

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2014-**

**A RESOLUTION APPROVING DESIGN REVIEW APPLICATION DR 2014-1 FOR A
SINGLE-FAMILY RESIDENCE AT 1813 MICHAEL WAY**

1 **WHEREAS**, an application was submitted by New Vine Homes LLC, on February
2 24, 2014, requesting Design Review approval for the construction of a single-family
3 residence at 1813 Michael Way (APN 011-010-053); and

4 **WHEREAS**, the standards applicable to development on the property per Parcel
5 Map 25 PM 74/76 establish that prior to approving a building permit for a residential
6 project, design review approval shall be obtained from the Planning Commission; and

7 **WHEREAS**, the Planning Commission considered the request at its regular
8 meeting on May 14, 2014. Prior to taking action on the application, the Planning
9 Commission received written and oral reports by the staff, and received public
10 testimony; and

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

14 **WHEREAS**, the Planning Commission adopted the following findings per CMC
15 Section 17.41.050 as part of its deliberations on the project:

16 A. Finding: The design is in accord with the General Plan and any applicable
17 planned development.

18 Supporting Evidence: The General Plan land use designation for this site is Low
19 Density Residential, which provides for single-family dwellings at a density of 1 to
20 4 dwelling units per acre. The single family dwelling unit located on the 16,962
21 square foot parcel complies with the allowed density.

22 B. Finding: The design is in accord with all applicable provisions of the Zoning
23 Code.

24 Supporting Evidence: Per the building envelopes illustrated on the Parcel Map
25 (25 PM 76), this property is required to maintain a 25-foot front yard setback from
26 Money Lane, a 25-foot street side yard setback from Michael Way, a 20-foot rear
27 yard setback, and a 15-foot side yard setback back. These setbacks are
28 generally more restrictive than the setbacks required per the R-1-10 Zoning
29 District, which are reiterated in the Brogan Property Residential Design
30 Objectives. Per the approved Parcel Map, accessory structures may be
31 developed outside the building envelope, provided the accessory structure
32 complies with the zoning ordinance. As such, upon review of the Parcel Map and
33 R-1-10 Zoning District development standards, the Planning Commission finds
34 that this proposal will meet these standards.

35 C. Finding: The design is consistent with any adopted design review guidelines to
36 the extent possible.

37 Supporting Evidence: The architectural plans are consistent with the Parcel Map
38 Residential Design Guidelines because the single-story structure is proportionate
39 to the size of the buildable, area, is compatible with the surrounding
40 neighborhood, has architectural interest, varied rooflines, a well-placed garage
41 and uses landscaping, fencing and lighting to enhance the overall design.

42 D. Finding: The design will not impair or interfere with the development, use or
43 enjoyment of other property in the vicinity or the area

44 Supporting Evidence: The location of the proposed residence on the lot is
45 compatible with the surrounding neighborhood. The location does not cause or
46 contribute to any incompatibility between the proposed residence and the
47 surrounding neighborhood. The residence is located within the established
48 building envelope, and the design of the front elevation of the proposed
49 residence would be compatible with the appearance of other residences along
50 Michael Way.

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

54 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
55 Commission that based on the above findings, Design Review application DR 2014-1 is
56 hereby approved, subject to following conditions of approval:

- 57 1. This design review approval is for a single-family residence at 1813 Michael Way.
58 The improvements hereby permitted shall substantially conform to the plans
59 prepared by Munselle Civil Engineering dated April 8, 2014, Farrell – Faber &
60 Associates Inc. dated January 2014 and the submitted colors and materials
61 received February 24, 2014.
- 62 2. This approval shall be null and void if not used within a one-year period.
- 63 3. Minor modifications to the approved plans may be approved in writing by the
64 Planning and Building Director.
- 65 4. This approval does not abridge or supersede the regulatory powers or permit
66 requirements of any federal, state or local agency, special district or department
67 which may retain regulatory or advisory function as specified by statute or
68 ordinance. The applicant shall obtain permits as may be required from each
69 agency.
- 70 5. An application for building permit shall be submitted for all construction occurring
71 on the site not otherwise exempt by the California Building Code or any state or
72 local amendment adopted thereto. Prior to the issuance of any building permit, all
73 fees associated with plan check and building inspections, and associated
74 development impact fees established by City ordinance or resolution shall be
75 paid.
- 76 6. Prior to building permit issuance, a Final Landscape Plan shall be reviewed and
77 approved by the Planning and Building Department. This plan shall provide a
78 description of proposed plants and irrigation plan identifying all areas to be

79 planted visible from the public right-of-way. Landscaping shall be installed prior to
80 occupancy. All landscaping shall be maintained throughout the life of the project,
81 and shall be replaced as necessary.

82 7. Prior to building permit issuance, a Tree Protection and Replacement Plan
83 consistent with Chapter 19.01 shall be reviewed and approved by the Public
84 Works Department. All requirements and restrictions contained in Chapter 19.01
85 of the Calistoga Municipal Code (CMC) shall be complied with, which shall
86 include any recommendations of the project arborist.

87 8. Construction activity shall stay outside the drip line of any protected tree to the
88 maximum extent feasible. Prior to building permit issuance, protective fencing
89 shall be installed subject to the review and approval of the Public Works
90 Department.

91 9. Tree preservation measures shall be incorporated into the design of the
92 improvements and shown on the improvement plans in accordance with the
93 City's Tree Preservation Ordinance (CMC 19.01) and the project arborist's
94 recommendations. The project arborist shall be on site during ground disturbing
95 activities, including all activity associated with digging the foundation.
96 Subsequently, the project arborist shall prepare a letter to the Planning and
97 Building Department stating that the observations were made and that any
98 unexpected root damage was mitigated.

99 10. Prior to the issuance of any building permit, a fire suppression sprinkler system
100 plan shall be submitted to the Planning and Building Department for review and
101 approval by the Fire Department. Prior to occupancy, the automated fire sprinkler
102 system shall be installed.

103 11. Prior to the issuance of any building permit, a drainage study, prepared by a
104 qualified engineer, shall be submitted subject to the review and approval of the
105 Public Works Department. The drainage study shall include a statement that the
106 build-out of new impervious areas added by the new home was previously
107 accounted for in the detention pond sizing. If not, the engineer shall provide
108 recommendations and mitigations to accommodate the increase in run-off.

109 **PASSED AND ADOPTED** on May 14, 2014, by the following vote of the
110 Calistoga Planning Commission:

- 111 AYES:
- 112 NOES:
- 113 ABSENT:
- 114 ABSTAIN:

115 _____
116 Jeff Manfredi, Chairman

117
118 ATTEST: _____
119 Lynn Goldberg
120 Secretary to the Planning Commission

