



City of Calistoga Planning Commission Agenda Item Summary

DATE September 11, 2013

APPLICATION NO. Variance VA 2013-6

PROPERTY OWNERS Scott LeStrange and Linda Poggi-LeStrange

ITEM

Consideration of a variance to replace an existing dwelling unit 4 feet from the side property line and to construct a carport 2 feet from the side and rear property lines at 1332½ Berry Street.

RECOMMENDATION

Approve variance with conditions

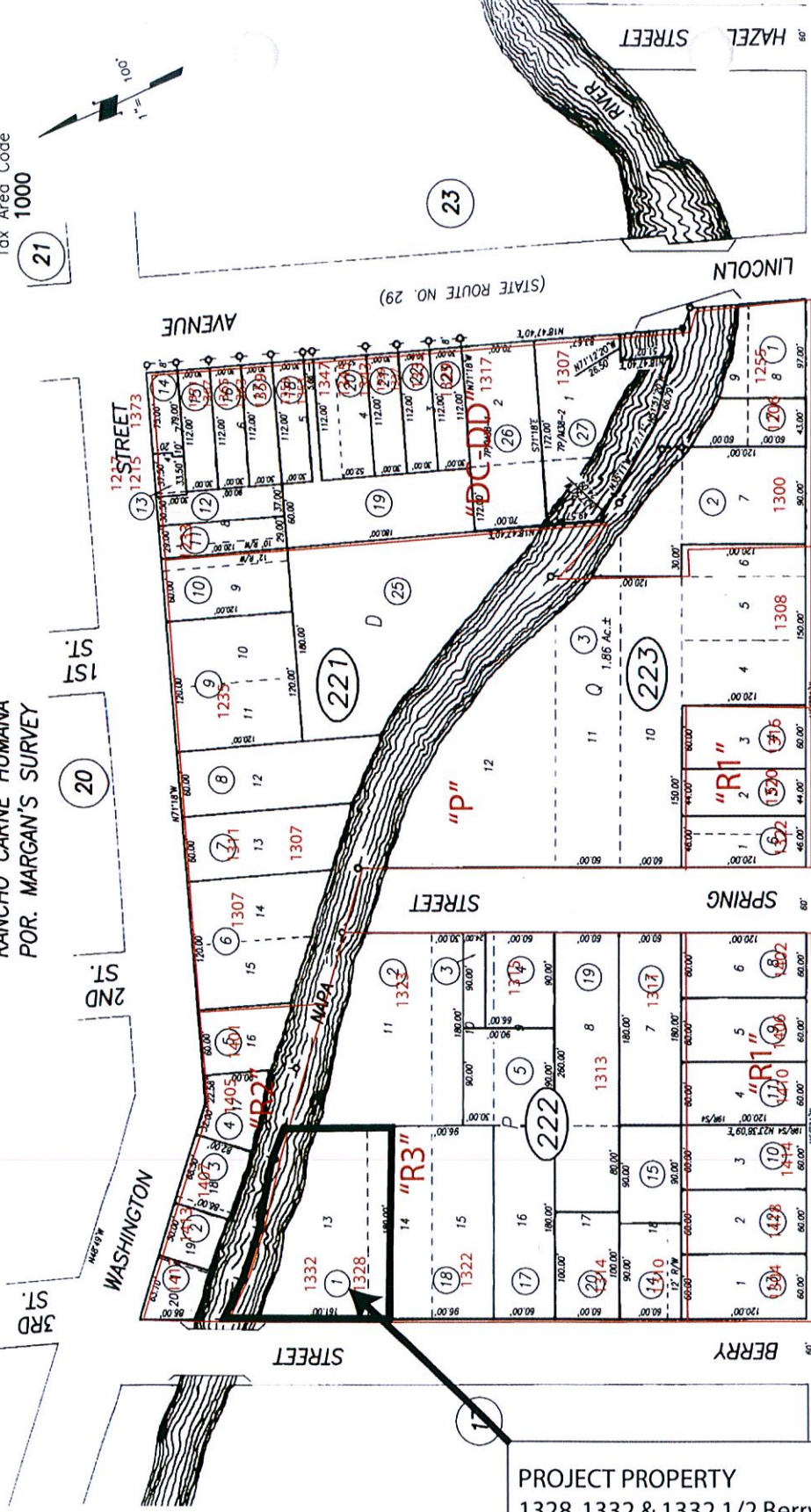
SUGGESTED MOTION

"I move that the Planning Commission adopt a resolution approving a variance allowing the replacement of an existing dwelling unit 4 feet from the side property line and to construct a carport 2 feet from the side and rear property lines at 1332½ Berry Street."

COUNTY ASSESSOR'S PARCEL MAP
 RANCHO CARNE HUMANA
 POR. MARGAN'S SURVEY

11-22

Tax Area Code
 1000



PROJECT PROPERTY
 1328, 1332 & 1332 1/2 Berry Street
 APN 011-222-001

VICINITY MAP

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Deitemated Hereon.

REVISION	DATE
10-24-75	
9-12-83	
12-26-85	
5-14-86	
ST NAME CORR	12-31-10

19 53-60

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11-22

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: SEPTEMBER 11, 2013

SUBJECT: SETBACK VARIANCES VA 2013-6
1332½ BERRY STREET

1 **ITEM**

2
3 Consideration of variances to replace an existing dwelling unit 4 feet from the
4 side property line and to construct a carport 2 feet from the side and rear
5 property lines at 1332½ Berry Street.

