



THE ELM HOUSE INN - USE PERMIT MODIFICATION

800 CALIFORNIA BLVD., NAPA, CA 94559 | APN: 004-493-001-000

PROJECT DIRECTORY

| | |
|--|---|
| OWNER | ARCHITECT |
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EMPLOYEE COUNT

| | Current | Proposed |
|------------|---------|----------|
| Full Time: | 6 | 7 |
| Part Time: | 4 | 3 |
| Total: | 10 | 10 |

GIS AERIAL VIEW



APN: 004-493-002-000

VICINITY MAP



PROJECT LOCATION

PROJECT SCOPE

Entitlement Request for a Use Permit Modification and Design Review to incorporate the Bungalow structure at 2337 Second Street into the existing Elm House Inn Use Permit. The Elm House Inn parcel 004-493-001, located at 800 California Blvd., the Elm House Inn Annex parcel 004-493-013, located at 2294 Third Street, and the Bungalow conversion parcel 004-493-002, located at 2337 Second Street, have all been designated Hospitality Commercial by the 2040 General Plan. This entitlement request is to convert the structure at 2337 Second Street to four (4) guest units for The Elm House Inn; the existing office use permit for 2337 Second Street would be abandoned.

In the process of adding four (4) additional guest rooms, one existing living unit is being removed, so therefore, three (3) additional parking spaces are being provided (one existing parking space at 2337 Second Street, backing out onto Second Street near the roundabout will be removed). The existing North Parking Lot will be reconfigured to meet accessibility requirements and to provide the additional parking.

The new Bungalow will provide accessibility with one (1) dedicated accessible guest room and path of travel from the new accessible parking space located at the North Parking Lot.

Additionally, a use permit is requested to address the existing non-conforming parking.

