

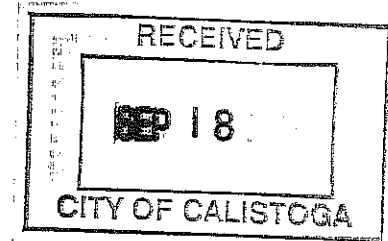
**CDR 2008-02/PA 2008-02
COTTAGE GLEN
Correspondence Summary for October 8, 2008
Planning Commisison Meeting**

	Date Received	Received From
72	09/18/08	Calistoga Vitality Group, Dieter Deiss
73	09/25/08	Joleen Hughes
74	09/26/08	Calistoga Family Center, Dawnine Dyer & Stephanie Parry
75	09/29/08	Tom Balcer
76	10/02/08	Stephen and Lilia Gallion



September 18, 2008

Calistoga Planning Commission
1232 Washington Street
Calistoga, CA 94515



Re: Cottage Glen Proposal from Calistoga Affordable Housing

Dear Commissioners:

We are writing to express our support for the above proposal and recommend that the Commission give a positive response to CAH so they may proceed with confidence to address the several issues that have been raised. Those issues all appear to be typical of such developments at this stage, and should be resolved during the final approval process.

As you know, The Calistoga Vitality Group was formed to carry on the initiatives presented by the Economic Vitality Group the City Council appointed in 2006. The primary initiative the City has endorsed and spent considerable time on is the Urban Design Plan now before the Planning Commission. We see no conflicts between the UDP and the Cottage Glen proposal. In fact, we believe the concept not only conforms to both the General Plan and the UDP but carries out several mandates in those plans.

We also believe that adequate work force housing is a critical element of ensuring Calistoga's future economic vitality. Without housing for the workers who will fill the jobs being created by new and expanded commercial activities, we'll be faced with more commuter traffic and many other negative consequences.

A quote from our recent brochure *The Calistoga Promise* is very applicable in this case: "The City is not responsible for the success of individual businesses, but is responsible for creating an environment where success is possible." Affordable housing is certainly vital to that success.

Our Board has unanimously approved this recommendation of support for more affordable housing in Calistoga.

Sincerely,

Dieter Deiss
President

CALISTOGA
VITALITY
GROUP, INC.

1332 Lincoln Ave.
Calistoga, CA 94515
Ph: 707.942.1555
Fx: 707.942.1666

Joleen Hughes
1720 Maggie Ave.
Calistoga, CA 94515

September 25, 2008

Chairman Manfredi
Commissioner Bush
Commissioner Coates
Commissioner Creager
Commissioner Kite

Calistoga Planning Commission
Planning and Building Department
1232 Washington St.
Calistoga, CA 94515

Re: Cottage Glen Conceptual Design

Dear Planning Commission members,

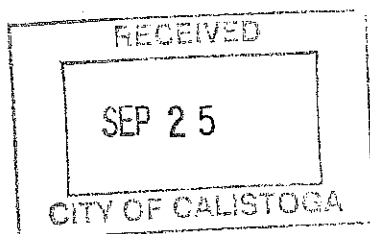
Wanting to see the Cottage Glen site plan proposal in better context, and needing to satisfy my own curiosity, I created a digital map (please see attachment) using available resources.

The online satellite image of Calistoga (www.maps.yahoo.com) is a little outdated but is the most current image available. However, it does show the area well. I wanted to see the placement and sizes of the Cottage Glen homes/lots ([www.cottageglen.org/images/siteplan lv 1.pdf](http://www.cottageglen.org/images/siteplan%20lv%201.pdf)) to compare them with the Brogan lots (www.1857moneylane.com) and to view with the existing neighborhoods. I found the composed map interesting to look at, and a good addition to all of the pieces of information currently under review. I am providing copies to you as well.

Thank you,



Joleen Hughes

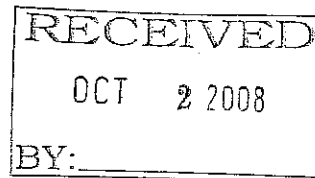




Calistoga Family Center
Healthy Families. Strong Community.

September 26, 2008

Jeff Manfredi, Chairman
Calistoga Planning Commission
1232 Washington Street
Calistoga, CA 94515



Dear Mr. Manfredi and Planning Commissioners,

We are writing to express Calistoga Family Center's support of Calistoga Affordable Housing's Cottage Glen project. The mission of Calistoga Family Center is to cultivate healthy families through integrated health and family services for a stronger Calistoga. Clearly, decent, affordable housing and home ownership opportunities are key elements to healthy families and a strong community.

