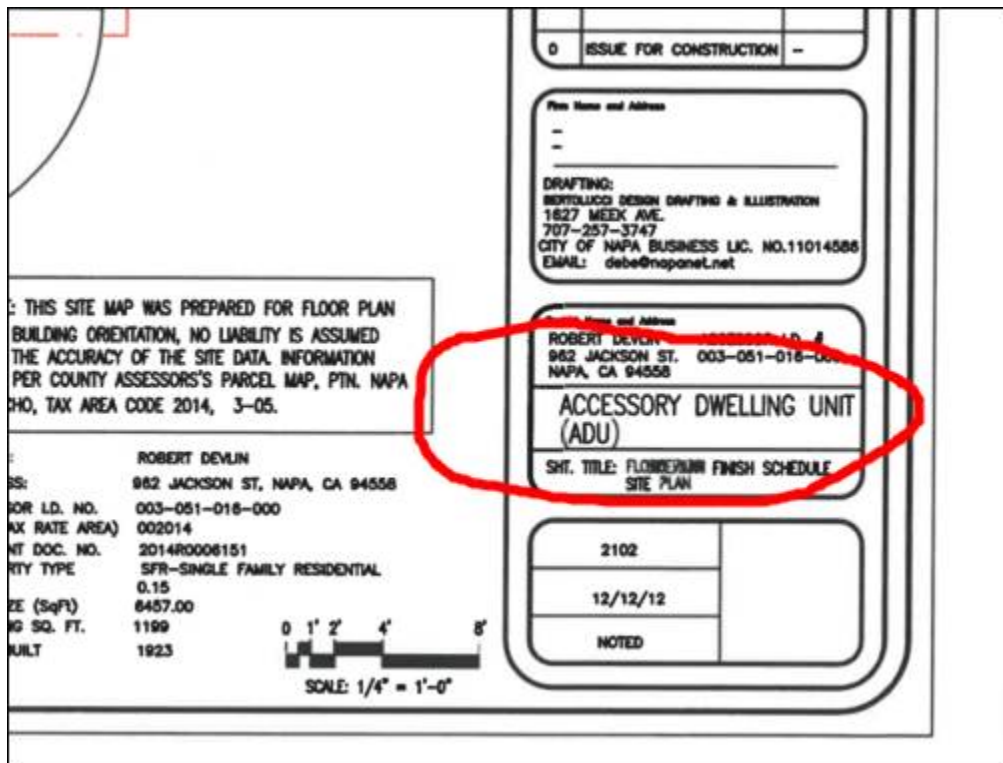


Michael Allen

From: Michael Allen
Sent: Thursday, December 22, 2022 12:12 PM
To: 'ROBERT DEVLIN'
Subject: RE: 962 Jackson Street- Revised project plan
Attachments: 22-0080 Jackson B&B INCOMPLETE.pdf

Hello Mr. Devlin,

Rather than deem your project incomplete for a second time, I'm asking that you address comment #6 of the August 8, 2022 incompleteness letter which requires the plans to be updated to reflect what is being requested. The plans clearly state, "Accessory Dwelling Unit (ADU)" and revising the plans to remove any information that isn't applicable to the request for a B&B is necessary. Simply stating "no ADU or exterior changes planned" in an e-mail is not a sufficient response to the incompleteness request.



That being said, your application will be deemed complete by the end of the month, but it is highly recommended that the plan be corrected and re-submitted prior to scheduling a hearing. It's likely that the project will be scheduled in late February (2/16) but this is a tentative date that will be finalized before the second week of January. **It important to notify you that Staff's position will not likely be supportive of the proposal due to the smaller size of the home, limited number of rooms and lack of typical amenities that are provided by a typical bed and breakfast.**

One of the principal purposes of the Bed & Breakfast Inns ordinance is to assist in the preservation and adaptive reuse of the city's historic resources. The intent of this is predicated on the understanding that there is a significant expense associated with renovating a typical Victorian home which are usually large and contain several bedrooms as well as multiple rooms (formal dining rooms, parlors and drawing rooms. The size of which requires substantial cost to renovate and preserve and which is larger than the typical modern family needs to inhabit. Whereas the home at 962 Jackson Street has only three bedrooms, a living room and kitchen and contains only 1,200 square feet. It could be

ATTACHMENT 6

considered too small for a large family with 3 or more children. This is similar to a typical modern home and would be no different with regard to maintenance costs as opposed to maintenance costs associated with a large Victorian. Of course, it will be up to the Planning Commission as to whether or not they choose to approve the Use Permit.

Thank you,

Michael Allen
Senior Planner, Planning Division

-----Original Message-----

From: ROBERT DEVLIN [REDACTED]
Sent: Wednesday, December 07, 2022 2:45 PM
To: Michael Allen <mallen@cityofnapa.org>
Subject: 962 Jackson Street- Revised project plan

[EXTERNAL]

Mr Allen,
Please see attached revised project letter. I took out the sentence regarding the ADU and exterior landscaping. I don't plan to make any changes to the exterior.

I addressed question #3- "bathroom will be shared by manager and guests".

Question #4- When I spoke to the first planner he said I didn't have to do elevation plans. I have the use permit that he checked off.

Is this something that is required now?

Question #5- I believe this list was already sent, correct?

Question #6- No ADU or exterior changes planned.

Question #7- No exterior landscaping plans.

Please let me know what else is required.

Best,
Robert