

**Gallina, Charlene**

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**From:** Matthew Baum <mb@matthewbaum.com>  
**Sent:** Thursday, January 16, 2020 2:46 PM  
**To:** Ayers, Dana  
**Cc:** joellegPC@gmail.com; Whitmer, David; anne.cottrell@lucene.com; Mazotti, Andrew; JeriGillPC@outlook.com; JeriGillPC@outlook.com; Tijero, Jesus; Tijero, Jesus; supervisor@dianedillon.net; Cortez, Nelson; Morrison, David; Gallina, Charlene  
**Subject:** Oak Knoll Development Project/Greg Pitts

January 16, 2020

RE: OAK KNOLL HOTEL

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern,

I am writing to you in strong support of the Oak Knoll Hotel project currently in front of the Napa County Supervisors, Planning Commissioners and Planning Department.

I have read the prospectus and related impact reports and believe that the project will not only be a great asset to the Napa community as a revenue generator, but it will also be a unique hotel in the valley, filling an unoccupied niche. Having spoken to Greg Pitts, a dear friend, I can say with utmost sincerity that the project sounds fantastic.

Just as important, I would like to say that Greg Pitts, my former college roommate who I have known for 30 years, is a fantastic human being with unparalleled integrity. He says what he means, and means what he says. I believe in any project that he puts his name on simply because he is a great guy, who thinks beyond his own interests. His passion for the Oak Knoll project is unlimited, and this alone would make me support the project. However, I think there are many reasons to approve the Knoll House hotel and restaurant.

Please feel free to get in touch if you have any questions. I look forward to your approval of the project. It is going to be an awesome addition to our community.

Best regards,

Matthew Baum

St. Helena resident  
347.346.1215  
[mb@matthewbaum.com](mailto:mb@matthewbaum.com)

## Gallina, Charlene

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**From:** Cyd Greer <cgreer@cnapavalley.com>  
**Sent:** Thursday, January 16, 2020 2:34 PM  
**To:** Ayers, Dana; Gallina, Charlene; Morrison, David  
**Subject:** Please Support the Oak Knoll Hotel Project: 5091 Solano Avenue, Napa

Dear Ms. Ayers, Ms. Gallina and Mr. Morrison

I am reaching out to you to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue in Napa. It's my understanding that the project is currently under review by the county. In my opinion the project presents a number of important benefits to the community. First and foremost, the property in its current state and for many years has been an eyesore, and does not present a positive impression to visitors, or for that matter, to our own residents. I look forward to seeing a new and much more inviting, current, and attractive structure on that site. It's my understanding that water usage and the traffic impact will be reduced, relative to the existing use. So many of us living full-time here in Napa County are concerned about both of these issues, and I'm glad to see a new project with sensitivity in that regard. Because of its proximity to the wonderful Napa Valley Vine Trail, the hotel will feature a tourism model focused on cycling, which will provide additional environmental benefits. For these reasons and more, I would strongly encourage you to support and approve this innovative new project.

Thank you so much for your kind consideration.

Warm regards,  
Cyd Greer

CYD GREER, MBA, GRI

Ranked #1 Real Estate Agent in Napa County: 2009 through 2018\*

Ranked #1 Coldwell Banker Affiliate Agent in the World among 42,000 Agents: 2018\*\*

Ranked #1 Coldwell Banker Affiliate Agent in California: 2012, 2013, 2014, 2015, 2016, 2017, 2018\*\*

Ranked by the Wall Street Journal in the top 250 U.S. agents by dollar volume: 2012, 2014, 2015, 2016, 2017, 2018

Broker Associate

DRE #01390876

Coldwell Banker Brokers of the Valley

1200 Main Street

Saint Helena, CA 94574

707-322-6825 mobile

707-286-5500 efax

[www.cydgreer.com](http://www.cydgreer.com)

\* According to BAREIS MLS. Includes all residential and land transactions.