6
7 **SITE AND PROJECT DESCRIPTION**

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9 The subject property is within a residential neighborhood across from Calistoga
10 Elementary School. Aside from the school, the primary use in the area is
11 residential. The lots were originally created in 1871 as part of the T.M. Morgan
12 Map and have been developed over time. The property is zoned R-3
13 Residential/Professional Office Zoning District, as are adjoining properties to the
14 south and east.

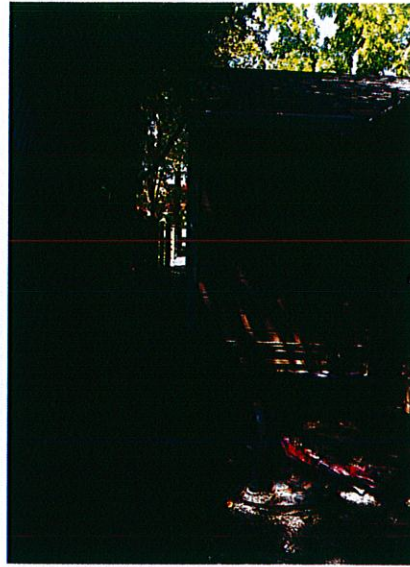
15
16 The subject parcel has an area of approximately 24,397 square feet.
17 Improvements on the parcel include a 1,852 square-foot duplex (1328 and 1332
18 Berry Street) and 875 square-foot cottage with attached garage (1332½ Berry
19 Street).

20
21 A gravel driveway runs from Berry Street along the southern property line
22 accessing the garage and existing uncovered gravel parking at the rear of the
23 property behind the cottage. The Napa River borders the property to the north
24 with several mature trees located along its banks and along the property lines.

25
26 Per the Napa County Assessor, it appears the cottage was constructed around
27 1940. The cottage has been reasonably maintained but is small and lacks
28 functionality. The cottage does not have any historical significance, per the
29 criteria set forth in the California Environmental Quality Act, and needs repair.



North Elevation of Cottage



South Elevation of Cottage

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The southwest portion of the existing cottage is approximately 2 feet 7 inches from the side property line. The remaining portions are over 7 feet of the property line.

The property owners wish to demolish the existing cottage and reconstruct a new 931 square-foot cottage. Calistoga Municipal Code (CMC) Section 17.19.030(F)(2) requires a 5-foot side yard setback. When a structure is demolished a replacement structure must comply with the existing regulations. The 5-foot setback could be achieved; however, pushing the structure forward would encroach closer to the Napa River. As such, the property owners have requested a 4-foot setback (a variance of one foot).

Additionally, the property owners are requesting a 3-foot variance to allow a 2-foot rear and side yard setback for the construction of a new 510 square-foot carport in the southernmost corner of the property outside of the stream setback. Calistoga Municipal Code (CMC) Section 17.19.030(G)(2) requires a 5-foot side and rear yard setback.

ANALYSIS AND DISCUSSION

Since the property is within the Napa River floodway, per the Floodplain Management Ordinance (CMC Title 18), the reconstruction of the cottage will be subject to the approval of a floodway variance by the City Council. In order for the City Council to approve development in the floodway, it must find that the development will not result in any increase in the base flood elevation during the occurrence of a base flood discharge. The hydraulic analysis for the City was conducted in 1977, so the cottage was included in the base flood analysis.

64 Meeting the 5-foot setback requirement could potentially affect the base flood
65 elevation and may encroach within the 35-foot stream setback, as required per
66 the Conservation Regulations (CMC Chapter 19.08). As such, the owners are
67 proposing a 4 foot setback from the side property line, which requires a 1-foot
68 variance to the side yard setback.

69
70 Although covered parking is not required, the proposed carport will provide
71 parking for three vehicles, replacing two parking spaces lost by the cottage's
72 reconstruction, and protects vehicles from weather and debris falling from trees
73 surrounding the property. The carport is proposed to have a 2-foot setback from
74 the side and rear property lines to achieve the 35-foot stream setback.

75 76 **FINDINGS**

77
78 The analysis of this application requires that all mandatory findings be made
79 pursuant to CMC Section 17.42.020. On the basis of evidence presented, Staff
80 recommends that the Variance be approved since all of the findings can be
81 made, as described below:

- 82
83 1. Conditions apply to the property that do not apply generally to other
84 properties in the same zone or vicinity, which conditions are a result of lot
85 size or shape, topography, or other circumstances over which the
86 applicant has no control.

87
88 Finding: The existing development on the property and the regulatory
89 controls resulting from the Napa River are unique circumstances that force
90 development to the southernmost property line, warranting the requested
91 rear and side yard variances.

- 92
93 2. The variance is necessary for the preservation of a property right of the
94 applicant substantially the same as is possessed by owners of other
95 property in the same zone or vicinity.

96
97 Finding: The property is currently developed with three dwelling units,
98 including the existing cottage and attached garage. The subject property
99 and adjoining properties are all within the High Density Residential
100 General Plan land use designation and R-3 zoning district, which allows
101 10 to 20 dwelling units per acre. The side and rear yard setback
102 variances are necessary to preserve the ability to replace the cottage and
103 covered parking at the allowed density.

- 104
105 3. The authorization of the variance will not be materially detrimental to the
106 purposes of this Title, be injurious to property in the zone or vicinity in
107 which the property is located, or otherwise conflict with the objectives of
108 City development plans or policies.

