

From: [Diane Beltrami](#)
To: [St. Claire, Linda](#); [McDowell, John](#)
Subject: Inglewood Village project
Date: Saturday, March 17, 2012 2:38:41 PM

Dear Linda and John,

We received a letter from Phil Smith and Donna Oldford dated Feb.15th 2012 regarding the Inglewood Village Use Permit Modification. (Although the letter was addressed only to Diane, Dan is never addressed.) We respect Phil's need to respond to our concerns, but we also feel the need to correct certain facts in the letters that we feel are incorrect, at least to our knowledge. Phil states that "this property was zoned commercial long before the Wheaton's or Beltrami's purchased their property." The facts as we know them are that the Property was originally zoned Commercial Limited and was supposed to be two office buildings and a Nursery. We actually liked the nursery when it was located on the property, and it only went into disrepair after the Mori's decided to develop the property and basically forced the nursery out. The Inglewood neighbors were never presented with a four building proposal and we, in fact, supported the change in zoning from Commercial Limited to Commercial Neighborhood to allow Office use by Inglewood Village. We were trying to compromise work with the Mori's and the developer. We trusted that the project would be complete as it stands now because that is what we were led to believe by the developer. When they agreed to the greenbelt (vineyard) in order to stay in keeping with the residential needs of the neighborhood we were never told that a 4th building was in their future plans. Had we known we would not have been so agreeable to the zoning changes. The landscaping was not "voluntary". It was a condition on Inglewood Village's Use Permit.

Phil states that he retained Donna Oldford to represent them for two reasons. "The first reason was because in all my previous dealings with Donna as a representative of neighbors along Inglewood she was straight forward and fair and seemed to have a good report with the neighborhood." **We are completely confused by this statement** because we are one of the closest neighbors to the Inglewood Village property and we have **never spoken with Donna Oldford at any time or been contacted by her** until this recent Use Permit Modification came up. We have no idea what Donna looks like and have never met her at any time. How can she have a good report with the neighborhood if we have never spoken with her? Who are the "neighbors" she has been working with in the past? Are these "neighbors" who live quite a distance down Inglewood Ave who have no view of the property and are not directly affected by the property? If she is working with "neighbors" she should be contacting the neighbors who live directly across from, next to and have a view of the property and will be directly affected by changes to the property. It seems that some neighbors are considered more important than others, even though they are not directly impacted by the permit modifications. The letters we recently received from Phil and Donna are the first we have ever receive directly from them that we are aware of.

In the letter we recently received it states that "we also wish to explain how the fourth building fits within the context of the agreement that was reached between the developer and some of the neighbors some years back, when the project was initially approved by the county." What neighbors were these and what agreement is Donna talking about? We have never seen this or been a part of it and again, we are some of the closest neighbors to the project. **Neighbors further down**

Inglewood Ave should not be speaking for us. Were they deemed more important by Donna and the developer? Were they so important that they didn't think they should contact us as well? We have **never** agreed to a 4th building on the Inglewood Village property.

In Donna's letter it states that "During the ensuing years, the County has not received a single nuisance complaint about the Inglewood Business Center." We did complain about the pouring of concrete for the large building that occurred in the middle of the night, with flood lights such as you would see on a football field lighting up the neighborhood. We have not had other complaints because the project as it stands now, is tolerable. Since the Women's Center has moved in, the traffic has increased and there is also a bright neon red light that shines from one of the top story offices into our kitchen window all night long, but we can tolerate that.

The business center as it stands now is tolerable because **the buildings are generally set back from Inglewood Ave** (with the exception of the 1st building but it is directly next to the gas station and is not as close to many neighbors). Our view of the Eastern hills has been somewhat blocked by the existing buildings but we still have a nice view. If a 4th building were to be built, our view of those hills would be **totally blocked**. Also, the 4th building would be much closer to neighbors and would be directly off of Inglewood Ave and would basically intrude on us as neighbors and would close us in. Our road with no sidewalks or streetlights would suddenly feel like a commercial business area. It does not feel like that now because the buildings are set back away from us. It is easy for people who don't live next to Inglewood village to compliment the developer and owners on the project and how it looks, but they are not directly affected by its impact.

