



CITY OF CALISTOGA  
PLANNING COMMISSION

WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE CITY OF CALISTOGA PLANNING COMMISSION AGENDA PACKET.

	<b>Correspondence/ Date Received</b>	<b>Topic</b>
<b>1</b>	Letter from N. Gofman received November 09, 2010.	Public Comment on Conceptual Design Review (CDR 2005-05) Roman Spa Hot Springs Resort Redevelopment
<b>2</b>	Letter from George Krevets received November 10, 2010.	Public Comment on Conceptual Design Review (CDR 2005-05) Roman Spa Hot Springs Resort Redevelopment

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November 8, 2010

To Mr. Erik V. Lundquist  
Project Manager  
1232 Washington Street  
City of Calistoga, Ca 94515

Dear Mr. Lundquist

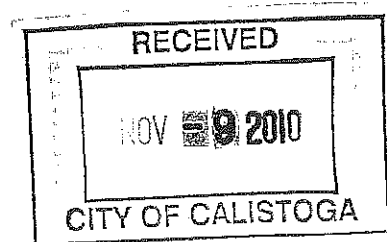
We received the preliminary plans from Roman Spa. As we understand the idea in this project is to relocate existing spa facilities closer to our property line. As you understand, buildings must have the right distance from property lines for providing necessary light and privacy not only to development, but also to the our neighboring residential property. Today we are enjoying our green back yard with many trees. These trees always providing shade and good mood. Our concerns are : distance from our property line, new 3-story building foundation stress on soil and our foundation, preserving our trees, noise of spa equipment, smell from ventilation systems. We would like to know how long the new construction phase of the new spa building will last. We are providing housing for local residents and do not want to lose our tenants during construction time.

Please help us to resolve our concerns  
Thank you very much.

Sincerely,



N. Gofman 1465 1<sup>ST</sup> STREET



George Krevets  
1426 2nd St  
Calistoga, CA 94515

City of Calistoga Planning Commission  
1307 Washington Street  
Calistoga, California 94515

RE: Public Comment on CONCEPTUAL DESIGN REVIEW (CDR 2005-05) ROMAN SPA  
HOT SPRINGS RESORT REDEVELOPMENT

Dear City of Calistoga Planning Commission,

We, the owner-residents of 1426 2<sup>nd</sup> St, Calistoga CA 94515 hereby formally request a cessation of the conceptual design review (CDR 2005-05) of Roman Spa Hot Springs Resort Redevelopment plans.

My neighbor at 1428 2<sup>nd</sup> St, Calistoga CA 94515 is not currently in the country. We've received no more than a week's notice of the scheduled City of Calistoga Planning Commission meeting on the topic of CDR 2005-05. This situation does not provide a proper public review and comment period on plans that substantially affect our neighboring properties.

Because we've received a miniscule amount of time to review CDR 2005-05, we can only comment on the cursory perusal we've been able to complete and reserve the right to bring forward additional comments both in writing and in person in the future.

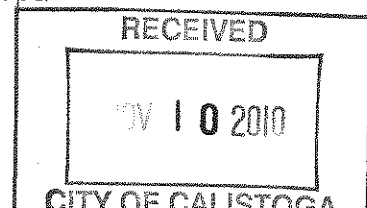
The demolition and redevelopment of 1422 Second Street (APN 011-204-011) is the core of our dispute. CDR 2005-05 refers to

*"...merging 1455 First Street and 1422 Second Street and absorbing a small portion of the adjoining 1300 Washington Street property. The existing 1,970 square foot spa would be demolished and replaced on the newly created parcel with a new 3-story, 31,754 square foot, spa structure."*

The proposed structure would apparently not fit within the current zoning designation of 1422 Second Street and 1455 First Street. CDR 2005-05 states that "in this case, the Quast's are requesting that the Planned Development District provide flexibility with respect to height limitations, setbacks, right-of-way encroachments and parking requirements so that the development achieves a higher of level of design." This statement implies that the redevelopment would break zoning constraints including height, setback, right-of-way, and parking. These are significant issues for the families of my neighbor and me.

Associate planner Eric V. Lundquist states:

"Since the Planning Commission's initial discussion, the site plan and architecture have been modified to include, among other things, a 3-story component. The 3rd story components raise the height of the Roman Spa



Building and Stella Vista Building to nearly 40 feet to the peak of the roof in some locations. The project remains an excellent project architecturally, although, the 3-story modifications may bring-up concerns regarding massing and scale. The Planning Commission should address this aspect of the project."

Any part of this development rising 40 feet above ground level brings up major concerns for my neighbor and me. Issues such as loud noise, blocked sunlight, and environmental issues are the first ones that spring to mind. Becoming next-door neighbors with a 31,000+ square foot spa, a sprawling commercial development, was never my intention when moving into my Calistoga property. We spend a great deal of time in our back yard, enjoying the sunlight, the gentle breeze, and quiet surroundings. The redevelopment laid out in CDR 2005-05 will destroy many of the things we enjoy about our home, its location, its surroundings, and its feel. It will become a small building, dwarfed by the 40-foot 3-story commercial complex next door.

On another note, the development project itself will be daunting. CDR 2005-05 mentions, "The Quast's have indicated that the proposed expansion would be constructed in multiple phases and take about ten years to complete." Living right next to a major construction effort spanning the better part of a decade (or more) is highly undesirable. As anyone knows, construction projects involve a great deal of noise, vibration, and dirt. There are few people that could reasonably deal with a construction project of such protracted length and scale.

Overall, we request that the City of Calistoga Planning Commission delay any decisions made with regard to CDR 2005-05. My neighbor has not had any opportunity to review CDR 2005-05. His comments on this matter should be taken into account as his unit is directly next to the planned redevelopment. My neighbor will return by November 21<sup>st</sup>, 2010.

Sincerely,

*G. Krevets / GEORGE / KREVETS*

George Krevets

*11/9/2010*