The Elm House Inn - Use Permit Mod - PHASE 1

15-Dec-23

Project Data

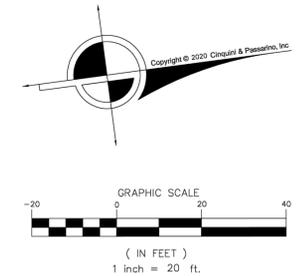
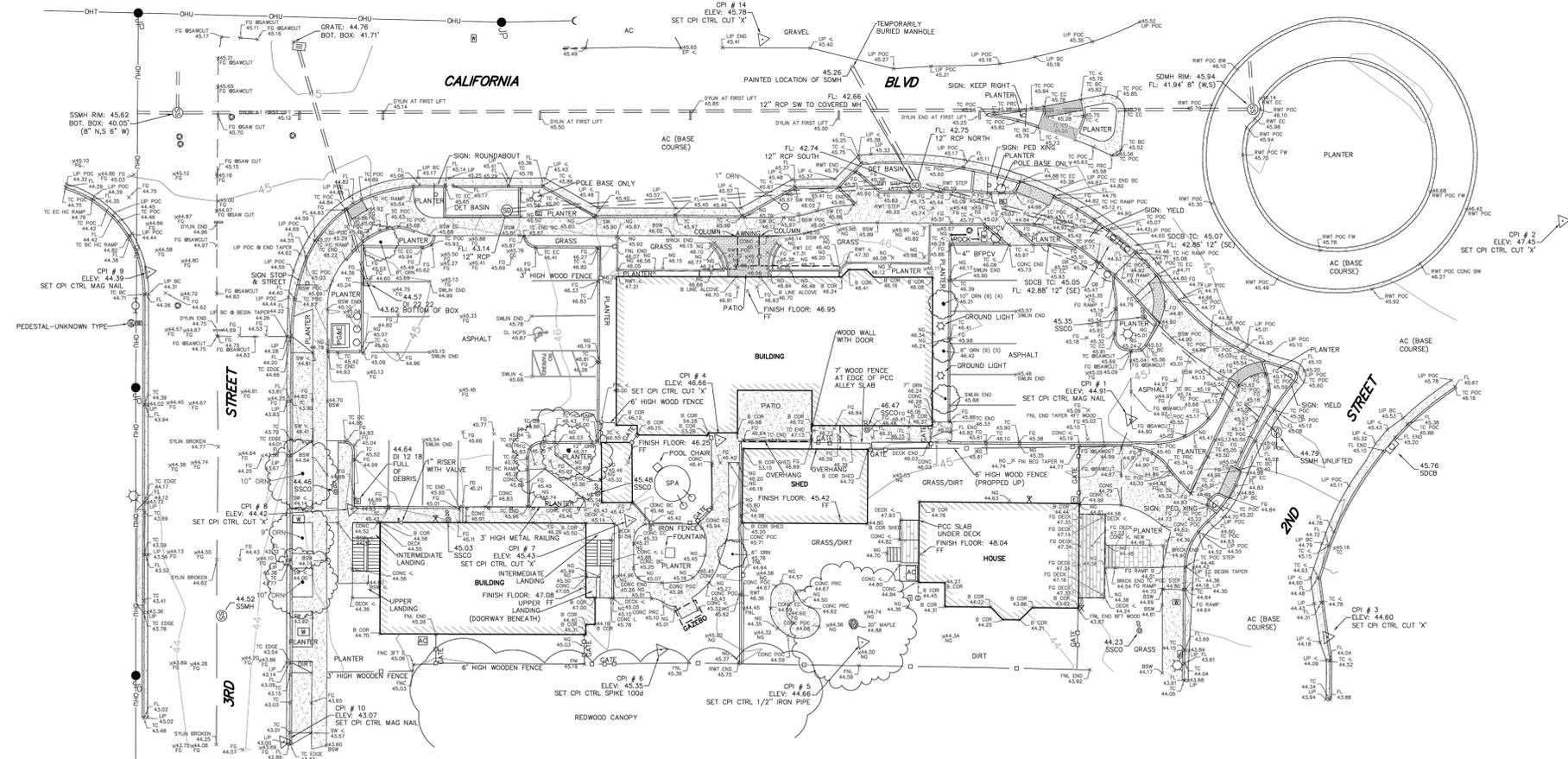
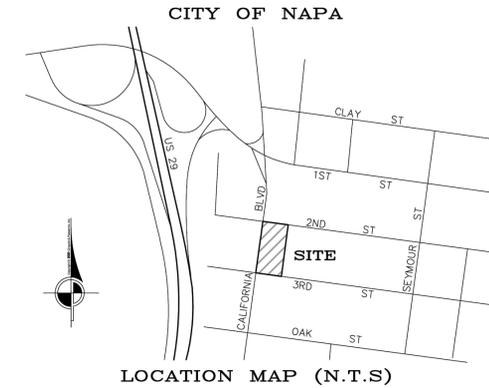
| The Elm House Inn | | | | The Annex | | | | The Bungalow | | | | Totals | |
|---|--|-------|--|---|--------------------------------------|-------|--|--|---------------------------------------|-------|--------|--------------|-----------|
| Address APN | 800 California Blvd 004-493-001-000 | | | Address APN | 2294 Third Street 004-493-013-000 | | | Address APN | 2337 Second Street 004-493-002-000 | | | | |
| Parcel Area | 13,234 0.30 ac (13,234 sf) | | | Parcel Area | 6750 0.16 ac (6750 sf) | | | Parcel Area | 6750 0.16 ac (6750 sf) | | | 26,734 | |
| Environmental | | | | Environmental | | | | Environmental | | | | | |
| FEMA Flood Hazara Area | OUT | | | FEMA Flood Hazara Area | OUT | | | FEMA Flood Hazara Area | OUT | | | | |
| FEMA Firm Panel no | 06055C0516F | | | FEMA Firm Panel no | 06055C0516F | | | FEMA Firm Panel no | 06055C0516F | | | | |
| General Plan | | | | General Plan | | | | General Plan | | | | | |
| Previous GP/Zoning | | | | 2020 General Plan | MU-487 | | | 2020 General Plan | RT-4 | | | | |
| 2020 General Plan | MU-487 | | | Zoning Overlay | N/A | | | Zoning Overlay | Historic | | | | |
| Zoning Overlay | N/A | | | Zoning Designation | CT | | | Zoning Designation | TRI-144 | | | | |
| Current GP/Zoning | | | | 2040 General Plan | | | | 2040 General Plan | | | | | |
| 2040 General Plan | Hospitality Commercial | | | Zoning Overlay | - | | | Zoning Overlay | - | | | | |
| Zoning Overlay | - | | | Zoning Designation | HC | | | Zoning Designation | HC | | | | |
| Zoning Designation | HC | | | | | | | | | | | | |
| Setbacks | | | | Setbacks | | | | Setbacks | | | | | |
| Existing setback from Street | 12'-8" | | | Existing setback from Street | 12'-2" | | | Existing setback from Street | 23'-0" | | | | |
| Proposed setback from Street | 12'-8" | | | Proposed setback from Street | 12'-2" | | | Proposed setback from Street | 23'-0" | | | | |
