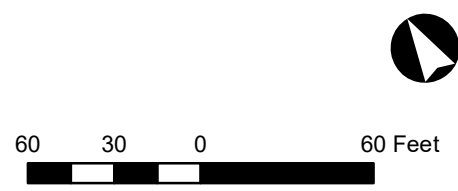


**LOCATION MAP**  
**1415 Foothill**  
**APN 011-300-011**



# TADAIMA INC.

---

4120 DRY CREEK RD..  
NAPA, CA 94558  
(626) 319-1400  
peter.chiang@tadaima.life

January 30, 2020

To The Calistoga Planning Commission,

I am writing this letter to request a renewal of our expired Use Permit to reflect the terms stated in said permit. We will be operating Okaeri as a Bed and Breakfast Inn. We plan to offer a supplemental dining option for dinner as well as having wine and beer available for our guests. We will obtain the necessary licensure through ABC to accommodate this. We will be operating 8 rental units. We have the required parking on site to accommodate this amount; 10 total spaces, 8 for guests, 2 for managers. We will have a live-in manager on-site but do not want to have this as a requirement which is reflective of the previous permit. We plan to have a staff of 10 employees; 2 full-time and 8 part-time. Due to live-in management, we will be open and accessible 7 days a week, 24 hours a day.

We will be remodeling the interior of the building with only a small addition to accommodate an ADA bathroom for the newly created ADA guest room. We will also be adding an ADA ramp at the front of the building to access both the entry and the ADA guest room from the parking lot. The exterior of the building will be horizontal wood siding, painted white with white trim. Door and window frames will be black.

Sincerely,



Peter Chiang - President

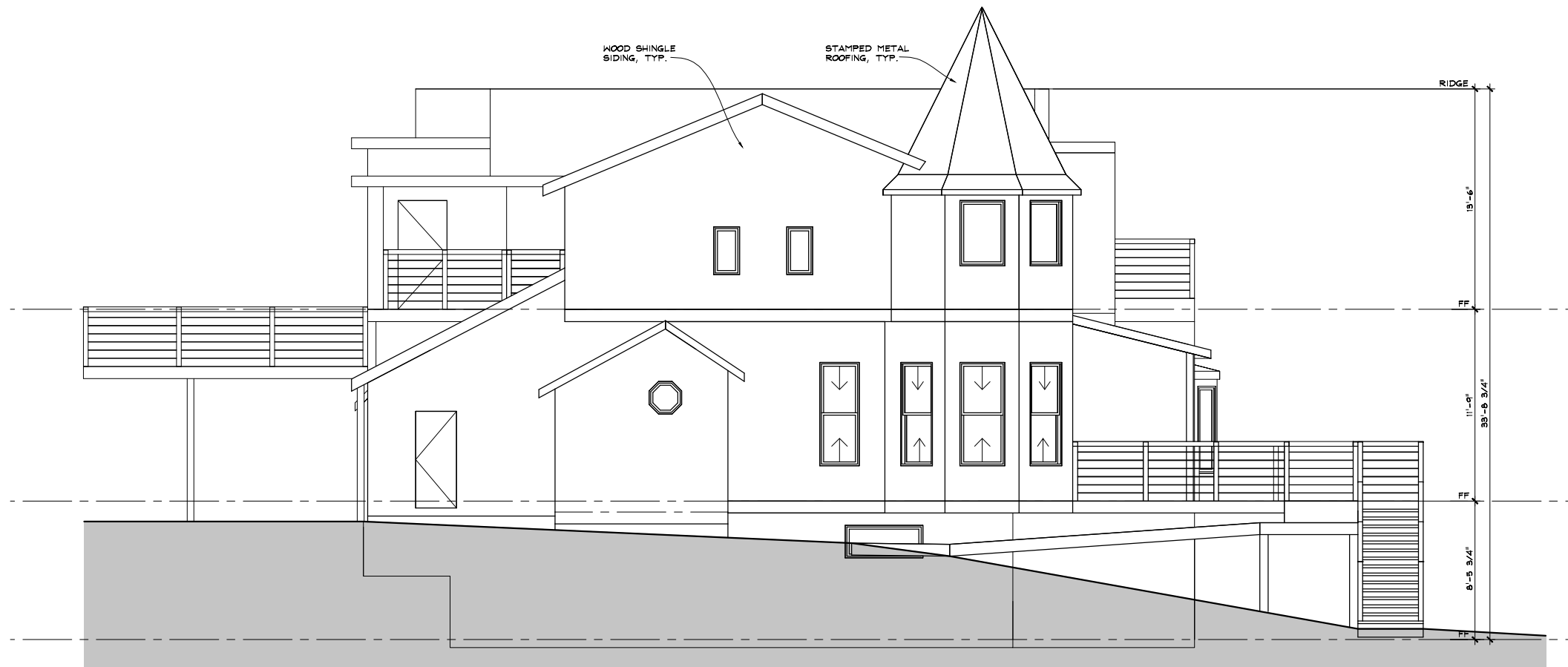
Tadaima Inc.

