



City of Calistoga Planning Commission Agenda Item Summary

DATE March 25, 2015
APPLICATION NO. Design Review DR 2015-3
APPLICANT New Vine Homes, LLC

REQUESTED ACTION

Design review request of a new residence and residential second unit at 1805 Michael Way.

RECOMMENDATION

Adopt a resolution approving Design Review DR 2015-3 for a new residence and residential second unit at 1805 Michael Way

SUGGESTED MOTION

"I move that the Planning Commission adopt a Resolution approving Design Review DR 2015-3 for a new residence and residential second unit at 1805 Michael Way."

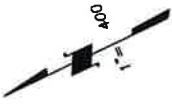
POTENTIAL CONFLICTS

None

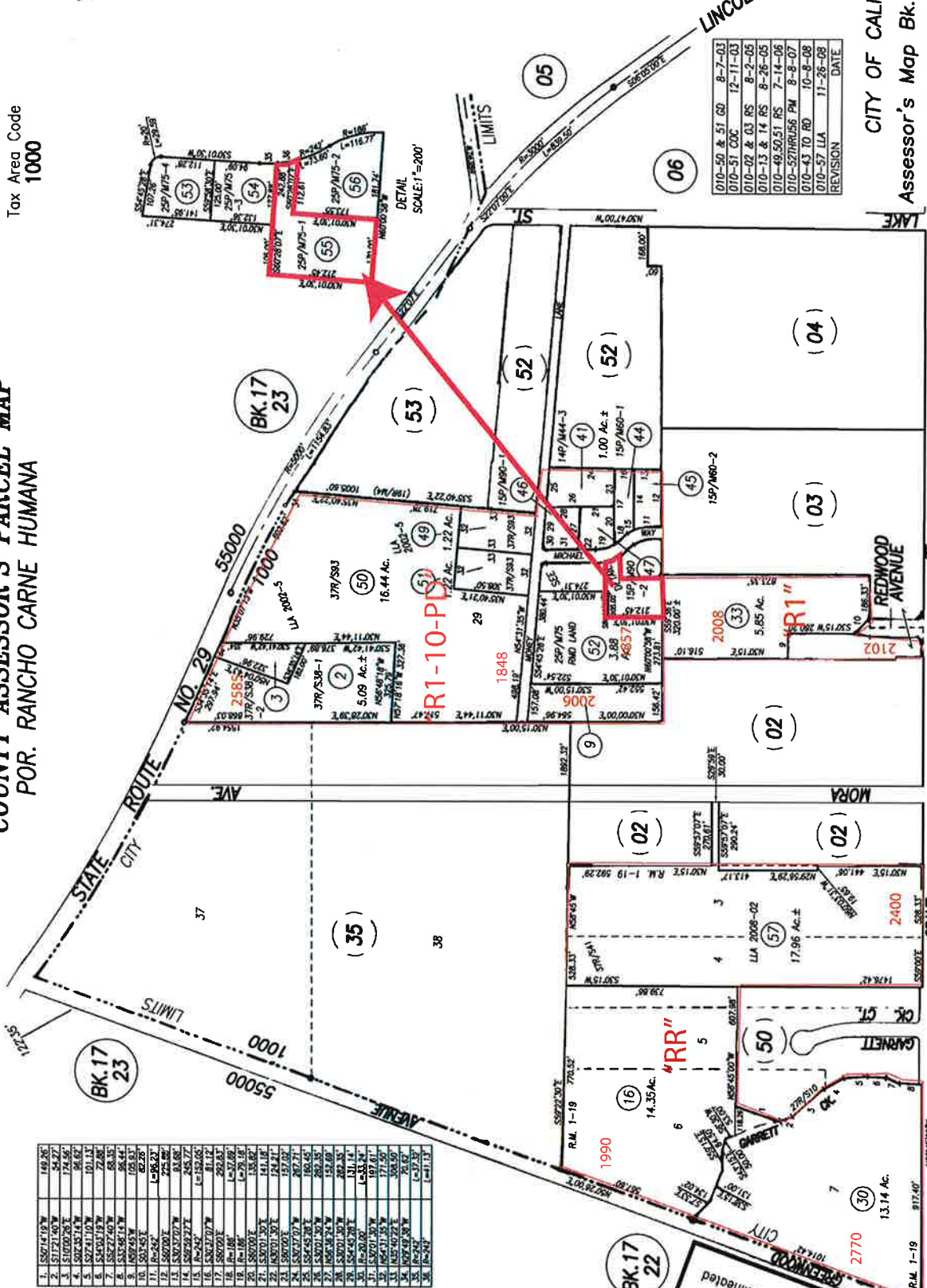
11-01

Tax Area Code
1000

COUNTY ASSESSOR'S PARCEL MAP
POR. RANCHO CARNE HUMANA



| | | |
|-----|-------------|-------------|
| 1. | S20°14'19"W | 149.26' |
| 2. | S17°21'40"W | 54.27' |
| 3. | S10°02'28"E | 74.86' |
| 4. | S88°58'11"W | 101.13' |
| 5. | S24°11'10"W | 72.08' |
| 6. | S45°01'19"W | 68.35' |
| 7. | S82°27'40"W | 96.44' |
| 8. | S33°38'14"W | 105.93' |
| 9. | S09°45'N | 105.93' |
| 10. | S81°55'E | 148.33' |
| 11. | S25°00'E | 225.48' |
| 12. | S50°00'E | 225.48' |
| 13. | S30°10'07"W | 83.68' |
| 14. | S89°59'27"E | 245.77' |
| 15. | N°2°24' | 1°19'26.05" |
| 16. | S82°37'07"W | 81.12' |
| 17. | S80°00'E | 293.63' |
| 18. | N°1°18' | 1°29'18.18" |
| 19. | N°1°18' | 1°29'18.18" |
| 20. | S80°00'E | 185.82' |
| 21. | S30°01'30"E | 141.18' |
| 22. | N63°01'30"E | 124.21' |
| 23. | S90°00'E | 157.02' |
| 24. | S82°37'07"W | 87.71' |
| 25. | S90°00'E | 293.63' |
| 26. | S30°01'30"E | 152.69' |