| Guest Rooms | | | | Guest Rooms | | | | Guest Rooms | | | | | |
| Existing Guest Rooms | 17 | | | Existing Guest Rooms | 5 | | | Existing Guest Rooms | 0 | | | 22 | |
| Existing Living Units | 0 | | | Existing Living Units | 1 | | | Existing Living Units | 1 | | | 2 | |
| | | | | | | | | | | | | total | 24 |
| Proposed Guest Rooms | 17 | | | Proposed Guest Rooms | 5 | | | Proposed Guest Rooms | 4 | | | 26 | |
| Proposed Living Units | 0 | | | Proposed Living Units | 1 | | | Proposed Living Units | 0 | | | 1 | |
| | | | | | | | | | | | | total | 27 |
| | | | | | | | | Proposed guest room change | | | | | 4 |
| | | | | | | | | Proposed living unit change | | | | | -1 |
| | | | | | | | | Net total guest unit increase | | | | | 3 |
| | | | | | | | | Proposed parking space increase | | | | | 3 |
| Building Height | | | | Building Height | | | | Building Height | | | | | |
| Existing Building Height | 31'-3" | | | Existing Building Height | 28'-1" | | | Existing Building Height | 21'-4" | | | | |
| Proposed Building Height | | | | Proposed Building Height | | | | Proposed Building Height | 21'-4" | | | | |
| Floor Area | | | | Floor Area | | | | Floor Area | | | | | |
| Existing Floor Area | | | | Existing Floor Area | | | | Existing Floor Area | | | | | |
| First Floor | 3,343 | | | First Floor | 1,728 | | | Main Building | 1,206 | | | | |
| Second Floor | 3,096 | | | Second Floor | 1,774 | | | | | | | | |
| Third Floor | 2,441 | | | | | | | | | | | | |
| Subtotal | 8,880 | | | Subtotal | 3,502 | | | Subtotal | 1,206 | | | | |
| | | | | | | | | Addition | 47 | | | | |
| | | | | | | | | Subtotal | 1,253 | | | | |
| Poolhouse | | | | Shed | | | | | | | | | |
| Existing Floor Area | 135 | | | Existing Floor Area | 680 | | | | | | | | |
| Proposed Floor Area | 135 | | | Proposed Floor Area | 0 | | | | | | | | |
| Total existing floor area | 9,015 | | | Total existing floor area | 4,182 | | | Total existing floor area | 1,206 | | | | |
| Total porposed floor area | 9,015 | | | Total porposed floor area | 3,502 | | | Total porposed floor area | 1,253 | | | | |
