

Zach Tusinger

From: Kevin Eisenberg <kjeisenberg@gmail.com>
Sent: Tuesday, July 14, 2020 2:35 PM
To: Zach Tusinger; Public Comment
Subject: Brannan Center - Case Number: UP2020-4 & DR2020-3

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Dear Planning Commission,

Calistoga has an amazing opportunity before it. The Brannon Center Project addresses many long term concerns I have had about Calistoga.

From my initial involvement in Calistoga Community Center and Pool Project, to my experience as an elementary and high school principal, and now in my current position in a Calistoga service club, I have seen the need for community space in Calistoga. We have no adequate stage performance space, large community meeting space, musical performance space with good acoustics, nor a flexible multi-roomed community venue for local clubs and organizations. The Brannon Center could meet all of these needs. It has my complete endorsement.

Sincerely,
Kevin

Kevin Eisenberg
2101 Tablerock Ct.
Calistoga, CA 94515
707 266-4967
kjeisenberg@gmail.com
@kjeisenberg

Zach Tusinger

From: Sara Haynes <sara.haynes@me.com>
Sent: Saturday, July 18, 2020 2:32 PM
To: Zach Tusinger; Public Comment
Cc: Michael Scippa
Subject: Brannan Center - Case Number: UP2020-4 & DR2020-3

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Dear Calistoga Planning Commission Members,

We are writing to voice our strong support of the Brannan Center project.

As long-time lovers of Calistoga, and property owners for the past five years, we believe that the project stands to serve not only as a diverse community asset that will be critical to supporting a socially responsible and culturally rich community, but an asset that will support economic recovery resulting from the COVID-19 pandemic that has impacted our community over the next several years.

We commend the passion of the committed volunteers associated with the project who are working hard to bring the Brannan Center vision to fruition for the entire community to benefit.

Thank you in advance for your consideration and support.

Sincerely,

Sara Haynes and Michael Scippa
1520 Filmore Street

Zach Tusinger

From: jmaxfield@psar.com
Sent: Monday, July 20, 2020 9:44 AM
To: Zach Tusinger; Public Comment
Subject: Brannan Center - Case Number: UP2020-4 & DR2020-3

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Hi, my name is Jeff Maxfield,

I am personally excited about the Brannan Center because as being former members of the Presbyterian Church, our family feels that this project will be a huge benefit to the community of Calistoga. The Green Church has always been an invaluable asset to a diverse group of local activities and non-profits. What a fantastic project that is extremely needed in Calistoga!

Thank you in advance!

The Maxfield Family

Zach Tusinger

From: sharie renault <caravaggio1007@gmail.com>
Sent: Saturday, July 18, 2020 10:04 AM
To: Public Comment
Cc: Dick/Edie Engelhard
Subject: Brannan Center

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Dear members of the Calistoga Planning Commission,

My name is Sharie Renault and I am the Artistic Director of UpStage Napa Valley Community Theater. I am excited about the creation of the Brannan Center, and as a theater company we hope to bring our theater season to the citizens of Calistoga. It will become a venue that is long overdue for our community to have as a place for live performance and gatherings.

When we can congregate again after this difficult time of Shelter in Place, it will be especially important to have a community center where we can be together sharing live performances. I encourage all the support that you can give in helping us realize that we, the people of Calistoga, will have a communal place where we can be together to heal through the experience of live theater.

I remember a time with gratitude, when the congregation of the "Green Church" generously opened their doors for a meeting place for all the organizations in our town.

Let this memory become a reality once again.

Sharie Renault
1007 Cedar Street
Calistoga

Zach Tusinger

From: Monica Suhr <monicateale@gmail.com>
Sent: Monday, July 20, 2020 1:59 PM
To: Zach Tusinger; Public Comment
Subject: Brannan Center - Case Number: UP2020-4 &DR2020-3

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Hello,

My name is Monica Suhr. I am thirteen years old and live here in Calistoga. I have been playing piano since I was six years old and have been in the school band since 4th grade. I am very excited about the plans for the Brannan Center, as I feel it would fill a gaping hole in our community. I love listening to and performing live music and to have a place to do that would be wonderful. Currently, the school bands have to perform either in the school's gymnasium or multi purpose rooms - all of which have horrible acoustics.

