

**CALISTOGA PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chairman Manfredi and Members of the Planning Commission  
**FROM:** Lynn Goldberg, Planning & Building Director  
**MEETING DATE:** November 13, 2013  
**SUBJECT:** Single-Family Residential Design Guidelines (CI 2013-1)

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1 **ITEM**

2 Consideration of guidelines to be used in reviewing the design of new single-family  
3 dwellings and additions to existing single-family dwellings

4 **BACKGROUND**

5 The Planning Commission reviewed draft guidelines for single-family homes at its  
6 October 9th meeting and provided the following general comments:

- 7 • The guidelines are too detailed and restrictive  
8 • Accommodation should be made for creative and eclectic design  
9 • All new homes should have some type of design review  
10 • The guidelines should be pared down

11 Public comments were also received regarding the need to minimize privacy impacts  
12 when development occurs adjacent to established neighborhoods.

13 Commissioners were asked to provide their suggestions regarding specific language to  
14 staff prior to this meeting. Commissioner Cooper has suggested deleting the  
15 requirement that each home provide a waste receptacle storage area that is screened  
16 from public view because it is not always practical to do so, and could be quite onerous  
17 and expensive in some cases.

18 Revisions have been made to the draft guidelines in response to these comments.

19 **DISCUSSION**

20 In addition to these revisions, several sections have been added that reflect the  
21 residential-design related provisions of the General Plan, such as a reference to the  
22 design features required of properties within designated Entry Corridors and Character  
23 Areas.

24 Kristin Casey has submitted a letter in support of guidelines that maintain privacy for  
25 existing residents.

26 **RECOMMENDATION**

27 Staff recommends that the Commission provide comments on the revised draft design  
28 guidelines.

29 If a final draft is agreed upon, staff will prepare draft amendments to the Zoning Code  
30 that will require consideration of these guidelines, along with other amendments related  
31 to residential design review.

### **ATTACHMENTS**

1. Revised Draft Single-Family Residential Design Guidelines – Clean and Red-Lined Versions
2. Kristin Casey letter dated October 28, 2013