

30 August 2011

Mr. Ken Mc Nabb
City of Calistoga Planning Manager
1232 Washington Street
Calistoga, CA 94515

Re: 1411 4th street, Calistoga

Dear Mr. Mc Nabb,

My wife and I have owned the above captioned property for in excess of 25 years. In all of that time the building has been subdivided into three units: a one bedroom apartment on the top floor, one four bedroom apartment on the second floor and a preschool on the ground floor. All of the units have separate entrances and are separately metered for utilities. I have always assumed that at one time the preschool space was formerly an apartment because it had a full kitchen and bathing facilities.

When the Highlands Christian Fellowship preschool moved out to their new facility, and it became clear that finding a new operator to lease the preschool space was impossible, I began planning to make some repairs and improvements to reconvert the space to an apartment use.

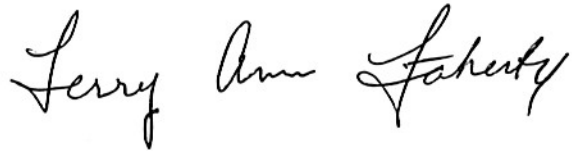
I understand that the property is not zoned as multi-family, but I would argue that it has been a multi-unit property for in excess of 25 years, most likely before the zoning ordinance was put into effect. I would hope that you can approve the use of and building permit for the repairs/improvements for the following reasons:

- In the big picture, this is the highest and best use of the property. The structure and infrastructure is there. It is only the actual use that is being contested. There is absolutely no difference or change to the former use of parking, water, noise, or sewer. In fact one could argue that all of these are less intense for the residential use than in the school use.
- It would be an extreme hardship to decommission the household improvements including heating, plumbing, and electrical systems to convert the space into unusable storage space.
- To convert the two lower units into one is very expensive and impractical. Who would want to rent a two level, seven bedroom apartment? It is far more logical to have two apartments that are reasonably sized, and that are already structurally separate with separate entrances.

- To disallow the use is to take one more affordable housing unit out of the Calistoga market. The rents we are charging and have charged over the years are below market rate. We have always rented our apartments to people who work in Calistoga. These are truly affordable, work force housing units.

Please let me know that you are in agreement with the above, and direct Mr. Castle of the building department to issue a permit for the needed repairs and improvements.

Respectfully,

A handwritten signature in black ink, appearing to read 'Thomas Faherty', with a large, stylized flourish extending to the left.A handwritten signature in black ink, appearing to read 'Terry Ann Faherty', written in a cursive style.

Thomas and Terry Ann Faherty
1320 Whitehall Ln.
St. Helena, CA 94574

Cc: (via email)

Mr. Richard Spittler
Mr. Eric Lundquist
Mr. Cliff Castle