110 Finding: Granting the rear and side yard setback variances would likely
111 have no impact on views, privacy or fire safety, nor would the proposed
112 use be detrimental to the public welfare or endanger the public safety
113 because the structures are an adequate distance from the Napa River. In
114 order for the City Council to grant the subsequent floodway variance,
115 evidence will have to be presented demonstrating that the proposed
116 improvements will not affect the base flood elevation.

- 117
118 4. The variance requested is the minimum variance which will alleviate the
119 hardship.

120
121 Finding: The variance requested is the minimum necessary to reasonably
122 reconstruct the existing dwelling and covered parking.

123 **PUBLIC COMMENTS**

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126 As of September 6, 2013, no public comments had been received regarding this
127 project.

128 **ENVIRONMENTAL REVIEW**

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131 Staff has determined that the proposed project is Categorically Exempt from the
132 requirements of the California Environmental Quality Act (CEQA) pursuant to
133 Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use
134 Limitations).

135 **RECOMMENDATION**

136
137
138 Approve setback variances with conditions.

139 **ATTACHMENTS**

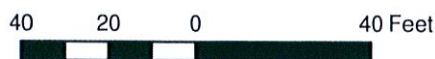
- 140
141
142 1. Aerial Vicinity Map
143 2. Draft Resolution
144 3. Map of Topography prepared by Albion Surveys, Inc.
145 4. Site and Floor Plans prepared by Mary Sikes & Associates

146
147 NOTE: The applicant or any interested person is reminded that the Calistoga Municipal Code
148 provides for a ten (10)-calendar day appeal period. If there is a disagreement with the Planning
149 Commission, an appeal to the City Council may be filed. The appropriate forms and applicable fee
150 must be submitted prior to 5:00 p.m. on or before the tenth calendar day following the Commission's
151 final determination.



VICINITY MAP

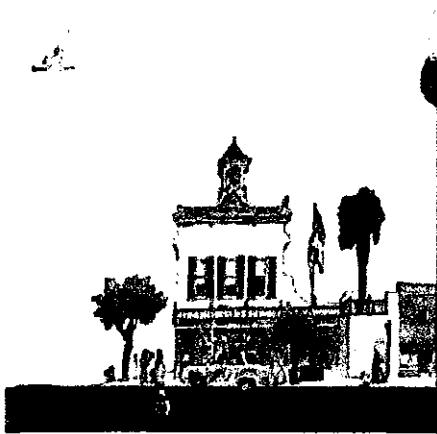
1328, 1332 & 1332 1/2 Berry Street (APN 011-222-001)



FILE NO.: 2013-6

ASSESSOR'S PARCEL NO.: 011-222-001

FINAL ACTION & DATE: _____



City of Calistoga

Planning & Building Department
Application Form
 1232 Washington Street
 Calistoga CA 94515
 707.942.2827
 707.942.2831 fax

PLANNING APPLICATION FORM

Applicant Information

Applicant's Name: LINDA M. POGGI-LESTRANGE JAMES SCOTT LESTRANGE	Phone: (707) 942-1092	Fax: (707) 942-5984	E-Mail Address: Poggi2U@gmail.com
Applicant's Mailing Address: 1701 Garnett Creek Court	City: Calistoga	State/Zip Code: California / 94515	
Property Owner's Name: (if different from Applicant)	Phone:	Fax:	E-Mail Address:
Property Owner's Mailing Address:	City:	State/Zip Code:	
Agent's Name: (if different from Applicant)	Phone:	Fax:	E-Mail Address:
Agent's Mailing Address:	City:	State/Zip Code:	
Other Representative: (Engineer/Architect) Mary Sikes + Associates	Phone: (707) 963-8063	Fax: (707) 963-1066	E-Mail Address: MSASSOC@NETWHIZ.NET
Representative's Mailing Address: 1461 Railroad Ave. Suite 200	City: St. Helena	State/Zip Code: California / 94574	

Property Information

Project Name and Address: _____

Assessor's Parcel Number(s): APN: 011-222-001

Site of site (acreage and/or square footage): _____

General Plan designation: HDR Zoning: R3

Growth Management Allocation number or exception status: _____

Application Type (For Staff Use)

<input type="checkbox"/> Appeal	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tentative Map
<input type="checkbox"/> CEQA Compliance	<input type="checkbox"/> Municipal Code Amendment	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> Conceptual Design Review/Pre-Application Conference	<input type="checkbox"/> Planned Development Plan	<input type="checkbox"/> Amendment Tentative Map
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Public Convenience and Necessity	<input type="checkbox"/> Amendment Tentative Parcel Map
<input type="checkbox"/> Administrative	<input type="checkbox"/> ABC License	<input type="checkbox"/> Modification to Final Map
<input type="checkbox"/> Amendment	<input type="checkbox"/> Rent Vehicles	<input checked="" type="checkbox"/> Variance <u>SETBACK VA 2013-6</u>
<input type="checkbox"/> Major	<input type="checkbox"/> Rezone	<input type="checkbox"/> Voluntary Merger
<input type="checkbox"/> Design Review	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Zoning Ordinance Amendment
<input type="checkbox"/> Development Agreement		<input type="checkbox"/> Other: _____

Please submit written statements in support of the following findings:

1. Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.

FEMA requirements pursuant to NAPA River that runs adjacent to property.

2. The variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same zone or vicinity.

Accommodate residents parking and living accommodations. This would replace an existing structure as well as providing covered on site parking for the three addresses (no increase in number of occupants). We are trying to protect current occupants of the property from debris falling from neighbor's historical trees.