Donna says they reached out to every person who was involved in the original agreement. We don't know anything about an original agreement. Who are these people? Is their opinion more important than the 73 people who do not support a fourth building? Again, **we have never spoken to Donna Oldford at any time**. It is our opinion that the rights of the immediate neighbors to live a peaceful quiet safe life on Inglewood Ave is just as important as the rights of the Mori family to "realize a fair return on their investment." What was agreed to regarding the property is what was built and the Mori's and the developer know that if they had included a 4th building in their original proposal they would have received intensive opposition from the neighbors, most importantly the immediate neighbors who are directly affected by the impact of the proposal. We are tired of developers around us building projects that seem reasonable and then coming back later and "modifying their use permits" and building far more extensive projects. It's like they put forth one idea or project that they can get people to support, and then they just come back later and change everything. We are frankly, very tired of having to fight for our rights as neighbors on Inglewood Ave, to a peaceful existence free from commercial intrusion. We understand that the county makes money every time one of these projects is approved, but it is at our expense and we are tired of it. Quality of life for residents of a neighborhood should be taken into account as well, when considering projects and approving projects regardless of zoning.

Sincerely,

Diane and Dan Beltrami
1362 Inglewood Ave
Saint Helena, Ca 94574

January 20, 2012

Linda St. Claire
Napa County Planning
1195 Third St. Suite 210
Napa, CA 94559

Dear Linda,

I am submitting community input in regard to the Modification of the Inglewood Business Park Use Permit Modification (P11-00107) that will be review by the Planning Commissioners on February 1. We request this letter be added to the packet prepared for the Planning Commissioners.

My husband and I owned a home and vineyard at 1398 Inglewood Avenue for 20 years. During that time we were actively involved in community input on the commercial planning projects that affected our neighborhood. We can affirm the impacts on this neighborhood that are extensively described in the letter submitted by Kelly and Michael Wheaton on January 12th.

We ask that the County require the owners of Inglewood Business Park keep to the past approved uses of this property and that the County require the owners to adhere to drainage, traffic, sound and light issues that have been previously identified until such time that they can prove that amendments are possible without further impacts on the neighbors.

The County has a limited history of affirming that permit holders honor the conditions of use stated in their approvals, much less the agreements made with neighbors in order to obtain community support. It is imperatives that you and Staff confirm that past environmental and community impact issues are met before considering any expansion of this project or any other involving the Inglewood neighborhood.

In 2009 my husband and I made the difficult decision to sell our home and leave Napa County, in large part because of our continued frustration with the numerous commercial developments and resulting congestion that negatively impacted our quality of life.

Mary Radu & Richard Auger
meradu@aol.com rauger@earthlink.net

1-28-12

577 Tokay Lane
St. Helena, CA 94574
963-2852

Linda St. Claire, Planner
Planning Commission and Board of Supervisor
1195 Third Street, Suite 210
Napa, CA 94558

RE: Inglewood Village (St. Helena) – Opposition to Removal of Green-belt
Vineyard for Construction of a Forth Building

Dear Ms. St. Claire, Planning Commission and Board of Supervisors

I am writing to oppose the proposed construction of a fourth office building to the Inglewood Village complex. After years of negotiations between the developer and the neighbors, an agreement was made as to how the parcel on the corner of Inglewood Avenue and Highway 29 in St. Helena would be developed. That agreement resulted in the current configuration of 3 office buildings, a large parking area and a green-belt vineyard strip along the northwest corner of the property. This plan, it was believed, was made in good faith by both parties, and was to remain as it currently is. However, our neighborhood has learned that the developer plans to not abide by the agreement.

I oppose building a fourth office complex for the following reasons:

1. Inglewood Village has greatly contributed to area flooding due to the diversion of water because of the development. The affect of another building and additional impervious materials will only add to this problem and contribute to increased flooding.
2. Increased traffic and safety issue due to increased vehicles.
3. Breach of faith by the developer who appears to make agreements to get what he wants and now breaks them to further get what he wants. This seems to point towards greed as it brings more money into his pocket, whereas a fourth building is not necessary for the proposed tenant, St. Helena Hospital, who has the option of buying out any existing tenant(s).
4. Violation of use permit by removing the green belt buffer between residences and commercial buildings.

