

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

TO: Chairman Manfredi and Members of the Planning Commission
FROM: Lynn Goldberg, Planning & Building Director
MEETING DATE: February 26, 2014
SUBJECT: Multi-Family Residential Design Guidelines (CI 2014-1)

1 **ITEM**

2 Consideration of guidelines to be used in reviewing the design of new multi-family
3 development

4 **BACKGROUND**

5 On November 13, 2013, the Planning Commission considered draft guidelines to be
6 used in reviewing the design of new single-family dwellings, additions to existing single-
7 family dwellings, and new neighborhoods. The Commission indicated its support for
8 recommending their approval to the City Council.

9 The Housing Element of the Calistoga General Plan also calls for the adoption of design
10 standards for multi-family housing ¹.

11 Other Design Standards/Guidelines

12 City policy documents, codes and development projects provide design standards and
13 guidelines that apply to multi-family residences. These include the following, a summary
14 of which was provided to the Commission during its initial review of the single-family
15 design guidelines:

- 16 • Zoning Code Section 17.06.040 includes general guidelines to be used in
17 reviewing design review applications.
- 18 • Subdivision Code Section 16.16.100 requires residential subdivisions to protect
19 scenic and vegetative resources, and screen development.
- 20 • Some of the General Plan Character Areas and Entry Corridors apply to areas of
21 future multi-family residential development.

22 **DISCUSSION**

23 Staff drafted the attached multi-family design guidelines after surveying those of several
24 other cities and adapting them to local circumstances. They are intended to be used
25 during the review of multi-family development proposals. They would also be distributed
26 to property owners, designers and developers to give them a clear understanding of the
27 City's expectations.

¹ Objective H-2.2, Program Action A1

28 The guidelines are intended to implement the following objectives:

- 29 • Protect and promote Calistoga's rural, small town character
- 30 • Create a human-scaled and pedestrian-friendly environment
- 31 • Encourage visual diversity while protecting the unique and desirable qualities of
- 32 established neighborhoods
- 33 • Promote high-quality design that enhances the character of Calistoga and is
- 34 compatible with its environs.

35 The draft multi-family design guidelines are similar to those prepared for single-family
36 residential, and follow the Commission's desire to primarily use "shoulds" rather than
37 "shalls."

38 Once the final draft guidelines have been approved by the Commission, staff will draft
39 amendments that are needed to Chapter 17.06 (Design Review), Chapter 17.34 (Single-
40 Family Residential Standards) and other Municipal Code sections to require
41 consideration of the guidelines during design review. A Commission recommendation on
42 all of the design guidelines and Code amendments will then be transmitted to the City
43 Council for consideration.

44 **RECOMMENDATION**

45 It is recommended that the Commission provide comments on the draft design guidelines
46 for multi-family residential development.

ATTACHMENTS

1. Draft Multi-Family Residential Design Guidelines