

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND PLANNING COMMISSIONERS

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: MAY 14, 2014

SUBJECT: DESIGN REVIEW DR 2014-1
SINGLE-FAMILY DWELLING AT 1813 MICHAEL WAY

1 REQUEST

2 Consideration of a design review application for a new residence at 1813 Michael Way

3 BACKGROUND

4 The property was created in 2007 as a result of the Brogan Parcel Map (25 PM 74/76)
5 and is within the R-1-10-PD One-Family Residential – Planned Development District.
6 The property is designated by the Calistoga General Plan as Low Density Residential.
7 Existing infrastructure includes a public street with curbs, gutters, sidewalks and street
8 lighting.

9 The conditions of approval for the parcel map require design review consideration by
10 the Planning Commission, prior to receiving a building permit and commencing
11 construction on the property.

12 The purpose of design review is to secure the general purposes of the Zoning
13 Ordinance and General Plan, to promote high quality design and a harmonious
14 relationship of buildings, to preserve the unique character and ambiance of Calistoga, to
15 ensure compatibility of new development with existing development, and to promote the
16 preservation of historic structures of Calistoga (CMC Section 17.06.010). In this case in
17 order to achieve the purpose of design review, the Planning Commission must
18 determine whether the proposed development is consistent with the City's Residential
19 Design Review Guidelines and the Residential Design Objectives that are specific to the
20 Brogan Parcel Map.

21 PROPOSED DESIGN

22 The project plans feature a hybridCore¹ one-story, ranch-style home clad with board
23 and batt, lap and smooth stucco. The roofs would be asphalt shingle and standing seam
24 metal. Design interest would be provided by shed roofing supported by outriggers over

¹ A hybridCore Home is a "hybrid" between a factory-built core and conventional construction. The factory-built core contains the more costly areas typically found in home construction. It contains all the "wet" areas - kitchen, bathrooms, and laundry hookups. The core will therefore include all of the appliances, fixtures, cabinetry and countertops typically associated with these rooms. The core also includes the mechanical system and water heater.

25 certain windows and the main entry, decorative wood railings, a multi-tiered roof, a front
26 porch, a carriage-style garage door and gridded windows. The primary building color
27 would be Benjamin Moore "Davenport Tan", with "Icicle" trim, and a charcoal roof. Front
28 yard landscaping would include low water use plantings, vineyard and existing trees.

29 **DISCUSSION**

30 General Plan Consistency

31 The General Plan land use designation for this site is Low Density Residential, which
32 provides for single-family homes at a density of 1 to 4 dwelling units per acre. The
33 single family dwelling unit located on the 16,962 square foot parcel complies with the
34 allowed density.

35 Consistency with Residential Design Review Guidelines

36 The Residential Design Guidelines, adopted April 1, 2014, are specific to the
37 streetscape, building form and massing, building articulation, roofs, building materials
38 and finishes, windows, doors, and entries, garages and driveways, landscaping,
39 lighting, walls and fences and viewshed protection. Upon examination of the project's
40 architectural drawings staff finds them consistent with the guidelines because the
41 single-story structure is proportionate to the size of the buildable area, is compatible
42 with the surrounding neighborhood, has architectural interest, varied rooflines, a well-
43 placed garage and uses landscaping, fencing and lighting to enhance the overall
44 design.

45 Consistency with Brogan Property Residential Design Objectives

46 When the Brogan Parcel Map was approved, project-specific Residential Design
47 Objectives were established since the City did not have clear residential design
48 guidelines at that time (See Attachment 4). The Residential Design Objectives are
49 similar to the City's, now adopted, Residential Design Guidelines.

50 The quality of the architectural detail, the building materials and building setbacks help
51 to assure that the custom design of the proposed residence on all four elevations is
52 compatible with the adjacent residential properties within the neighborhood. The
53 garages are setback farther than the minimum required and are located away from the
54 street. As such, the project is found consistent with the Brogan Property Residential
55 Design Objectives.

