

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

**A RESOLUTION APPROVING DESIGN REVIEW APPLICATION DR 2015-4 FOR A  
SINGLE-FAMILY RESIDENCE AT 1749 EMERALD DRIVE**

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1           **WHEREAS**, an application was submitted by Barbara Sowden and Lynne Sellars  
2 on June 22, 2015, requesting Design Review approval for the construction of a single-  
3 family residence at 1749 Emerald Drive within the Centre Court Subdivision (APN 011-  
4 032-017); and

5           **WHEREAS**, the standards applicable to development in the Centre Court  
6 Subdivision establish that prior to approving a building permit for a residential project,  
7 Design Review approval of elevations, colors and exterior materials shall be obtained  
8 from the Planning Commission; and

9           **WHEREAS**, the Planning Commission considered the request at its regular  
10 meeting on July 22, 2015. Prior to taking action on the application, the Planning  
11 Commission received written and oral reports by the staff, and received public  
12 testimony; and

13           **WHEREAS**, this action has been reviewed for compliance with the California  
14 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA  
15 pursuant to Section 15303 of the CEQA guidelines; and

16           **WHEREAS**, the Planning Commission adopted the following findings per CMC  
17 Section 17.41.050 as part of its deliberations on the project:

18 1. Finding: Is in accord with the General Plan and any applicable planned  
19 development.

20           Supporting Evidence: The General Plan land use designation for this site is  
21 Medium Density Residential, which provides for single-family homes at a density  
22 of 4 to 10 dwelling units per acre. The single family dwelling unit located on the  
23 9,521 square foot parcel complies with the allowed density.

24 2. Finding: Is in accord with all applicable provisions of the Zoning Code.

25           Supporting Evidence: The development complies with the Centre Court  
26 Subdivision and R-1 Zoning District development standards.

27 3. Finding: Is consistent with any adopted design review guidelines to the extent  
28 possible.

29           Supporting Evidence: The architectural drawings are found consistent with the  
30 Residential Design Guidelines, adopted April 1, 2014, because the single-story  
31 structure is proportionate to the size of the buildable area, has architectural  
32 interest, varied rooflines and uses landscaping, fencing and lighting to enhance  
33 the overall design. Furthermore, the quality of the architectural detail, the building  
34 materials and building setbacks help to assure that the custom design of the  
35 proposed residence on all four elevations is compatible with the adjacent  
36 residential properties within the neighborhood.

37 4. Finding: Will not impair or interfere with the development, use or enjoyment of  
38 other property in the vicinity or the area.

39 Supporting Evidence: The location of the proposed residence on the lot is  
40 compatible with the surrounding neighborhood. The location does not cause or  
41 contribute to any incompatibility between the proposed residence and the  
42 surrounding neighborhood. The residence is located within the established  
43 building envelope, and the design of the front elevation of the proposed  
44 residence would be compatible with the appearance of other residences along  
45 Emerald Drive.

46 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
47 Commission that based on the above findings, Design Review application DR 2015-4 is  
48 hereby approved, subject to following conditions of approval:

49 1. This design review approval is for a single-family residence at 1749 Emerald  
50 Drive. The improvements hereby permitted shall substantially conform to the  
51 supporting plans prepared by Russell W. Bunch received June 22, 2015 by the  
52 Planning and Building Department and the submitted colors.

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

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

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

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

67 6. Prior to building permit issuance, a Final Landscape Plan shall be reviewed and  
68 approved by the Planning and Building Department. This plan shall provide a  
69 description of proposed plants and an irrigation plan identifying all areas to be  
70 planted visible from the public right-of-way including plantings within the planting  
71 strip between the curb and sidewalk. Landscaping shall be installed prior to  
72 occupancy. All landscaping shall be maintained throughout the life of the project,  
73 and shall be replaced as necessary.

