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Doctor Wilkinson's Hot Springs Resort and Spa

1507 Lincoln Ave APN 011-092-008, -009-, -010, -011, -012, -013, -016, -017

City of Calistoga Use Permit/ Design Review Amendment

February 7, 2020

Dear Zach,

Thank you for all the time that you've spent with our team to this point as we work through our planning for Dr Wilkinson's Hot Springs Resort. As discussed, we are submitting an amendment to the Use Permit/ Design Review that was approved in August of 2019. As we've developed our design in further detail, we have discovered some challenges and some opportunities that have impacted our design to the extent that we've needed to amend our Use Permit. The revisions can be summarized as follows:

- 1) We have determined that the Walkaway café designed to be located in the former Edy's Art House was becoming detrimental to this historical structure, so we have decided to move the food and beverage and seating in to two modular buildings located in the center of the site, with a similar trellis detail for outdoor seating to the former design. Seating will be located in one structure, and food and beverage will be served from the other. This location and design will allow better access for our guests from the pool, reception and rooms around the site. Edy's arthouse is now designed as two guestrooms.
- 2) The bar that was designed to go in the existing structure with a single guestroom, will also be located in the modular building, so the existing guestroom will revert back to being a guestroom.
- 3) With the additional cost of the proposed structures, Ownership has looked for ways to improve revenue. We have determined that we can add two guestrooms over the existing garage on Fair Way. This is able to be connected to the second floor walkway on the existing building C as identified on our Use Permit plans.

- 4) The changes identified in items 1 to 3 allow for the same amount of food and beverage space, but will add a total of 5 guestrooms. We are able to accommodate the addition of 5 parking stalls:
 - a. 2 spaces added west of the pool. This area currently exists with 4 diagonal spaces, but was designed to change to 2 parallel spaces. The existing layout will remain.
 - b. 1 space is added on the west side of the site- the last row of spaces goes from 14 to 15 spaces.
 - c. 2 diagonal spaces are added directly behind the bunkhouse.

For our submittal of these revisions, we have included:

- 1) Use Permit & Design Review Application revised plan sheets for:
 - a. Title sheet
 - b. Existing and over all site plans
 - c. Grading and Drainage Plan
- 2) New plan sheets for:
 - a. Existing site photos and existing and proposed elevations for added rooms
 - b. Food and Beverage plans, elevations, and renderings
- 3) Revised Parking Study
- 4) Revised Water and Wastewater Summary

We look forward to discussing with you and working through our approval of this amendment. Please call or email with any questions.

Sincerely,

THE CHARTRES LODGING GROUP, LLC



Maki Bara
President & Co-Founder
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