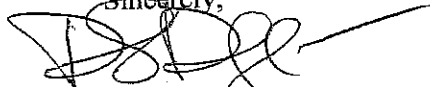
Many families who visit the Family Center are living examples of the need for decent, affordable housing. An estimated 20% of all renters in Calistoga live in overcrowded units, and this ratio is much higher for those with low incomes. Because of the high rents in Calistoga, many families share apartments or rent single rooms in houses. Some local families must pay more than half of their income for substandard housing, leaving little for food, childcare and other family needs. Clearly, we can do better for our children.

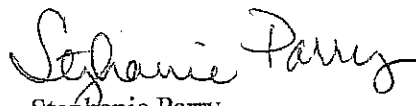
A recent report by the City of Calistoga Planning Department outlined the need for additional housing to meet state requirements, including 46 units of "very low income, low income and moderate income" housing. While current projects will meet some of this need, at least 22 more units must be constructed. **Our experience leads us to believe that the housing need is even greater.** For example, Calistoga Affordable Housing has already received over 100 requests for applications for Palisades Apartments while only half way through construction, and with no advertising. Moreover, moderate income families, like those of teachers, firefighters and our own staff members, are not able to enter the current housing market given the median home price in Calistoga.

Cottage Glen will do much to meet the housing needs of Calistoga families and will provide opportunities for family economic success. Homeownership is one of the most crucial economic strategies to move families towards self-sufficiency. Research into the effect of savings strongly suggests that homeownership creates a future orientation that encourages an individual or family to act to enhance that future, such as by getting more education or saving for a specific goal. **Thirty-one hardworking Calistoga families will realize their dreams of owning a piece of our community at Cottage Glen.**

The Board of Directors and staff of Calistoga Family Center urge you, the Planning Commission and the City Council to facilitate the establishment of decent, affordable housing and home ownership opportunities at Cottage Glen.

Sincerely,


Dawnine Dyer
President, Board of Directors


Stephanie Parry
Executive Director

September 29, 2008

Charlene Gallina, Planning and Building Director
City of Calistoga
1232 Washington Street
Calistoga, CA 94515

Subject: Cottage Glen Project, 2008 Grant Street, Calistoga, CA

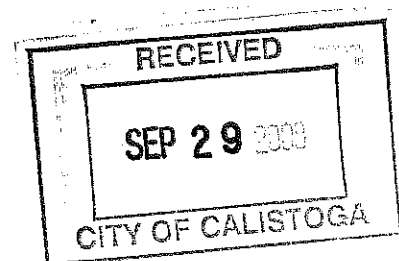
Please have Calistoga Affordable Housing (CAH) provide additional conceptual drawings as related to the R1 traditional subdivision configuration. Please include stream setbacks, tree protection, and water drainage information. The one drawing provided at the September 10 planning commission meeting was vague and confusing. In order that Section H, Item 3 of the September 10 agenda is properly addressed, additional information is required.

Regards,



Tom Balcer
1705 Michael way
Calistoga, CA
942-5015

cc: Citizens for Responsible Development
Calistoga City Manager
Calistoga Planning Commissioners
Calistoga Mayor
GagenMcCoy Law Offices



Ken MacNab

From: CALGARRAH@aol.com
Sent: Thursday, October 02, 2008 9:25 AM
To: cgalina@ci.calistoga.ca.us
Cc: Ken MacNab
Subject: UDP and Cottage Glen

Charlene, Unfortunately we will be out of the country for the next several meetings on the above subjects so will address my concerns via email.

1. Please leave the intersection of Silverado Trail and Lincoln alone! I pass through this intersection several times a day and most days of the week. The most cars I have encountered at this intersection has been three, and everyone takes their turn at the stop sign....not a problem! It is a wonderful rural country intersection so please let it be!

2. Absolutely no on a new street north of the Petrified Forest intersection connecting Foothill to Grant Street. This would just add further traffic to an already congested area and bring more traffic to Grant street.



3. Cottage Glen....a wonderful concept in a bad location. Once again....there should not be any decisions on adding more affordable housing to Calistoga until we determine how much affordable housing we already have in the city limits. I have asked Ken the same questions (no response).....how many affordable housing units are there in Calistoga (including the four mobile home parks), what percentage of the total housing units in Calistoga does that number represents and how does the percentage compare to St. Helena, Yountville, American Canyon and Napa? We are all for affordable housing but the percentage of affordable housing should be in balance with the other communities in Napa County.

Thank you and look forward to your response on the above question.

Stephen and Lilia Gallion

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