

**URBAN DESIGN PLAN
Correspondence Summary**

	Date Received	Received From		
1	06/29/09	Joe Briggs		
2	07/13/09	Jag Patel		
3	08/21/09	Carolynne Wilkinson		
4				
5				
6				
7				
8				
9				
10				

**Charlene Gallina**

From: Kathy Guill
Sent: Monday, June 29, 2009 8:53 AM
To: Charlene Gallina
Subject: FW: Joe Briggs

From: Joe Briggs [mailto:joe@augustbriggswines.com]
Sent: Friday, June 26, 2009 3:28 PM
To: Plans Department
Subject: FW: Joe Briggs

From: Joe Briggs
Sent: Friday, June 26, 2009 3:28 PM
To: 'jgingles@ci.calistoga.ca.us'; 'mdunsford@ci.calistoga.ca.us'; 'pgarcia@ci.calistoga.ca.us';
'gkraus@ci.calistoga.ca.us'; 'kslusser@ci.calistoga.ca.us'
Subject: Joe Briggs

Dear Council Members,

Since I have vowed not to stand up in public and make a fool of myself, I thought I would send an email to you with some thoughts as to a couple items on the current city radar screen.

1. Use of agricultural land within the city of Calistoga. I understand the need for improved traffic circulation within the city, but I am against the use of agricultural lands for the improvement of this circulation. The proposed southern extension of Washington Street and the East/West connection from Washington Street to the Silverado Trail does not look to be the best use of these lands or of the highest priority. Traffic circulation in the northern part of town looks to need the most improvement with future residential development taking place in this part of town and current zoning as such to accommodate street extensions, etc.
2. The proposed high density winery project at the gateway to the community on the Highway 29 corridor. From what I see of this proposed project it falls far outside the parameters of the city definition for a winery located within the city of Calistoga. After completion of my winery project in 2004, I was approached by Charlene in the planning department to sit down along with Tom Eddy to help structure the parameters for future winery projects within the city limits. These parameters which have been used in looking at future winery projects seem to have been totally thrown out when evaluating the merits of this latest proposed winery project.
3. The intersection at highway 29 and the Silverado Trail. I have recently heard mentioned at two planning commission meetings that the intersection of highway 29 and the Silverado Trail is now safe, since the four way stop signs have been in place, thus making for further improvements unnecessary. On a regular basis I see vehicles blow through the Lincoln Ave stop signs at that intersection. As I write this email there is an accident there again which has had the intersection shutdown for over an hour. For some reason people just do not see those stop signs.

Thanks for taking the time to read my comments. Happy Fourth of July. All the Best!

Joe Briggs, 1911 Emerald Dr., Calistoga, CA 94515

6/29/2009

Jag Patel
Silverado Lodging
19 Weller Court
Pleasant Hill, CA 94523
July 13, 2009

RECEIVED
JUL 13 2009
BY: *CF*

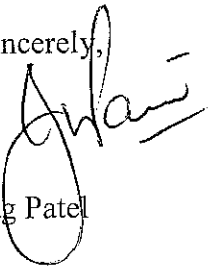
Mr. James McCann
City Manager
City of Calistoga
1232 Washington Street
Calistoga, CA 94515

Dear Jim:

In light of the potential zoning changes proposed by the Urban Design Plan, the purpose of this letter is to formally request that the zoning on parcel number 011-050-044-000 remain unchanged, or equal to that of neighboring parcels within the resort character area (i.e. Calistoga Mineral Water – Community Commercial).

We were surprised to find that zoning provisions/exemptions are being provided on a per-parcel basis versus a blanket allotment to all parcels within the entire character area. Isolation of the above referenced parcel via a zoning change inconsistent with its neighboring parcels will not be beneficial for the city as it greatly hinders our ability to develop this property to its full potential.

Thank you for your consideration in this matter. Please call me if you have any questions at 707-321-2639.

Sincerely,

Jag Patel

- cc: Charlene Gallina, Planning & Building Director
- Jeff Manfredi, Planning Commission Chairman
- Clayton Creager, Planning Commission Vice Chairman
- Carol Bush, Planning Commission
- Paul Coates, Planning Commission
- Nicholas Kite, Planning Commission

Charlene Gallina

From: Carolynne Wilkinson [CWilkinson@drwilkinson.com]
Sent: Friday, August 21, 2009 12:38 PM
To: Charlene Gallina
Subject: re: UDP revisions - Dr. Wilkinson's Hot Springs Resort

Dear Charlene,

As follow-up to my public comments on Tuesday, August 18, 2009 at the AdHoc Planning Commission meeting, please accept this e-mail as our formal written comments about our property, Dr. Wilkinson's Hot Springs Resort.

The most recent revisions to the UDP specifically request that a portion of any proposed parking at Dr. Wilkinson's be public parking. As you and I have discussed, we have never had any discussions with city staff outlining the possibility of us providing public parking on our property. We would like to clearly state that we are opposed to any language in the UDP that commits our property to public parking.

We oppose this language primarily because it is not resort like to provide public parking for non patrons of our business. We currently and historically do not and have not provided public parking. Our lot is for the exclusive use of our clients.

In the process of submitting our conceptual plan for Dr. Wilkinson's Hot Springs Resort we have discussed possible participation in a public parking area off-site. We would continue to consider this option for development of our property.

The second point that was in the modified UDP was a statement that all entrance to our property would have to be off Fairway.

Again, we are clearly opposed to restricting entrance to our business to Fairway, not allowing any entrance from Lincoln Avenue.

Historically, the entrance to our business has been off of Lincoln Avenue. We have three driveways off of Lincoln. Two are most commonly used.

It is not logical to enter our business from Fairway. Doing so does not provide our clients a sense of entrance into the property. This idea is a new one that has not been discussed previously with us.

In addition, our current proposed conceptual plan would have to be completely redesigned.

At the time we move forward with our plans, any traffic studies done will dictate the best entrances to the business and necessary measures that are required. The UDP should not have language that is so restrictive.

I thank you for your time, and ask that these comments be formally submitted into the record and taken under consideration by the Planning Commission.

Sincerely,

Carolynne Wilkinson Clair

8/21/2009

Carolynne Wilkinson Clair
Dr. Wilkinson's Hot Springs Resort
1507 Lincoln Avenue
Calistoga, CA 94515

(707) 942-4879 x 205
www.drwilkinson.com