

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2015-__**

A RESOLUTION APPROVING DESIGN REVIEW APPLICATION DR 2015-3 FOR A SINGLE-FAMILY RESIDENCE AND RESIDENTIAL SECOND UNIT AT 1805 MICHAEL WAY

1 **WHEREAS**, an application was submitted by New Vine Homes LLC, on March 2,
2 2015, requesting Design Review approval for the construction of a single-family
3 residence and residential second unit at 1805 Michael Way (APN 011-010-055); and

4 **WHEREAS**, the standards applicable to development on the property for 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 March 25, 2015. 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 31,315
21 square foot parcel complies with the allowed density. Per state law the residential
22 second unit is not subject to the density requirements.

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

25 Supporting Evidence: Per the building envelopes illustrated on City of Calistoga
26 and Parcel Map 25 PM 76, this property is required to maintain a 55-foot setback
27 from the north property line, a 20-foot setback from the east, south and west
28 property lines. These setbacks are generally more restrictive than the setbacks
29 required per the R-1-10 Zoning District, which are reiterated in the Brogan
30 Property Residential Design Objectives. Upon review of the Parcel Map and R-
31 1-10 Zoning District development standards, the Planning Commission finds that
32 this proposal will meet these standards.

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

35 Supporting Evidence: The architectural plans are consistent with the Parcel Map
36 Residential Design Guidelines because the single-story structure is proportionate

37 to the size of the buildable area; is compatible with the surrounding
38 neighborhood; has architectural interest, varied rooflines, and a well-placed
39 garage; and uses landscaping, fencing and lighting to enhance the overall
40 design.

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

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

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

53 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
54 Commission that based on the above findings, Design Review application DR 2015-3 is
55 hereby approved, subject to following conditions of approval:

56 1. This design review approval is for a single-family residence and residential second
57 unit at 1805 Michael Way. The improvements hereby permitted shall substantially
58 conform to the plans prepared by Firma Design Group dated January 16, 2015,
59 Farrell-Faber & Associates Inc. dated November 2014, and the submitted colors
60 and materials received February 11, 2015.

61 2. This approval shall be null and void if not used within a one-year period.

62 3. Minor modifications to the approved plans may be approved in writing by the
63 Planning and Building Director.

64 4. This approval does not abridge or supersede the regulatory powers or permit
65 requirements of any federal, state or local agency, special district or department
66 which may retain regulatory or advisory function as specified by statute or
67 ordinance. The applicant shall obtain permits as may be required from each
68 agency.

69 5. An application for building permit shall be submitted for all construction occurring
70 on the site not otherwise exempt by the California Building Code or any state or
71 local amendment adopted thereto. Prior to the issuance of any building permit, all
72 fees associated with plan check and building inspections, and associated
73 development impact fees established by City ordinance or resolution shall be
74 paid.

75 6. Prior to building permit issuance, a final landscape plan shall be reviewed and
76 approved by the Planning and Building Department. This plan shall provide a
77 description of proposed plants and irrigation plan identifying all areas to be
78 planted visible from the public right-of-way. Landscaping shall be installed prior to

79 occupancy. All landscaping shall be maintained throughout the life of the project,
80 and shall be replaced as necessary.

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

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. Prior to the issuance of any building permit, a fire suppression sprinkler system
92 plan shall be submitted to the Planning and Building Department for review and
93 approval by the Fire Department. Prior to occupancy, the automatic fire sprinkler
94 system shall be installed.

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

101 **PASSED AND ADOPTED** on March 25, 2015, by the following vote of the
102 Calistoga Planning Commission:

103 AYES:
104 NOES:
105 ABSENT:
106 ABSTAIN:

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Jeff Manfredi, Chairman

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111 ATTEST:

Lynn Goldberg
112 Secretary to the Planning Commission
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