

# City of Calistoga

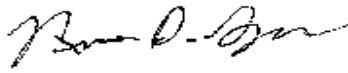
## Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Lynn Goldberg, Planning and Building Director  
**DATE:** April 1, 2014  
**SUBJECT:** Adoption of Residential Design Guidelines (CI 2013-1 & CI 2014-1)

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APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

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- 1 **ISSUE:** Whether to adopt residential design guidelines.
- 2 **RECOMMENDATION:** Adopt the attached resolution adopting design review guidelines  
3 for residential development and rescinding Chapter 17.34, Single-Family Residential  
4 Standards.
- 5 **BACKGROUND**
- 6 Existing Design Standards for Single-Family Residences
- 7 Zoning Code Chapter 17.34, Single-Family Residential Standards, includes a number of  
8 design standards that are primarily directed at ensuring the compatibility of mobile and  
9 manufactured homes with conventionally-constructed housing (see Attachment 2).  
10 These standards were adopted in the 1980s in response to a state law that required  
11 jurisdictions to allow these housing designs on all properties zoned for single-family  
12 dwellings.
- 13 In general, the design standards require all dwellings to be placed on a permanent  
14 foundation and use certain exterior and roofing materials. Since they were adopted, the  
15 quality of manufactured/pre-fabricated housing products has improved and the variety of  
16 available products has expanded.
- 17 The Housing Element of the Calistoga General Plan<sup>1</sup> calls for a review of these  
18 standards to ensure that they are current and do not hinder the development of this  
19 housing type. These residential standards will no longer be needed once the residential  
20 design guidelines are adopted; therefore, their rescission is recommended and is  
21 addressed in a separate agenda item.
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<sup>1</sup> Objective H-2.2, Program Action A1

23 Other Adopted Design Standards/Guidelines

24 In addition to Zoning Code Chapter 17.34, many other City policy documents, codes  
25 and development projects provide design standards and guidelines that apply to single-  
26 family residences.

- 27 • Zoning Code Section 17.15.010 B. includes principles and standards for  
28 development on hillsides (which are likely to be single-family dwellings).
- 29 • Subdivision Code Section 16.16.100 requires residential subdivisions to protect  
30 scenic and vegetative resources, and screen development.
- 31 • Several of the planned developments, such as Silver Rose, and other residential  
32 projects have adopted guidelines that address residential design.
- 33 • Some of the General Plan Character Areas and Entry Corridors design  
34 provisions apply to areas of future single-family residential development.

35 General Plan Implementation

36 In addition to the Housing Element action cited above, other sections of the Calistoga  
37 General Plan call for the adoption of residential design guidelines:

- 38 • The Housing Element calls for the adoption of design standards for multi-family  
39 housing to ensure it is compatible with and complements the community's rural  
40 small-town character<sup>2</sup>.
- 41 • The Community Identity Element calls for the adoption of residential design  
42 guidelines to maintain and enhance Calistoga's small-town character; reinforce  
43 locally-distinctive patterns of development, landscape and culture; and maintain  
44 the design quality of existing residential neighborhoods and replicate this quality  
45 in new residential development.
- 46 • The Conservation and Open Space Element calls for the adoption of design  
47 guidelines that include a concern for the overall visual cohesiveness and scenic  
48 quality of Calistoga, with particular consideration of building clustering, rooflines,  
49 roofing materials and viewsheds; and are concerned with lighting quantity and  
50 design in order to minimize contributions to glare, light trespass and "sky glow".

51 **DISCUSSION:** The proposed design guidelines are intended to be used during the  
52 review of new single- and multi-family homes and additions. They would be distributed  
53 to property owners, designers and developers to give them a clear understanding of the  
54 City's expectations.

55 The design guidelines are intended to implement the following objectives:

- 56 • Protect and promote Calistoga's rural, small town character
- 57 • Create a human-scaled and pedestrian-friendly environment

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<sup>2</sup> Objective H-1.4, Program Action A1

- 58 • Encourage visual diversity while protecting the unique and desirable qualities of  
59 established neighborhoods
- 60 • Promote high-quality design that enhances the character of Calistoga and is  
61 compatible with its environs.
- 62 • Allow create design, in keeping with the eclectic nature of residential  
63 development in Calistoga.
- 64 • Safeguard the privacy of neighboring properties.

65 They address such topics as the following for infill development and new  
66 neighborhoods:

Viewshed Protection	Siting
Streetscape	Building Form and Massing
Building Articulation	Roofs
Building Materials and Finishes	Windows, Doors and Entries
Garages and Driveways	Landscaping
On-Site Circulation	Parking
Lighting	Walls and Fences
Community Facilities	Utilities
Trash Enclosures	Mailboxes

67 **PLANNING COMMISSION REVIEW:** The Commission considered various drafts of the  
68 proposed design guidelines at public hearings on four occasions, ultimately  
69 recommending adoption of the final draft to the City Council on March 12, 2014.

70 **ENVIRONMENTAL REVIEW:** Under California Environmental Quality Act (CEQA)  
71 Guidelines Section 15061(b)(3), the “general rule” exemption, where it can be seen with  
72 certainty that there is no possibility that the activity in question may have a significant  
73 effect on the environment, the adoption of the proposed design guidelines is exempt  
74 from CEQA.

75 **FISCAL IMPACT:** There will be limited staff costs associated with promulgating and  
76 applying the new design guidelines.

### **ATTACHMENTS**

1. Draft resolution
2. Zoning Code Chapter 17.34, Single-Family Residential Standards (existing)
3. Potential Residential Development Map
4. Planning Commission Resolution 2014-7