\*\* According to Coldwell Banker ranking report

## Gallina, Charlene

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**From:** Ayers, Dana <DAyers@trccompanies.com>  
**Sent:** Thursday, January 16, 2020 10:38 AM  
**To:** Gallina, Charlene  
**Subject:** FW: [EXTERNAL] Fwd: Oak Knoll Hotel

Oak Knoll Hotel public comment.

**From:** Hillary O'Connell - Ryan <hillary@ocnapavalley.com>  
**Sent:** Thursday, January 16, 2020 10:26 AM  
**To:** Ayers, Dana <DAyers@trccompanies.com>; Brian Bordona <Brian.Bordona@countyofnapa.org>  
**Cc:** Andrew Mazotti <andrewmazotti@gmail.com>  
**Subject:** [EXTERNAL] Fwd: Oak Knoll Hotel

Hi Dana and Brian,

Please find a message I sent to Andrew Mazotti regarding the Oak Knoll Hotel. I want to share the same message with you - please review, forward to the other commissioners and let me know if you have any questions for me.  
Thank you

Hillary Ryan  
415-425-3639

Begin forwarded message:

**From:** Hillary O'Connell - Ryan <hillary@ocnapavalley.com>  
**Date:** January 2, 2020 at 2:05:02 PM PST  
**To:** Andrew Mazotti <andrewmazotti@gmail.com>  
**Subject:** Oak Knoll Hotel

Hi Andrew,  
Happy new year.

I want to follow up and share my support for the Oak Knoll Hotel development project in writing. I live nearby, on Orchard Ave, and think the project will be a great amenity for the area. Obviously, the property looks terrible at this time and it sounds like the developers have take good care to propose a use that makes sense for the area. I look forward to it transforming to a beautiful location for locals and visitors to enjoy Napa Valley.

I recall when the property was actively used in the 1990-mid 2000's - my family frequented the Red Hen and family friends worked at the Balloon company. It was very active at all hours. Based on my awareness of the proposed use, the hotel/resort would have a lesser impact on the local area than the prior use.

I have spoken with nearby neighbors about the project and they share my support of the project and hope it gets underway soon.

Feel free to contact me with any questions.

Thank you!

Hillary Ryan  
415-425-3639

## Gallina, Charlene

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**From:** Angus Cleland <anguscleland@gmail.com>  
**Sent:** Thursday, January 16, 2020 9:30 AM  
**To:** Gallina, Charlene  
**Subject:** In support of proposed hotel project at 5091 Solano Avenue, Napa,

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Day Ms Gallina,

I am writing to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. It is my belief that this project will benefit the community in many ways including:

- Upgrading a property that has been dormant and in a deteriorating condition for years;
- Providing a new environmentally sensitive tourism model focused on cycling (given the hotel's direct proximity to the Napa Valley Vine Trail); and
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project!

Sincerely,

Angus Cleland  
**1702 Madrona Avenue,  
Saint Helena, CA 94574**

## Gallina, Charlene

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**From:** Marseilles, Bill <wmarseilles@firstrepublic.com>  
**Sent:** Thursday, January 16, 2020 8:56 AM  
**To:** Gallina, Charlene  
**Subject:** I Support the Oak Knoll Hotel Project!

**Importance:** High

Dear Ms. Gallina,

I am writing you today to express my strong support for the Oak Knoll Hotel project proposed for 5091 Solano Avenue, Napa, CA.

As a 20+ year resident of Napa who is active in the business community and an avid cyclist, I am excited to see a project such as this one being pursued to remedy a property that is clearly an eye sore at best and a blight in our community at the least. I 100% agree with and support the Oak Knoll Hotel's environmentally sensitive approach to this property and applaud their supporting cycling tourism in the Valley. Based upon my review of the information released to date on this project, I feel that it will reduce the overall traffic and water usage for this property, be a tremendous improvement aesthetically and be a true asset to the Napa Valley and our Community.

Thank you for listening to my view on this project and I strongly encourage you to support it in your capacity as Supervising Planner for Napa.

