

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2017-\_\_\_**

**A RESOLUTION APPROVING DESIGN REVIEW APPLICATION DR 2017-9 FOR A  
SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE AT 1801 MICHAEL WAY**

---

**WHEREAS**, an application was submitted by Lynn Mouser, on May 31, 2017, requesting Design Review approval for the construction of a single-family residence and detached garage at 1801 Michael Way (APN 011-010-056); and

**WHEREAS**, the standards applicable to development on the property for Parcel Map 25 PM 74/76 establish that prior to approving a building permit for a residential project, design review approval shall be obtained from the Planning Commission; and

**WHEREAS**, the Planning Commission considered the request at its regular meeting on August 23, 2017. Prior to taking action on the application, the Planning Commission received written and oral reports by the staff, and received public testimony; and

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

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

- A. Finding: The design is in accord with the General Plan and any applicable planned development.

Supporting Evidence: The General Plan land use designation for this site is Low Density Residential, which provides for single-family dwellings at a density of 1 to 4 dwelling units per acre. The single-family dwelling unit located on the 26,864 square foot parcel complies with the allowed density.

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

Supporting Evidence: Per the building envelopes illustrated on City of Calistoga and Parcel Map 25 PM 76, this property is required to maintain a 25-foot front yard setback from Michael Way, a 20-foot setback on the south and west side, and a 15-foot setback on the north side. These setbacks are generally more restrictive than the setbacks required per the R-1-10 Zoning District, which are reiterated in the Brogan Property Residential Design Objectives. As such, upon review of the Parcel Map and R-1-10 Zoning District development standards, the Planning Commission finds that this proposal will meet these standards.

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

Supporting Evidence: The architectural plans are consistent with the Parcel Map Residential Design Guidelines because the single-story structure is proportionate to the size of the buildable area; is compatible with the surrounding

neighborhood; has architectural interest, and varied rooflines; and uses landscaping and lighting to enhance the overall design.

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

Supporting Evidence: The location of the proposed residence and detached garage on the lot is compatible with the surrounding neighborhood. The location does not cause or contribute to any incompatibility between the proposed residences and the surrounding neighborhood. The residences are located within the established building envelope, and the design of the front elevation of the proposed residence would be compatible with the appearance of other residences along Michael Way.

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

**NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission that based on the above findings, Design Review application DR 2017-9 is hereby approved, subject to following conditions of approval:

1. This design review approval is for a single-family residence and detached garage at 1801 Michael Way. The improvements hereby permitted shall substantially conform to the plans prepared by MSLA dated June 27, 2017, Farrell-Faber & Associates Inc. dated May 2017, and the submitted colors and materials dated July 10, 2017.
2. This approval shall be null and void if not used within a one-year period.
3. Minor modifications to the approved plans may be approved in writing by the Planning and Building Director.
4. This approval does not abridge or supersede the regulatory powers or permit requirements of any federal, state or local agency, special district or department which may retain regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
5. An application for building permit shall be submitted for all construction occurring on the site not otherwise exempt by the California Building Code or any state or local amendment adopted thereto. Prior to the issuance of any building permit, all fees associated with plan check and building inspections, and associated development impact fees established by City ordinance or resolution shall be paid.
6. Prior to building permit issuance, a final landscape plan prepared in conformance with the State Water Efficient Landscape Ordinance shall be reviewed and approved by the Planning and Building Department. Landscaping shall be

- installed prior to occupancy. All landscaping shall be maintained throughout the life of the project, and shall be replaced as necessary.
7. Prior to building permit issuance, a Tree Protection and Replacement Plan consistent with Calistoga Municipal Code (CMC) Chapter 19.01 shall be reviewed and approved by the Public Works Department. All requirements and restrictions contained in Chapter 19.01 shall be complied with, which shall include any recommendations of the project arborist, if deemed necessary by the Public Works Department.
  8. Construction activity shall stay outside the drip line of any protected tree to the maximum extent feasible. Prior to building permit issuance, protective fencing shall be installed subject to the review and approval of the Public Works Department.
  9. Prior to the issuance of any building permit, a fire suppression sprinkler system plan shall be submitted to the Planning and Building Department for review and approval by the Fire Department. Prior to occupancy, the automatic fire sprinkler system shall be installed.
  10. Prior to the issuance of any building permit, a drainage study, prepared by a qualified engineer, shall be submitted subject to the review and approval of the Public Works Department. The drainage study shall include a statement that the build-out of new impervious areas added by the new home was previously accounted for in the detention pond sizing. If not, the engineer shall provide recommendations and mitigations to accommodate the increase in run-off.
  11. Pool equipment shall be shielded from public view or/and or shall not be visible from adjoining properties.

**PASSED AND ADOPTED** on August 23, 2017, by the following vote of the Calistoga Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Paul Coates, Chair

ATTEST:

\_\_\_\_\_  
Lynn Goldberg  
Secretary to the Planning Commission