5. Quality of life issues by changing the character of the neighborhood. Granted, Inglewood Avenue is a mixed zone area, causing the neighborhood to make significant changes over the last 5 or 6 years due to this project and now may have to change even further. This last proposal it appears, is attempting to move forward without any attempt having been made to dialogue with the neighbors. As the Developer Phil Smith has been quoted as saying "The revised entry would also allow us to return to the County at some future date to seek approval for another small building should the market warrant it and if we can again gain the support of the neighborhood." The expansion of Inglewood Village has **NO NEIGHBORHOOD SUPPORT.**

An additional quality of life issue is the amount of time to negotiate, mobilize and assert the desires of the residents in the area so that our voice can be heard. This, on top of already having done it before and believing the project was complete, is no small matter in the disruption of the flow of our lives and the stress and aggravation it continues to create, most significantly for those who live directly next door and across the street from the development.

I ask that you please carefully consider the issues I have raised in this letter along with any other communications you have received regarding this project.

Thank you.

Sincerely,

Meryll Gobler

From: [JOYCE MILAT](#)
To: [St. Claire, Linda](#)
Cc: [drew.lander@countyof.yahoo.com](#); [UNEXPECTED DATA AFTER ADDRESS@.SYNTAX-ERROR](#)
Subject: Inglewood Business Park Use Permit Modification P11-00107
Date: Monday, January 30, 2012 8:34:12 AM

I am opposed to further development of the Inglewood Business Park to add an additional fourth building. My property, 1217 St. Helena Hwy., is directly downstream south of the business park and is affected by storm water runoff. The Inglewood corner, behind the business park, is where the back up starts and continues to "damn up" the outlining vineyards. We have improved our drainage with deeper and wider ditch and drain tiles in the vineyard but the problem still exists north where the back up exists. Obviously further development in that area would only create further problems for the surrounding neighbors. Thank you for doing the right thing.

Joyce Milat

Milat Vineyard

1217 St. Helena Hwy. So.

St. Helena, CA 94574

From: [Melanie Ward](#)
To: [St. Claire, Linda](#)
Cc: [Phillip James - REXEL Ward](#); [Tom Ward](#)
Subject: Inglewood, St. Helena
Date: Wednesday, February 01, 2012 9:44:43 AM

Dear Linda St. Claire,

I am a resident on Stanton Drive. I have heard that there is the potential for some new construction in the Inglewood Village.

I would like information on the purposed project for the Inglewood Village, as well as traffic control that is planned and parking. What is the information that is in support of this project? I have been disappointed in the development in our area with lack of traffic control, and the many cars that are often parked on the side of the street making it too narrow for two cars to pass each other at the same time.

1. On the corner of Inglewood Avenue and Highway 29, in the lot where the St. Helena Wine Merchants were there is

landscaping that blocks the view when you come to the stop sign and want to turn left. They were small when planted, but have grown to a height that they should either be trimmed or taken out completely.

2. To add to the congestion on this corner many of the employees that work at the Dean and Deluca on Highway 29, park on Inglewood Avenue on the right side of the road just prior to the gas station and walk to work. All these cars have left the corner congested. When the owners of the cars leave or approach their cars at times they have walked right in front of me causing me to have to slow way down, or stop completely.

3. There is this Winery I think the name is Ager Marduci on Inglewood, about a block down from Highway 29, that does wine

tasting on the weekends, and often they have a sign inviting people in on the corner by the gas station. While I don't mind the winery, it is all the limos, buses, and traffic that are the problem.

