

Mount View HOTEL & SPA



1457 Lincoln Ave. Calistoga CA 94515 : www.MountViewHotel.com

October 26, 2020

Zach Tusinger, JD AICP
Planning & Building Director
City of Calistoga
1232 Washington Street
Calistoga, CA 94515

Project: Mount View Hotel and Veraison Restaurant Outdoor Areas Location: 1457 Lincoln Avenue, Calistoga, CA 94515 APN: 011-205-018 & 011-205-014

Dear Zach,

I received a voicemail from Bill Shaw on Friday about the 13 parking stalls at the rear of his 1st Street parking lot. As you know, he had agreed to lease them to us. He now considers the parking as a temporary arrangement. He does not want to commit to a "permanent lease". He is nervous about the liability. Now, I believe we need to have a contingent agreement if I was to lose that parking. I am aware the City has a Parking In-Lieu Fee (CMC 17.36.110 Resolution 87-32) Tier 1... \$2,842.41/space and Tier 2... \$23,985.20/space. I ask that the Planning Commission consider my Parking In-Lieu Fee as Tier 1 for hardship and community benefit reasons. The hotel will never be in a position to pay a Tier 2 fee of \$311,805. As you are aware, we have had to start-up our operations 4 times this year. One pandemic, One extreme smoke episode from a neighboring County and Two Napa Valley fires. In spite of all these setbacks, I have continued to invest money into the hotel so that some of our guests will feel comfortable to come back. A large majority of my investment has been in our expanded pool area space (the Old Parking Lot). That space has allowed the social separation needed for today's guest now and in the future. We are not ever going back to how things were in 2019 or before. Our hotel has struggled just like every business in town. Our revenue is less than ½ as before..... when we are open. Regardless, of all of our hardships, I know that families in our community are struggling too. I am not sure you are aware, that on the past two Thursdays, I had a fundraiser (attached) for CalistogaCares. I raised over \$2000 for the food bank providing a dinner and a movie in the "Old Parking Lot". Obviously, I hope you see that our new use is the highest and best use for not only the hotel but for our community.

Sincerely,

Michael Woods
Owner