

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2015-\_\_**

**A RESOLUTION APPROVING DESIGN REVIEW APPLICATION DR 2015-2 FOR A SINGLE-FAMILY RESIDENCE AND RESIDENTIAL SECOND UNIT AT 1801 MICHAEL WAY**

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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 1801 Michael Way (APN 011-010-056); 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 27,675  
21 square foot parcel complies with the allowed density. Per state law the  
22 residential 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 25-foot front  
27 yard setback from Michael Way, a 20-foot rear yard setback, a 15-foot setback  
28 on the north side, and a 20-foot setback on the south side. These setbacks are  
29 generally more restrictive than the setbacks required per the R-1-10 Zoning  
30 District, which are reiterated in the Brogan Property Residential Design  
31 Objectives. As such, upon review of the Parcel Map and R-1-10 Zoning District  
32 development standards, the Planning Commission finds that this proposal will  
33 meet these standards.

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

36        Supporting Evidence: The architectural plans are consistent with the Parcel Map  
37        Residential Design Guidelines because the single-story structure is proportionate  
38        to the size of the buildable area; is compatible with the surrounding  
39        neighborhood; has architectural interest, varied rooflines, and a well-placed  
40        garage; and uses landscaping, fencing and lighting to enhance the overall  
41        design.

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

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

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

54        **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
55        Commission that based on the above findings, Design Review application DR 2015-2 is  
56        hereby approved, subject to following conditions of approval:

- 57        1.        This design review approval is for a single-family residence and residential second  
58        unit at 1801 Michael Way. The improvements hereby permitted shall substantially  
59        conform to the plans prepared by Firma Design Group dated January 16, 2015,  
60        Farrell-Faber & Associates Inc. dated October 2014, and the submitted colors and  
61        materials received February 11, 2015.
- 62        2.        This approval shall be null and void if not used within a one-year period.
- 63        3.        Minor modifications to the approved plans may be approved in writing by the  
64        Planning and Building Director.
- 65        4.        This approval does not abridge or supersede the regulatory powers or permit  
66        requirements of any federal, state or local agency, special district or department  
67        which may retain regulatory or advisory function as specified by statute or  
68        ordinance. The applicant shall obtain permits as may be required from each  
69        agency.
- 70        5.        An application for building permit shall be submitted for all construction occurring  
71        on the site not otherwise exempt by the California Building Code or any state or  
72        local amendment adopted thereto. Prior to the issuance of any building permit, all  
73        fees associated with plan check and building inspections, and associated  
74        development impact fees established by City ordinance or resolution shall be  
75        paid.
- 76        6.        Prior to building permit issuance, a final landscape plan shall be reviewed and  
77        approved by the Planning and Building Department. This plan shall provide a

78 description of proposed plants and irrigation plan identifying all areas to be  
79 planted visible from the public right-of-way. Landscaping shall be installed prior to  
80 occupancy. All landscaping shall be maintained throughout the life of the project,  
81 and shall be replaced as necessary.

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

88 8. Construction activity shall stay outside the drip line of any protected tree to the  
89 maximum extent feasible. Prior to building permit issuance, protective fencing  
90 shall be installed subject to the review and approval of the Public Works  
91 Department.

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

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

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

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

108 \_\_\_\_\_  
109 Jeff Manfredi, Chairman

110  
111  
112 ATTEST: \_\_\_\_\_  
113 Lynn Goldberg  
114 Secretary to the Planning Commission