Regards,

Bill

### *Bill Marseilles*

Managing Director

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## Gallina, Charlene

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**From:** Jake Fazio <8fazio@gmail.com>  
**Sent:** Thursday, January 16, 2020 8:27 AM  
**To:** Gallina, Charlene; 8fazio@gmail.com  
**Subject:** Oak Knoll Resort LLC Proposal

Good day Charlene.

Wanted to chime in on the Oak Knoll project being proposed.

To start I am pro business and agree the current site needs a "face lift". But adding more traffic pressure to north Napa and contributing to an already systemic staffing problem in the valley is not sensible, from a business and humanitarian perspective.

The traffic study recently released may be an accurate average reading based the machinery used to calculate. But 100% inaccurate if your a commuter. Everyday a big rig, grape truck, tourist or wine train creates chaos at Oak Knoll left and right hand turn lanes, blocking solano, sitting on the train tracks, cars hanging out dangerously close to 29 traffic. I would like to see the accident rates as well.

What you also don't see in a "study" is the emotion and anger that has grown among motorist and residents. The resentment and anger causes motorists to make unwise decisions, like running red lights and passing on the solano shoulder. It's not uncommon to see 80mph down solano. The anger/emotional aspect needs to be highlighted, it's become to obvious to ignore.

As far as staffing the project, I don't even need to elaborate on this subject. You can read about it in the paper daily.

Solution? Certainly not what's proposed. Think about the residents in north Napa. What do they need???? Perhaps another small center like Ranch Market. I'm open to hear more ideas, or bulldoze the whole propriety and plant grapes.

I would seriously question the level of intelligence of our elected leaders if this were to move forward under the current proposal.

Well, that's my 2 cents.

Thanks and have a great rest of the week!

Jake Fazio  
Resident Darms Lane  
707-291-111

## Gallina, Charlene

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**From:** Wesley Steffens <steffens@vineyard7and8.com>  
**Sent:** Wednesday, January 15, 2020 6:38 PM  
**To:** Ayers, Dana; Morrison, David; Gallina, Charlene  
**Subject:** Oak Knoll Hotel Project

Dear Ms. Ayers, Ms Gallina and Mr. Morrison,

My name is Wesley Steffens, owner and director of Vineyard 7 & 8 in St. Helena, CA.

I am writing today on behalf of a Josh Dempsey and his partners to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA.

This project will benefit the community in many ways including:

- Upgrading a property that has been dormant for many years
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Believe this would be a nice addition to our overall guest experience here in the Napa Valley.

Sincerely,

Wesley Steffens

**Wesley Steffens**

Vineyard 7 & 8 | Estate Director & Assoc. Winemaker  
4028 Spring Mountain Road | St. Helena, California 94574  
P 707.963.9425 | C 707.738 3171  
[steffens@vineyard7and8.com](mailto:steffens@vineyard7and8.com)





October 10, 2019

RE: OAK KNOLL HOTEL

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern:

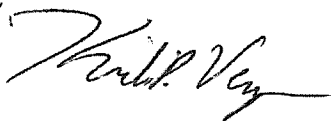
I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA.

This project will benefit the community in many ways including:

- Upgrading a property that has been dormant and a major eyesore for decades;
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail;
- By reducing the overall intensity of the land by transforming from a 296 seat restaurant and 20,000 square feet of commercial/retail area to a small boutique hotel with less guests, employees, traffic and water usage compared to the existing entitlements;
- By providing a place for residents of the Oak Knoll area and beyond to come to dine and gather together;

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Sincerely,

  
Kirk P. Venge 1/15/20

## Gallina, Charlene

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**From:** Kirk Venge <kirk@vengevineyards.com>  
**Sent:** Wednesday, January 15, 2020 6:28 PM  
**To:** Ayers, Dana; Gallina, Charlene; Morrison, David  
**Cc:** Greg Pitts  
**Subject:** In Support of Oak Knoll Boutique Hotel  
**Attachments:** Scan\_0076.pdf

Dear Dana, Charlene and David,

With this email I have attached a signed support for the Oak Knoll Boutique Hotel. Thank you for your time and attention.

