

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2014-__

**A RESOLUTION APPROVING DESIGN REVIEW APPLICATION DR 2013-9 FOR A
SINGLE-FAMILY RESIDENCE AT 1739 EMERALD DRIVE**

1 **WHEREAS**, an application was submitted by Wayne Elzey, on December 17,
2 2013, requesting Design Review approval for the construction of a single-family
3 residence at 1739 Emerald Drive within the Centre Court Subdivision (APN 011-032-
4 016); and

5 **WHEREAS**, the standards applicable to development in the Centre Court
6 Subdivision establish that prior to approving a building permit for a residential project,
7 Design Review approval of elevations, colors and exterior materials shall be obtained
8 from the Planning Commission; and

9 **WHEREAS**, the Planning Commission considered the request at its regular
10 meeting on January 8, 2014. Prior to taking action on the application, the Planning
11 Commission received written and oral reports by the staff, and received public
12 testimony; and

13 **WHEREAS**, this action has been reviewed for compliance with the California
14 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA
15 pursuant to Section 15303 of the CEQA guidelines; and

16 **WHEREAS**, the Planning Commission adopted the following findings per CMC
17 Section 17.06.040 as part of its deliberations on the project:

- 18 1. Finding: The design shall be compatible with the existing development pattern
19 with regard to massing, scale, setbacks, color, textures, materials, etc.

20 Supporting Evidence: The subject neighborhood is comprised of a mix of older
21 and newer single-family homes. North Oak Street (east of the subdivision)
22 features a variety of older, single-story homes on +/-7,000 square foot lots.
23 Mature trees line the front and/or rear yards of many homes. Lots along Michael
24 Way (west of the subdivision) are close to 16,000 square feet in size and feature
25 homes that are larger than their counterparts on N. Oak Street. The larger lot
26 sizes have allowed for homes to be sited further back from the Centre Court site
27 than the abutting homes on N. Oak Street. The Emerald Oaks subdivision, North
28 of the Centre Court subdivision, is comprised of single-story homes on +/-6,000
29 to +/-9,000 square foot lots. Many of the newer homes in this development
30 feature gabled dormers or vaulted ceilings and have a two-story appearance.

31 The proposed building height is approximately 15 feet 9 inches from the existing
32 grade (finished pad grade), which is below the maximum height in the R-1 Zoning
33 District of 25 feet. The recently-approved residences in the Centre Court
34 Subdivision and the rest of the surrounding neighborhood are a combination of
35 one-story and two-story residences. The height of the proposed residence is
36 comparable to the height of other one-story homes in the neighborhood. A one-
37 story residence, as designed in the proposed location on this lot, is compatible

38 with the surrounding neighborhood. The proposed exterior materials and brown
39 colors are also consistent with design in the vicinity.

- 40 2. Finding: The design shall result in an appropriate site layout, orientation, and
41 location of structures, relationship to one another, open spaces and topography.

42 Supporting Evidence: The location of the proposed residence on the lot is
43 compatible with the surrounding neighborhood. The location does not cause or
44 contribute to any incompatibility between the proposed residence and the
45 surrounding neighborhood. The residence is located within the established
46 building envelope, and the design of the front elevation of the proposed
47 residence would be compatible with the appearance of other residences along
48 Emerald Drive. Furthermore, the glass block bathroom window on the south
49 elevation provides privacy between the adjoining residence.

50 Construction of a single-story structure on the subject property would not have
51 any shading impacts or significantly disrupt hillside views from adjoining
52 properties.

- 53 3. Finding; The design shall provide a harmonious relationship of character and
54 scale with existing and proposed adjoining development, achieving
55 complementary style, while avoiding both excessive variety and monotonous
56 repetition.

57 Supporting Evidence: The size of the proposed residence is compatible with the
58 surrounding neighborhood and its design would contribute towards variety in the
59 residential subdivision. The pleasant design provides visual symmetry from the
60 street frontage.

- 61 4. Finding: The building design, materials, colors and textures shall be compatible
62 and appropriate to Calistoga, and the architectural design of structures and their
63 materials and colors shall be appropriate to the function of the project.

64 Supporting Evidence: Proposed architectural features and building materials
65 include moderately-pitched roofs, Hardiplank and Hardieshingle siding,
66 composition roofing and landscaping that defines the front yard space. The
67 proposed colors would create an attractive palette compatible with the
68 neighboring residential styles.

69 The attached two-car garage located at the front of the home with a paneled and
70 windowed door would be consistent with neighborhood designs.

- 71 5. Finding: The design shall provide for harmony of materials, colors, and
72 composition of those sides of a structure, which are visible simultaneously.

73 Supporting Evidence: The design features and materials described above would
74 wrap the entire residence.

- 76 6. Finding: The design shall provide consistency of composition and treatment.
77 Supporting Evidence: Custom homes are common within the Centre Court
78 Subdivision, as the area for development is restricted by setbacks and height
79 limits as is much of the surrounding neighborhood. The surrounding
80 neighborhoods are made up of a collection of modernized "ranch-style" homes,
81 like most in newer residential subdivisions. The quality of the architectural detail,
82 the building materials and building setbacks help to assure that the custom
83 design of the proposed residence on all four elevations is compatible with the
84 adjacent residential properties within the neighborhood.
- 85 7. Findings: The design shall consider the location and type of planting with regard
86 to valley conditions, including the preservation of specimen and landmark trees
87 upon a site with proper irrigation to insure water conservation and maintenance
88 of all plant materials.
89 Supporting Evidence: There are currently no trees on the property. Small
90 landscape specimen trees will be planted in the front yard, which will not disrupt
91 views and will be properly irrigated to ensure their success.
- 92 8. Findings: The exterior lighting, design, signs and graphics shall be compatible
93 with the overall design approach and appropriate for the setting.
94 Supporting Evidence: As required by the Municipal Code and Building Code,
95 exterior lighting will be subdued and directed downward, and will be used to
96 enhance only the building design as well as provide for safety and security.
- 97 9. Findings: The design shall provide for improvement of existing site conditions,
98 including but not limited to signage, landscaping, lighting, etc., to achieve closer
99 compliance with current standards.
100 Supporting Evidence: The project site is vacant; therefore, there are no existing
101 conditions that require improvement.
- 102 10. Findings: The design promotes a high design standard and utilizes quality
103 materials compatible with the surrounding development consistent with and
104 appropriate for the nature of the proposed use.
105 Supporting Evidence: The proposed site plan, elevations and materials are in
106 substantial conformance with the design guidelines and those of neighboring
107 residences.
- 108 11. Finding: The design presents a responsible use of natural and reclaimed
109 resources.
110 Supporting Evidence: The Landscape Plan submitted with this proposal provides
111 adequate use of planting materials and textures creating a compatible residential
112 development while maintaining the functionality as a residence. The applicant is
113 required to present the final landscape plan for the Planning and Building
114 Department to consider prior to building permit issuance.

