

NOV 13 2013



# Dr. Wilkinson's HOT SPRINGS RESORT

CITY OF CALISTOGA

Since 1952

12 November 2013

Planning Commission  
City of Calistoga  
1232 Washington Street  
Calistoga, CA 94515

Re: Residential Office Conversion CUP 2013-14  
1406 Fair Way APN #011 091-009

Dear Chairman Manfredi and Members of the Planning Commission:

As a neighboring business that is directly affected by this application we are respectfully submitting our input about this conditional use permit conversion.

We do not object to the restoration of the building and the concept of the Shrader's using this building as an office. We have viewed the restoration of the Miannini house as a very positive project. We feel that the restoration of the building is very complimentary to our business, the Hideaway Cottages.

However, we are objecting to the parking and driveway plan that is being presented to you in this application. We are asking that the commission reject the plan as presented and that the Schaders redesign this aspect of their project.

The main objection to this plan is the use of the area between the Hideaway and the proposed office building as a driveway to parking in the back of the property.

If this space is to be used as a driveway, whether or not it is a one-way or two-way drive (a one-way drive has been suggested by planning staff), there would be approximately 2 feet between the drive and two existing guest units. A third unit would also be impacted although the third unit would be further distanced from the drive and any proposed parking. While the city planner, Erik Lundquist, has expressed that the bedrooms of these units are not affected, the bathroom and kitchen areas are severely impacted. A driveway that is so close to a unit severely affects the rentability of these two units. This space appears to be a driveway but it hasn't been used as a driveway since our acquisition of the Hideaway Cottages in May 1981. Prior to our acquisition of the Hideaway Cottages, a number of years had passed since the space was used as a driveway. It is our best estimation that this area had not been used as a driveway for over 40 years.

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Planning Commission  
12 November 2013  
Page Two

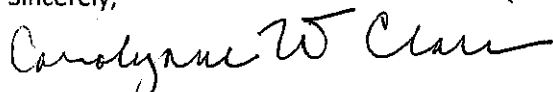
A number of mitigations have been proposed to soften the impact of the proposed request to utilize the "driveway" to access parking to the rear of the property. As we all know, mitigation is a lessening of an impact. However, there can be no lessening of the impact of a driveway that is between 21 and 28 inches from a guest room. The only mitigation can be not to use the area as a driveway.

Because of the size of the lot involved and the fact the Schrader's own adjacent property, we feel that there are alternate designs that would accommodate driveways and parking without impacting a lodging business that has been in place since 1981. Historically, Hideaway Cottages has been a lodging facility even prior to 1981. We would be glad to provide the commission more information about this history.

The planning staff has suggested that "the planning commission should also consider the appropriateness of all professional offices not just the administrative wine offices, since the use permit would run with the land and various types of offices (that) may occur on the property from time to time." We agree with this statement.

Again, we ask that the commission preserve our business entity and that the city planning staff and the Schraders pursue a driveway and parking design that is respectful of Hideaway Cottages as business neighbors.

Sincerely,



Carolynne Wilkinson Clair for

Hideaway Cottages

cc: Planning Staff