Attachment 4



NORTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

**M O R E**  
**Associates**  
**Architecture**  
 post: office box 634  
 callistoga, california 94515  
 707-945-1366 morer@aol.com

date:	12-20-2019
scale:	AS NOTED
job no.:	1902
drawn by:	BCY

revisions:

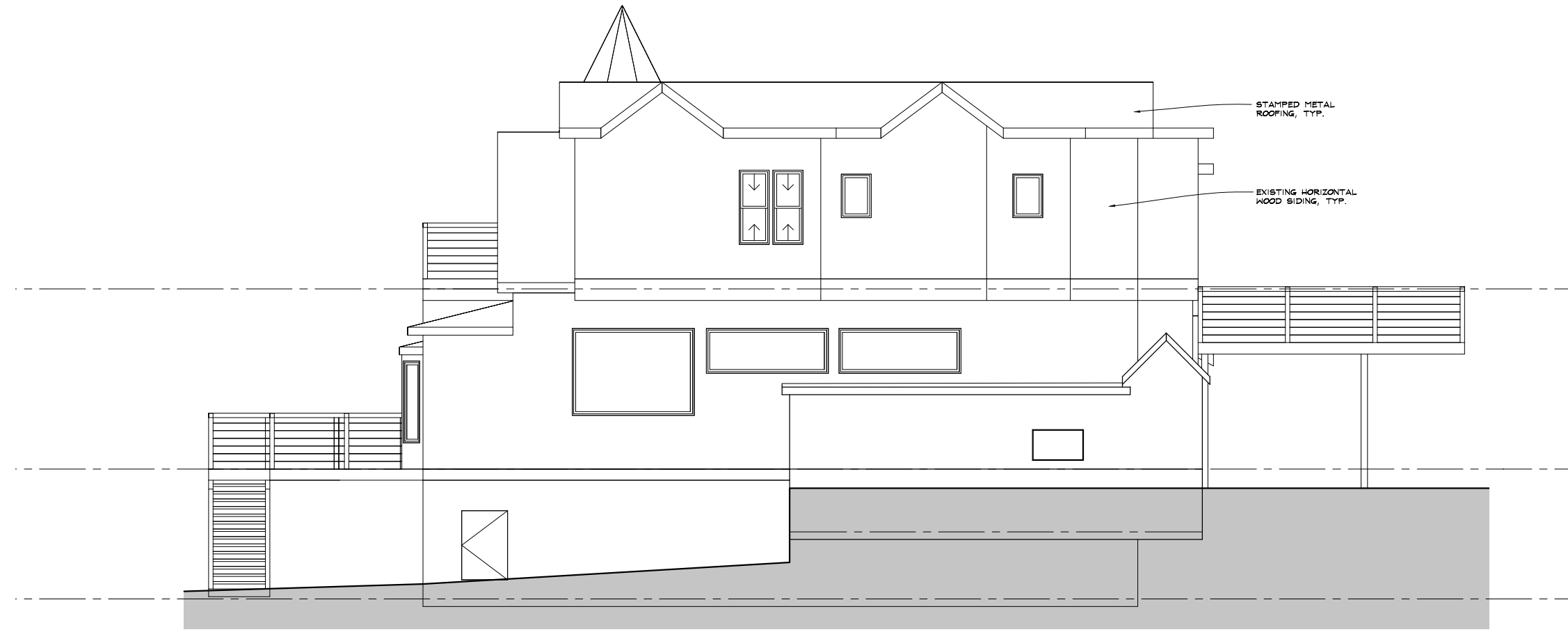
• EXTERIOR ELEVATIONS

**OKAERI**  
 bed & breakfast  
 1415 foothill blvd. callistoga, ca 94515



SOUTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"



**M O R E**  
 a s s o c i a t e s  
 a r c h i t e c t u r e  
 post: office box 634  
 callistoga, california 94515  
 707-945-1366 morere@aol.com