After my piano teacher died last year in a tragic car accident, many students here in Calistoga haven't been able to get back into piano lessons because there are very few local piano teachers. The Brannan Center could be a perfect place for teachers from outside of Calistoga to come and teach lessons to students who live here. I am very hopeful that the plans and permits for this Center get approved. Please consider this for the kids and future generations of Calistogans.

Thank you for your time.

Sincerely,
Monica Suhr

Zach Tusinger

From: David Moon-Wainwright <djmoonw@gmail.com>
Sent: Friday, July 17, 2020 12:37 PM
To: Public Comment
Subject: Brannan Center DR 2020-3, UP 2020-4, and VA 2020-2

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Calistoga Planning Commission,

I fully support this project and believe that this is a clear case of accepting a gift wrapped present given to Calistoga by Community Presbyterian Church and the Brannon Center. Opportunities like this don't come often. Especially as well thought out, designed and executed as this is and will be.

In regards to concerns of noise or traffic, the community has seen weekly services, weddings and funerals that fill the building and spill out into the surrounding neighborhood for decades past. It has been quieter in the last decade, but the small inconveniences of a few hours parking loss and music wafting through the air is a sign of renewed life and vigor of our community.

This location was hand picked by Sam Brannon and predates the incorporation of the city. Approving this use is a renewal of Sam's vision of providing for the social, mental and spiritual needs of Calistoga.

This project is not just blood, sweat and tears. There is hope, dedication and love offered here. I cannot urge you strongly enough to vote yes and to do so loudly and proudly.

Sincerely,

Rev. David Moon-Wainwright
Former pastor of CPC
1210 Pine Street
Calistoga

Zach Tusinger

From: Tom Abbey <tomteach@comcast.net>
Sent: Tuesday, July 14, 2020 5:52 PM
To: Zach Tusinger
Subject: Brannan Center-Cast Number UP2020-4 and DR2020-3

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Tusinger,

I am writing in support of the proposed Brannan Center (UP2020-4 and DR2020-3). I have lived and worked in Calistoga since 1971 where I was a teacher at the junior high and high school for 39 years. Early in my career I coached the school's senior plays always looking for the perfect stage. Plays were produced on the lawn in front of the old gym, in the gym, in various Fair Ground buildings, and the Green Church. Needless to say each site was unique in the problems it presented. At the end of my teaching I worked with Chamber Music in Napa Valley bringing classical chamber music into Valley schools. Again the variety of venues presented a wide variety of drawbacks from a cool winter evening at Tucker Farm Center to a stuffy classroom with 50 kids.

That Calistoga has the opportunity to create a community arts center in the heart of town is a positive addition. The inclusive nature of the proposal means that all of us will find ourselves using the now abandoned church at one of the many possible events, a quinceañera, a wedding, a school play, or a string quartet. The power of this proposal is that it is inclusive. A center such as this can only bring the community together in celebration of its varied and rich culture. I urge your support of the project and look forward to being at its opening.

Sincerely,

Tom Abbey
3097 Foothill Blvd.
Calistoga
228 8955

Zach Tusinger

From: Marcia Beauchamp <marcia@techcenter.us.com>
Sent: Monday, July 20, 2020 4:37 PM
To: Planning & Building
Subject: Brannon Community Center

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Mr. Coates:

I would like to voice my support for proposed design and variance request for Brannon Community Center which will be reviewed Tuesday.

And I appreciate the City waiving building and permit fees for this project.

Marcia Beauchamp
707-494-5845



Virus-free. www.avg.com

From: George A. Goeggel, 1734 Emerald Dr., Calistoga, Ca 94515
To: ztusinger@ci.calistoga.cc.us, publiccomment@ci.calistoga.ca.us

Subject: Brannan Center - Case Number **UP2020-4 & DR2020-3**

Hello, my name is George A. Goeggel,

I am writing this letter of support for the proposed

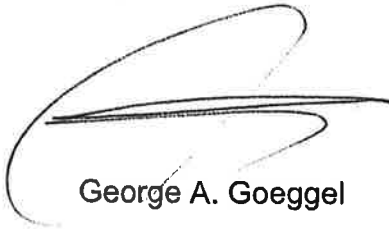
Brannan Center (presently Green Church).