4. At the intersection of Inglewood and Stanton there is a lot of construction first for a guest house, then a home and now a winery. The men doing construction have been very inconsiderate of those that live on Stanton Drive. Often we find the construction workers have parked on the corner and the street making the turn onto Stanton not an easy one. Then there are the delivery trucks that stop on both sides of the street making it difficult to get through waiting for their turn to deliver what they have on their trucks. On occasion they have blocked the road and there is a short wait to get through but the road should always have at least a path

way through. Have the construction workers park on Stanton and not both sides of the road would help. In the mornings they drive way to fast down Inglewood on their way to work. I don't know if they are late, or not, but when your out walking and they don't slow down at all it is seems dangerous when the fly by and don't slow down. It does not appear that they see you. The speed limit is 25 MPH.

As you can see as a resident I have been putting up with a lot of hassle's and frustration. I urge you not to allow any more new development construction in this area. Please take a look at the traffic and address this situation.

When the winery got its permits to build we did not get a notice of this to come and voice our opinion. We were never notified

that there would be such a large construction or that there would not be a plan in for the parking and traffic control. It has been going on for many months.

I would like more information on what you are looking at with the Inglewood village project. What will happen to the parking problems we already have? What about the plan to make getting out onto Highway 29 easier?

At peek times in the day you have cars going into the gas station and out, cars trying to turn, and cars wanting off Highway 29 onto Inglewood Avenue.

Thank you for your reply.

Melanie Ward
570 Stanton Dr.
St. Helena, CA

From: [Nick Withers](#)
To: [St. Claire, Linda](#)
Subject: Proposed Development - Inglewood Village
Date: Tuesday, January 24, 2012 12:09:19 PM

Dear Linda,

I wanted to formally submit my opposition to the proposed development of a fourth building in the Inglewood Village complex.

I bought a house on Stanton Drive late last year after a long and protracted search throughout Napa Valley. I was thrilled to find a house in a neighborhood where I could enjoy the benefit of what has made the valley such a sought after place to live and work – quality lifestyle, green belt areas of vineyards and quiet and safe streets.

I believe that the proposed development would diminish what many in our neighborhood cherish. Removing vineyards, decreasing green belt land, increasing traffic and safety concerns and unduly impacting the outlook is not the direction I would like to see the county taking.

Thank you in advance for your consideration of those that live in the neighborhood that are going to be adversely affected by this.

Yours Sincerely,

Nick Withers
610 Stanton Drive
St Helena, CA 94574
Mobile: +1 831 277 3505

January 24, 2012

Linda St. Claire
Napa County Planning Department
1195 Third St. Suite 210
Napa, CA 94559

RECEIVED

JAN 26 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Linda,

We have received the notice for the modification of the Inglewood Village Business Park Use Permit Modification (P11-00107), a request for the approval to construct a fourth office building on the northwest section of the property currently planted in grape vines.

We are owners of the four parcels on the north side of Inglewood Avenue. Three of the parcels are directly across the street from the Inglewood Village Business Park complex. The cumulative impact of an additional building is significant. Being the residents closest to the project, it will effect us the greatest and we are definitely opposed to this permit modification.

Our view-shed has already been adversely impacted by the existing buildings, blocking out our view of the Ag preserves and the surrounding mountains. The construction of the fourth building in the northwest section of the property, will not only completely wipe out what little view we had left, but we will lose the vineyard which was a welcomed addition to the property, and in our view, a great piece of landscaping, pleasing to look at. Permanently degrading our view and the loss of privacy is deeply disturbing for us.

Another major concern is traffic. During the past several months we have noticed an increase in traffic in and out of the Inglewood Village complex. The interior parking lots are pretty much filled up every day and vehicles are parking along Inglewood Ave. We don't know if this is the result of the opening of the medical offices, or if it is the Dean and DeLucca employees using the parking spaces. Regardless of where the traffic is coming from, adding another business office will only make a bad situation worse.

We now have a dangerous intersection at Highway 29 and Inglewood. We fear the next dangerous intersection will be just a few feet away; Inglewood Ave. and the driveway to the Inglewood Village complex. We recently have had several scary experiences where vehicles exiting the Inglewood Village complex, don't stop at the intersection and pull out right in front of us. For the safety of everyone we recommend a stop sign be placed at that intersection.