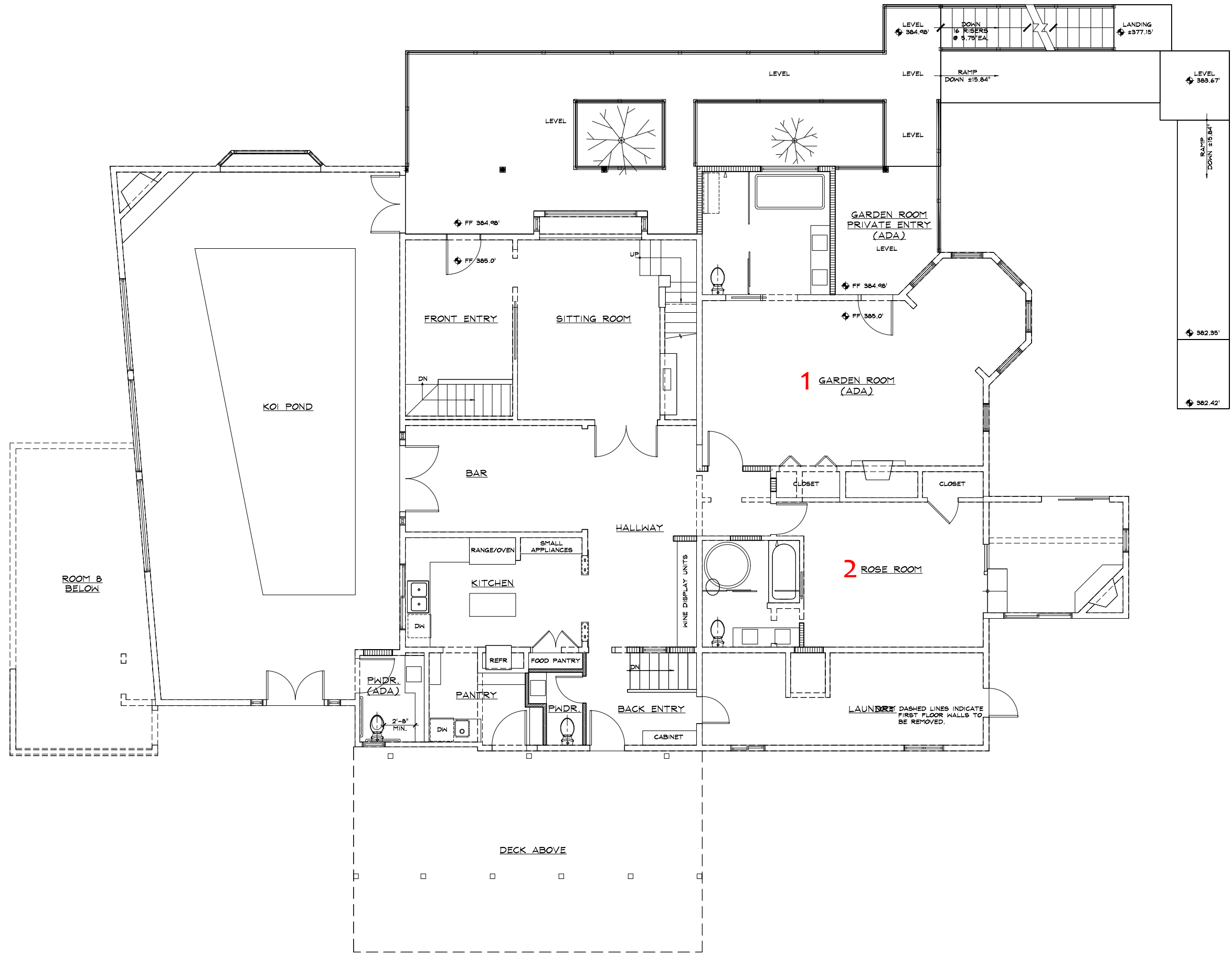
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 scale: AS NOTED  
 job no.: 1902  
 drawn by: BCM

revisions:

• EXTERIOR ELEVATIONS

**OKAERI**  
 bed & breakfast  
 1415 foothill blvd. callistoga, ca 94515

sheet no.  
**5**  
 of 5



FIRST FLOOR PLAN



1/4"=1'-0"

