



City of Calistoga Planning Commission Agenda Item Summary

DATE March 25, 2015
APPLICATION NO. Design Review DR 2015-2
APPLICANT New Vine Homes, LLC

REQUESTED ACTION

Design review request of a new residence and residential second unit at 1801 Michael Way.

RECOMMENDATION

Adopt a resolution approving Design Review DR 2015-2 for a new residence and residential second unit at 1801 Michael Way

SUGGESTED MOTION

"I move that the Planning Commission adopt a Resolution approving Design Review DR 2015-2 for a new residence and residential second unit at 1801 Michael Way."

POTENTIAL CONFLICTS

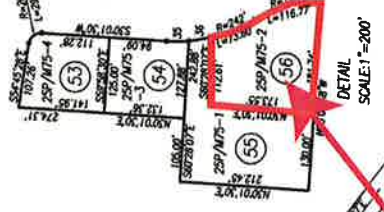
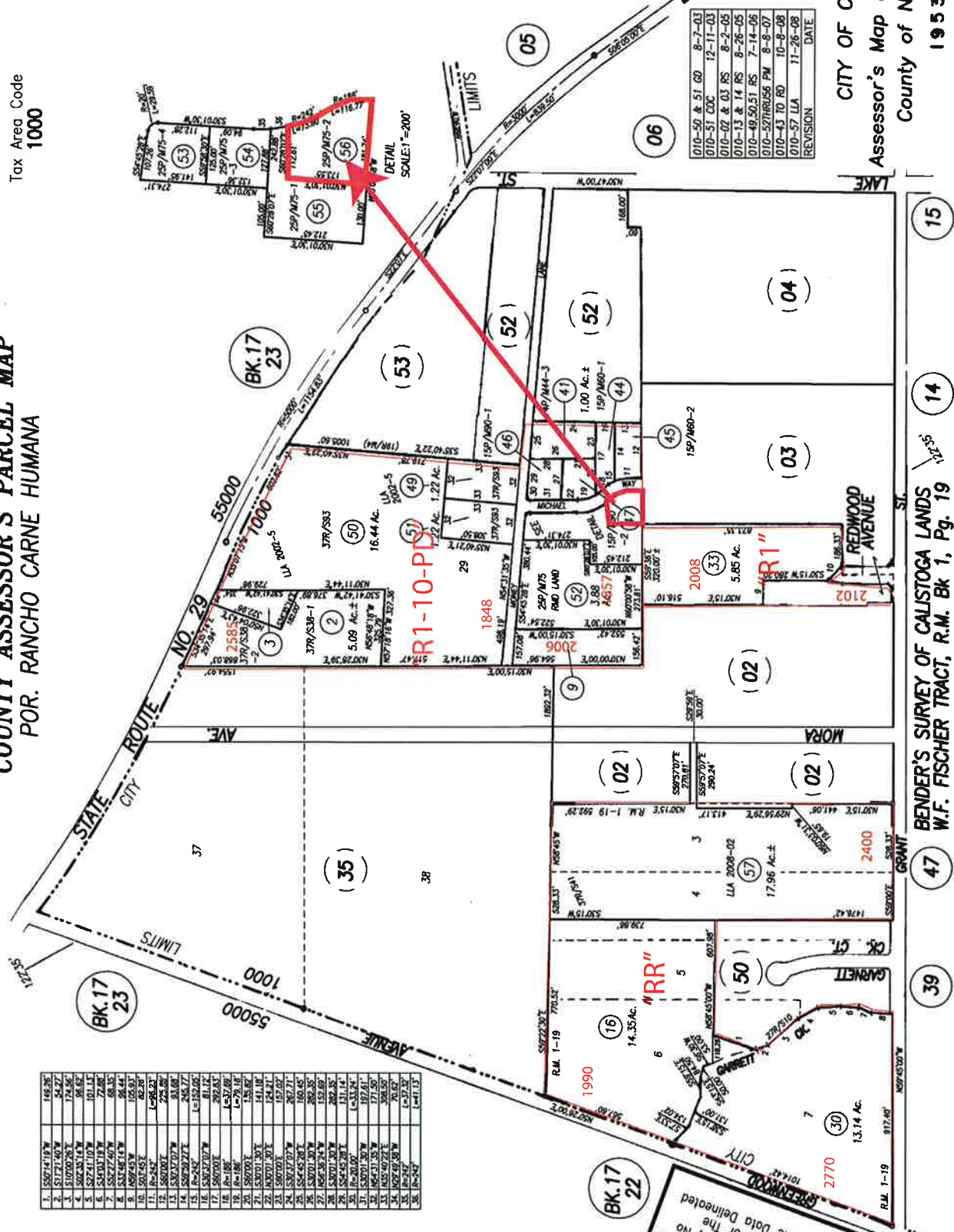
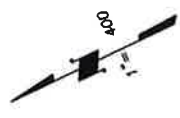
None