From my personal perspective as a citizen of Calistoga as well as active member of the Hospitality Community with Auberge Resorts, I fully endorse the effort by the Brannan Center Board to restore and re-imagine the historic Presbyterian Church of Calistoga.

I specifically like the multi use (community center, home for nonprofits, performance etc.) aspect of the proposed venue which would be very advantageous to the community at large.

As a hospitality professional, I see an additional entertainment space for our guests to enjoy community driven performances/events.

Regards,

A handwritten signature in black ink, appearing to read "George A. Goeggel". The signature is stylized with a large, sweeping initial letter "G" that loops around the first part of the name.

George A. Goeggel

Managing Partner, Auberge du Soleil

Zach Tusinger

From: Charlie Martensen <charlie.martensen@me.com>
Sent: Wednesday, July 15, 2020 11:22 AM
To: Zach Tusinger; Public Comment
Subject: The Brannan Center - Case Number: UP2020-4 & DR2020-3

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Dear Mr. Tusinger,

I write to you and the Calistoga Planning Commission as a native son of Calistoga in regards to the proposed Brannan Center (#UP2020-4 and DR2020-3).

The "Green Church" was central to my childhood. Though my family didn't worship at Calistoga Community Presbyterian, I went there often as a child to join my friends in singing, at potlucks, and to participate in the community activities I was welcomed to.

When I heard about plans for The Brannan Center, I felt compelled to write to you. I've been fortunate enough to spend the last twelve years of my life as a professional actor with a lifelong interest in the arts - a passion first inspired while rehearsing performances for Sunday services in the basement of Calistoga Presbyterian!

As a young boy, I longed to find community in the arts. While I had wonderful teachers at Calistoga Elementary School and performed in one or two plays at the Tucker Farm Center, the lack of an arts space (and community to be found within it) meant searches further afield; first, to Santa Rosa, and then far beyond. In some ways, I suffered greatly in having to travel so far from home to find what I sought so early on. The absence of anything like the Brannan Center in the upper Napa Valley left me feeling somehow inappropriate and unwelcome.

It would have meant a great deal to me to have had my creativity and curiosity better affirmed in Calistoga through a space like the proposed Brannan Center. I believe to my core that accessibility to the arts, spaces dedicated to their expression, and the togetherness born through them are essential and foundational to the health and wellbeing of any community, particularly its youngest members. Empathy and curiosity are not only the primary mediums of any artistic form, but the qualities fostered and lived out by those that participate in them.

Spaces like the Brannan Center validate the community's expression, diversity, and humanity by virtue of holding space for members to see and be seen by one another. These are some of the deepest needs. As a potential bicultural community asset, as described in a recent Adalantes newsletter, I believe something like the Brannan Center could also serve as a site of cultural exchange, celebration, and togetherness.

I approach this proposal from a background in the arts, but recognize parallel possibilities and potential in youth outreach, food/donation drop-off, senior services, fundraising, and other non-profit work. I'm moved to think of the Green Church of my childhood restored to its original mission as a home for all at Washington and Berry - a hearth at the city's historic heart. I proudly support the idea and hope you will too.

Sincerely,
Charlie Carver

Zach Tusinger

From: Erin Smith-Hagberg <esmith-hagberg@calistogajusd.org>
Sent: Tuesday, July 21, 2020 9:36 AM
To: Zach Tusinger
Cc: Jim Barnes; edward.kozel@gmail.com
Subject: Re: Brannan Community Center Project

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Dear Calistoga Planning Commission Members,

Since sending my original message on July 12, 2020 to express the Calistoga Joint Unified School District's strong support of the Brannan Community Center Project, it has come to my attention that there is some objection to proposed events. Our district is particularly excited that our drama and music students could perform in a venue on a beautiful stage, with professional sound and lighting. Our school concerts and productions are held only a few times per year and typically end early in the evenings. I believe that the enjoyment our families and community members experience when they attend student performances far outweighs the effects of an infrequent disruption to the neighborhood. Most importantly, the use of the Brannan Community Center by our students promotes the arts for Calistoga youth. In light of that, I sincerely hope that our schools would be exempt from any limits that the Commission may consider.

