

**BROGAN PROPERTY  
ASSESSOR'S PARCEL NUMBER 011-010-039  
RESIDENTIAL DESIGN OBJECTIVES**

**INTRODUCTION:**

These Design Objectives were created to ensure that future development of the 2.17<sup>+/-</sup> acre Brogan property, containing four independently developable lots ranging in size between .38<sup>+/-</sup> and .71<sup>+/-</sup> acres, captures the elements of design and character that defines the city of Calistoga. With the recent availability of domestic water supply and wastewater treatment capacity and subsequent growth allocations, the development of infill parcels and new minor subdivisions, such as the Brogan property, has the potential to influence the overall image of the community, and depending on the design of these new lots this impact can either be positive or negative. As a result, these Design Objectives are intended to help shape development of the four new lots created as part of the approved Brogan Parcel Map in a manner that achieves a desired vision for design and character compatible with the surrounding neighborhood and greater community.

These Design Objectives are intended to guide property owners and design professionals as plans are being prepared for development of the residential lots and to guide local planners and decision-makers in review of the merits of these plans—the intent is not to require a certain architectural style or design on each lot. When implementing the Design Objectives, the overriding objective is to ensure that the intent and spirit of the objectives are met and that the project respects its surroundings. Flexibility and discretion are encouraged in the implementation of these Design Objectives to promote custom design and avoid undesirable outcomes, such as repetition in design inconsistent with the existing character of the surroundings.

**A. GENERAL PLAN POLICIES:**

New development on each lot will require compliance with the pertinent design policies and actions contained in the Calistoga General Plan Including, but not limited to, the following:

New development shall be designed to respect and enhance Calistoga's small-town rural character and the natural environment (P1 on Page LU-49).

Use the design review process to ensure that development meets community concerns for visual and functional quality (A2 on Page LU-49).

New development should be sensitive to surrounding architecture, landscaping, character and scale of existing buildings (P1 on Page C1-20).

New development should use exterior materials that have traditionally been used in Calistoga (P2 on Page C1-20).

New buildings should have heights that avoid obtrusive breaks in the natural skyline (P3 on Page C1-20).

Review development for characteristics that affect the image of the community including, but not limited to, landscape context, architecture, land uses, scale and intensity of uses relative to the historic standards (A1 on Page C1-21).

All residential development shall protect the character of established neighborhoods in which the development is located (P1 on Page C1-24).

All new residential development areas shall be subject to design review (P3 on Page C1-25).

Homes of modest size, built in proportion to their lots, shall be encouraged. Construction of over-sized, bulky residential buildings should be avoided (P4 on Page C1-25).

In new residential development, the use of traditional site design and architectural elements, such as grid street layout, narrower streets, street trees, traditional house designs, reduced setbacks, and garages to the rear or sides of properties, shall be considered (P7 on Page C1-25).

The City shall encourage good design that incorporates characteristics found in older neighborhoods and voids "cookie-cutter" approaches to subdivisions by developing guidelines applicable to new development (P1 on Page H-98).

**B. ZONING ORDINANCE:**

New development on each lot will require Design Review by the Planning Commission, consistent with the provisions and guidelines contained in Chapter 17.06 of the Calistoga Municipal Code. Upon completion of initial construction of a new single-family home on each lot, subsequent development (e.g. maintenance, repairs, additions, alterations, accessory structures, etc.) will follow the standard practices of the City, as required by the Zoning Ordinance. Unless specifically prohibited by law, a second unit may be allowed subject to the requirements of the Zoning Ordinance. The following property development standards shall apply to development on the subject property:

Height: 25 feet

Setbacks:

Front: 20 feet

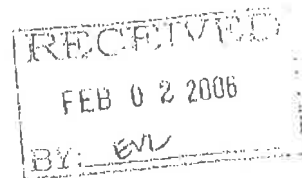
Side (interior): 5 feet minimum, unless the building height exceeds 15 feet, in which case the setback shall be not less than one-half the height of the building to a maximum of 15 feet.

Side (corner): 15 feet.

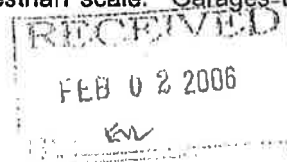
Rear: 20 feet.

Lot Coverage: 30 percent

**C. DESIGN OBJECTIVES:**



1. Architectural Style
  - a) Residential neighborhoods in Calistoga contain variety of styles, which characterize development of the community over time and create a sense of identity. To further this identity, the architectural style on each lot should be varied and complementary to one another and to the neighboring buildings.
  
2. Neighborhood Compatibility
  - a) Design should fit in with the existing development of the streetscape and identity of the rural edge of the residential neighborhood. To the extent that the site to the north is developed by the CJUSD as a school or other institutional facility prior to development of the new lots, this should be taken into consideration in the design of the homes, as the location of the rural edge would be located further northward to the city limits.
  - b) Design should be sensitive to surrounding architecture, landscaping, character and scale of existing buildings.
  - c) Where consistent with the architectural tradition of the design, use of porches and similar elements to provide a desired transition from the public, semi-private and private space is encouraged.
  
3. Mass and Scale
  - a) Buildings should be in proportion to the lot area.
  - b) Building shapes and forms should present a human scale. Large, bulky, expansive and long profile buildings should be avoided.
  - c) Building massing and architectural treatments, including the use of materials, should be varied, but internally consistent to provide a coherent design.
  - d) Where two-story elements are proposed, their design should avoid tall unrelieved surfaces visible from the street or adjoining properties.
  - e) Where consistent with the architectural tradition of the design, elements that break up the mass and scale should be incorporated, such as with open face porches and shed roof elements.
  - f) Height should avoid impacting significant vistas, while affording reasonable opportunities to design within the height regulations provided in the Zoning Ordinance.
  - g) Windows should have basic regular shapes and vertical and horizontal proportion and orientation. Where divided panes are proposed, frames should be natural in appearance.
  - h) Detached buildings (e.g. garages, etc.) should be compatible with the architecture of the single-family residence on the site relating to building forms, materials and colors.
  
4. Parking
  - a) Garages should be set back from the street greater than the minimum allowed by Code, or to the extent possible located away from view from the street to provide a more pedestrian scale. Garages to the rear or sides of lots are encouraged.



- b) Design shall discourage backing out of driveways where parking is set back 40 feet or more from the public right-of-way.
- c) Providing shared driveways is encouraged to minimize curb cuts and provide a strong pedestrian orientation.

5. Landscaping

- a) Landscaping that emphasizes indigenous and drought-tolerant plants should be used.
- b) Landscaping within the front yard should complement landscaping, including within the public right-of-way (i.e. street trees, landscape strips, etc.).
- c) Specialized pavement treatment, where proposed, should be understated and consistent with the character of the architectural style and design of the building(s) on the lot.

6. Lighting

- a) Adequate lighting for safety should be provided at walkways, parking areas and entrances. Over-lighting the lots and buildings should be avoided.
- b) Lighting fixtures should reflect the character and design of the buildings.
- c) Architectural lighting is discouraged.