| Lot Area Coverage | | | | Lot Area Coverage | | | | Lot Area Coverage | | | | | |
| Existing Lot Area Coverage | 3,478 | 0.263 | | Existing Lot Area Coverage | 2,408 | 0.357 | | Existing Lot Area Coverage | 1,206 | 0.179 | 7,092 | 0.265 | |
| Floor Area Ratio | | | | Floor Area Ratio | | | | Floor Area Ratio | | | | | |
| Existing Floor Area Ratio | 9,015 | 0.681 | | Existing Floor Area Ratio | 4,182 | 0.620 | | Existing Floor Area Ratio | 1,206 | 0.179 | 14,403 | 0.539 | |
| Parking Summary | | | | Parking Summary | | | | Parking Summary | | | | | |
| <u>Existing South Parking Lot - Elm House</u> | | | | <u>Existing South Parking Lot - Annex</u> | | | | <u>Existing North Parking Lot - Elm House & Bungalow</u> | | | | | |
| Existing Parking Spaces | 7 | | | Existing Parking Spaces | 5 | | | Existing Parking Spaces | 6 | | | 18 | |
| Existing Accessible Spaces | 1 | | | Existing Accessible Spaces | 0 | | | Existing Accessible Spaces | 0 | | | 1 | |
| Existing Van Accessible | 0 | | | Existing Van Accessible | 0 | | | Existing Van Accessible | 0 | | | 0 | |
| Existing Bungalow Parking | 0 | | | Existing Bungalow Parking | 0 | | | Existing Bungalow Parking | 1 | | | 1 | |
| Subtotal | 8 | | | Subtotal | 5 | | | Subtotal | 7 | | | 20 | |
| <u>Proposed South Parking Lot - Elm House</u> | | | | <u>Proposed South Parking Lot - Annex</u> | | | | <u>Proposed North Parking Lot - Elm House</u> | | | | | |
| Proposed Standard Spaces | | | | Proposed Standard Spaces | | | | Proposed Standard Spaces | 4 | | | 4 | |
| Proposed Compact Spaces | | | | Proposed Compact Spaces | | | | Proposed Compact Spaces | 5 | | | 5 | |
| Proposed Accessible Spaces | | | | Proposed Accessible Spaces | | | | Proposed Accessible Spaces | 1 | | | 1 | |
| Proposed Van Accessible | | | | Proposed Van Accessible | | | | Proposed Van Accessible | 0 | | | 0 | |
| Proposed Street parking | | | | Proposed Street parking | | | | Proposed Street parking | 0 | | | 0 | |
| Subtotal | 8 | | | Subtotal | 5 | | | Subtotal | 10 | | | 23 | |