Best regards,

Erin Smith-Hagberg

Erin Smith-Hagberg

Superintendent

Calistoga Joint Unified School District | 1520 Lake Street, Calistoga, California 94515

Phone: 707.942.4703 | Fax: 707.942.6589 | www.calistogaschools.org

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PUBLIC RECORD: Under the California Public Records Act most communications concerning business of a public agency are public records. This applies to electronic communication such as "e-mail" sent by or received by a public employee acting in his/her official capacity.

On Mon, Jul 13, 2020 at 7:49 AM Zach Tusinger <ztusinger@ci.calistoga.ca.us> wrote:

Zach Tusinger

From: Bob Beck <beck@sonic.net>
Sent: Tuesday, July 21, 2020 1:48 PM
To: Zach Tusinger
Subject: Brannan Center agenda item

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To: Calistoga Planning Commission

Re: Brannan Center

I very strongly support this community effort to not only preserve the treasured Green Church, but to upgrade it to once again become a vital element in our town fabric.

Hats off to the team!

Bob Beck
1018 Cedar St.
Calistoga

Bob Beck
Beck & Taylor Realty
1215 Washington St.
Calistoga, CA 94515
cell: 707-695-1188
www.naparealty.com
DRE # 00442418

Zach Tusinger

From: Donna Higgins <higgins.donna@gmail.com>
Sent: Tuesday, July 21, 2020 2:08 PM
To: Zach Tusinger
Subject: Commission letters re:Brannan Center
Attachments: Allan.docx; Cooper.docx; McNair.docx; Dear Planning Commission.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Zach,

Thank you for passing on my request to speak to the Planning Commissioners. I was able to meet with Commissioner Allan.

Please send the attached letters for each commissioner to read as they review the Planning Department Documents. There is also a copy for your files.

Thank you,
Donna

Dear Planning Commissioner,

Because we were unable to meet face to face, I wanted you to know my concerns regarding the Brannan Center while you are reviewing the Planning Department documents. I am asking you to reduce the number of suggested 24 to 32 large capacity events and examine the terrace wall height variance as it relates to the Third Street, Washington Street and Berry Street intersection.

I am using the bold type face to help locate the Planning Department documents I am referencing.

The Green Church in the past has had Sunday service with a small congregation and opened its' doors to non-profit organizations for their use. The daytime use as proposed by the Brannan Center is in alignment with the established and historical use of the Presbyterian Church and I applauded the Brannan Center for the dedication to the restoration and rehabilitation of the facility.

After careful review of the posted agenda documents pertaining to the Brannan Center's proposed usage, I have several questions.

The conversion from the established and historical use of the Presbyterian Church, to an event center that will become a visitor industry in a residential neighborhood is of great concern. **(City of Calistoga Planning Commission Resolution PC2020-xx Line 76 through 78 states that the Brannan Center "is consistent with and enhances Calistoga's history of independently owned businesses, thus contributing to the uniqueness of the town, which is necessary to maintain a viable visitor industry and promote its economy.")** Now the Brannan Center will become a visitor industry in a residential neighborhood. How is this like a school or educational institution? The tranquility and character of the neighborhood could be severely impacted.

Planning Commission Staff Report: Under the Key Issues line 11: Similar use determination that the community center/performing arts center/office combination is like a church or school use. And from Planning Commission Staff Report, Frequency & Hours of Events line 168: Staff has attempted to craft conditions of approval that would place reasonable limitations on events. I understand the comparison to surrounding institutions, but I do not understand why the number of large events of 24 to 32 per month is recommended (**Exhibit A under Limits of Events f. and g.**). I think the number of large (50-105 or 50-130 occupant) events allowed is excessive. There are no churches or schools that have that number of large activities per month in Calistoga. As the Brannan Centers' primary objective is serving the community, yet there is not a limit to private events.