Regards,  
Kirk Venge

Kirk P. Venge

### VENGE VINEYARDS

4708 Silverado Trail

Calistoga, Ca 94515

[www.vengevineyards.com](http://www.vengevineyards.com)

707-942-9100

November 22, 2019

Napa County Planning Commission

1195 Third Street

Napa, CA 94549

RE: Oak Knoll Hotel

Dear Commissioners:

I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA.

I feel that this project will be a nice addition to the valley as it is being located in a long dormant commercial site. As we are all aware, commercially zoned property in the Agricultural Preserve area is rare. It is my belief that these islands of commerce should be utilized to their ultimate purpose while still adhering to the strict guidelines of the Agricultural Preserve Act, Measure J and Measure P.

In addition, the siting of the hotel along the Napa Valley Vine Trail will encourage walking and cycling. The site is approximately halfway between Napa and Yountville and it is easy to see how the restaurant could be an inviting pit stop for those using the trail. I am certain that the hotel management will provide bicycles for their guests, thereby encouraging a non polluting means of travel to both Yountville and Napa.

I find the design of the hotel to be benign and totally fitting with the agricultural nature of our beautiful valley.

I ask that you consider the points I have raised and that you allow this project to go forward.

Sincerely,

Tom Trainor

1230 Allyn Avenue

St. Helena, CA 94574

## Gallina, Charlene

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**From:** Ayers, Dana <DAyers@trccompanies.com>  
**Sent:** Wednesday, January 15, 2020 1:50 PM  
**To:** Gallina, Charlene; Bordona, Brian  
**Subject:** FW: [EXTERNAL] Fwd: Oak Knoll Boutique Hotel Update & Humble Request  
**Attachments:** Oak Knoll Hotel Support Letter.pdf

Oak Knoll Hotel comment letter.

**From:** Greg Pitts <greg@rfrinc.com>  
**Sent:** Wednesday, January 15, 2020 11:38 AM  
**To:** Ayers, Dana <DAyers@trccompanies.com>  
**Cc:** Brian Russell <napalandlaw@gmail.com>  
**Subject:** [EXTERNAL] Fwd: Oak Knoll Boutique Hotel Update & Humble Request

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hi Dana,

See below. This letter of support was sent last November but apparently didn't make it into the file/record.

Please include and confirm receipt.

Thank you.

Greg

Begin forwarded message:

**From:** Joshua Dempsey <[jd@jdnapavalley.com](mailto:jd@jdnapavalley.com)>  
**Subject:** Fwd: Oak Knoll Boutique Hotel Update & Humble Request  
**Date:** January 15, 2020 at 9:05:20 AM PST  
**To:** Greg Pitts <[greg@rfrinc.com](mailto:greg@rfrinc.com)>, Brian Russell <[napalandlaw@gmail.com](mailto:napalandlaw@gmail.com)>

Nice letter from Tom Trainor....He sent it in November...

Josh Dempsey  
Coldwell Banker Global Luxury  
Broker Associate / calDRE #01937815  
St. Helena & Calistoga Offices

707.637.6123

[jd@jdnapavalley.com](mailto:jd@jdnapavalley.com)  
[www.jdnapavalley.com](http://www.jdnapavalley.com)

----- Forwarded message -----

From: **Tom Trainor** <[tom@trainorbuilders.com](mailto:tom@trainorbuilders.com)>

Date: Thu, Nov 21, 2019 at 2:37 PM

Subject: Re: Oak Knoll Boutique Hotel Update & Humble Request

To: Joshua Dempsey <[jd@jdnapavalley.com](mailto:jd@jdnapavalley.com)>

Hi Josh,

Letter of support that I sent to the Planning Commission members.

