



RECEIVED

FEB - 2 2015

CITY OF CALISTOGA

NICHOLAS AND GILLIAN KITE

**The Craftsman Inn**

1213 FOOTHILL BOULEVARD • CALISTOGA, CA • 94515

PHONE: 707 942 0680 • FAX: 707 942 4657 EMAIL: [INFO@LODGINGINNAPAVALLEY.COM](mailto:INFO@LODGINGINNAPAVALLEY.COM)

TO: CITY OF CALISTOGA  
PLANNING AND BUILDING DEPARTMENT  
1232 Washington Street  
Calistoga, CA 94515

**Re:Narrative supporting application for a General Plan amendment and Zoning Ordinance map amendment for 1213 and 1303 Foothill Boulevard.**

January 29, 2015

Dear Erik,

With this letter we request a General Plan amendment and Zoning Ordinance map amendment to include the properties located at 1213 and 1303 Foothill Boulevard within the Downtown Commercial land use designation and Downtown Commercial zoning district. Below is our rationale for the requests.

We have owned the property at 1213 Foothill Boulevard since 2005. Renovations to restore the building and convert it to a high quality visitor accommodation were completed in 2007 and we have been operating The Craftsman Inn since then as a 5-unit bed and breakfast facility (U 2010-08 and U 2006-16).

In 2014 we purchased the adjoining property at 1303 Foothill Boulevard which had been operating as a fortune telling parlor, as we found, complete with three dimensional murals and associated items.

Our intention is to use this property to expand the Craftsman Inn. Initial discussions with staff indicated that in principle (i.e., subject to obtaining appropriate entitlements) this would be a feasible project as an extension of the current business.

Staff indicated that the project may gain support as one consolidated property and business enabling more efficient use of parking, and a cohesive architectural approach as required by the General Plan Land Use Elements.

Both properties are within the Entry Corridor 3: *Lincoln Avenue at Foothill Boulevard* General Plan overlay land use designation. 1213 Foothill Boulevard is also within the Lincoln Avenue/Foothill Boulevard Gateway Overlay. Relevant land use considerations within the General Plan Land Use Element of the general plan include:

*- "Retain enhance and complement the existing conforming retail, commercial, artisan and lodging establishments in the gateway"*

*- "The defining streetscape elements of the Historic District of the Downtown Character Area should be extended to the Lincoln/Foothill intersection and along Foothill Boulevard east to Pine Street and West to Elm Street."*

*- "As opportunities present themselves enhance the appearance of properties in this area and coordinate improvements..."*

Given these requirements of the General Plan, the two properties should be developed in a cohesive manner and the resulting coordination should be made permanent by means of a lot merger or other binding joint encumbrance of the combined properties so there would be no possibility that an enlarged visitor accommodation covering both sites could at any time be reincarnated as two separate visitor accommodations potentially resulting in an uncoordinated look to this important gateway.

In Summary:

Merging the properties and creating a joint development in order to further the General Plan Land Use Element policies provides a substantial benefit to the community.

To facilitate effective design review and conditional use permitting, the properties must be designated Downtown Commercial and have a reciprocal Downtown Commercial Zoning District.

Therefore we respectfully request that the properties located at 1213 and 1303 Foothill Boulevard be designated Downtown Commercial in the General Plan Land Use Element and rezoned to a Downtown Commercial zoning district to enable a cohesive, permanently coordinated development ensuring consistency of the General Plan Land Use policy direction.

Yours sincerely,



Nicholas Kite



Gillian Kite