Project Narrative: 1448 North Oak Street, Calistoga CA 94515

Existing Conditions:
Two residential units, carport/garage, water tower, and associated utilities.

Proposed Development:
Replace two existing residential units and add four additional units. This will be in the form of two townhome triplex buildings. Each building will contain three two story units. These will be for sale housing units.

Unit 1 - 1983 sf
3 bedroom plus den/3 bath/2 car garage

Unit 2 - 1798 sf
2 bedroom/ 2.5 bath / one car garage/ one additional parking space on the driveway apron

Unit 3 - 1999 sf
3 bedroom/ 2.5 bath/ 2 car garage/ two additional parking spaces on driveway apron

The front porches and entry doors of the end units will face directly to North Oak St, the interior units will be accessed by a common driveway between the two buildings.

The exterior appearance will be a farm house style with gable and shed roof forms and board and batten siding. They will have well defined front porch entries and covered outdoor space for many of the units. Roofing with be composition shingle roofing with metal accent roofs. Each unit will have a private back yard, exceeding the city's private space requirements.

Community Outreach:
I met with surrounding neighbors to discuss the project plans.
Saratoga Manor HOA: I met with the HOA board and residents to describe project and answer questions on September 24 2019.
Met with resident and owner of 1450 North Oak Street in October 2019 to discuss the project and the common fence between our properties.

Water Tower:
The existing water tower was assessed for historical significance and found to not be historically significant. It was assessed by a structural engineer and found to be structurally unsound. It has not been maintained and is severely water damaged. It also does not have a foundation.
However there are some materials that may be of value to others restoring structures from a similar time period. The company called Heritage Salvage from Petaluma will asses these materials and will salvage any that are viable for reuse.