

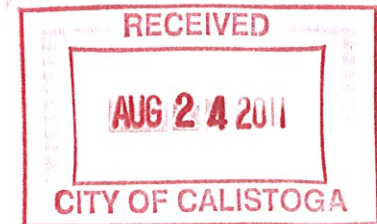


**CITY OF CALISTOGA  
PLANNING COMMISSION**

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

	<b>Correspondence/ Date Received</b>	<b>Topic</b>
<b>1</b>	<b>Correspondence from Kristin Casey, Rcvd 8/24/11</b>	<b>Item I.1. GPA 2011-01 General Plan Amendments</b>
<b>2</b>	<b>Correspondence from Bounsall Family, Rcvd 8/24/11</b>	<b>Item I.1. GPA 2011-01 General Plan Amendments</b>
<b>3</b>	<b>Correspondence from Aaron Harkin, Rcvd 8/24/11</b>	<b>Item I.1. GPA 2011-01 General Plan Amendments</b>
<b>4</b>	<b>Correspondence from Michael Quast, Rcvd 8/24/11</b>	<b>Item I.1. GPA 2011-01 General Plan Amendments</b>

**Kristin Casey  
1132 Denise Drive  
Calistoga, CA 94515**



August 24, 2011

Chairman Manfredi and Planning Commissioners:

I have reviewed the staff report and the draft amendments to our General Plan, which incorporate changes set forth in the Urban Design Plan (UDP). First, I want to say that Ken MacNab has done a very good job on this, and I appreciate all the work this reflects.

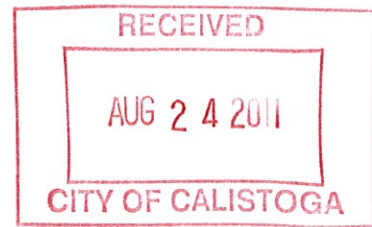
I have only a few concerns and suggestions for your consideration, because you as Planning Commissioners did a good job of listening to the public input regarding the UDP back when we were very concerned about many aspects of the original draft.

My comments are as follows:

- You probably know that my primary interest has been to preserve the rural small town character of Calistoga, and within that context, to be vigilant in preserving Calistoga's Entry Corridors. With the draft amendments, we now have four "Overlay Designations" which include the Entry Corridor overlay and the new Character Area / Gateway overlays.
  - I want to make sure the amended General Plan is clear that all of these overlay designations carry equal legal importance and weight, and that the newer overlay designation does not supersede or in any way negate the Entry Corridor overlay provisions. When any development is proposed in areas that include both the Entry Corridor and the Character Area/Gateway overlays, we need reassurance that the City will give equal consideration to BOTH of these overlays (as well as any other overlays that may be applicable).
  - This is supported in the staff report at lines 90-100. However, there are a few spots where it seems one overlay designation is being elevated above the others, as noted in the following requests.
  - I ask that you add "Entry Corridor" to the new sidebar proposed in the staff report at lines 166-169 (proposed for page LU-26 in relation to the "attention" that any one overlay designation merits). The Entry Corridor overlay also merits particular attention to ensure that Calistoga's unique identity as an historic small town is preserved. To single out one overlay designation is to imply its predominance, and that is not appropriate; the City must consider all of the overlays equally.

- I also ask that you add “Entry Corridor Overlay” to the proposed new policy in the Community Identity Element on page CI-21(P8 as proposed in lines 1251-1252 of the staff report). The considerations specified in the Entry Corridor overlay are just as important and deserving of being followed as the considerations specified in the Character Area / Gateway overlay designations when considering Calistoga’s community identity. [Actually, this policy is not needed because it legally goes without saying that the considerations in the Overlay designations (all of them) “shall be followed” in order to maintain Calistoga’s small town character (which is the overlying Goal CI-1). In the General Plan, which is our constitution, all policies “shall be followed” and all need to be consistent with one another. This policy should either be omitted or reflect the equality of all of the overlay designations.]
  
- I understand that the Bounsall property has been incorporated into the “State Highway 29” Character overlay. However, it should be remembered that it also continues to be part of the Entry Corridor overlay. In regard to adding the right to develop a “venue for special events” at the Bounsall property [see staff report at line 922], I again ask that you reconsider this and say no. Special events here would negatively impact the residences on either side of the Bounsall property and further impact what is becoming a very hazardous traffic area, as well as threaten the primarily agricultural ambiance in this area.
  
- Additional comments:
  - Staff report at lines 552-554: I believe there are already pedestrian and bike routes from Riverlea Square to downtown and other neighborhoods – one is an extension of Cedar Street and the other goes over the Napa River at the end of Denise Drive. What more does this proposal refer to?
  
  - Staff report at line 656: Please do not include the parenthetical reference to “take-out” here. Any restaurant may include take-out options and many in Calistoga do. It is unnecessary to mention it. To specify it here may look like an invitation to bring in a formula business restaurant on lower Washington, and our ordinance forbids this – we need to support this ordinance.
  
  - Staff report at line 773: Please add that retail shops in visitor accommodations on Silverado Trail must also not compete with downtown commercial enterprises – this is consistent with the General Plan provisions that we put in place in Entry Corridor areas.

