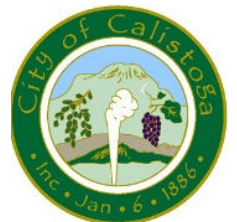
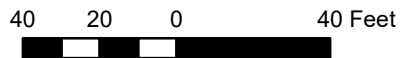


**LOCATION MAP**

**Sam's General Store at Brannan Cottage Inn**  
**109 Wappo Avenue**  
**APN 011-093-003**





July 17, 2019

To Whom It May Concern,

This is my written statement, dated July 17th, 2019, for a use permit application in the city of Calistoga. I am proposing that this permit be used at my property, The Brannan Cottage Inn, located at 109 Wappo Avenue. I would like this use permit in order to obtain a wine and beer license for the ability to sell wine at our General Store located inside the lobby area of the Inn—previously the breakfast parlor and piano room.

The General Store area is 226 square feet, and the current employee count of 3 - 4 people on the property would not increase or be affected by this change. Our lobby hours of operation would remain at 7:00 AM - 6:00 PM, and the General Store hours will be from 7:30 AM - 4:00 PM. This change is not in conflict with and is permissible by the zoning code.


I would love to see the hotel's guests, visitors, and residents of Calistoga have a place to explore and learn more about the Brannan Cottage Inn and the significance of this historic property.