| 27. | N63°01'30"E | 282.35' |
| 28. | S20°45'20"E | 131.14' |
| 29. | N°20'00" | 1°43'33.84" |
| 30. | N90°01'15"W | 197.61' |
| 31. | S82°37'07"W | 81.12' |
| 32. | S45°01'19"W | 68.35' |
| 33. | N63°01'30"E | 124.21' |
| 34. | N69°49'38"W | 20.12' |
| 35. | N°37'39" | 1°37'39.12" |
| 36. | N°2°24' | 1°19'26.05" |



| REVISION | DATE |
|-------------------|----------|
| 010-50 & 51 CD | 8-7-03 |
| 010-51 COC | 12-11-03 |
| 010-02 & 03 RS | 8-2-05 |
| 010-13 & 14 RS | 8-26-05 |
| 010-49,50,51 RS | 7-14-06 |
| 010-52 THRU 56 PM | 8-8-07 |
| 010-43 TO RD | 10-8-08 |
| 010-57 ILLA | 11-26-08 |

CITY OF CALISTOGA
Assessor's Map Bk. 11 Pg. 01
County of Napa, Calif.
1953-60

VICINITY MAP

NOTE: This Map Was Prepared for Assessment Purposes Only. No Liability Is Assumed for the Accuracy Of the Data Delimited Hereon.

BENDER'S SURVEY OF CALISTOGA LANDS
W.F. FISCHER TRACT, R.M. Bk 1, Pg. 19

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND PLANNING COMMISSIONERS

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: MARCH 25, 2015

SUBJECT: DESIGN REVIEW DR 2015-3
SINGLE-FAMILY DWELLING AND RESIDENTIAL SECOND UNIT
AT 1805 MICHAEL WAY

1 REQUEST

2 Consideration of a design review application for a new residence and residential second
3 unit at 1805 Michael Way

4 BACKGROUND

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

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

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

22 PROPOSED DESIGN

23 The project plans feature a hybridCore¹ one-story, ranch-style home and pool house/

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.

