

**URBAN DESIGN PLAN
Correspondence Summary**

	Date Received	Received From		
1	08/27/09	Whitney Fisher		
2	08/27/09	Norma Tofanelli		
3	08/28/09	Christopher & Adele Layton		
4	11/05/09	The Merchant Family		
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8				
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10				

Christopher and Adele Layton
1010 Foothill Blvd
Calistoga, CA

August 28, 2008

Ms. Charlene Gallina, Planning and Building Director
City of Calistoga
1232 Washington St.
Calistoga, CA 94515

Dear Charlene:

Pursuant to the two recent community meetings to present the Urban Design Plan, I have the following comments for your consideration:

Through Traffic: I enclose my letter dated January 18, 2007 expressing my concerns on this subject. Since that writing, matters have only gotten worse. Now, if the UDP suggesting to further increase density along Foothill is encouraged, the necessity for traffic reduction on and diversion from Foothill becomes more urgent. The Dunawhel crossover plus the Washington Street extension can only help, and thus should be ~~more~~ clearly supported.

Traffic south from Lincoln / Foothill: With the intensification of the Vallarta Market now an approved reality, more stringent traffic management is called for at this south gateway to Calistoga. 25 MPH speed limits, serious police enforcement, no parking on both sides of Foothill, all should be built into the UDP goals.

Pine Street Traffic: Currently, afternoon up valley traffic is using Pine Street to bypass the Foothill / Lincoln intersection. Please consider making Pine Street one way onto Foothill. Also, a "keep clear" striping on Foothill at Pine would be great.

Lincoln Ave Mixed Use: I strongly support the existing mixed use of offices, beauty shop, hardware store, Cal Mart along Lincoln. To turn our main street into a tacky tourist trinket row or elite clothing window dressing drive-by will take away what our guests at Christopher's Inn find so charming. Ours is a real live business community commercial street most appreciated by our tourist guests.

Urban Corridor extended down Foothill from Lincoln: The Downtown Commercial Corridor should include Euro Spa down Pine Street. After all the underlying zoning is commercial for the spa.

Cal Mart: Bill Shaw has for years attempted to develop the rear of his market with his proposals to develop the old printing company building and adjoining lot with little support from the City. By creating a parking car and delivery truck court and farmers market on the street behind, possibly augmented with moving the Cal Mart building towards Lincoln could be a viable urban design solution. This would keep a local serving business with strong tourist attraction on main street. The UDP should give more clarity to this direction.

Ace Hardware Store: While I can see the "architectural" correctness of an infill building to complete a continuous urban facade between the hardware store and the depot, the loss of the hardware store's convenience of parking by constructing a building facing Lincoln would remove irreplaceable parking. This would destroy one of our really vital local serving businesses. Perhaps tree planting and street lights between car spaces to break up the asphalt lineality of the parking lot can accomplish the same effect.

Undergrounding utilities: It was most encouraging to hear that the City has funds to assist in undergrounding utilities. A great location to apply these funds would be in front of the Manfredie's property and the Vallarta Market where street front improvements are currently being discussed.

Thank you for considreing my concerns and suggestions

Most Cordially
cc: Jim McCann

Christopher and Adele Layton

Christopher & Adele Layton
1010 Foothill Blvd
Calistoga, CA. 94515

January 18, 2007

Ms. Charlene Gallina
Planning and Building Director
City of Calistoga
1232 Washington St.
Calistoga, CA 94515

Dear Charlene:

After the very exciting recent meeting to present the new urban design plan, I appreciate the opportunity to make the following observation.

There are many positive ideas coming forward with this excellent effort. However, a more proactive approach needs to be taken to deal with vehicular traffic. It is a certainty that the growing volume of cars and trucks using Hwy 29 as a pass through route to and from Santa Rosa and Lake County to the north Bay Region will only get worse. Very soon this single impact will overrun our entire community and destroy much of what is magic in our wonderful town. It is already negatively affecting local businesses and quality of life. Signalization and traffic-go-rounds, although helpful, are not the true and effective answer.

Of the two choices for the routing of through traffic that are at all possible are Highway 29 / Foothill Blvd or Silverado Trail. The devastation in human terms, cost of right-of-way acquisition, dealing with countless residential driveways and side streets and aesthetics of the Foothill Blvd. alternative is by far the least workable solution.

This leaves Silverado Trail with cross overs at Dunawhel Lane and Tubbs Lane as the only really viable alternative. We must get the through traffic off of Foothill and on to Silverado Trail, and soon!

All documentation of our policies in this Urban Design Plan as well as the General Plan and supporting ordinances need to be clearly advocating this approach.

Thank you for forwarding my comment on this vital issue to the consultants and committee members.

Sincerely

Christopher Layton

Kathy Guill

From: Norma Tofaneli [keepnvap@sonic.net]
Sent: Thursday, August 27, 2009 8:55 AM
To: Jim McCann
Cc: Plans Department
Subject: UDP and river path

Strike out version, p. 44, line 1987-1988:

"Properties bordering the Napa River shall provide for public access along the River..."

Please note: "SHALL" is mandatory...

At the wrap of the June meeting you said this language would be changed.

Thanks, Norma

*Only he can understand what a farm is, what a country is,
who shall have sacrificed part of himself to his farm or country, fought to save it, struggled to make it beautiful.
Only then will the love of farm or country fill his heart.*

Antoine De Saint-Exupery
1900-1944, French Aviator, Writer

CITY OF CALISTOGA
City Clerk

AUG 27 2009

RECEIVED

August 27, 2009

To: Chairman Jeff Manfredi and Members of the Planning Commission

SUBJECT: Formal Request for Tour of Inspection

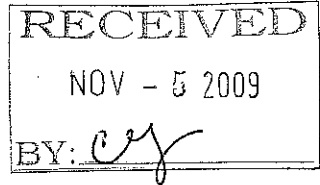
We would like to request that the Washington-Dunaweal and the Washington-Silverado Trail extensions proposed in the UDP be physically viewed jointly by the Planning Commission and interested members of the public before any final decision is made regarding these roads. We believe these roads will have seriously negative effects on our agricultural lands.

We urge that you approve our request soon for a formal Tour of Inspection.

Sincerely,



Whitney Fisher
4771 Silverado Trail
Calistoga, CA 94515



UDP Committee,

We are writing in response to the UDP verbiage reflecting a bike path across Indian Springs property. This is a major concern for our guests, and us and we feel such a path would jeopardize the tranquility, privacy, and safety of our resort. Within the past two years we have had eight robberies and we fear further crime. During our last meeting with the city pertaining to Indian Springs expansion it was made quite clear that such a path was expected. Upon further discussion with Dieter Deiss, a primary member of the group that drafted the bike plan, it was stated to us that the location was more a suggestion than a mandatory location. Personally, we feel that this is a blatant taking of land that has not been asked of any other landlord to such an extent. We ask that all verbiage pertaining to a bike path on Indian Springs property be removed from the UDP.

Sincerely,
The Merchant Family