3. The authorization of the variance will not be materially detrimental to the purposes of this title, be injurious to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of City development plans for policies.

The variance will not in anyway be materially detrimental to any properties in the vicinity. Set backs are minimal.

4. The variance requested is the minimum variance that will alleviate the hardship.

We are attempting to maintain the maximum distance from the river and are replacing the existing residence in essentially the current footprint with minimal increase in coverage. Again, we are protecting the current residents vehicles from falling vegetation, as far from the river as possible.



ALBION SURVEYS, INC.
 CONSULTING LAND SURVEYORS
 1113 HUNT AVENUE
 ST. HELENA, CA 94574
 (707) 563-1217
 FAX (707) 863-1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.
 IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY
 IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS,
 STREETS AND NOT TO GUARANTEE ANY FIXED
 DIMENSION OR ACRESAGE.
 A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY
 CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE.
 EASEMENTS MAY AFFECT THIS PROPERTY.
 THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION
 REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 011-222-001
 ADDRESS: 1328 BERRY ST.
 CALISTOGA, CA 94515

MAP OF TOPOGRAPHY
 OF THE LANDS OF
LESTRANGE & POGGI-LESTANGE
 COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	REASON
5-17-13	FB	ISSUE FOR PERMIT
5-17-13	FB	ISSUE FOR PERMIT
5-17-13	FB	ISSUE FOR PERMIT
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5-17-13	FB	ISSUE FOR PERMIT

ALBION REFERENCES

PROJECT NO: 3410
 ASSOCIATED DWG(S):
 PROJECT MANAGER: J. WEBB
 DATE OF SURVEY: MAY, 2013

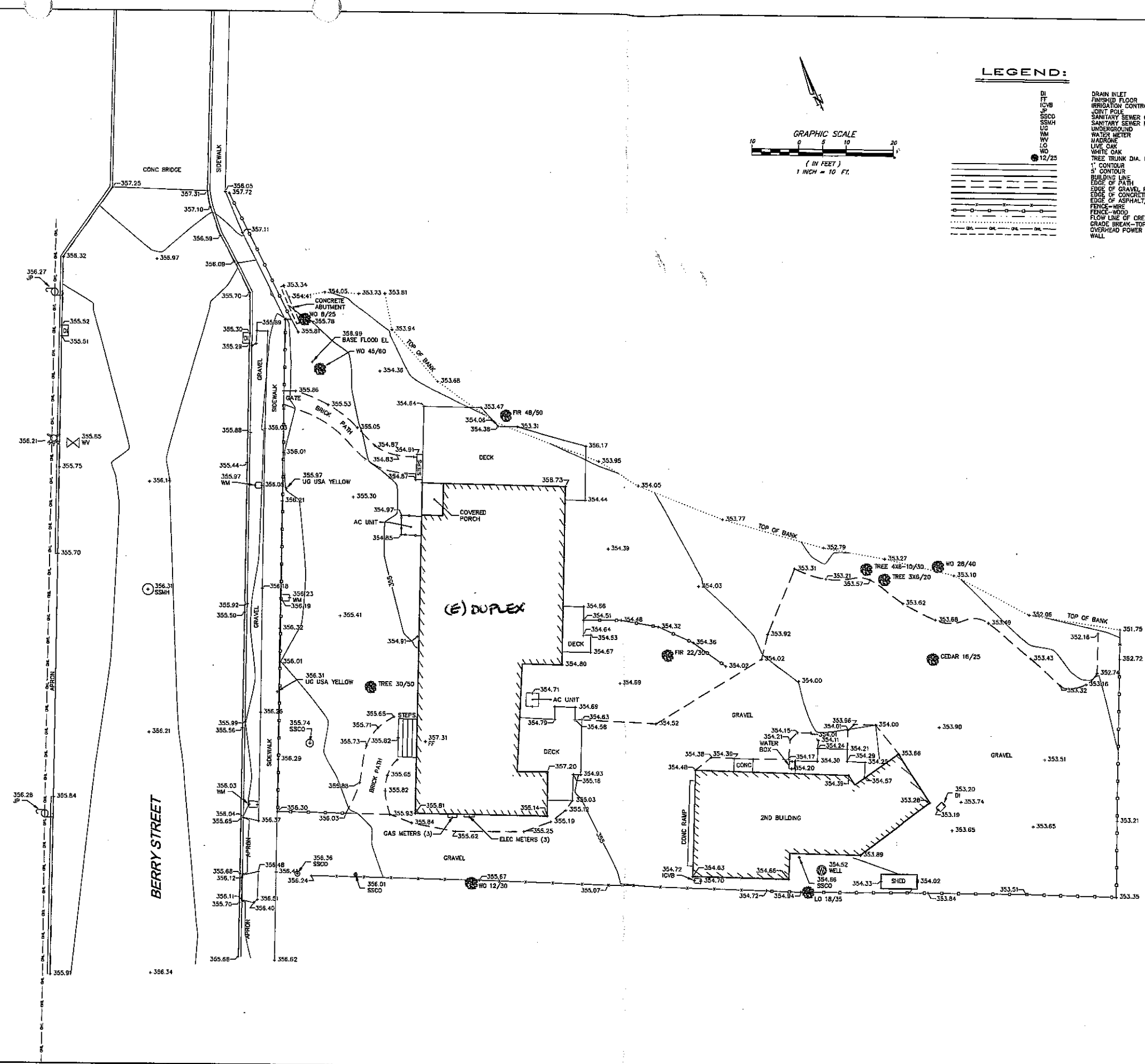
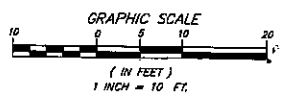
CONTOUR INTERVAL = 1'