We continue to have problems with tour buses and limousines parking in front of our homes and leave the motor idle for hours. The fumes and noise become unbearable. We have approached the drivers and their response, "We have the right to park here. There is nothing telling us otherwise." No further business expansions should be permitted in this area, until something is done to alleviate the current traffic problems and Dean and DeLucca resolve their parking deficiencies.

In a letter we received in January 2000 from Diane Morris, one of the neighbors working with Phil Smith on the alternate plan for the Inglewood Village Business Park development, included the following statement.

"Enclosed is a project description provided by Phil Smith, who will develop the project for the Mori family. He has provided a series of architectural renderings and elevations which show an office complex designed to resemble agricultural buildings such as barns or wineries. The project will be nicely landscaped with plant materials and trees consistent with our agricultural community profile. Private parking will be located interior to the office complex

and will be landscaped to hide parked cars from view. Landscaped buffers and fencing, where appropriate, will provide buffers to adjacent residential uses and to our lane."

What happened to the landscaping that was to hide parked cars from our view and the buffers for our lane? This is what was promised and now with the interior parking lots facing our homes filled to capacity we now more than ever, need a screen to block out the glare of the sun on vehicle windshields.

We are the neighbors that will be grossly impacted by this permit modification and no one, not the developer nor the planning consultant or anyone else involved with this project, has taken the time to talk to us or even bothered to give us some advance notice. We are grateful to our neighbor Kelly Wheaton who has been keeping us informed on what is going on across the street.

When we moved from Whitehall Lane to Inglewood in January 1951, our homes were in a quiet, peaceful neighborhood surrounded by vineyards with no environmental issues to contend with. Now in our old age we must continually fight to protect the quality of life we feel we are entitled to.

Mary Edano

Mary Edano
1248 Inglewood Ave.
1286 Inglewood Ave.

Rose Taylor

Rose Taylor
1322 Inglewood Ave.
1332 Inglewood Ave.

From: kaboom@juno.com
To: [St. Claire, Linda](#)
Cc: grandmarose22@mymailstation.com
Subject: Inglewood Village Business Park-St Helena
Date: Monday, January 30, 2012 7:04:51 PM

RE: Inglewood Village Business Park-St Helena

I am writing this on behalf of my aunt, Mary Edano who lives directly across the street from the Inglewood entrance driveway to the Inglewood Village Business Park.

Can you direct us to whom we need to speak to regarding a STOP/CAUTION, sign at this driveway? There have been numerous occasions, not only with my aunt, of patrons leaving the village and not bothering to look and see if any cars are coming. They just pull out in front of you.

It is my understanding that an additional building is proposed on this site with increased parking spaces.

It is currently unsafe for those who live on Inglewood Avenue. We need to take care of this immediate problem before even considering the addition of more business offices.

Thank you in advance for a prompt response to this email. We would like to get something going to resolve this safety issue.

Pam Pollastrini
707-963-3067 (message)

Mary Edano
1286 Inglewood Ave.
St Helena
707-963-4761

60-Year-Old Mom Looks 27

Mom Reveals Free Wrinkle Trick That Has Angered Doctors!
ConsumerLifestyles.org

From: kaboom@juno.com
To: [St. Claire, Linda](#)
Cc: cinhays@yahoo.com; diane@sthelenaca.net; a4est42@gmail.com
Subject: Inglewood Village Business Park
Date: Monday, April 16, 2012 9:39:33 PM
Attachments: [cindy mom response.rtf](#)

Hi Linda, I am sending the attached letter on behalf of my mother, Rose Taylor.
Please acknowledge receipt of it for the file.

Thanks,
Pam Pollastrini

53 Year Old Mom Looks 33

The Stunning Results of Her Wrinkle Trick Has Botox Doctors Worried
consumerproducts.com

I received the letters dated January 24 and February 15, 2012 from Donna Oldford and Phil Smith regarding the Inglewood Village Use Permit Modification. I am bothered by statements in these letters. These letters are the only contact I have had with Ms. Oldford and Mr. Smith and I am one of the neighbors most directly affected by their modification request. No one associated with the project has made any effort to speak with me or the other immediate neighbors. We feel ignored and that our opinions do not matter.