**M O R E**  
 a s s o c i a t e s  
 a r c h i t e c t u r e

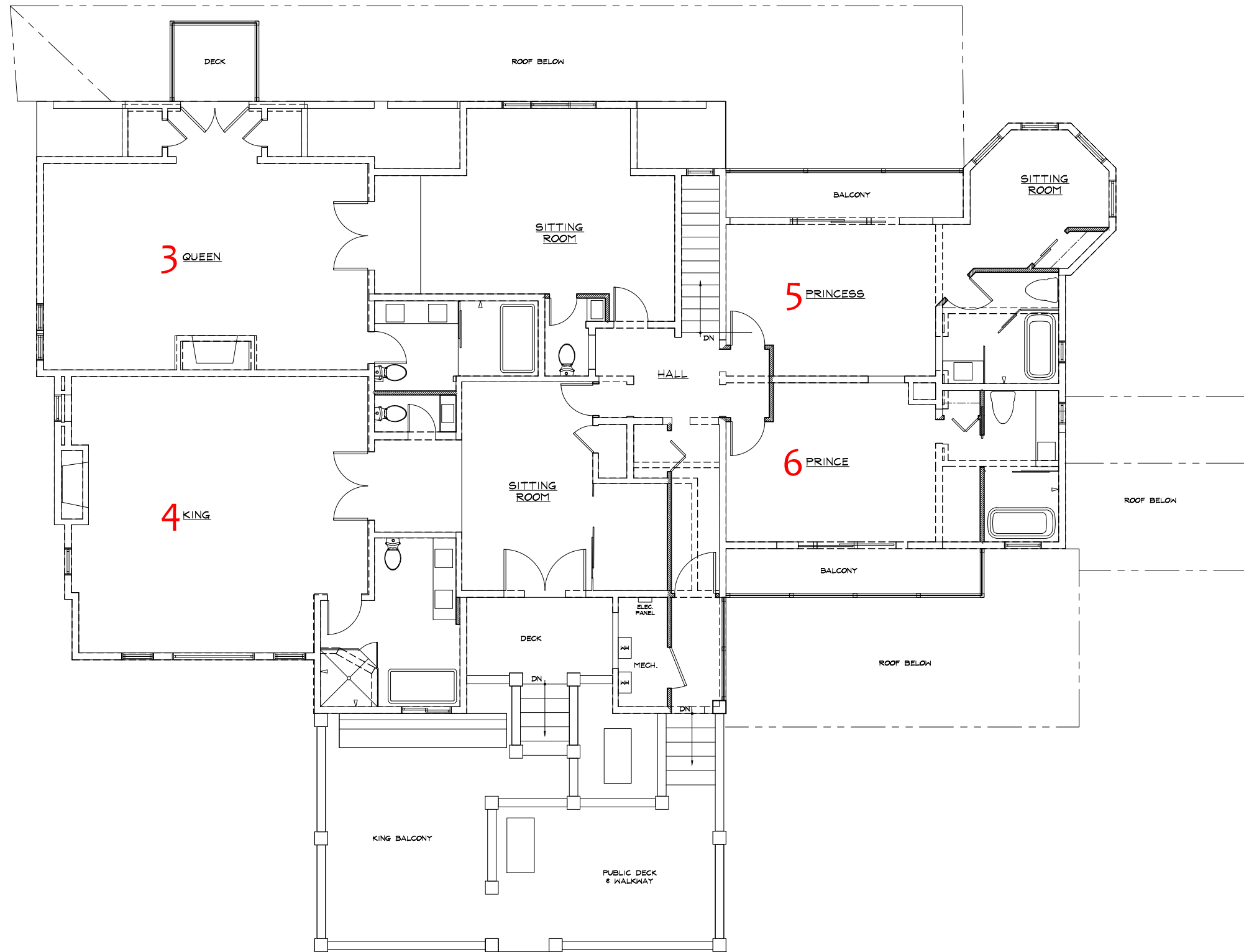
post: office box 634  
 callistoga, california 94513  
 707-941-1366 morere@aol.com

date:	12-20-2019