PROJECT DATA

Project:
The Elm House Inn
Project Address:
800 California Blvd.
Napa, CA 94559
APN: 004-493-001-000
Date:
December 18, 2023

0-01
USE PERMIT MODIFICATION



BENCHMARK

CINQUINI & PASSARINO CONTROL POINT NO. 1, BEING A SET MAGNAIL & WASHER IN AN ASPHALT DRIVEWAY ALONG SECOND STREET AS SHOWN HEREON.
ELEVATION = 44.91' (NAVD 88)

THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CONTROL POINTS 1 AND 2 AS SHOWN IN THE POST EARTHQUAKE CONTROL REVIEW, DATED APRIL 10, 2015 ON FILE AT THE CITY OF NAPA PUBLIC WORKS DEPARTMENT, OF THE CITY OF NAPA'S CONTROL NETWORK RECORDED IN BOOK 41 OF SURVEYS AT PAGES 44 THROUGH 47 INCLUSIVE, NAPA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON MARCH 11, 2020 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.

Mark P. Andrilla
 Mark P. Andrilla, P.L.S. 8985
 LICENSED LAND SURVEYOR
 MARK P. ANDRILLA
 No. 8985
 STATE OF CALIFORNIA
 3.26.20
 DATE

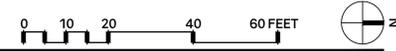
LEGEND (ALL SYMBOLS MAY NOT APPLY)

| | | | | | | | |
|---|--|--|---|--|---|---|---|
| <ul style="list-style-type: none"> --- SUBJECT PROPERTY BOUNDARY --- OVERHEAD ELECTRIC LINE --- OVERHEAD TELEPHONE LINE --- OVERHEAD UTILITY LINES (MULTIPLE) --- OVERHEAD ELECTRIC (HIGH VOLTAGE) --- OVERHEAD UTILITY LINES (HIGH VOLTAGE) --- GAS LINE --- STORM DRAIN LINE --- SANITARY SEWER LINE --- WATER LINE --- UNDERGROUND TRAFFIC SIGNAL WIRE --- CHAINLINK FENCE --- WOOD FENCE | <ul style="list-style-type: none"> --- WIRE FENCE --- CONCRETE --- PERIMETER OF BUILDING --- SURVEY CONTROL POINT --- SPOT ELEVATION --- SANITARY SEWER CLEANOUT --- SANITARY SEWER MANHOLE --- STORM DRAIN MANHOLE --- STORM DRAIN CATCH BASIN --- DRAINAGE INLET --- DRAINAGE INLET --- DRAINAGE DOWNSPOUT | <ul style="list-style-type: none"> ● JOINT POLE W/STREET LIGHT ● TRAFFIC SIGNAL ● TRAFFIC SIGNAL POLE W/STREET LIGHT ● TELEPHONE POLE ● STREET LIGHT ● LANDSCAPE LIGHT ● STREET LIGHT BOX ● TRAFFIC SIGNAL LIGHT BOX ● TRAFFIC SIGNAL LIGHT BOX ● TRAFFIC DETECTOR LID ● TELEPHONE BOX ● TELEPHONE MANHOLE ● CABLE TV BOX | <ul style="list-style-type: none"> ● TELEPHONE VAULT ● GAS VALVE ● GAS METER ● BOLLARD ● SIGN ● MAILBOX ● FOUND IRON PIPE, SIZE AND TAGGED AS NOTED ● FOUND MONUMENT, SIZED AND STAMPED, AS NOTED ● TREE SYMBOL AND DRIP LINE ● BIRCH | <ul style="list-style-type: none"> B.O. BLACK OAK EUC EUCALYPTUS L.A. LIQUID AMBER L.O. LIVE OAK MAD MADRONE ORN ORNAMENTAL RWD REDWOOD W.O. WHITE OAK SYC SYCAMORE WIL WILLOW ASP ASPHALT B.F.P.C.V. BACK FLOW PREVENTION CHECK VALVE | <ul style="list-style-type: none"> BLDG BUILDING BSW BACK OF SIDEWALK CMP CORRUGATED METAL PIPE DI DRAINAGE INLET DN DOCUMENT NUMBER DW DRIVEWAY DBUT DOUBLE YELLOW BUTTON EP EDGE PAVING ER EDGE OF ROAD ETW EDGE TRAVELED WAY EXIST EXISTING | <ul style="list-style-type: none"> FL FLOWLINE FG FINISH GRADE GB GRADE BREAK HC HANDICAPPED PARKING SPACE HDPE HIGH DENSITY POLYETHYLENE (ITEM NO.) TITLE REPORT ITEM NUMBER JB JUNCTION BOX LG LIP OF GUTTER NG NATURAL GROUND OR. OFFICIAL RECORDS PL PROPERTY LINE RCP REINFORCED CONCRETE PIPE | <ul style="list-style-type: none"> RWB RETAINING WALL BOTTOM RWT RETAINING WALL TOP SD STORM DRAIN SLB STREET LIGHT BOX SWBT SINGLE WHITE BUTTON SYBUT SINGLE YELLOW BUTTON TB TOP OF BANK TOE TOP OF BANK TC TOP OF CURB BC BACK OF ROLLED CURB TSB TRAFFIC SIGNAL BOX TW TOP OF WALL OH OVERHEAD |
|---|--|--|---|--|---|---|---|

| | | | |
|--------------|--------------------------------------|---|-----------------------------------|
| Job Name: | 800 CALIFORNIA BOULEVARD NAPA, CA | DRAWN BY: JM | CHECKED BY: MPA |
| Description: | TOPOGRAPHIC MAP | SCALE: 1" = 20' | SHEET: 1 OF 1 JOB NUMBER: 8833-19 |
| | | DWG. PATH: Y:\8833\089\ | DWG. FILE: 8833_20200324TOP.dwg |
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| | | BOUNDARY TOPOGRAPHIC CONSTRUCTION SUBDIVISIONS | |



