

Mark and Michiko Weiner
POBox 146
Saint Helena, CA 94574

August 19, 2021

City of Calistoga
Planning & Building Department
1232 Washington St., Calistoga CA 94515

Dear The Planning Commission of Calistoga,

This is a request for a use permit for the production component for Mark + Michiko at 504 Washington St. in Calistoga, CA.

The space in question is on the west side of the old Walnut Association building and was formerly Glen Pope's woodworking shop for 30 yrs.

The usable space is 2775 sq.ft. we would use 1700 sqft. for glassblowing, fusing and slumping and some coldworking.

It will also be used for some inventory and works in progress storage.

Per agreement with the landlord we will be sub-letting the back 1050 sq. ft. (approx.).

Our intent is for that to space to be used by a very low impact user.

A demising wall will be constructed that follows City bldg. code.

We are aware that we will need approval from the City for the sub-let use.

The Hot Glass working equipment will be located on the west wall under a metal hood, with one or two large fans installed in the west wall for ventilation.

The East wall will have Annealing ovens (for cooling down the glass), coldworking equipment, and Fusing/Slumping Kiln (s).

South wall (demising wall), will be primarily coldworking (grinding and processing).

North wall is entrance and shipping and finished work storage (inventory).

In the beginning we imagine that we will have one part time employee.

If we are successful it may be as many as 2 or 3 dependent upon demand for product and learning curves of potential employees.

Traffic demand should be light as we will not be open to the general public.

Large deliveries should be only 4-6 per month.

The average hours would be from 7:00 AM to 4:00 – 6:00 PM.

We intend to operate as unobtrusively as possible, the processes of glassblowing does not create a lot of sound. Coldworking can produce decibel levels into the 80s and 90s but only for short duration, respect for our neighbors will be a high priority.

The preparation of the bldg. for our use will involve the demolition of the office space, which is inefficient.

Sheetrock on the ceiling encapsulating all of the wood and insulation, skylights will be left intact, but woodwork surrounding them will be sheetrocked.

Sheetrock will be primed and painted.

Electrical will be redone, removing the legacy floor boxes and relocating (with new) sub panel on the East wall towards the North side, surface mounted. All electric runs will be with EMT (conduit).

Gas manifold to be located on the west wall behind Hot Glass equipment under hood.

Demising wall will be floor to ceiling and fire rated sheetrock on both sides, with a pass through door.

As shown in the packet we submitted with our original application for the 2/24/21 PC meeting for use permit at 1400 Lincoln Ave. We prefer to work in a clean and well-lit space. It is easier to maintain and keep clean and safer, 504 Washington St. will be the same.

Thank you for your consideration of our proposal.

Best Regards,

A handwritten signature in black ink, appearing to read 'Mark Weiner', with a stylized, cursive script.

Mark Weiner

A handwritten signature in black ink, appearing to read 'Michiko Weiner', with a stylized, cursive script.

Michiko Weiner