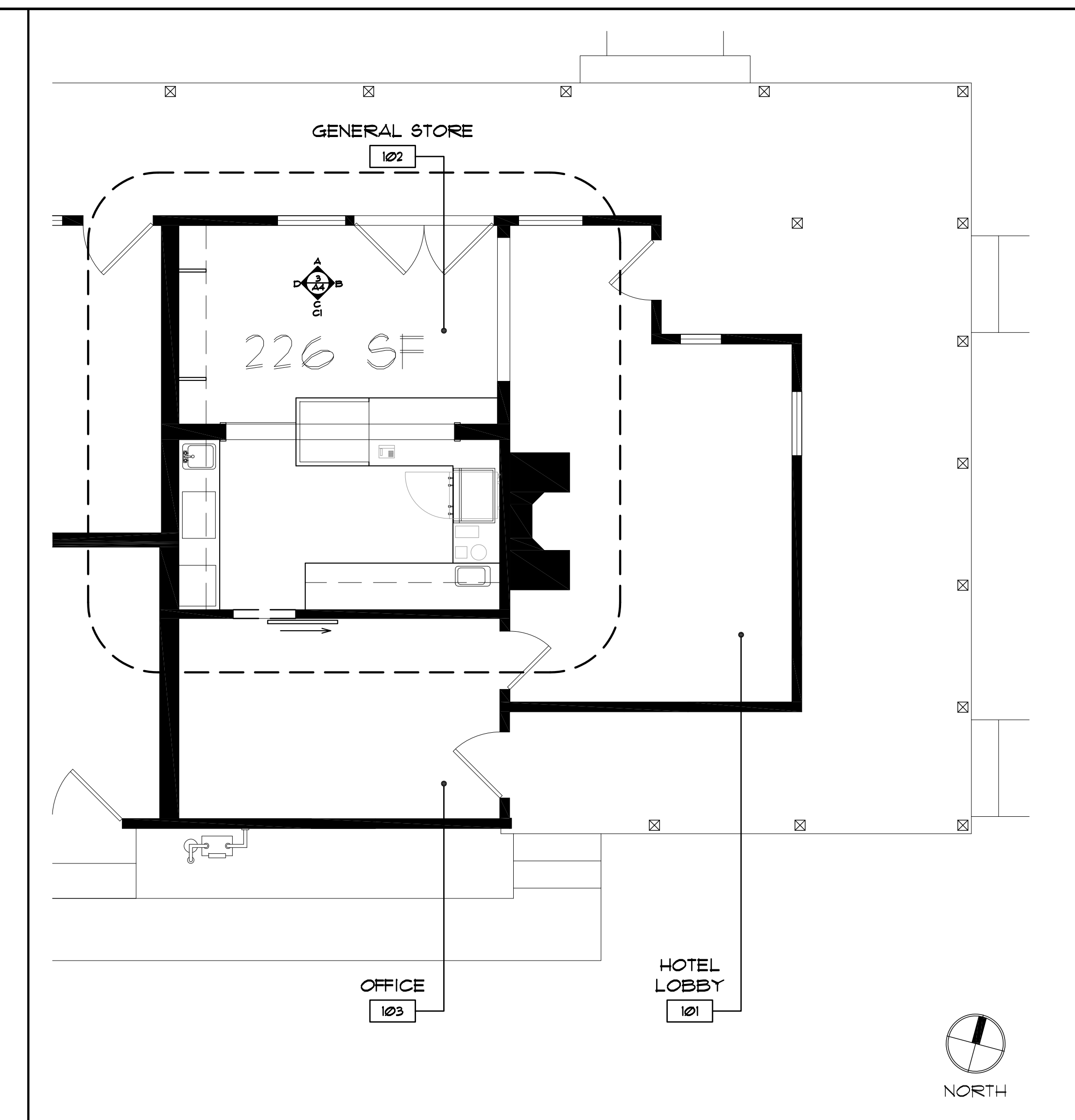
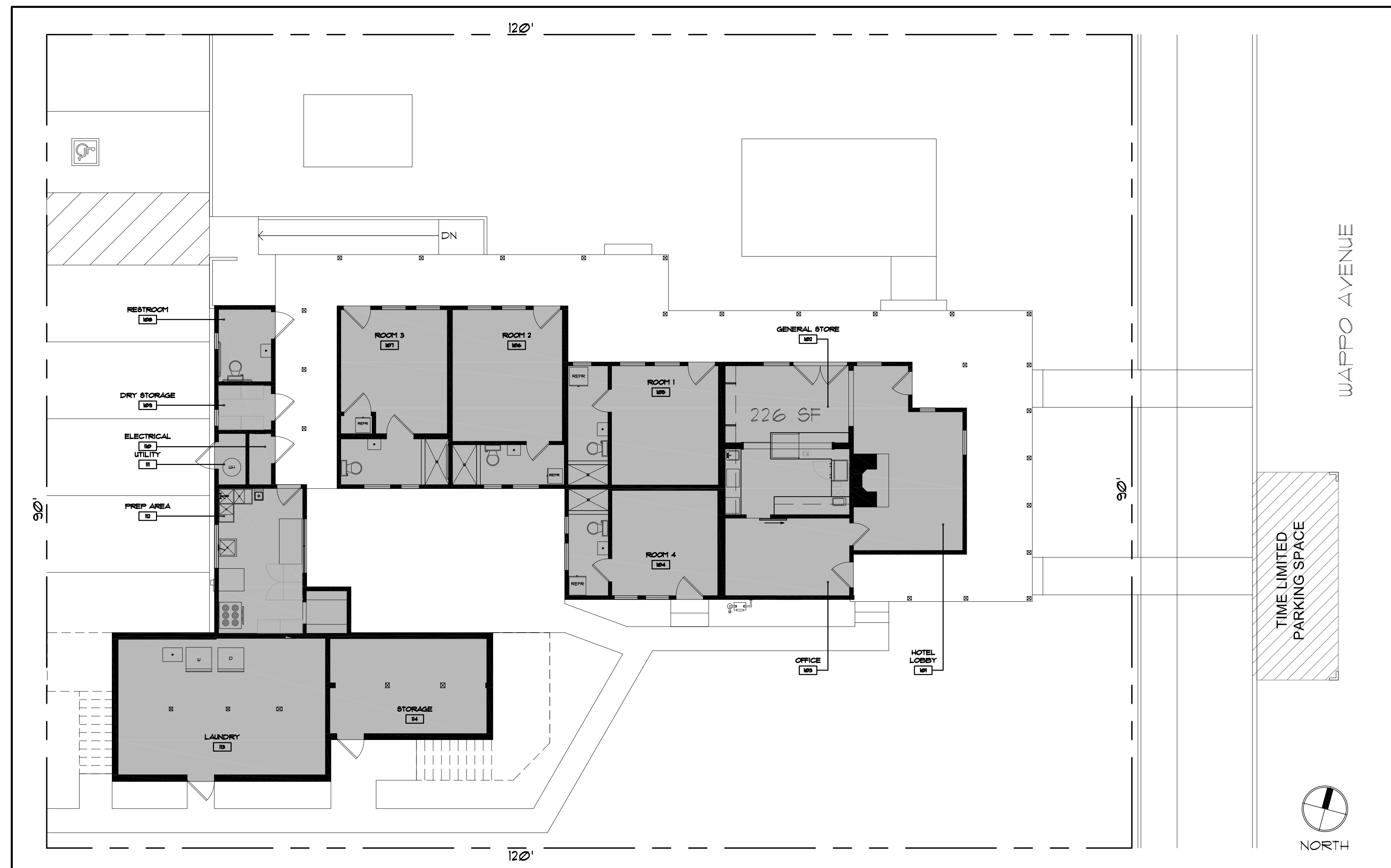
Our visitors are already spending time browsing the property, and a General Store would greatly enhance their experience. Passers-by who are not staying at the Brannan Cottage Inn are excited to see the last cottage standing on its original spot and original part of the hot spring resort, but all they can really do is read a plaque.