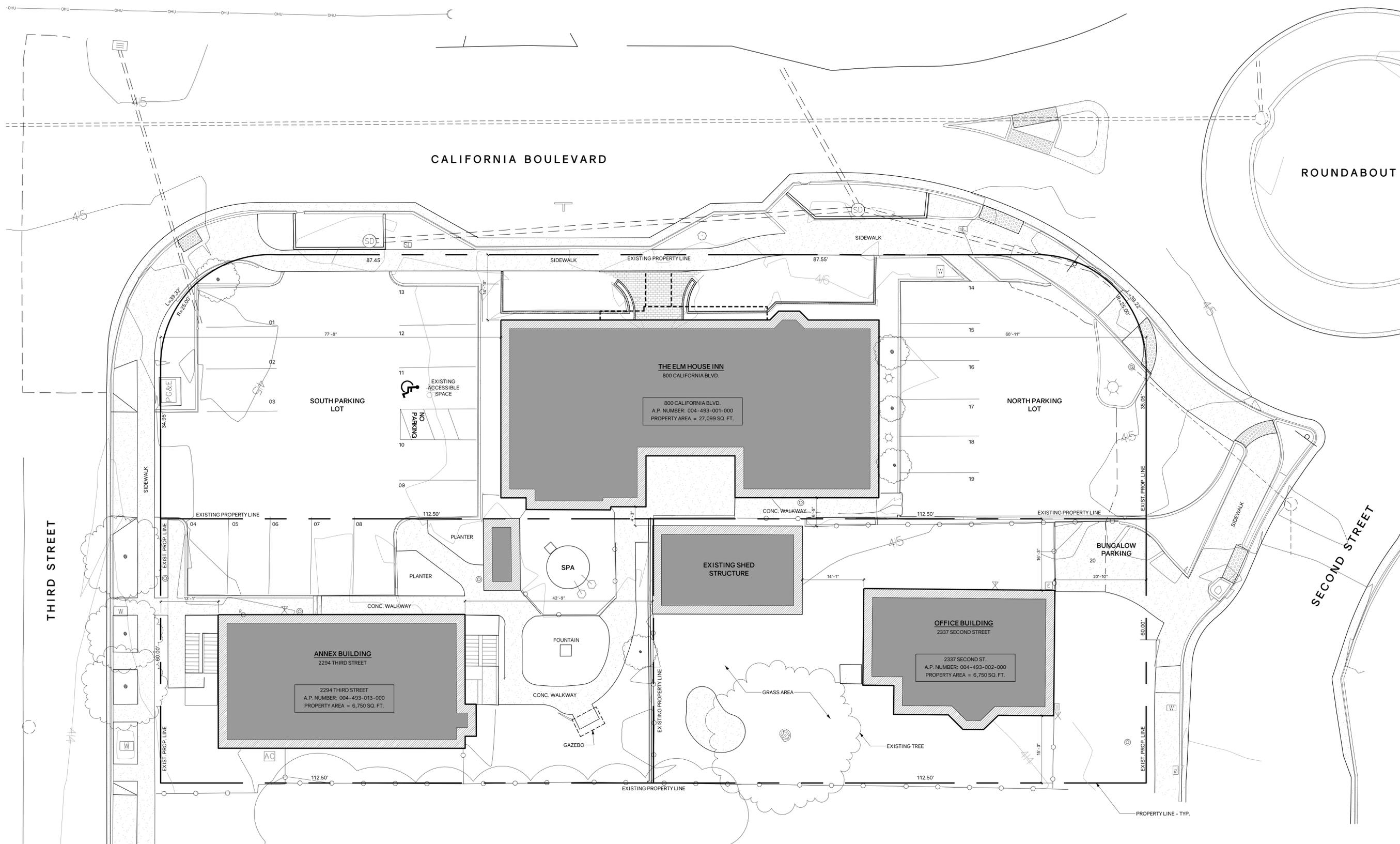
EXISTING SITE SURVEY

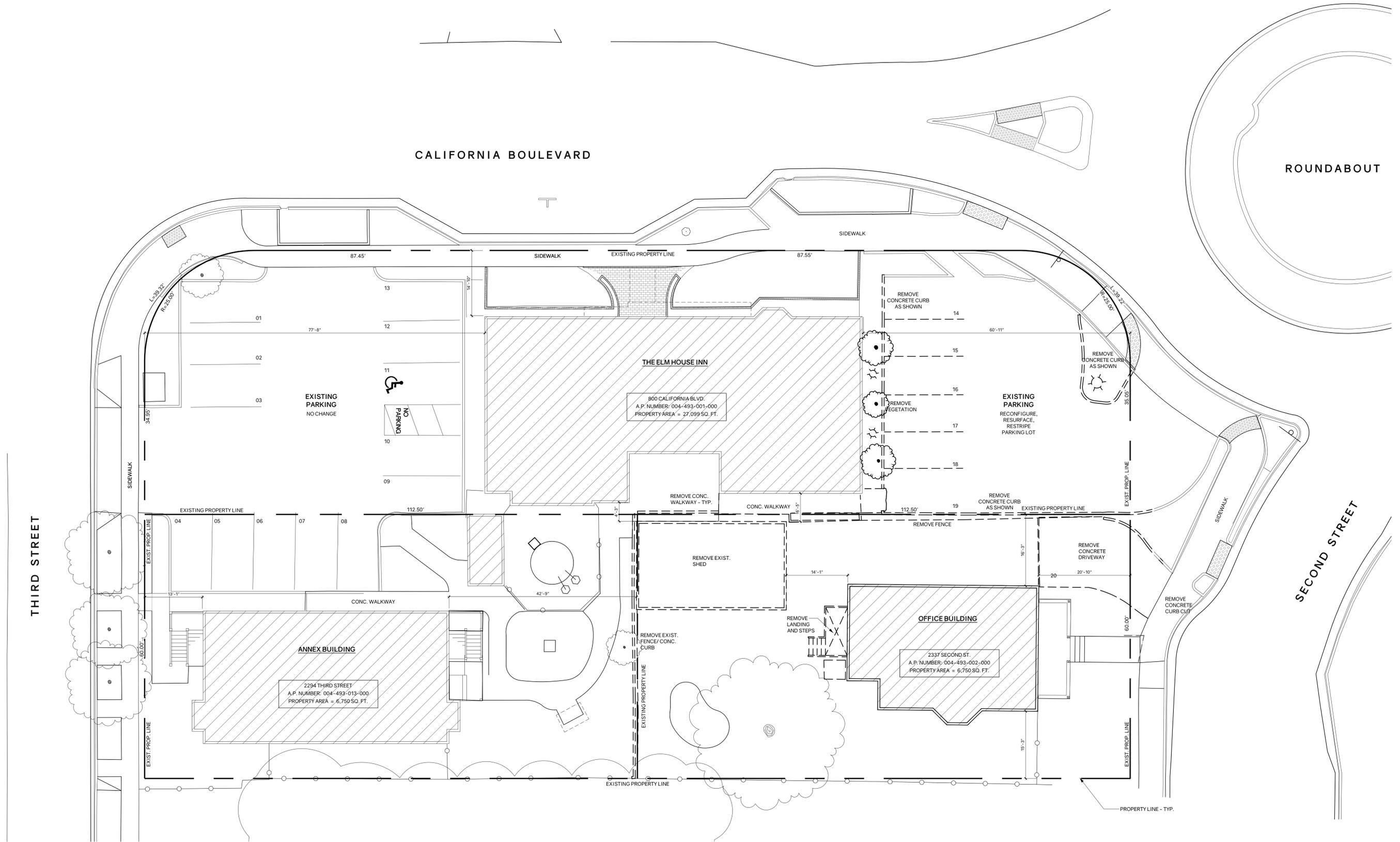