scale:	AS NOTED
job no.:	1902
drawn by:	BCY

revisions:

• FIRST FLOOR PLAN

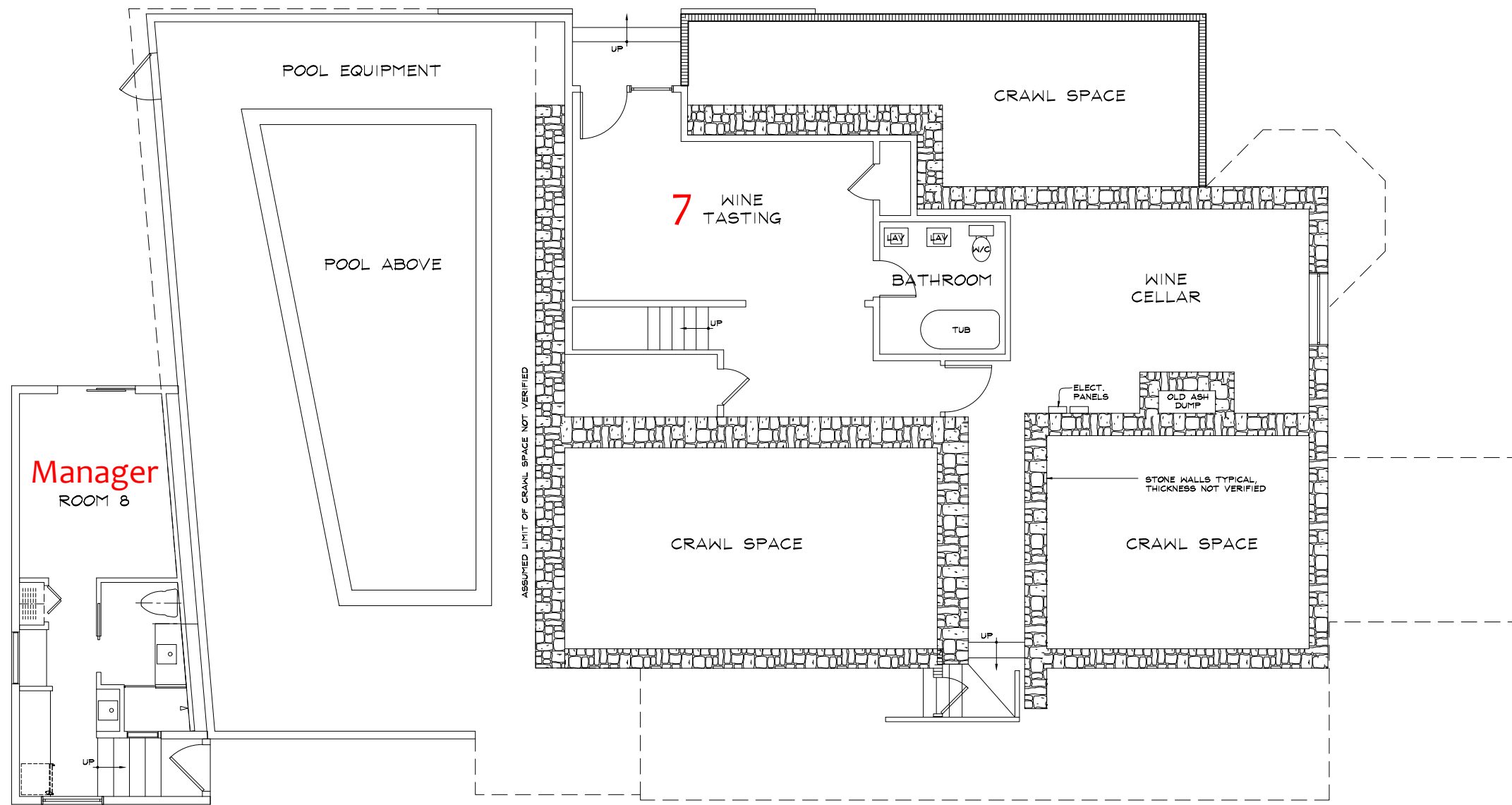
**OKAERI**  
 bed & breakfast  
 1415 foothill blvd. callistoga, ca 94515