The General Store is their invitation to come in and allow them to experience the beautiful property, see the stunning lobby architecture, and feel a deeper sense of connection to the significance of this area. Items in the store highlight the local community and all that Calistoga has to offer, without overwhelming the space or surrounding areas. This license would also allow our hotel guests to purchase a bottle of wine that they can enjoy back in their room—they do not have that ability on the property today.

I hope that you are as excited about this vision for the Brannan Cottage Inn and the new General Store as I am. It's going to be a much-needed and well-deserved enhancement for our guests and the community.

Thank you for your time and consideration.

  
**Carl P. Dene**  
Owner, Brannan Cottage Inn



SITE PLAN

1/8" = 1'-0" ■ 2

ENLARGED FLOOR PLAN - GENERAL STORE AREA

1/4" = 1'-0" ■ 1



VICINITY MAP

- ARCHITECTURAL**
- A-1 SITE AND VICINITY PLANS
  - A-2 ENLARGED FLOOR PLAN

**SHEET INDEX**

**OWNER:**  
 CARL DENE  
 1220 EDWARDS STREET  
 ST. HELENA, CA 94514  
 TEL: 310.702.9611

**ARCHITECT:**  
 INTERSTICES, INC.  
 1322 CORONADO AVE, SUITE C  
 LONG BEACH, CA 90804  
 MR. JONATHAN GLASGOW  
 TEL: 562.438.0438  
 jon@interstices-la.com  
 roy@interstices-la.com

PROJECT CONTACTS

**SCOPE OF WORK:** BRANNON COTTAGE INN: USE PERMIT FOR GENERAL STORE WITHIN SMALL HOTEL.

**PROJECT ADDRESS:** 109 WAPPO AVE.  
 AFN 01-093-003-000  
 LOTS 4, 5, AND 6 IN BLOCK 1

**PROJECT AREA:** GENERAL STORE AREA: 226 SF  
 PREP AREA: 146 SF

**BUILDING TYPE:** TYPE V-B, COMMERCIAL, NOT SPRINKLERED, ONE STORY

**OCCUPANCY CLASSIFICATION:** B, GENERAL STORE AREA WITH LESS THAN 50 OCCUPANTS. DESIGNATED HISTORIC STRUCTURE.

**OCCUPANT LOAD:** LESS THAN 50 OCCUPANTS.

**APPLICABLE BUILDING CODES:**  
 2016 CALIFORNIA BUILDING CODE  
 2016 CALIFORNIA FIRE CODE  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA GREEN BUILDING CODE  
 2016 EXISTING BUILDING CODE

PROJECT DATA