11-01

Tax Area Code
1000

COUNTY ASSESSOR'S PARCEL MAP
POR. RANCHO CARNE HUMANA

1	S5071419W	146.26'
2	S1721407W	84.27'
3	S1020028E	174.96'
4	S1020028E	174.96'
5	S2741107W	101.11'
6	S4520318W	71.88'
7	S5527240W	68.35'
8	S33248145W	98.44'
9	S692459E	105.97'
10	S012459E	68.25'
11	S02459E	68.25'
12	S02459E	68.25'
13	S33248145W	98.44'
14	S5071419W	146.26'
15	S5071419W	146.26'
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27	S5071419W	146.26'
28	S5071419W	146.26'
29	S5071419W	146.26'
30	S5071419W	146.26'
31	S5071419W	146.26'
32	S5071419W	146.26'
33	S5071419W	146.26'
34	S5071419W	146.26'
35	S5071419W	146.26'



REVISION	DATE
010-50 & 51 CO	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 THROUGH 56 PM	8-8-07
010-43 TO RD	10-8-08
010-57 LLA	11-26-08

VICINITY MAP

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

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

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 2015-2
SINGLE-FAMILY DWELLING AND RESIDENTIAL SECOND UNIT
AT 1801 MICHAEL WAY**

1 **REQUEST**

2 Consideration of a design review application for a new residence and residential second
3 unit at 1801 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, lap siding and corrugated metal.
25 The roofs would be asphalt shingle and corrugated metal. Design interest would be
26 provided by shed roofing over certain windows and the main entry, a multi-tiered roof, a
27 front porch, a carriage-style garage door and gridded windows. The primary board and
28 batt siding color would be Benjamin Moore "Silver Fox" and the lap siding would be
29 "Lacey Pearl". Front yard landscaping would include low water use plantings, vineyard
30 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 27,675 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. The garage
56 is set back farther than the minimum required and is located away from the street. As
57 such, the project is consistent with the Brogan Property Residential Design Objectives.

58

59 Development Plan and Zoning Code Compliance

60 Per the building envelopes illustrated on Parcel Map 25 PM 76, this property is required
 61 to maintain a 25-foot front yard setback from Money Lane, a 25-foot front yard setback
 62 from Michael Way, a 20-foot rear yard setback, a 15-foot setback on the north side, and
 63 a 20-foot setback on the south side. 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.
 69

Applicable Development Standards for Primary Residence		Proposed
Minimum Front Yard	25 feet from property line (Building Envelope)	26 feet from property line
Minimum Side Yard	15 feet from northern property line (Building Envelope)	32 feet from property line
	20 feet from southern property line (Building Envelope)	33 feet from property line
Minimum Rear Yard	20 feet from property line (Building Envelope and R-1-10-PD)	20 feet from property line
Maximum Lot Coverage	30% (8,302.5 sq. ft.)	18% (Approx. 5,087 sq. ft.)
Maximum Building Height*	25 feet	< 20 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.	405 sq. ft.
Max. Bedrooms	No more than 1	Studio
Setbacks for Attached Unit	Same as principal dwelling unit	20 feet from rear property line 33 feet from south 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 a majority of the trees along Michael Way would be
73 preserved, while three protected walnut trees toward the back of the property would be
74 removed. Three other unprotected trees would also be removed. The existing
75 grapevines would be retained around the back and sides of the structure with ground
76 cover and ornamental shrubs and trees installed at the entry. Staff is supportive of the
77 preliminary landscape plan since it would enhance the site. Upon building permit
78 issuance, a final landscape plan would be required to confirm preservation of the trees
79 and compliance with the water-efficient landscape requirements.

80 **PUBLIC COMMENTS**

81 No public comments have been received.

82 **FINDINGS**

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

85 **ENVIRONMENTAL REVIEW**

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

89 **RECOMMENDATION**

90 Adopt a resolution approving Design Review DR 2015-2 for a new residence and
91 residential second unit at 1801 Michael Way.

92 **ATTACHMENTS**

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