Tom Trainor



*1050 Adams St, Suite B  
Saint Helena, Ca. 94574  
cell: (707) 291-6540  
tel: (707) 963-9020 fax: (707) 963-9022  
Contractors State License 299037  
[www.trainorbuilders.com](http://www.trainorbuilders.com)*

## Gallina, Charlene

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**From:** George David <george@rfrinc.com>  
**Sent:** Wednesday, January 15, 2020 1:11 PM  
**To:** Gallina, Charlene  
**Subject:** Oak Knoll Hotel, Napa California

January 15, 2020

Charlene Gallina  
Supervising Planner  
County of Napa, CA

Dear Ms. Gallina,

*As an experienced hotelier and resident of Napa County for 25 years, I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. This project will benefit the community in many ways including:*

- *Upgrading a property that has been dormant and a major eyesore for decades;*
- *Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail; and*
- *By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.*

*Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.*

George David  
451 Pope Street  
Saint Helena, CA 94574  
707-963-3707

## Gallina, Charlene

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**From:** Matthew Heil <matthewheil@mac.com>  
**Sent:** Wednesday, January 15, 2020 11:21 AM  
**To:** Andrew Mazotti; Anne Cottrell; Ayers, Dana; Gallina, Charlene; Morrison, David  
**Cc:** Jenny Pierce Heil  
**Subject:** Oak Knoll Hotel Project Support

Dear Commissioners Cottrell and Mazotti, Ms. Ayers, Ms Gallina and Mr. Morrison,

We are writing today to express our support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA.

This project will benefit the community in many ways including:

- Upgrading a property that has been dormant and a major eyesore for decades;
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail; and
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Thank you,  
Matthew & Jenny Heil

Matthew P. Heil  
Former Planning Commissioner (2011-2015) City of St. Helena  
605 Pope Street  
St. Helena, CA 94574

## Gallina, Charlene

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**From:** Ward Smith <wsmith@cnapavalley.com>  
**Sent:** Wednesday, January 15, 2020 10:22 AM  
**To:** Ayers, Dana; Gallina, Charlene; Morrison, David  
**Subject:** Oak Knoll Hotel Project

Dear Ms. Ayers, Ms. Gallina, and Mr. Morrison,

I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue. This project will benefit the community in many ways including:

- Upgrading a property that has been dormant and an eyesore for decades;
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail; and
- Reducing the overall intensity of the land use, traffic and water usage compared to the existing entitlements.

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, I would strongly encourage you to support and approve the project.

*Ward Smith*

*Manager  
Coldwell Banker Brokers of the Valley  
1200 Main Street  
St. Helena, CA 94574  
(707) 963-1152*

*and  
Manager  
Coldwell Banker Commercial Brokers of the Valley  
1040 Main Street  
Napa, CA 94559  
(707) 224-8454  
Lic. #01944580*



Napa County Planning  
1195 3rd St #210, Napa, CA 94559

Re: 5091 Oak Knoll Hotel Project

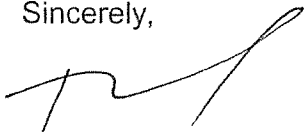
Dear Ms. Ayers, Ms Gallina and Mr. Morrison,

I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. This project will benefit the community in many ways including:

- Upgrading a property that has been dormant and a major eyesore for decades; I can remember dining at the historic Red Hen in my Childhood during the 60's and 70's. I would welcome a continued and upgraded use on that property. I have always considered that section of the highway instrumental to the beauty and feel of the valley.
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail; and continued additions to the limited hotel space afforded up-valley. We have a fantastic resource for not only the beauty of our valley but our local economy as well.
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Sincerely,



Tim McDonald  
Napa County Native  
1655 Howell Mt. Rd.  
Angwin Ca. 94508

## Gallina, Charlene

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**From:** Timothy McDonald <timm@centricgc.com>  
**Sent:** Wednesday, January 15, 2020 10:01 AM  
**To:** Morrison, David; Gallina, Charlene; Ayers, Dana  
**Subject:** Oak Knoll Hotel Project 5091 Solano Avenue  
**Attachments:** Centric St. Helena\_20200115\_105856.pdf

Dir Sirs and Madams,

Please find attached a letter of support for the Oak Knoll Hotel Project located at 5091 Solano Avenue, Napa CA.

I strongly support this project.

Thank you,

Tim

**Tim McDonald**

President

Cell : [707-738-3095](tel:707-738-3095) | [timm@centricgc.com](mailto:timm@centricgc.com)

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