VERTICAL DATUM BASED ON NAVD'83
 NAPA COUNTY BENCHMARK 503-U
 EL=361.822 NAVD'83 +2.69 TO NAVD83
 HORIZONTAL DATUM BASED ON NAD83

SHEET 1 OF 1
 C30 PROJECT 3410
 3410-TOPO.DWG

LEGEND:

- DI FT
 - IP
 - ICVB
 - SSCO
 - SSNH
 - LIC
 - WM
 - WY
 - LO
 - WO
 - 12/25
- DRAIN INLET
 FINISHED FLOOR
 LIGHT POLE
 IRRIGATION CONTROL VALVE BOX
 SANITARY SEWER CLEAN OUT
 SANITARY SEWER MANHOLE
 UNDERGROUND
 WATER METER
 MADRONE
 LIVE OAK
 WHITE OAK
 TREE TRUNK DIA. IN INCHES/DRIFLINE IN FEET
 1' CONTOUR
 BUILDING LINE
 EDGE OF GRAVEL ROAD
 EDGE OF CONCRETE CURB
 EDGE OF ASPHALT/CONCRETE PAVEMENT
 FENCE-WIRE
 FENCE-WOOD
 FLOW LINE OF CREEK OR DRAINAGE DITCH
 GRADE BREAK-TOP/TOG
 OVERHEAD POWER AND/OR TELEPHONE LINE
 WALL



SITE PLAN

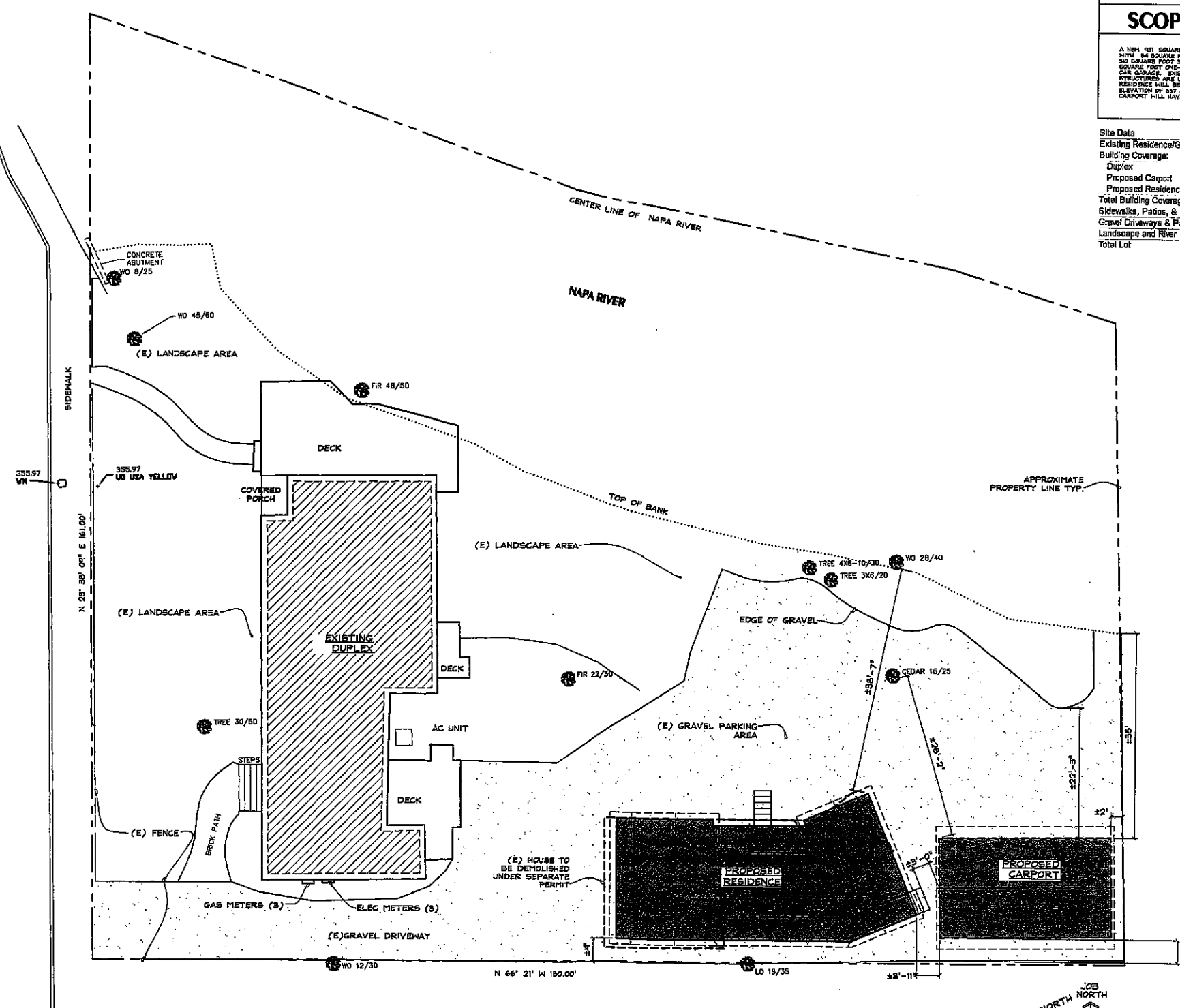
PROJECT OWNER

OWNERS:
SCOTT LESTRANGE AND LINDA M. POGGI/LESTRANGE
170 GARNETT CREEK COURT
CALISTOGA, CA. 94515-1011
PHONE # 707 943-1092 (HOME)

