

Kathy Guill

From: Brannan Cottage Inn [brannancottageinn@sbcglobal.net]
Sent: Saturday, June 04, 2011 3:10.PM
To: Kathy Guill
Subject: June 8, 2011 Planning Commission Meeting, Item H.1.: Comment on Bed & Breakfast Inns/Zoning Ordinance Text Amendment

Kathy--Could you please provide copies of these comments on Agenda Item H.1. on the Agenda for the June 8, 2011 Planning Commission meeting to Chairperson Manfredi, Vice Chair Coates, and Members Kite, Moye and Bush. Thank you.

Chairman Manfredi, Vice Chair Coates and Members Kite, Moye and Bush:

My name is Doug Cook and my address is 109 Wapoo Avenue, Calistoga, CA 94515. I am an owner of the Brannan Cottage Inn, which does not happen to be a bed and breakfast inn under the current code/zoning. However, I have some concerns over the proposed Zoning Ordinance Text Amendment regarding "fire sprinkler requirements" and "off site manager proximity standards" due to their precedent setting nature and potential applicability to other businesses (like mine) in town.

I have been following the ongoing bed and breakfast ordinance discussions over the past year or more, and have a very good understanding of what brought the City staff to proposed these ordinance amendments. I also appreciate the community and City Council concerns about safety, noise, traffic, et al. With that in mind, I think the draft language is too general and has gone "too far" in attempting to implement the Council's wishes as expressed in the March 15, 2011 Council Meeting.

Specifically, I offer the following comments and proposed language "adjustments" to the staff's current positions:

Fire Sprinkler Requirements--I understood Councilmember Krause's interest in fire sprinklers in B&Bs to clearly identify and emphasize compliance with current Fire Code sprinkler requirements. My understanding is that sprinklers may only be required in B&Bs with more than 5 rooms. If true, suggest editing the the last line of the proposed language to read "where the number of units or rooms are increased *beyond 5*". It may also be useful to add a specific reference to the Fire Code section that requires such an upgrade.

Off Site Manager Proximity Standards--Although there is no other code requirement (of which I am aware) for such standards, and that there may be no legal precedent to limit residency of owners/employees of affected B&Bs, I understand and may even support the requirement. I do recommend that, given the potential for temporary (as opposed to permanent) "Managers" (e.g., during Owner travel/vacation times) that the proposed language be edited to read "The Property Owner or Manager *resides* within Calistoga city limits or ..."

Thank you for the opportunity to provide this input for your deliberations.

Doug Cook
Brannan Cottage Inn

6/7/2011