24 residential second unit clad with board and batt siding and shingle siding. The roofs
25 would be asphalt shingle and standing seam metal. Design interest would be provided
26 by a multi-tiered roof, a front porch, a carriage-style garage door, appropriately spaced
27 outriggers below the eaves and gridded windows. The primary shingle siding color
28 would be Benjamin Moore "Shadow" and the accent board and batt siding would be
29 "Atrium White". Front yard landscaping would include low water use plantings, vineyard,
30 new ornamental trees and existing trees.

31 **DISCUSSION**

32 General Plan Consistency

33 The General Plan land use designation for this site is Low Density Residential, which
34 provides for single-family homes at a density of 1 to 4 dwelling units per acre. The
35 single-family dwelling unit located on the 31,315 square foot parcel complies with the
36 allowed density. Per state law the residential second unit is exempt from the density
37 requirements.

38 Consistency with Residential Design Guidelines

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

48 Consistency with Brogan Property Residential Design Objectives

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

53 The quality of the architectural detail, the building materials and building setbacks help
54 to assure that the custom design of the proposed residence on all four elevations is
55 compatible with the adjacent residential properties within the neighborhood. Due to the
56 flag lot configuration, the garage is set back farther than the minimum required and is
57 located away from the street. As such, the project is consistent with the Brogan Property
58 Residential Design Objectives.

59

60 Development Plan and Zoning Code Compliance

61 Per the building envelopes illustrated on Parcel Map 25 PM 76, this property is required
 62 to maintain a 55-foot setback from the north property line, a 20-foot setback from the
 63 east, south and west property lines. These setbacks are generally more restrictive than
 64 the setbacks required per the R-1-10 Zoning District, which are reiterated in the Brogan
 65 Property Residential Design Objectives. Attached residential second units are subject to
 66 the same setbacks as the primary residence. Upon staff's review of the Parcel Map and
 67 R-1-10 Zoning District development standards, it appears that this proposal will meet
 68 these standards, as shown in the table below.

| Applicable Development Standards for Primary Residence | | Proposed |
|--|--|--|
| Minimum Setbacks | 55 feet from northern property line (Building Envelope) 20 feet from eastern property line (Building Envelope) 20 feet from southern property line (Building Envelope) 20 feet from western property line (Building Envelope) | 55 feet from property line 20 feet from property line 20 feet from property line 20 feet from property line |
| Maximum Lot Coverage | 30% (9,394.5 sq. ft.) | 17% (Approx. 5,330sq. ft.) |
| Maximum Building Height* | 25 feet | < 23 feet |
| Maximum Stories | Two | One |
| Minimum Parking | 3 spaces outside required setbacks (2 for single-family residence and 1 for second unit) | 2 spaces within garage and 1 in driveway |
| Applicable Development Standards for Residential Second Unit | | Proposed |
| Floor Area | Not less than 300 sq. ft. and shall not exceed 705 sq. ft. | 475 sq. ft. |
| Max. Bedrooms | No more than 1 | Studio |
| Setbacks for Attached Unit | Same as principal dwelling unit | 52 feet from southern property line 27 feet from western side property line |

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

71 Tree Protection and Removal

72 The landscape plan indicates that three unprotected trees would be removed. The
 73 existing grapevines would be retained around the back and sides of the structure with

74 ground cover and ornamental shrubs and trees installed at the entry. Staff is supportive
75 of the preliminary landscape plan since it would enhance the site. Upon building permit
76 issuance, a final landscape plan would be required to confirm compliance with the
77 water-efficient landscape requirements.

78 **PUBLIC COMMENTS**

79 No public comments have been received.

80 **FINDINGS**

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

83 **ENVIRONMENTAL REVIEW**

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

87 **RECOMMENDATION**

88 Adopt a resolution approving Design Review DR 2015-3 for a new residence and
89 residential second unit at 1805 Michael Way.

90 **ATTACHMENTS**

- 91 1. Vicinity Map
- 92 2. Draft Design Review Resolution
- 93 3. Brogan Parcel Map Pages 75 and 76
- 94 4. Brogan Property Residential Design Objectives
- 95 5. Project Plans
- 96 6. Colors and Materials Board