SCOPE OF WORK

A NEW 931 SQUARE FOOT ONE-BEDROOM SINGLE FAMILY DWELLING WITH 84 SQUARE FEET OF COVERED PORCHES AND NEW DETACHED 80 SQUARE FOOT 3-CAR GARPORT TO REPLACE THE EXISTING 841 SQUARE FOOT ONE-BEDROOM SINGLE FAMILY DWELLING WITH SINGLE CAR GARAGE. EXISTING STRUCTURES AND REPLACEMENT STRUCTURES ARE LOCATED IN THE FLOODWAY. THE REPLACEMENT RESIDENCE WILL BE RAISED ON PILES AND HAVE A FLOOR ELEVATION OF 357 (1 FOOT ABOVE FLOOD PLAIN). THE NEW GARPORT WILL HAVE POSTS ONLY AND A GRAVEL FLOOR.

Site Data	
Existing Residence/Garage to be removed:	875 sq. ft.
Building Coverage:	
Duplex	1852 sq. ft.
Proposed Carport	510 sq. ft.
Proposed Residence	931 sq. ft.
Total Building Coverage	3293 sq. ft. 13.5% Lot Coverage
Sidewalks, Patios, & Decks	1109 sq. ft. 4.5% Lot Coverage
Gravel Driveways & Parking	5008 sq. ft. 20.5% Lot Coverage
Landscape and River	14891 sq. ft. 81.4% Lot Coverage
Total Lot	24397 sq. ft. 100% Lot Coverage



Attachment 4

ARCHITECT:
MARY SIKES & ASSO
1461 RAILROAD AVE. #200
ST. HELENA, CA 94574
VOICE 707.963.8063 FAX 707.963.1010

PROJECT ENGINEER:
VAL PIZZINI, ENG.
1400 CUERNVILLE RD., STE. 12
SANTA ROSA, CA. 95403
VOICE 707.527.8802 FAX 707.527.9801

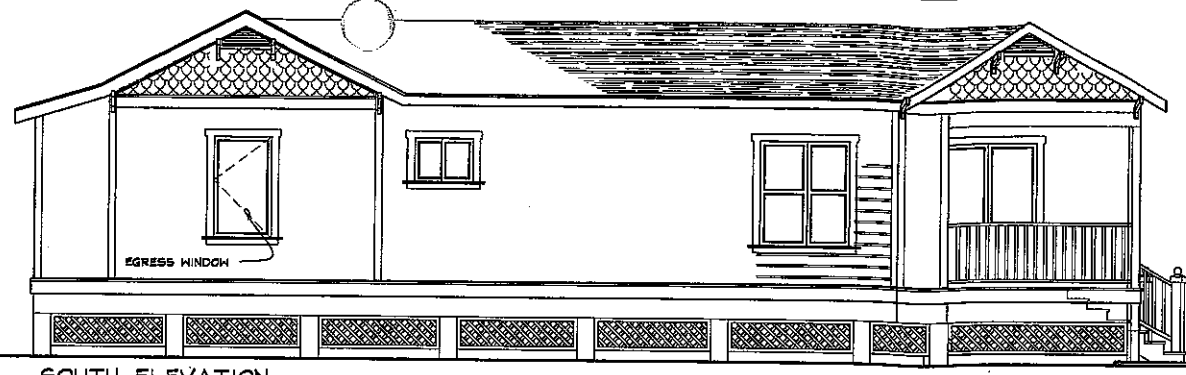
DATE:
09/05/2013
Drawn by: LAB

SHEET DESCRIPTION:
SITE PLAN
DESCRIPTION OF WORK

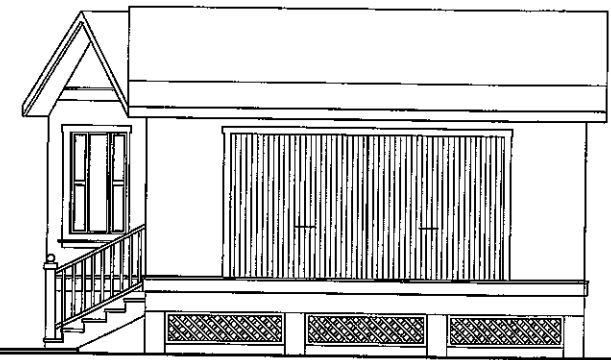
SITE LOCATION:
A.P.N.: 011-222-001
1728 BERRY STREET
CALISTOGA, CA

