



**CITY OF CALISTOGA
PLANNING COMMISSION**

WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE CITY OF CALISTOGA PLANNING COMMISSION AGENDA PACKET.

| | Correspondence/ Date Received | Topic |
|-----------|--|---|
| 1 | Marc Lhormer, 06/21/11 | I-1. CDR 2011-02 Conceptual Review Renovation and expansion of the Silver Rose Inn and Winery |
| 2 | Kate Berquist, 06/20/11 | I-2. CDR 2011-01 Conceptual Review development plans Brian Arden Winery |
| 3 | Alf Burtleson, 06/22/11 | I-2 CDR 2011-01 Conceptual Review development plans Brian Arden Winery |
| 4. | George Caloyannidis, 06/21/11 | I-2 CDR 2011-01 Conceptual Review development plans Brian Arden Winery |
| | | |

Richard Spitler

From: Marc Lhormer [marc@napavalleyfilmfest.org]
Sent: Tuesday, June 21, 2011 4:49 PM
To: Richard Spitler
Cc: Marc Lhormer; Amanda Davis; Jack Gingles; Michael Dunsford; Chris Canning; Gary Kraus; Karen Slusser; Ken MacNab; Erik Lundquist; Plans Department
Subject: Letter of Support - Silver Rose Concept Application

Dear Richard,

I am writing in support of the Silver Rose Concept Application. My wife Brenda and I are big fans of top end of the Valley in general, and Calistoga in particular. We are the producers of the feature film BOTTLE SHOCK - which tells the story of Chateau Montelena's Chardonnay beating the best white Burgundies from France. The film has been a major boost for tourism to Chateau Montelena and Calistoga generally ... and we are now turning our creative attention to a new Napa Valley Film Festival that will celebrate great film, food and wine on an annual basis going forward (starting with the inaugural NVFF this November 9-13, 2011).

We were impressed that representatives from Bald Mountain reached out to us specifically to ask how their new project could best help support and collaborate with the new film festival. They made it clear to us that they want to support the local arts and culture scene while of course bringing in affluent visitors to stay at this luxurious destination resort. They've even let us know that - based on what they learned from us - they are incorporating elements of our festival vision and strategy into their resort design so that their property can host screenings, panels and special events ... as well as helping to house VIP festival guests.

Clearly we cannot comment on all of the aspects of the new project; but our love of the area and commitment to promoting Napa Valley as a destination for film, wine AND arts/culture ... has us believing this project can only add to the local economy on all levels.

Please feel free to contact us if you have any questions for us, and thank you for the opportunity to submit this letter of support.

Warmly,

Marc Lhormer

NAPA VALLEY FILM FESTIVAL
November 9 - 13, 2011

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Erik Lundquist

Attachment 2

From: Kate Berquist [kateberquist@gmail.com]
Sent: Monday, June 20, 2011 1:56 PM
To: Erik Lundquist
Subject: Proposed Arden Winery

Mr. Eric Lundquist, Associate Planner
City of Calistoga
Planning and Building Department
1232 Washington Street
Calistoga, Ca 94515

Dear Mr. Lundquist,

It has come to my recent attention that a winery project has been proposed for the small property adjacent to the August Briggs winery on the Silverado Trail. My husband, Jack, and I will be unable to attend Wednesday night's meeting as we will be travelling, thus this email to voice our opposition to this proposed project.

From a legal standpoint it seems that this project is in opposition to the 2003 general plan prohibiting side by side wineries on small adjacent parcels. It is also entirely too large a development for a site of approximately 2 acres.

A 16,000 square foot winery on 2 acres is entirely out of proportion to the size of the property.

I also wonder if this is the first thing that we want visitors to see as they enter bucolic Calistoga. The negative impact that this development would have on the entry corridor is considerable.

Jack and I hope that you will give much thought when considering this project for approval and deny this proposed project.

Many thanks for your consideration.

Sincerely,

Kate A. Berquist
1602 Greenwood Avenue
Calistoga, Ca 94515
707-942-2187

Erik Lundquist

Attachment 3

From: ALF BURTLESON [alfburtleson@comcast.net]
Sent: Wednesday, June 22, 2011 9:56 AM
To: Erik Lundquist
Subject: Re: Brian Arden Winery proposal

*Alf Burtleson
4147 Heitz Way
Calistoga, CA 94515
Tel (707)942-5834
e-mail:alfburtleson@comcast.net*

Re: Brian Arden Winery proposal

*Erik Lundquist via e-mail
Calistoga Planning Commission*

Commissioners:

It's the right project but in the wrong location.

The County ordinance that regulates wineries has a minimum distance between wineries plus the 75% local grape use.