56 Development Plan and Zoning Code Compliance

57 Per the building envelopes illustrated on Parcel Map 25 PM 76, this property is required
58 to maintain a 25-foot front yard setback from Money Lane, a 25-foot street side yard
59 setback from Michael Way, a 20-foot rear yard setback, and a 15-foot side yard setback
60 back. These setbacks are generally more restrictive than the setbacks required per the
61 R-1-10 Zoning District, which are reiterated in the Brogan Property Residential Design
62 Objectives. Per the approved Tentative Parcel Map accessory structures may be

63 developed outside the building envelope (such as the proposed garage), provided the
 64 accessory structure complies with the zoning ordinance. As such, upon staff's review of
 65 the Parcel Map and R-1-10 Zoning District development standards, it appears that this
 66 proposal will meet these standards, as shown in the table below.
 67

| Applicable Development Standards | | Proposed |
|--|---|--|
| Minimum Front and Street Side Yard | 25 feet from property line (Building Envelope) | 25 feet from property line |
| Minimum Side Yard • Residence • Garage | 20 feet from property line (Building Envelope) 5 feet from property line (R-1-10 District) | 20 feet from property line 15 feet from property line |
| Minimum Rear Yard | 20 feet from property line (R-1-10 District) | 20 feet from property line |
| Maximum Lot Coverage | 30% (5,088.6 sq. ft.) | 23% (Approx. 3,891.5 sq. ft.) |
| Maximum Building Height* | 25 feet | < 20 feet |
| Maximum Stories | Two | One |
| Minimum Parking | 2 spaces outside required setbacks | 2 spaces within garage |

68 * Maximum Height is measured from the average natural grade to the midpoint of the roof.

69 Tree Protection and Removal

70 Horticultural Associates prepared an Arborist's Report dated April 8, 2014, which
 71 evaluated 92 trees on the property. Of the 92 trees evaluated, 78 are protected per the
 72 City's Tree Ordinance. Of the 78 protected trees, 71 are small-diameter, seedling to
 73 sapling size Valley Oaks having good to excellent health. The majority of these trees
 74 are located along the Money Lane and Michael Way frontages. The arborist
 75 recommends retaining the majority of the trees since they are protected per the City's
 76 tree ordinance and because they provide a visual screen along the property's frontages.
 77 The Arborist's recommendation does not entirely align with the Applicant's landscape
 78 plan. The Landscape Plan indicates that a majority of the Valley Oaks would be
 79 removed and replaced with vineyard, while the Coastal Redwoods would be retained.
 80 Staff is somewhat supportive of the Applicant's Landscape Plan since it would enhance
 81 the site. In staff's opinion the trees are over-crowded and warrant thinning to provide a
 82 more aesthetically pleasing and healthy landscape, however staff is not supportive of
 83 clear-cutting and replacing the trees with vineyard. In short, staff would support tree
 84 thinning and limited removal for the overall health of the trees provided the proper tree
 85 permits and mitigation occurs under the supervision of the Public Works Department.
 86 Landscape would need to be appropriately placed near the preserved trees.

87 **PUBLIC COMMENTS**

88 No public comments have been received.

89 **FINDINGS**

90 To reduce repetition, all of the necessary design review findings are contained in the
91 resolution (Attachment No. 2).

92 **ENVIRONMENTAL REVIEW**

93 The proposed project is Categorical Exempt from the requirements of the California
94 Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or
95 Conversion of Small Structures) of the CEQA Guidelines.

96 **RECOMMENDATION**

97 Adopt a resolution approving Design Review DR 2014-1 for a new residence at 1813
98 Michael Way.

99 **ATTACHMENTS**

- 100 1. Vicinity Map
101 2. Draft Design Review Resolution
102 3. Brogan Parcel Map Pages 75 and 76
103 4. Brogan Property Residential Design Objectives
104 5. Tree Preservation and Mitigation Report prepared by Horticultural Associates April 8,
105 2014 minus Fencing Detail, Tree Preservation Guidelines, and Tree Pruning
106 Standards
107 6. Colors and Materials Board
108 7. Project Plans