It is conceivable there could be 24-32 large events per month in the evenings. This is too many events per month for the neighborhood. The Brannan Center itself in its' on **Attachment 4, Project Description** page 2 states, **"The Brannan Center event uses will range from one event per week to nightly events during short periods, such as a theatre group play running for**

consecutive nights for a week or so. Anticipated events include musical performances, plays, speaking engagements, school performances, weddings, quinceaneras, private family or organization gatherings and civic events larger than the City's existing facility capacity". How does one event per week plus the anticipated other mentioned events jump to 24 to 32 large events per month? The sizable number of large events per month suggested is excessive.

Attachment 3, Brannan Center Drawings final page Please review the terrace wall height variance on the obtuse angle intersection. In adjunct to the one extra foot height it is my understanding there will be an additional railing on the terrace wall. Traveling on Third Street to the intersection of Washington Street the view could be impaired to see any on coming pedestrians or bicyclist from Washington Street on the sidewalk adjacent to the church property. Please request a height pole be placed where the terrace wall with height variance touches the gray visual triangle as seen on **Attachment 3 Brannan Center drawings** last page, to realistically see what views will be cut off.

Planning commission Staff Report A. General Plan Consistency. Lines 98-100. The subject property is neither in an Entry Corridor, Gateway, or a Character Area as delineated in the General Plan. The General Plan does not recognize the intersection of Berry Street, Washington and Third Streets as a gateway into Calistoga, but because of the proximity of Elementary School, widening of the Berry Street bridge, the addition of the Boys and Girls Club, the Calistoga Community Swimming Pool, and Logvy apartment complex, anyone near and using that area knows it has now become a major thoroughfare.

This remodel will essentially add approximately 3,400 square feet to accommodate two new meeting spaces and essentially become a visitor industry with the possibility of 24 to 32 scheduled large attendee events per month. I appreciate your careful review of the plans and consideration of the impact it will have on the adjacent residential neighborhood. The daytime non-profit use of the facilities for small group organizations such as the Boy Scouts, Girl Scouts, AA, ESL classes, Calistoga Cares, Rotary, Future Farmers, various instructional activities etc. as well as Sunday morning church services is not at question.

I request you please reduce the number of large events by at least half and scrutinize the height variance on the terrace wall.

Sincerely,

Donna Higgins
1410 Fourth Street
942-0417
Norine Moses
1419 Fourth Street
942-4897

To: Zach Tusinger, Public Comment
Subject: Brannan Center Case Number UP2020-4 & DR2020-3

I am Robert Silva, and I have lived at 1414 Third Street for over 28 years. My property is located 60 feet from the Presbyterian Church, directly across from the church parking lot.

I was not notified about this project until my neighbor told me on July 6th. There was no outreach from the Brannan Center to ever contact me.

The number of large events that is recommended, 24 to 32 with occupancy of 50-105 and 50-130, is far too many for Third Street and the residential neighborhood. Parking on Third Street and Fourth Street is a problem right now.

With the evening events, exiting car headlights will be pointed directly at my property.

The added people walking, biking, or driving to the center will add noise, congestion and take away from quality of life in our residential neighborhood. My concern is the loss in the value of my property because of the changed usage from a Presbyterian Church with a small congregation to a center having many large events.

Please limit the large events and discourage cars from filling up residential side streets.

It seems to me there is a conflict of interest with the construction company of Paul Coasts and the architect Timothy Wilkes who have worked on this project and are both Planning Commissioners. In my opinion is a major problem.

I believe to allow fair participation of the homeowners in the neighborhood; this Brannan Center project should be postponed until we pass the pandemic and have more time to discuss the concerns of the neighbors this will impact the most.