PROJECT:
**LESTRANGE
VARIANCE**

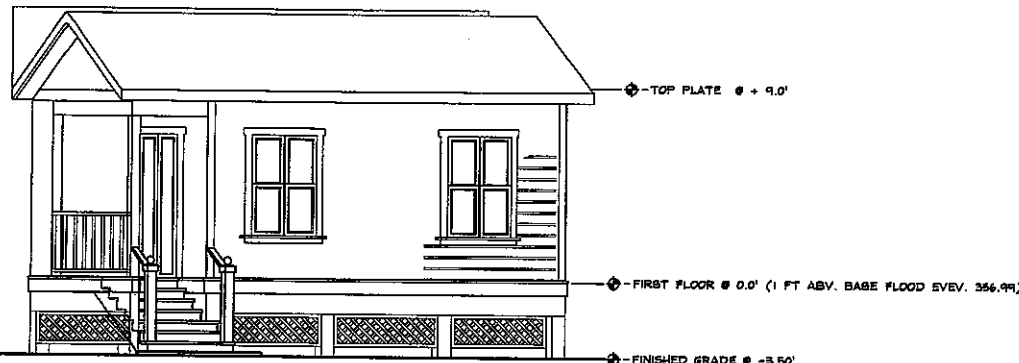
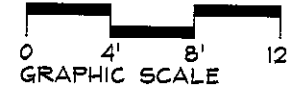
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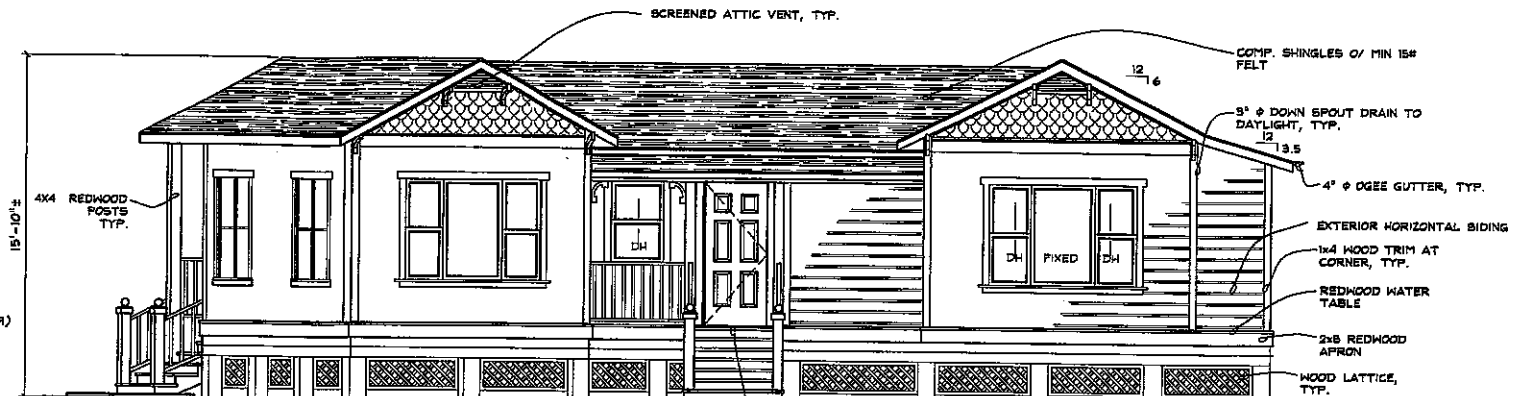
SOUTH ELEVATION