- Staff report at lines 857-860: Please add that development of the vacant land next to Arch and View be limited to one story where it is adjacent to either of those one-story residential areas. This would lessen the privacy and noise intrusions for these neighborhoods with no multiple story buildings.
- Staff report at lines 1131-1132: Please add the serious concern about SAFETY as well as a concern about efficient traffic flow for the intersection at Petrified Forest Road. Both pedestrians and drivers are at risk at this intersection on a daily basis.
- Staff report at lines 1308-1323: When listing new bike routes, I don't think the proposed bike route from Lincoln to lower Washington, at lines 626-628, is included in this list.



August 23, 2011

To: City of Calistoga Planning Department  
Ken McNabb/Senior Planner

Re: 2011 General Plan Amendments for the 2010 Urban Design Plan

Dear Ken and Planning Commission

Please make the following changes to LU-55 (Land Use Considerations) as reflected in the Approved 2010 Urban Design Plan.

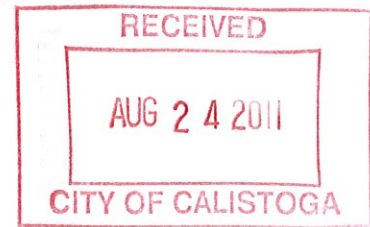
First Paragraph:

- In commercially/industrial designated areas,
- Products produced on-or off site are appropriate.

Thank you,

*Bounsall Family*  
Bounsall Family  
414 Foothill Boulevard  
Calistoga, California.





*Enchanted Resorts Inc.*

1019 Myrtle Street  
Calistoga, CA 94515  
707-942-4700

August 24, 2011

Ken MacNab  
Planning and Building Manager  
City of Calistoga  
1232 Washington Street  
Calistoga, CA 94515

Re: General Plan Amendments Implementing Urban Design Plan

Dear Mr. MacNab:

This letter is to offer our suggested edits with regards to the proposed amendments for the General Plan.

The Enchanted Resorts development site is located within the City limits in the entry corridor titled State Highway 29 Character Area. The staff report has proposed language for this section of the document under the heading Development and Design Considerations (page 22). We would like to suggest changes to the following bullet points.

Item 1, the language currently reads:

“The design of major new development must be inviting with farm-like structures of authentic design. Traditional materials such as stone, redwood, stucco and sheet metal should be utilized.”

We propose modifying this section to eliminate the words “farm-like”. Mandating that a structure be “farm-like” limits design that would be otherwise appropriate and fitting within the area. Moreover defining what meets the definition of “farm-like” is very subjective. The Commission should encourage all design that is of the highest quality and complements the surrounding environment when considering approval of a structure.

Item 2, the language currently reads:

“Overhead utility lines should be placed underground as part of new development or redevelopment.”

We propose that the words on-site be incorporated for clarity. Due to the dynamics of PG&E infrastructure, access to electrical power to a site may require lines be above ground to the point of connection.

We appreciate the Planning Commissions consideration of these proposed modifications.

Sincerely,

Aaron G. Harkin  
Project Manager

Michael Quast  
1300 Washington St.  
Calistoga, CA 94515  
Aug. 23, 2011

City of Calistoga Planning Commission and Planning Director Ken MacNab  
City of Calistoga  
1232 Washington St.  
Calistoga, Ca 94515

Re: UDP Implementation

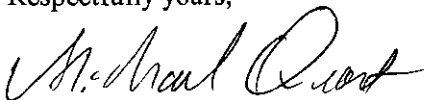
Dear Planning Commission Members:

After reviewing the UDP, I wish to request and suggest some changes and additions to the UDP document:

1. In regards to the block between First and Second Streets; I request that parcels 011-204-011 and 011-204-003 be zoned Downtown Commercial, these parcels are planned to be incorporated into our redevelopment project 011-204-015 which is currently zoned Downtown Commercial.
2. As previously recognized, Calistoga's parking standards need revising. Our current standards substantially over park our needs and are out of sync with industry standards such as those recommended by the Urban Land Institute. Despite economic conditions, I would encourage the planning commission to move forward with implementing the UDP suggestions. I would also suggest the following Circulation changes and some minor additions to the Character District in an effort to assist staff with the UDP goals.
  - a. Under proposed amendments to the circulation element P2, line 1341, I would suggest: "Allow for the use of on-site shared parking with overlapping hours as well as reduced standards for properties with adjoining street parking."
  - b. I would suggest that updating the parking requirements should be considered a leading issue worthy of initial UDP changes.
  - c. Historic Character District additions that are suggested in other districts:
    - i. In keeping with the direction of suggestions that created the UDP, lines 314 to 316, please consider adding ... to be located "on-site shared parking during overlapping hours or" offsite in shared, and/or public parking facilities.
    - ii. Line 331: Please add "Allow for the use of adjoining street spaces for parking when available."
3. Lines 409 through 412 are too generic, broadly stated and ambiguous. Historically, the majority of the east side of Second St. has been commercial for over 30 years. I would suggest an additional line be added: "Given the long historic commercial use of the east side of Second St. any evaluation of project design must be balanced for both residential and commercial needs."

Thank you for your consideration.

Respectfully yours,



Michael Quast  
Proprietor  
Roman Spa Hot Springs Resort