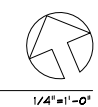
SECOND FLOOR PLAN



1/4"=1'-0"



LOWER FLOOR PLAN



1/4"=1'-0"

**M O R E**  
**a s s o c i a t e s**  
**a r c h i t e c t u r e**

post: office box 634  
 callistoga, california 94513  
 767-543-1366 morereno@aol.com

LEED AP ARCHITECT  
 C-24650  
 STATE OF CALIF.

date:	12-20-19
scale:	AS NOTED
job no.:	1902
drawn by:	BCY

revisions:	
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- LOWER FLOOR PLAN

**OKAERI**  
 bed & breakfast  
 1415 foothill Blvd. callistoga, ca 94515

For color and materials  
illustration purposes only







**MORE**  
 associates  
 architecture

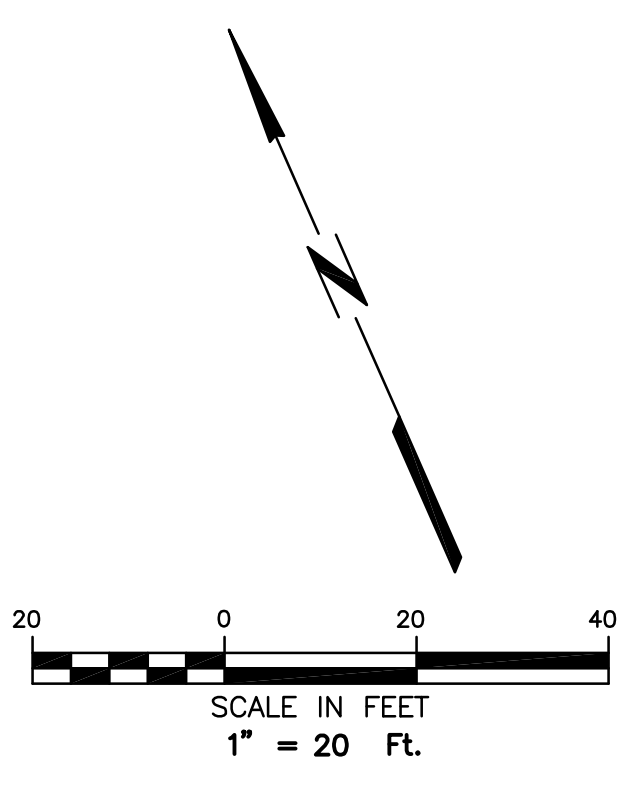
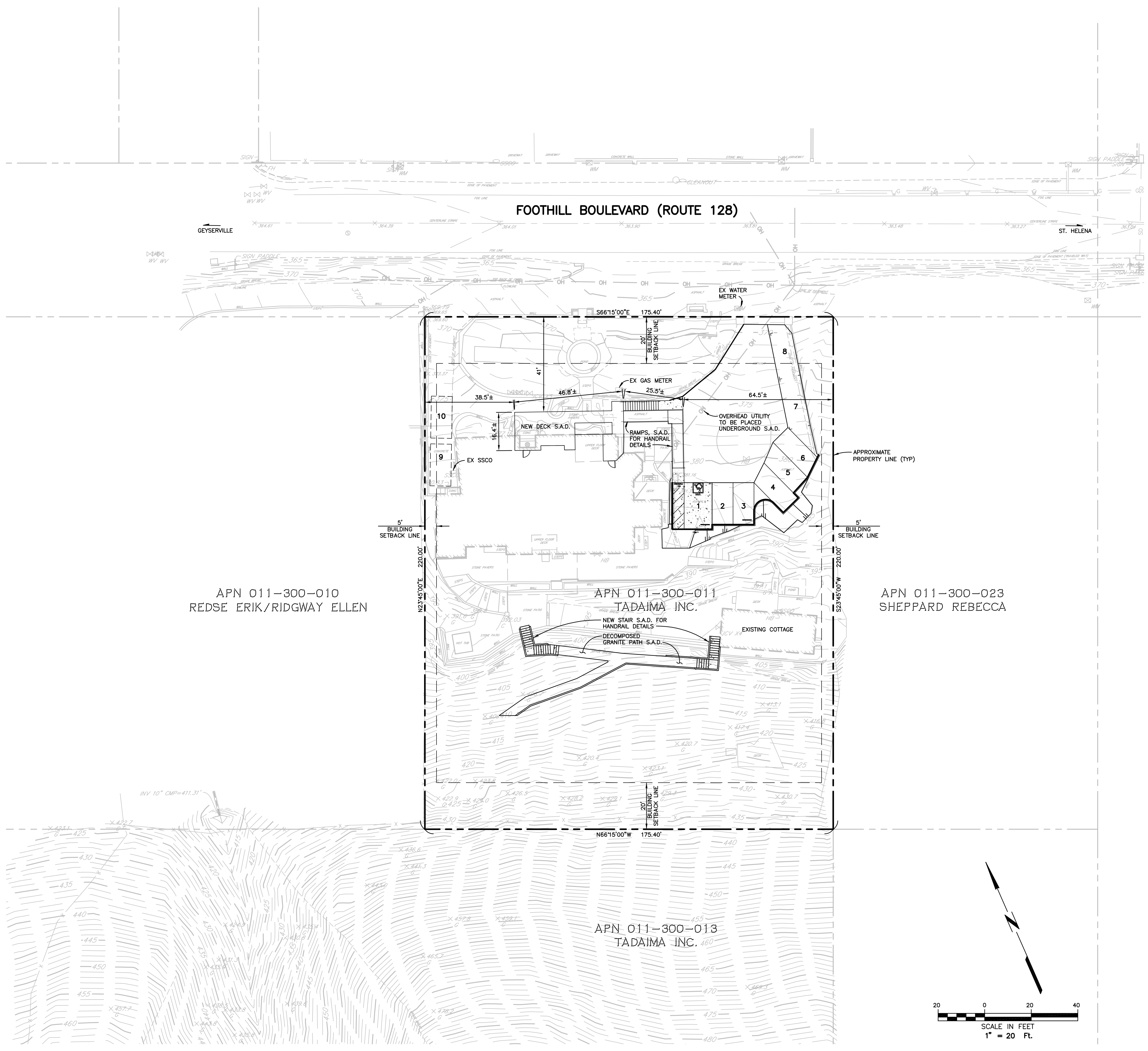
date: 12-20-19  
 scale: AS SHOWN  
 job no.: 1902/4450.02  
 drawn by: DJK

revisions:

• SITE PLAN

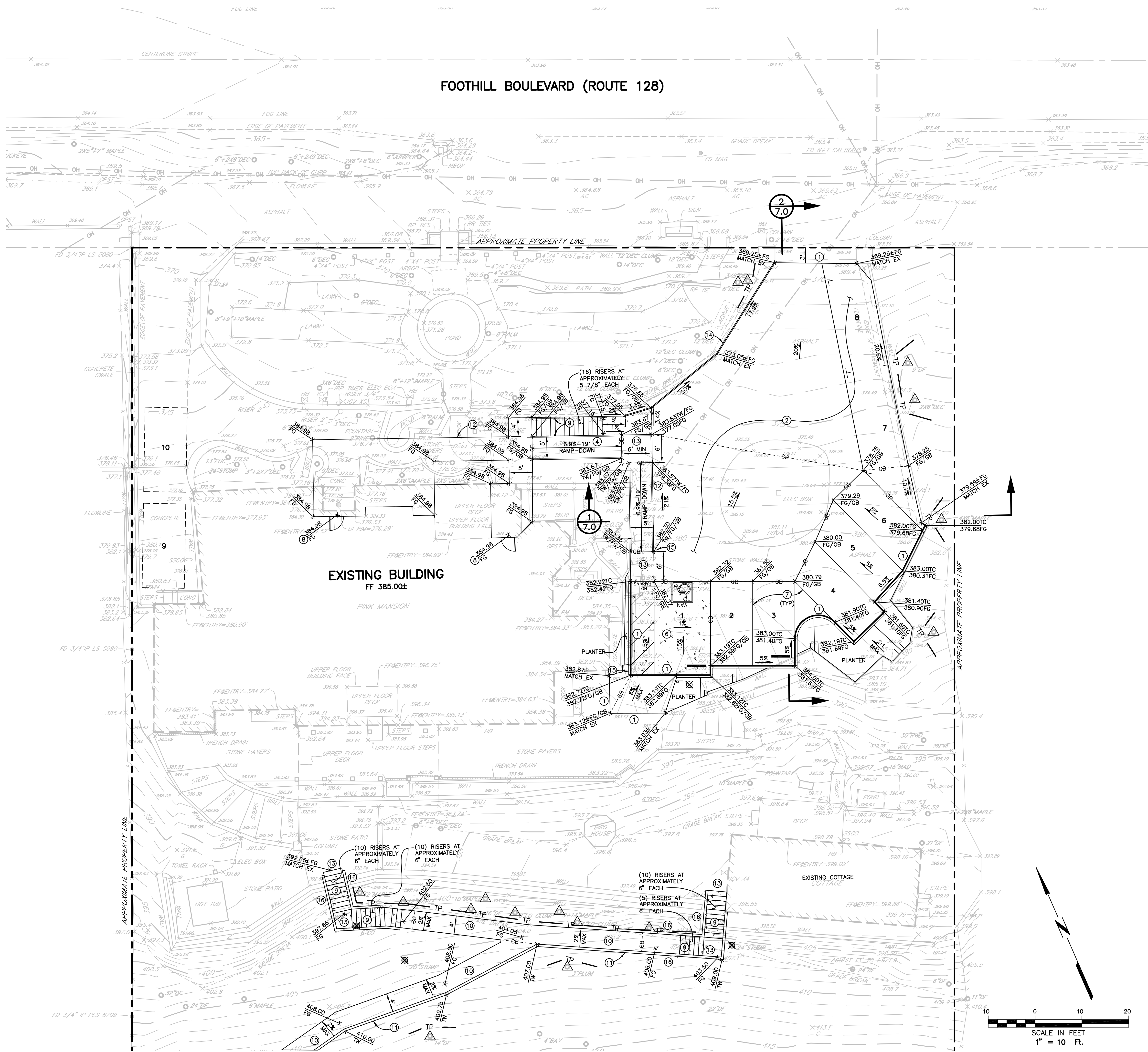
**OKAERI**  
 bed & breakfast  
 1415 foothill Blvd. calistoga, ca 94515

sheet no.  
**C-2.0**  
 of 7



01-10-20 kilizgih \4450\dwg\4450 02\4450.02 PLAN.dwg TAB: 2-SITE

**FOOTHILL BOULEVARD (ROUTE 128)**



**GRADING NOTES**

- (ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)
- ① MATCH EXISTING IMPROVEMENTS.
  - ② ASPHALT PAVEMENT AREA PER DETAILS SHEET C-7.0.
  - ③ REFER TO ARCHITECTURAL DRAWINGS FOR STAIRS AND HANDRAIL DETAILS.
  - ④ ADA RAMP, MINIMUM WIDTH 4'. MAXIMUM CROSS SLOPE 1.5%. MAXIMUM SLOPE 8.2%. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
  - ⑤ VAN ACCESSIBLE ADA PARKING PER DETAIL SHEET C-7.0.
  - ⑥ COMMERCIAL QUALITY, WATER BOURNE PAINT (2 COATS).
  - ⑦ FINISHED GRADE AT DOOR LOCATION TO BE 0.02' (1/4\") BELOW FINISHED FLOOR ELEVATION.
  - ⑧ INSTALL STAIRS AND RAILING. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR DETAILS.
  - ⑨ HILLSIDE PATH, MAXIMUM CROSS SLOPE 2%. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
  - ⑩ PATH WALL, 2' MAXIMUM HEIGHT, SSD.
  - ⑪ REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DECK AND RAMP DETAILS AND RAILINGS.
  - ⑫ MAXIMUM SLOPE 2% IN ANY DIRECTION AT LANDING.
  - ⑬ REDWOOD HEADER PER DETAIL SHEET C-7.0.
  - ⑭ CURB TRANSITION PER DETAIL SHEET C-7.0.
  - ⑮ SEE STRUCTURAL DRAWINGS FOR STAIR RETAINING WALLS.

**LEGEND**

- ① CURB TYPE PER DETAIL SHEET C-7.0

**MORE**  
 associates  
 architecture

post office box 624  
 calistoga, california 94515  
 707-942-1360 moremore@aol.com

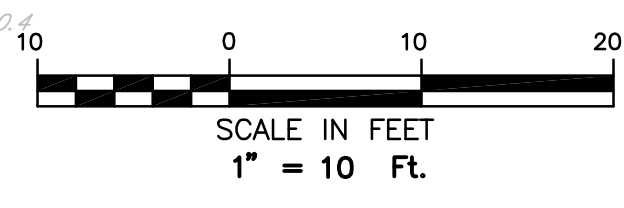
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 drawn by: DJK

revisions:

