

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 2014-2
SINGLE-FAMILY DWELLING AT 1809 MICHAEL WAY

1 REQUEST

2 Consideration of a design review application for a new residence at 1809 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 and 4-inch horizontal lap siding. The roofs would be asphalt shingle and
24 standing seam metal. Design interest would be provided by shed roofing supported by

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 outriggers over key windows, decorative wood railings, a multi-tiered roof, a front porch,
26 a carriage-style garage door and gridded windows. The building body and trim color
27 would be Benjamin Moore "Icicle" with charcoal and ash gray colored roofs. Front yard
28 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 16,513 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 recently-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 garage
53 is setback farther than the minimum required and is located away from the street. As
54 such, the project is found consistent with the Brogan Property Residential Design
55 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 Michael Way, a 20-foot rear yard setback,
59 and a 15-foot side yard setback. These setbacks are generally more restrictive than the
60 setbacks required per the R-1-10 Zoning District, which are reiterated in the Brogan
61 Property Residential Design Objectives. Per the approved Parcel Map, accessory
62 structures such as the garage) may be developed outside the building envelope,

63 provided the accessory structure complies with the Zoning Ordinance. As such, upon
 64 staff's review of the Parcel Map and R-1-10 Zoning District development standards, it
 65 appears that this proposal will meet these standards, as shown in the table below.
 66

Applicable Development Standards		Proposed
Minimum Front Yard	25 feet from property line (Building Envelope)	25 feet from property line
Minimum Side Yard • Residence • Garage	15 feet from property line (Building Envelope) 5 feet from the property line (R-1-10 District)	>20 feet from property line >20 feet from property line
Minimum Rear Yard • Residence • Garage	20 feet from property line (Building Envelope) 5 feet from property line (R-1-10 District)	21 feet from property line 15.7 feet from property line
Maximum Lot Coverage	30% (4,953.9 sq. ft.)	21% (Approx. 3,391 sq. ft.)
Maximum Building Height*	25 feet	< 20 feet
Maximum Stories	Two	One
Minimum Parking	2 spaces outside required setbacks	2 spaces within garage

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

68 Tree Protection and Removal

69 Horticultural Associates prepared an Arborist's Report dated April 8, 2014, which
 70 evaluated 47 trees on the property. Of the 47 trees evaluated, 27 are protected per the
 71 City's Tree Ordinance. Of the 27 protected trees, there are 11 Monterey Pine, 2 Coastal
 72 Redwood, 11 Valley Oak and 3 Mexican Fan Palms. The majority of these trees are
 73 located along the southern property boundary and along the Michael Way frontage.
 74 The Arborist recommends retaining the majority of the trees since they are protected
 75 per the City's tree ordinance and because they provide a visual barrier along the
 76 property's frontage.

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 trees would be removed and
 79 replaced with vineyard, although the Coastal Redwoods and Mexican Fan Palm would
 80 be retained. Staff is somewhat supportive of the Applicant's Landscape Plan since it
 81 would enhance the site. In staff's opinion, the trees are over-crowded and warrant
 82 thinning to provide a more aesthetically pleasing and healthy landscape; however, staff
 83 is not supportive of clear-cutting and replacing the trees with vineyard. In short, staff
 84 would support removal of the Monterey pines, because they are at the end of their
 85 effective life span, and tree thinning and limited removal for the overall health other of
 86 the trees provided the proper tree permits and mitigation occurs under the supervision

87 of the Public Works Department. Landscaping would need to be appropriately placed
88 near the preserved trees.

89 **PUBLIC COMMENTS**

90 No public comments have been received.

91 **FINDINGS**

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

94 **ENVIRONMENTAL REVIEW**

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

98 **RECOMMENDATION**

99 Adopt a resolution approving Design Review DR 2014-2 for a new residence at 1809
100 Michael Way.

101 **ATTACHMENTS**

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