

Zach Tusinger

From: Kevin Eisenberg <kjeisenberg@gmail.com>
Sent: Tuesday, October 27, 2020 9:59 PM
To: Public Comment
Subject: Agenda Item G-1

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.

I urge the Planning Commission to vote in favor of renewing the design review and use permit applications for the Lincoln Ave. Apartments. Our Calistoga service, retail, and hospitality workers are members of our community also. All Calistogans would benefit from our downtown workers being able to live locally and walk to work.

Kevin

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



Zach Tusinger

From: Margaret Berlin <pegberlin@icloud.com>
Sent: Tuesday, October 27, 2020 4:11 PM
To: Public Comment
Subject: Agenda Item G1: Lincoln Avenue Apartments Entitlement Renewal

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Commissioners,

I am emailing in support of the Lincoln Avenue Apartments and I would like to urge the planning commission to renew the design and use permits. I believe that **Calistoga is in need of affordable housing.**

This development would allow people who work in Calistoga to live in Calistoga. This includes, firefighters, teachers, police officers, restaurant and hospitality workers among others. We must be wary of turning our community into a haven of “second homeowners” who have no commitment to our community. Equally, we must be wary of “NIMBYism” and any change is bad. Our community will thrive only if we have open minds and open hearts.

Sincerely,

Peggy Berlin
1705 Maggie Ave
CALISTOGA

Zach Tusinger

From: Maureen Taylor <calistogamo@gmail.com>
Sent: Wednesday, October 28, 2020 8:56 AM
To: Public Comment
Subject: RE: Agenda Item G1 - Planning Commission

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.

RE: Agenda Item G1: Lincoln Avenue Apartments Entitlement Renewal Design Review DR 2020-8 and Use Permit UP 2020-10

Dear Planning Commissioners,

We are writing in support of renewing the design and use permits for the Lincoln Avenue Apartments. This affordable housing rental project will allow restaurant, retail and hospitality workers to live in the community in which they work. The availability of affordable housing has reached a crisis point in our opinion. We need to step up to the plate and take action now.

Let's not become the town that shuts out the very workers we depend on to run our businesses. They deserve to live close to their jobs. The added benefit of workers living near their jobs is that we will reduce traffic congestion on both 29, Silverado Trail and Petrified Forest as many workers are commuting from more affordable communities many miles from their jobs.

Thank you for your consideration.

Maureen and Hal Taylor
1701 Michael Way
Calistoga, CA 94515

Zach Tusinger

From: Mary Hastings <marlstings@gmail.com>
Sent: Tuesday, October 27, 2020 9:58 PM
To: Public Comment
Subject: Agenda Item G1: Lincoln Avenue Apartments Entitlement Renewal

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Dear Commissioners,

I am emailing in support of the Lincoln Avenue Apartments.

This development would allow people who work in Calistoga to live in Calistoga. Our community is especially in need of housing that is affordable for our restaurant, retail, and hospitality workers. In 2022 we will be required by the state to increase our affordable housing and I think this project is a worthy and needed project that could help to satisfy that requirement. I have lived in Calistoga for 28 years and have raised two children here. We need to think about Calistogans who need affordable rents so they may live where they work. We all thrive as a community when everyone has a stake in the game, can live in the community in which they work, and can send their children to our schools.

Mary Hastings
2101 Tablerock Ct
Calistoga, CA 94515

Zach Tusinger

From: Philippe Therene <philtherene@gmail.com>
Sent: Wednesday, October 28, 2020 10:44 AM
To: Public Comment
Subject: Lincoln Avenue Apartments

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I am calling in support of the Lincoln Avenue Apartments and I would like to urge the planning commission to renew the design and use permits.
Calistoga is in need of affordable housing.
Thank you
Philippe Therene
2070 Mora Ave
Calistoga

Zach Tusinger

From: gerry turgeon <gerryturgeon@yahoo.com>
Sent: Wednesday, October 28, 2020 12:59 PM
To: Public Comment
Subject: Planning Commission Agenda, 10/28/2020, G Public Hearings, Item #1 Lincoln Ave Apts.

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To Planning Commission, City of Calistoga, Wednesday, October 28, 2020

Dear Commissioners, I am writing to request that you consider not approving the extension of entitlement for this project at this time. Seeing as it is a gateway project I did at the time and still do find it objectionable to allow three-story construction to be built at that location. I believe that three-story buildings at the entrance to our community display an unwelcoming quality that is not the desired essence of small town character, i.e. Calistoga. I fear that allowing this project to proceed at three-stories will set an unfortunate precedent for others wishing to develop in the community gateways in the future. Thank you for your consideration.