The distance between wineries in this case would actually be a negative distance since it would be a winery built right in front of another winery.

The Brian Arden Winery would be an asset to Calistoga on a more suitable site. Perhaps the Chamber or others could help locate a suitable site. There seems to be space on Hwy 29 near & north of Rainbow Ag, & also around & north of Cal Min on Silverado Trail. How about on Petrified Forest Road near Hwy 128 where all those truck trailers are parked?

Let's all help Brian Arden Winery come to Calistoga by locating a better location. Perhaps they will even buy some Calistoga AVA grapes & the City could use the sales tax revenues.

Submitted:

*Alf Burtleson
062211brianarden.doc
2011perscorres*

6/22/2011

Erik Lundquist**Attachment 4**

From: George Caloyannidis [gecalo@comcast.net]
Sent: Tuesday, June 21, 2011 11:10 AM
To: Erik Lundquist
Subject: BRIAN ARDEN WINERY
RE: BRIAN ARDEN WINERY APPLICATION

Dear Mr. Lundquist:

I reviewed the entire file for the above referenced application and following are my comments:

In general, I find the architecture of the project truly exceptional; the best we have had for any project in Calistoga in recent years. It expresses the rural character and traditional form language of Calistoga in a way which should serve as an example for future projects. It represents in a most compelling way the objectives of the Design Guidelines of the Urban Design Plan.

One of the issues criticized is the fact that it necessitates some grading and building into the base of Mt. Washington. However, one must realize that if the objective is to preserve the Mt. Washington viewshed, any structure built on the flat portion and closer to the Silverado Trail would obscure that viewshed much more than the proposed solution. I believe that the objective in the relevant General Plan language is just that. I also want to point out that a portion of the August Briggs winery improvements have encroached into the base of the slope, though in a much smaller scale.

While Mt. Washington is a certainly beautiful resource and worth preserving, we must realize that it's "Mount" designation is a stretch as it is a mound, mere 100 feet high, not visible from any portion of downtown Calistoga or any other parts of the town until one gets really close to it. On the other hand, the City is seriously contemplating a massive development on Diamond Mountain, a true natural landmark, 1,700 feet high, heavily wooded and visible from everywhere in Calistoga.

Many issues have been raised in the correspondence (approx. 20). They mostly address the following points:

1) Too Many Wineries in Calistoga.

I am aware of three more pending applications. Should all be denied?

2) Grape Sourcing

I do not believe it is the City's job to get involved in such an issue as there are other bodies (State, Napa Valley Vintners etc) already in place regulating the use of various appellations on labels in relation to grape sourcing.

3) Adherence to the General Plan, Planned Development and Urban Design Plan Guidelines.

The language in all these documents is subject to the Planning Commission's and City Council's interpretation ultimately finding their way in the scope, design and Conditional Use permits. For example, one may interpret the clause, *subordinate to an agricultural*

use as being intended to apply in a general sense of the area at large rather than as being parcel specific. The Aubert winery, for example, not only sources grapes from out of area but its capacity is far larger than the grapes it can source from its on site grapes. Should its winery capacity be reduced accordingly?

4) Visual Impact, Pastoral Views.

Any project at this - or any other - location has a visual impact regardless of its use. If it is not a winery, it could be a resort or a residential development. It would be unreasonable to demand that the site remain undeveloped. It should also be considered that the Terrano project at Silver Rose proposed two-story buildings, all approved by the City Council with no neighbors' objections of the type being made for this project.

5) Out of Scale

It may be advisable for the applicant to consolidate some of the proposed functions in multi-purpose spaces as a means by which the project could be somewhat scaled back without impacting its financial viability. It should be pointed out however that the entire project's footprint is less than 12% of the entire site. My previous comment regarding the Terrano project applies here as well.

6) Impact on the Scenic Corridor.

I am well aware of the importance of this requirement. I believe that a superior design winery such as this will make a positive impact in as much as it successfully transitions from a rural environment, by conveying a sense of arrival to the town which is one of the objectives contemplated by the Urban Design Plan. I believe that this project along with the Silver Rose development, will be able to achieve this objective successfully.

In closing, I find it odd that so many letters in opposition have been submitted for this project and a mere two for the infinitely larger one at Silver Rose (and the former Terrano project at the same location) which has a much bigger impact on all the issues addressed by the correspondents. The Planning Commission may want to consider whether this represents a concerted effort by the neighboring winery to garner support in seeing that this parcel remains undeveloped. I do not believe this is in the city's best interest.

Statement:

My above statements are completely independent of any special interest or connection to the applicant or their architect, neither of whom I know.

Sincerely,
George Caloyannidis