

CITY OF CALISTOGA
CITY CLERK

JUL 20 2018

City of Calistoga Appeal Application Form

For City Use
Date Received 7/20/18
By KATHY FLANSON
Appeal Fee Receipt No. _____

- A copy of the City's Municipal Code excerpt regarding appeals and the appeals procedure summary is attached.
- The fee to file an appeal is \$200.00 and must accompany this form.
- Appeals must be filed with the City Clerk within ten (10) calendar days of the action.
- Appeals must address issues raised or decisions made.
- In order for your appeal to be determined to be complete this form must be filled out entirely.

Appellant Information (Please Print)		
Appellant Name <u>Jeffrey Stambor</u>		
Appellant Address <u>1406 Fourth St.</u>	City <u>Calistoga</u>	State/Zip Code <u>CA 94515</u>
Appellant Phone <u>707 815-4680</u>	Fax _____	Email <u>jeffstam@gmail.com</u>
Representative Address _____	City _____	State/Zip Code _____
Representative Phone _____	Fax _____	Email _____

I/We the undersigned do hereby appeal the decision of the:

- Planning Commission
 Building Standards Advisory and Appeals Board
 Department Director or Department Staff
 Other _____

Regarding: DR2018-4
(Title of project or application)

Located at: 1514 Washington St.
(Address)

Made on: July 11, 2018
(Date decision was made)

The facts of the case and basis for the appeal are: (Additional sheets may be attached)

see attached letter

I/We request that the City Council take the following specific action(s): (Additional sheets may be attached)

see attached letter

Signed: [Signature]
(Signature)

7/20/18
(Date)

July 18, 2018

We, as neighbors of 1514 Washington St., request that the City Council consider and overturn the approval, granted by the Planning Commission on July 11, 2018, of plans to build a 4-plex at that address and, instead, direct the applicant to develop plans which better reflect the character of the neighborhood.

Our opposition is based on:

The short time period we had to review and discuss the proposal before the Commission approved it;

The permitted density of housing;

The particular effect on the Stambor residence at 1406 Fourth St.;

The future care and upkeep of the complex;

The increased demand for on-street parking in an area already overcrowded with parked vehicles; as well as increased traffic in an already saturated situation;

The project erodes the small town, rural character that we want to preserve.

The first contact we had about this project was notice of the July 11 Planning Commission public hearing. Online plans were posted less than a week before the hearing. It was necessary for us to use a magnifying glass to decipher much of the data.

At the meeting it was revealed that the Planning Department; the architect; and possibly a member or members of the Commission have been working together on the plans for some time, but the neighbors who will live with it were never part of the process. A powerpoint presentation by the architect showed a park-like ambience, not representative of the actual site. It lacked any representation of the Stambor residence at 1406 Fourth St, or the driveway of the apartment complex, where 8 vehicles will be able to come and go, 24/7. The owner of 1514 Washington assured the Stambors that there would be a 5 foot buffer between the property line and driveway to allow for a sound-buffering zone of plants, but the submitted plans show the driveway on the property line without any buffer between the two properties.

The plans were developed without any consideration for the impact outside of the actual development. The original arborist report does not address the impact of a paved driveway, which abuts the Stambor residence, on several majestic oak trees on the Stambor property. Also, adding what might amount to 26 people next door to 1406 Fourth would be like moving all the rest of Fourth St. into that back yard. Planning Commission members said they would like to achieve a balance between the existing neighborhood and the current need for more housing but it seemed that maximum new housing was the pre-determined agenda. Minimum R-3 density, built as single story units, would be far more appropriate for the site and far more consistent with the character of the neighborhood than the approved plans.

On both Washington and Fourth parking is restricted to one side. Typically, curb spaces are full at night and cars block the sidewalk section of some driveways. Pedestrians, and those using motorized wheelchairs, are forced to detour out into the street. At this time, and in this place, an average of 2 vehicles per bedroom is a more realistic figure than 2 vehicles per living unit. Thus, for 13 bedrooms we could expect 26 vehicles. The 8 on-site spaces provided in the approved plans could leave 18 vehicles to park on streets already full with parked vehicles. For the commission to acknowledge the parking problem and then approve a project that adds to the problem with the only solution given to park 4 blocks away is irresponsible, and dangerous.

1514 Washington St, historically the site of a single family residence, can no longer continue as such, due to R-3 zoning. The approved plan allows maximum R-3 density. It includes 4 units with a total of 13 bedrooms plus kitchens; bathrooms; living areas and parking spaces; yet we cannot imagine a 13 bedroom, single family home ever being approved for that location, even if it was zoned Single Family Residential.

If the current state of the building site is any indication of future care by the owners, we can look forward to an ugly, untended mess. It has been left that way for months.

Because of the above concerns, we are asking you to send these 4-plex plans back to the Planning Commission with instructions to the applicant to rework them into plans which do comply with R-3 zoning but which also better consider the existing church/school/residential neighborhood we have all worked hard to develop. During our many years as neighbors on 4th St. we have tried to create, and then maintain, nice homes for ourselves and a positive contribution to Calistoga.

Thank you for your consideration.