Sincerely,

Robert Silva
707 942-4000

Zach Tusinger

From: Julie Spencer <Julie@riandahouse.org>
Sent: Wednesday, July 22, 2020 11:36 AM
To: Zach Tusinger; Public Comment
Cc: Anne Carver; Tom Abbey
Subject: Brannan Center - Case Number: UP2020-4 & DR2020-3

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Subject: **Brannan Center - Case Number: UP2020-4 & DR2020-3**

Dear Calistoga Planning Commissioners –

Rianda House Senior Activity Center, a 501c3, has been providing no-cost enrichment programs for older UpValley adults (55 – 100+ years young!) since 2008. An on-going goal of the Rianda House team is to provide Calistoga older adults with more lifelong learning, wellness, and enrichment programs – weekly and monthly – in Calistoga.

We are very grateful to the City of Calistoga and Rachel Melick and her Parks & Recreation team for their coordination and enthusiasm in partnering with us since 2012 to host Rianda House programs at the Calistoga Community Center, as often as their schedule allows. In February this year, we were excited to partner with The Boys & Girls Club for the first-time of their impressive and well-appointed facility to hold a 8-week Fall Prevention workshop. Having no-cost access to these venues is extremely appreciated and makes our no-cost programs possible. Respectfully, however, they both present similar challenges: lack of availability and not-so senior friendly accommodations – which limits Rianda House’s ability to provide more program variety, more frequently.

Looking at the Brannan Center plans, and hearing about the thoughtful design and vision, it is easy to get excited with possibilities as we envision a beautiful place where older adults will feel welcome, honored, inspired and comfortable. Such a well-appointed ADA venue will be a perfect location to hold Rianda House no-cost programs such as Readers Theater rehearsals and performances, musical activities, weekly lectures, lifelong learning classes, discussion and support groups, and more! The ease of getting “there” is a key element for older adults, and the Brannan Center’s easy access via shuttle, bike or ample parking is an essential feature. We are especially excited to see the commercial kitchen plans – Rianda House has been searching for a perfect venue in Calistoga to hold our Lunch Bunch program (2x a week) with our Meals On Wheels partner. Providing an option to dine alfresco on the terraced patio would be a lovely reminder to older adults how extra special they.

Rianda House welcomes the addition of the beautiful community venue like The Brannan Center, which will serve all Calistoga residences, attract more commerce through new cultural activities, and provide a lovely gathering place and lifelong learning venue for Calistoga’s older residences.

Sincerely,
Julie

Julie Spencer

Executive Director | julie@riandahouse.org | Mobile: 707-978-0586 | Direct: 707.963.8555, ext. 105

RIANDA HOUSE | 1475 Main Street, St. Helena, CA 94574 | www.riandahouse.org | General: 707.963.8555 ext. 101

Due to COVID-19, Rianda House is currently closed and all in-person classes are suspended. The entire Rianda House team however is still at work from our remote offices. If you or a friend is in need of a resource, or a friendly check-in call, e-mail info@riandahouse.org or call 707-963-8555, ext. 101. Updates and information about new virtual classes and ways to stay connected available on our web site: <http://www.riandahouse.org>

July 22, 2020

To : Zach Tusinger, Public Comment

Subject: Brannan Center Case # UP2020-4 & DR 2020-3

Panning Commissioners:

As a frequent visitor to a home on 4th Street, I am writing to express my concern regarding the Brannan Center intentions and the issuance of their Use Permit.

Let me say, first, that I embrace the project and the services it will support in our community. The restoration and renovation of that building is so welcomed. It will be wonderful to see that corner transformed from what it is today to what it will be in the future.

That being said, to allow the possibility of the potential maximum usage as proposed by the City concerns me greatly. You are well aware of the maximum use numbers so I will spare that inclusion in this letter. But, of those large scale events, many if not most will occur in the evenings or weekends when parking in those surrounding neighborhoods is already taxed to the limit for the people who live there. This is when many people are home from work, school or whatever. Counting on ancillary parking is not a given. Events at both locations at the same time is a real possibility.

I am addressing parking but as I think about this, it also means more traffic. Try to negotiate 4th Street on days and times mentioned above and you will know exactly the conditions I am addressing. When I encounter an oncoming vehicle on 4th Street, and the curb is lined with parked cars, often one of us will have to find a space to pull over to allow the other car to pass because there is not enough room for three side by side automobiles (one parked, two passing one another). More than once, one of us has had to BACK UP on to Fair Way. This is NOT a safe condition.