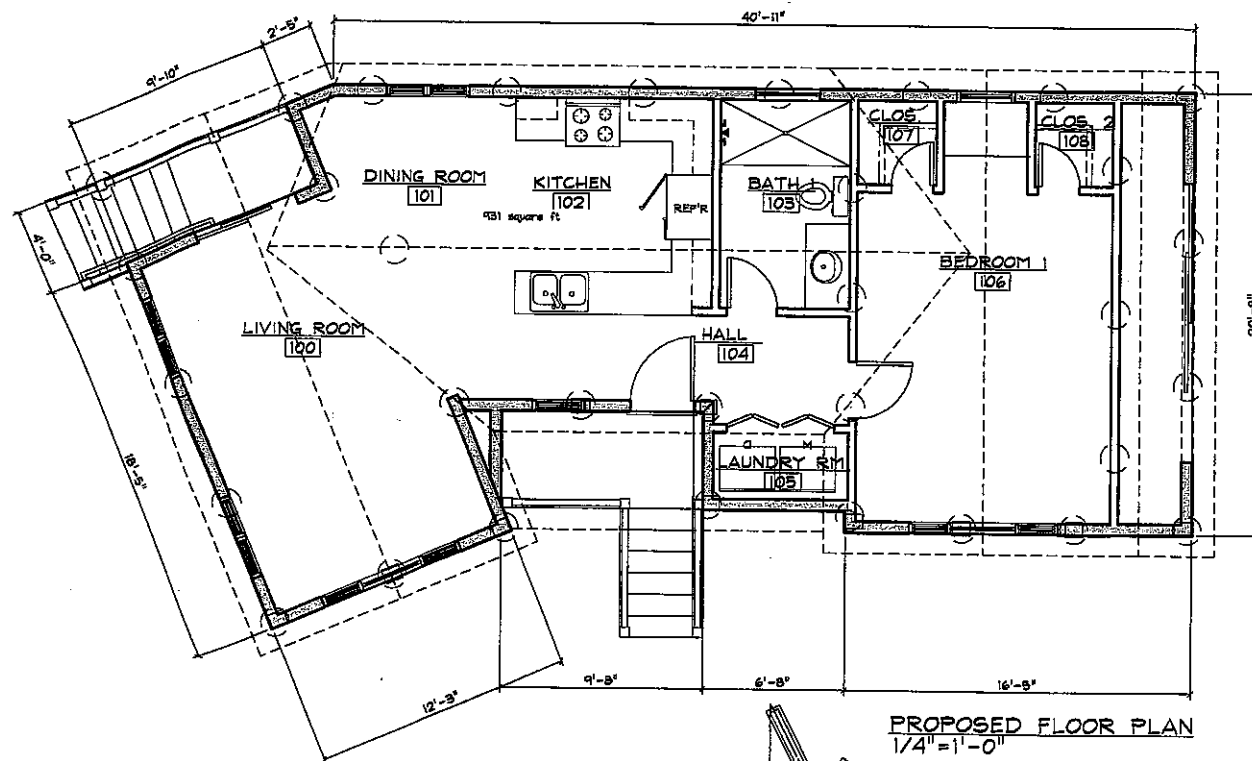
WEST ELEVATION



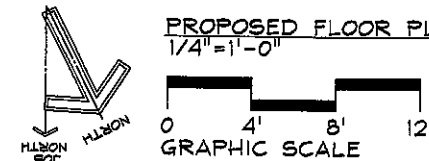
EAST ELEVATION



NORTH ELEVATION



PROPOSED FLOOR PLAN
1/4" = 1'-0"



ARCHITECT:

MARY SIKES & ASSOC.
1461 RAILROAD AVE. #200
ST. HELENA, CA 94574
VOICE 707.963.8065 FAX 707.963.1066

PROJECT ENGINEER:

VAL PIZZINI, ENG.
1400 GUERNEVILLE RD., STE. 12
SANTA ROSA, CA 95403
VOICE 707.527.9802 FAX 707.527.9801

DATE:

09/03/2013

SHEET DESCRIPTION:

GARAGE FLOOR PLAN
ELEVATIONS
SCHEDULES

SITE LOCATION:

A.P.N.: 011-222-001
1328 BERRY STREET
CALISTOGA, CA

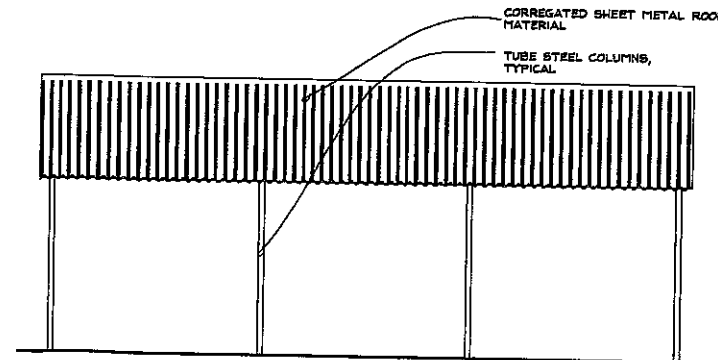
PROJECT:

LESTRANCE
VARIANCE

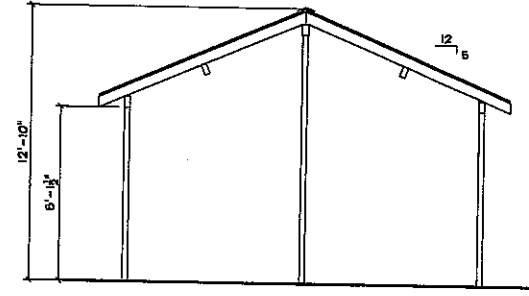
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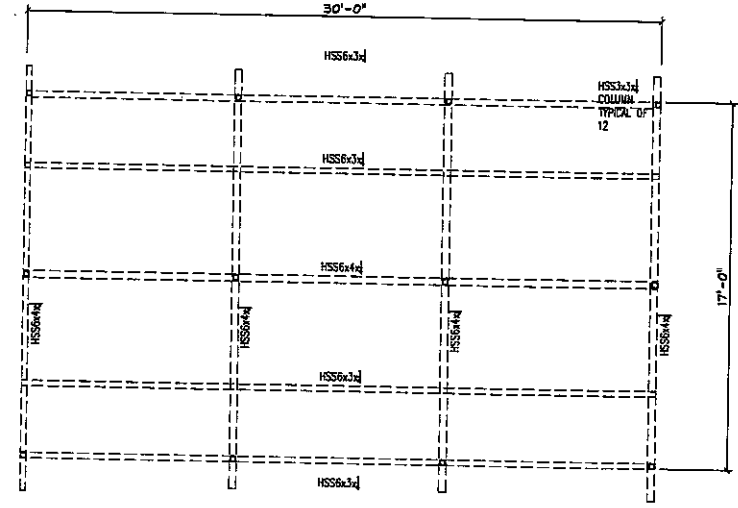
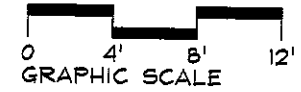
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PROPOSED CARPORT
NORTH ELEVATION



PROPOSED CARPORT
WEST ELEVATION



PROJECT: LESTRANGE VARIANCE	SHEET LOCATION: A.P.N.: 011-222-001 1728 BERRY STREET CALISTOGA, CA	SHEET DESCRIPTION: GARAGE FLOOR PLAN ELEVATIONS SCHEDULES	DATE: 01/05/2013	PROJECT ENGINEER VAL PIZZINI, ENG. 1400 GUERNEVILLE RD., STE. 12 SANTA ROSA, CA. 95405 VOICE 707.527.9802 FAX 707.527.9801	ARCHITECT: MARY SIKES & ASSOC. 1461 RAILROAD AVE. #200 ST. HELENA, CA 94574 VOICE 707.963-8063 FAX 707.963-1066
	SHEET NUMBER: 3.0		Drawn by: LAB		