• GRADING PLAN

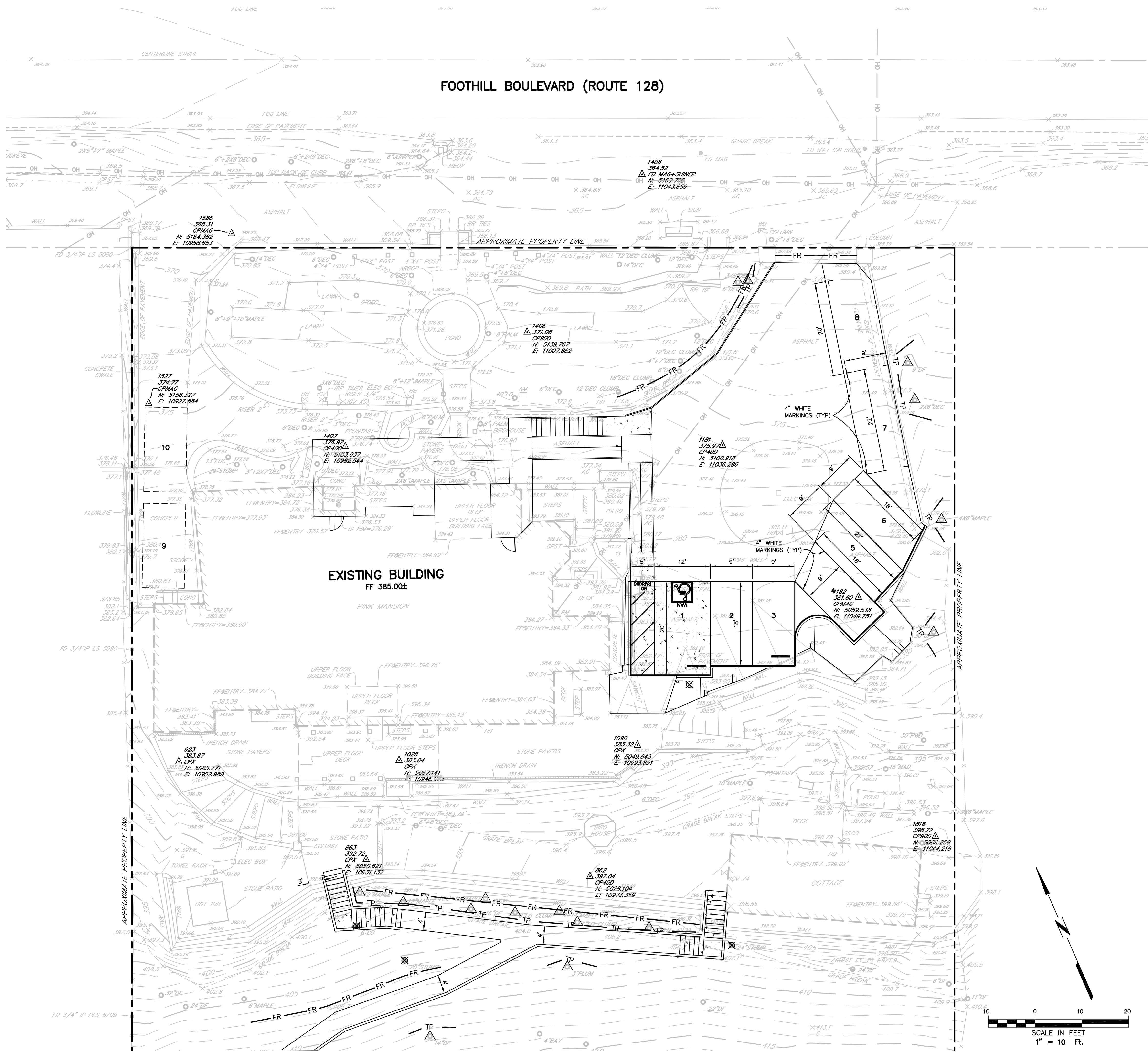
**OKAERI**  
 bed & breakfast  
 1415 foothill Blvd. calistoga, ca 94515

sheet no.  
**C-4.0**  
 of 7



**FOOTHILL BOULEVARD (ROUTE 128)**

**LEGEND**  
 FR FIBER ROLL  
 PER DETAIL SHEET C-7.0



**M O R E**  
 associates  
 architecture

date: 12-20-19  
 scale: AS SHOWN  
 job no.: 1902/4450.02  
 drawn by: DJK

revisions:

LAYOUT & EROSION CONTROL PLAN

**OKAERI**  
 bed & breakfast  
 1415 foothill Blvd. calistoga, ca 94515

sheet no.  
**C-6.0**  
 of 7



OKAERI B & B  
 1415 POTHILL ROAD  
 CALISTOGA, CAL. 94515

CONCEPT LANDSCAPE PLAN

SANDRA DEVINE  
 LANDSCAPE ARCHITECT CAL. 1959  
 SDR9Y16@GMAIL.COM EMAIL  
 805-886-1430 PHONE