Gerry Turgeon,

Zach Tusinger

From: Lanita NV <nvlanita@gmail.com>
Sent: Wednesday, October 28, 2020 2:33 PM
To: Public Comment
Subject: Agenda item G1

Follow Up Flag: Follow up
Flag Status: Flagged

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October 28, 2020

Planning Commission – Item G1
Re: Lincoln Ave Apartments

Dear Commissioners - This project is not in compliance with height or setbacks as stated in Calistoga Municipal Code, chapter 17.22. Although the project was previously approved and granted UP (2018-9) and DR (2018-7), it should not be granted an extension. The proposed 3-story structures exceed the 25' allowed building height in CC zones that abut R3 zones. The project is proposed at 40' and is out of character with other buildings on Lincoln Ave. It is a direct contradiction of the 'small-town' character that Calistoga is known for and which we need to retain.

When the Veranda project was initially proposed many years ago, it was designed to include a 3-story hotel. The Planning Commission did NOT approve that design. The developer was required to redesign the project to conform to the building height as stated in the municipal code.

The planning commission should require the same of this project / developer. Please reject the requested extension and require the developer to redesign in compliance with Calistoga Municipal code.

Respectfully,
Linda Cooper, Calistoga

Zach Tusinger

From: gerry turgeon <gerryturgeon@yahoo.com>
Sent: Wednesday, October 28, 2020 3:17 PM
To: Public Comment
Subject: Fw: Planning Commission Agenda, 10/28/2020, G Public Hearings, Item #1 Lincoln Ave Apts.

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Re: **Subject:** Planning Commission Agenda, 10/28/2020, G Public Hearings, Item #1 Lincoln Ave Apts.

This just info was just brought to my attention and I'd like to add it as an addendum to my previous email to the Commissioners:

Further research and reading through the docs submitted by Planning Director to the planning commission revealed that there are 2 critical items that this project is not in compliance with, specifically height and setback. Buildings in CC zone are allowed 30' height unless parcel abuts Residential (which this does, R3) then it is 25'. This project is proposed at 45' height; 25' is the maximum and should be enforced.

Please refer to the Staff report pages 5-7 for details (link below). Please determine if this project is in conformance with the General Plan and Municipal Code. I believe that this project is not in conformance and therefore should not have been approved in 2018. This should be raised as a strong objection to any extension. As point of interest, PC did not approve the Veranda project when it was proposed as 3 stories. The hotel was redesigned to conform at 2 stories. This is a precedent that should be followed for this project. Housing is critical but should not sacrifice Calistoga's identity for the sake of density.

<http://www.ci.calistoga.ca.us/home/showdocument?id=35436>

Respectfully submitted, Gerry Turgeon

----- Forwarded Message -----

From: gerry turgeon <gerryturgeon@yahoo.com>
To: publiccomment@ci.calistoga.ca.us <publiccomment@ci.calistoga.ca.us>
Sent: Wednesday, October 28, 2020, 12:59:06 PM PDT
Subject: Planning Commission Agenda, 10/28/2020, G Public Hearings, Item #1 Lincoln Ave Apts.

To Planning Commission, City of Calistoga, Wednesday, October 28, 2020

Dear Commissioners, I am writing to request that you consider not approving the extension of entitlement for this project at this time. Seeing as it is a gateway project I did at the time and still do find it objectionable to allow three-story construction to be built at that location. I believe that three-story buildings at the entrance to our community display an unwelcoming quality that is not the desired essence of small town character, i.e. Calistoga. I fear that allowing this project to proceed at three-stories will set an unfortunate precedent for others wishing to develop in the community gateways in the future. Thank you for your consideration.

Gerry Turgeon,

Zach Tusinger

From: Karen Lynn Ingalls <kli@sonic.net>
Sent: Wednesday, October 28, 2020 3:31 PM
To: Public Comment
Subject: Agenda Item G-1 — Lincoln Avenue Apartments

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.

Comments to Planning Commissioners
Re: Item G-1, Lincoln Avenue Apartments
10-28-2020

Dear Commissioners,

The current Lincoln Avenue Apartments, and the use permit approved in December 2018, are not in compliance with code restrictions for their zoning.

The height of the proposed three story project is 40', while the zoning restrictions limit development to 25' when next to Residential zones (including the portion of the property in an R3 zone), and 30' when surrounded by Community Commercial development. Either way, this project is 10 to 15 feet higher than allowed.

The Veranda Hotel's three story design, inside the Downtown Commercial zoning, was rejected because of its height. Why would that be rejected and the Lincoln Avenue Apartments project be approved, in spite of non-compliance, and when it is also at the gateway to Calistoga from the Silverado Trail?

Overriding zoning restrictions in this case sets a bad precedent — one which seemed to be set in the rejection of the Veranda Hotel's three story design. Yes, we need truly affordable housing, but three story buildings at one of the gateways to town are not the way to do it — they would severely damage the much-beloved rural small-town charm both residents and visitors love about Calistoga. They create an urban appearance on the edge of town. Serious thought went into the General Plan and zoning restrictions, for a reason. I ask that you stick with the plan, and turn down this project as currently designed.

Sincerely,
Karen Lynn Ingalls

108 Ivy Lane
Calistoga, CA 94515

Karen Lynn Ingalls

www.KarenLynnIngalls.com

www.NapaValleyArtWorkshops.com

(707) 942-0197