

**From:** Doug Sterk [mailto:djaysterk@gmail.com]  
**Sent:** Tuesday, October 28, 2014 11:39 PM  
**To:** Lynn Goldberg; Erik Lundquist  
**Subject:** 1998 Cedar Street - Mitigated Negative Declaration

In regards to the application by the Impers to make changes to their property, I am unable to review the proposed plans in person. However, I do have some questions.

1. What is the proposed lot coverage percentage after construction? Does the lot coverage include or exclude any required creek setbacks?
2. What, if anything, will be allowed within the creek setback? The history of that area shows a relatively unstable bank. Deterioration of the bank upstream from our property will have negative impact upon the properties downstream.
3. The notice states that there will be removal of trees and landscaping. How will the view from our property looking across the thin strip of Smith property toward their property be effected? The current planting along that property line provides screening, so that we don't have to observe their property and our privacy is protected. Request that a requirement for fencing along that property line (between 1998 Cedar Street and the Smith property) be included, as it directly impacts our property and privacy.
4. The owners of that property have a history, when they visit Calistoga, of loud parties with visits from law enforcement. Request that the fence requested above be 8 feet in height to provide better noise and light protection.

If you have questions please contact me at this email address.

Regards,

Doug Sterk  
1905 School St.  
Calistoga, CA 94515

**From:** Doug Sterk [mailto:djaysterk@gmail.com]  
**Sent:** Wednesday, October 29, 2014 3:07 PM  
**To:** Lynn Goldberg; Erik Lundquist; Planning & Building  
**Cc:** Gale & Alana Syssock  
**Subject:** Re: 1998 Cedar Street - Mitigated Negative Declaration

Hi Lynn,

Thank you for your response. I didn't know that the information was posted at the website.

My quick review of the plans just bring up a couple quick questions. I don't know whether these should be directed to the Planning Commission later or brought up now, but I will do it now, just in case.

1. The historic compliance letter stated (paraphrasing) that the building needed to be used as it was historically. Does this allow the owners to create a Bed & Breakfast or similar lodging without review, since this was part of a guest resort originally?
2. The horseshoe pit shown on the landscape plan (LO.1) is in the same location as the recharge well from the Dimensions 4 plans (sheet 2) and the patio/flagstone path on the architectural plans. This appears to be a conflict.
3. The landscape plans show a detail for tree down lighting, but I do not see where the lights would be located. Request that they be clearly identified and that the horseshoe/patio/recharge well area be off limits for lighting, as it could adversely effect neighboring properties. In the same vein, lighting a horseshoe pit area leads to playing horseshoes at night, which is not something neighboring properties should have to hear.
4. CMC 17.16.040.C.2 states that "Side yards. Side yards shall be not less than one-half the height of the building; provided, that: a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than five feet." The plans conveniently show the height to be +/- 14'-11 3/8". Request that the "+/-" be confirmed as to where the measurement is taken. The plans only show "average grade," a nebulous benchmark. Is this an item that will be also confirmed during construction?

Please ensure that these comments are also received by the members of the Planning Commission.

Regards,

Doug Sterk

OCT 28 2014

CITY OF CALISTOGA

From: Gale and Alana Sysock, 1910 Cedar Street, Calistoga

To: Lynn Goldberg, AICP Director, Planning & Building Department

Date: October 21, 2014

Regarding: Mitigated Negative Declaration for 1988 Cedar Street project

Concerns:

### **SETBACKS**

#### 1. 1910 Cedar fence line

Proposed setback is 5 feet. There is no proposal for a new fence. We would suggest that a new, shared cost, 8 ft fence be allowed. If not shared, we would still propose an allowance to have this built which would require 1988 Cedar to allow this.

#### 2. Property Line

A survey of property line adjoining 1910 Cedar Street should be done to insure correct positioning of fence. Currently there is a marker on Cedar Street but not at the back of property. The fence is slightly off set from the front marker.

### **CONSTRUCTION**

#### 1. Fireplaces

There are plans for two fireplaces. Are they wood burning, pellets or gas? Will it be required to follow EPA standards for the Bay Area Air Quality and have gas/pellets?

2. Windows that face 1910 backyard. Would it be possible to require that the windows be required to have "obscured panes"? That would allow light into the house but not clear pane to view into 1910 backyard.

#### 4. Barn Remodel

What are the plans for the loft? Will this be a residence potential or storage only?

If this is a "living space" will it adhere to all setbacks, fire hazard requirements, electrical, gas/water codes?

#### 5. Fence Line to 1905 School Street

Should there be a requirement to put up a fence along the south side of property line extended from 1910 Cedar to block out noise/privacy to School Street?