I would like to address some of the statements in their letters which are incorrect or too vague. We moved to 1322 Inglewood Avenue in 1952. The Mori family did not own the property across the street from us at that time (letter states they have had property 70 years). I know of two owners prior to the Mori's since we moved in.

I have not met either Ms. Oldford or Mr. Smith, nor have I attended any meeting regarding the property. I do not understand where they came up with "neighbors agreed to a 4th building". Are they talking about the tenants in the existing buildings? Neither myself, nor my immediate neighbors, have agreed to a 4th building. No previous map showed a proposed 4th building or exactly what that building would be used for. Offices? Does that mean offices with patrons in and out during business hours, or private offices that do not have clientele coming and going during the day?

Buildings A and B were fine. Since building 3 has been in service, it is a bit more hectic. Because it is a "Womens Center", there is traffic in and out on Inglewood Avenue. Many exiting drivers do not bother to check for vehicles coming down the road, and pull out in front of cars. In the past few months, even on the weekends, cars are parking in the building lots and along Inglewood Avenue. This was not the case before the third building was in service.

My living room window is directly across the street from where they plan to construct a fourth building. Right now I look at a nice piece of land planted in vineyard which has been well kept. The proposed building will completely block out what little view I have. Besides the building blocking my view, the reflection of the sun off of cars parked in the lot would be in my living room window all day. I am sure there are not many people who would be pleased with a situation like this, including Tish and Sue Mori.

The letters from Ms. Oldford and Mr. Smith also say they have been complimented on their project by the neighbors. Again, what neighbors? It must be the employers/employees of the buildings occupied, as it was not any of the directly affected neighbors.

We are old timers here. In 1952 my husband and I moved to Inglewood Avenue---into a new home surrounded by vineyards. We raised our nine children here. We were kept busy with schools, 4-H and church activities. We were involved with the community in many various ways. We were daily patrons of Tripoli Market when both Tish and Sue Mori were checkers at their dad's store. I am almost 90 years old and suffer from arthritis. I am confined to my home and spend most of my time in the living room enjoying the view of the vineyard and hills. The proposed 4th building will completely block out the little bit of view I have left. I have given back to the community and should be able to live what time I have left with some reminder of what I had when we moved in here, vineyard and view.

Thank you

Diane L. Morris
1777 Inglewood Avenue
St. Helena, California

April 21, 20112

Mr. John McDowell
Napa County Zoning Administrator
Dept. of Conservation, Development & Planning
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: HEARING ON INGLEWOOD BUSINESS CENTER USE PERMIT MOD

Dear Mr. McDowell:

I am writing to you about the proposed last building for the Inglewood Business Center. My home is on Inglewood Avenue and I initiated the conversation with Phil Smith some 10 years ago, which resulted in downzoning the property to its current status. As you know, the neighborhood has carefully reviewed most, if not all, development proposals in our proximity, as we are very concerned about safety, traffic, and other nuisance impacts in our residential neighborhood.

Possibly our greatest concern to date was the proposal to build a visitor-serving commercial project where the Inglewood Business Center now exists. At that time, several representatives of the neighborhood worked out an agreement with Phil Smith, the developer, which resulted in changing the zoning to Neighborhood Commercial, so that a less impacting project would be built. Mr. Smith and the property owners were willing to pursue this course.

In addition to the change in zoning, there were several issues of concern to the neighbors that I believe Mr. Smith articulated in a letter to the (then) County planner. That letter should be in the County's files. It addressed issues such as hours of operation, intersection/median treatment at Inglewood and Highway 29, a footpath instead of sidewalk, the design and massing of the buildings to reflect an agricultural theme, and effective landscaping for the overall project. The applicant indeed proved sensitive to the concerns of our neighborhood.

At that time, there was to be a nursery with a retail outlet where the last building is now being proposed. In all honesty, I'm not sure how the size of the two building might vary, but I feel it only fair to convey my understanding of the context of the agreement and to say that it is my belief that the existing project has proven a good neighbor.

Sincerely,

Diane Morris

Diane Morris