32 permits. The Calistoga Municipal Code allows the granting of extensions for a period or periods
33 of time not to exceed one year after the initial one-year approval period.

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35 **ENVIRONMENTAL REVIEW:**

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37 Staff recommends that the Planning Commission reconsider the previously adopted Mitigated
38 Negative Declaration finding that the proposed project, as amended by mitigation measures
39 agreed to by the applicant, would not have a significant adverse impact on the environment
40 pursuant to the CEQA Guidelines.

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42 **RECOMMENDATION:**

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44 Based on the above findings, staff recommends adoption of a Resolution approving a one-year
45 time extension for the Vallarta Plaza Project, including Variances, Conditional Use Permits and
46 Design Reviews all on the properties located at 1003 and 1009 Foothill Boulevard (APN 011-
47 310-013 & -012) within "DC-DC", Downtown Commercial - Design District, subject to
48 conditions of approval.

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50 **SUGGESTED MOTION:**

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52 **Extension of Time for the Project (Variances, Conditional Use Permit and Design Review)**

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54 I move that the Planning Commission adopt Resolution PC 2009-25 approving a one-year time
55 extension for the Vallarta Plaza Project, including a Variances, Conditional Use Permits and
56 Design Reviews all on the properties located at 1003 and 1009 Foothill Boulevard (APN 011-
57 310-013 & -012) within "DC-DC", Downtown Commercial - Design District, based upon the
58 Findings presented in the staff report and subject to conditions of approval.

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60 **NOTE:** The applicant or any interested person is reminded that the Calistoga Municipal Code
61 provides for a ten (10) calendar day appeal period. If there is a disagreement with the Planning
62 Commission, an appeal to the City Council may be filed. The appropriate forms and applicable fee
63 must be submitted prior to 5:00 p.m. on or before the tenth calendar day following the Commission's
64 final determination.

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66 **ATTACHMENTS**

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68 1. Conditional Use Permit Extension, PC Resolution No. 2009-25
69 2. Letter dated August 13, 2009 from More Associates
70 3. Vallarta Plaza Mitigated Negative Declaration and Mitigation Monitoring Program
71 Resolution PC 2008-32
72 4. Vallarta Professional Office Variance Resolution PC 2008-33
73 5. Vallarta Professional Office Conditional Use Permit and Design Review Resolution PC
74 2008-34
75 6. Vallarta Market & Apartment Variance Resolution PC 2008-35
76 7. Vallarta Market & Apartment Conditional Use Permit and Design Review Resolution PC
77 2008-36
78 8. Approved Plans