Please reconsider your allowance of events to be more in line with the history of the Green Church and the reality of an already established neighborhood.

Submitted respectfully,

Jeri Hansen

July 22, 2020

To: Zach Tusinger, Public Comment

Subject: Brannan Center Case Number UP2020-4 & DR2020-3

I am writing to support the Brannan Center. I applaud the Brannan Center for all the effort to restore and renovate the building. I have been told several times the Green Church will be as it always was, offering nonprofits such as Girls Scout, AA, and ELS a meeting place. I look forward to that aspect of the usage and especially for the nonprofits that will utilize the facility.

However, the number of medium to large events allowed under the new usage permit is overwhelming. I recognize the need to offer a private event venue, but it should be done with respect to the residential neighborhood by which the property is bound.

Dear Planning Commissioners please limit the number of larger events as recommended by the Planning Department. When looking at the number of large events, 24 to 32 per month, with an occupancy of 50-105 or 50 -130 attendees per month, the neighborhood will be forever changed.

Historical usage of the Presbyterian Church typically would be one Sunday service, if fully functioning with 100 people at max in attendance and maybe 1 or 2 small meetings per week. That is what the neighborhood has come to expect. The change of usage to an event center with 24 to 32 large events per month is not consistent with the usage in the neighborhood.

The anticipated number of event attendees that will be coming into the neighborhood at either day or night, will add extra noise, extra cars entering and exiting the parking lot, car headlights directed into neighbors' houses, etc. When the parking lot at the church is at full capacity and the ancillary lots are unavailable there will be an overflow of cars looking for parking on the bordering streets. On line 155 of the Staff Report, staff suggests "there is parking available in the general neighborhood". Washington, Third and Fourth Streets are reaching capacity now and visitors and residents have difficulty finding parking spots.

Please reduce the number of large events from the 24 to 32 per month proposed to half of that amount.

Theoretically there could be a 100-person event every day of the month every month of the year.

Sincerely,

Donna Higgins
1410 Fourth Street

July 22, 2020

Zach Tusinger, City of Calistoga Planning and Building Director
City of Calistoga Planning Commission

Dear All,

My name is Jeffrey Stambor and I live at 1406 Fourth St in Calistoga. I am writing to you in reference to the proposed Brannan Center project. I want to reiterate my support and desire to see the project evolve into an enriching resource for the community of Calistoga and acknowledge the Brannan Center for modifying the proposed fence between our properties.

I am still troubled by the number of potential events of over 50 people that could occur. I reached out to several Brannan Center board members to help me understand the need for up to 24 mid size (50 – 100 people) events and 4 large size (100+ people) events a month. The draft resolution allows for 4 mid size events per week and 8 large size (100 – 130 people) events per month of which 4 can be “traded 1 for 2” into mid size events. That’s practically a mid size or larger event every day of the month! They haven’t responded to my attempt to engage in a conversation. I’ve thought about this a lot during the past week and finally came to the realization that what concerned me most was the difference between open to the public and private events and there is no mention of that criteria in the resolution. I have no issue with the number of events that involve less than 50 people because they would be the kind of events that historically occurred at the Presbyterian Church – Boy Scouts, Girl Scouts, AA, ESL classes, etc. – and these are the events and function of the center that the Brannan Center communications are highlighting as the mission of the center. I look forward to the potential of musical events, speakers, theatrical productions that would be newly available to the community. I understand the need to hold private revenue generating events – such as weddings, quinceaneras, private family or organization gatherings. The Brannan Center states the need to hold a “limited number of revenue events” to defray operating costs. I’m looking for a balance between community events, private revenue generating events and overall impact on the neighborhood and I don’t see that in the draft resolution. I urge you to limit the number of mid to large size events – these will predominantly occur in the evening and on weekends and will have the biggest effect on the neighborhood. I propose no more than 3 events a week of which one can be a 100+ person event and that no more than 2 of those events per month be private events. Thank you for your consideration.

Jeffrey Stambor and Lisa Shepard