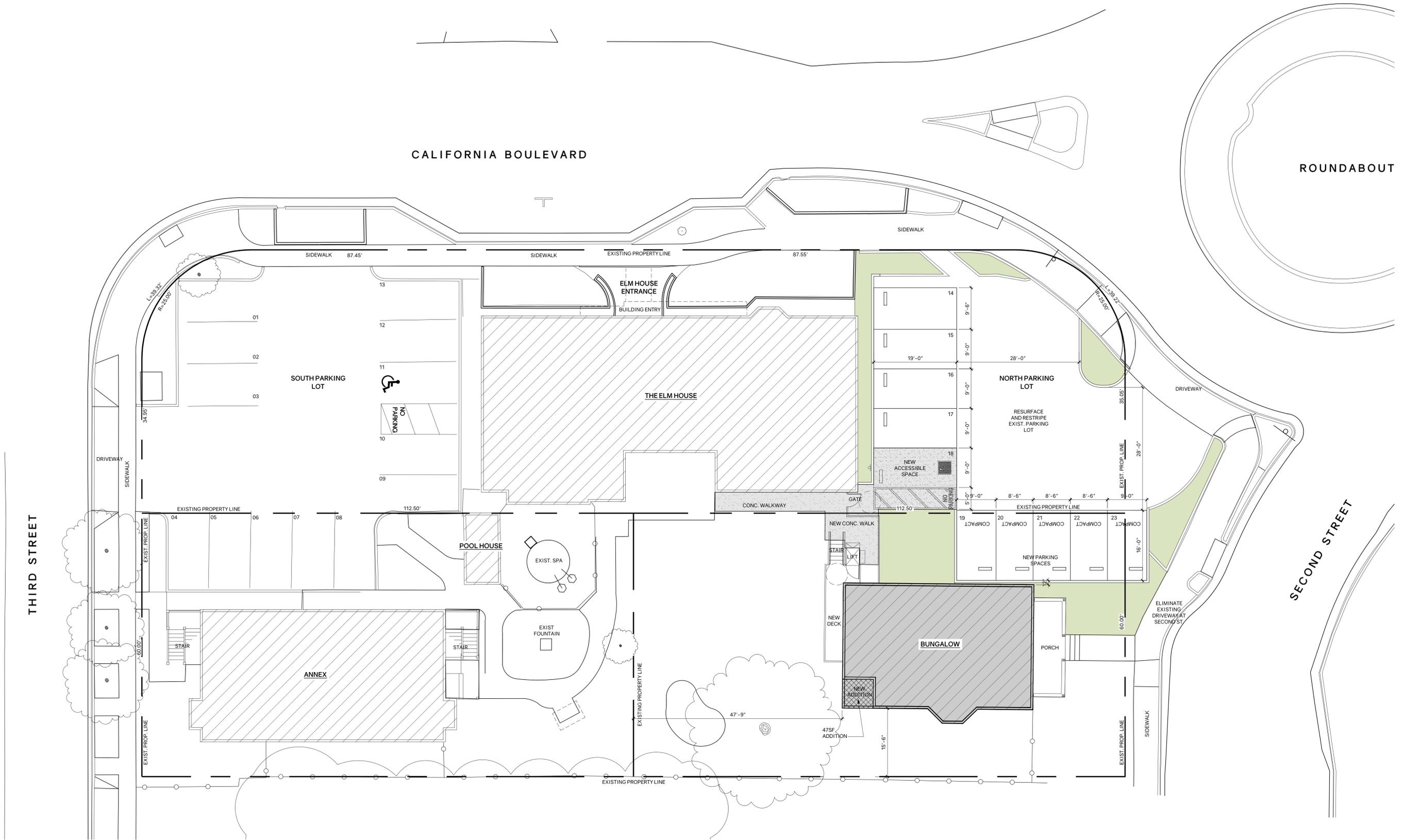
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 Project Address:
 800 California Blvd.
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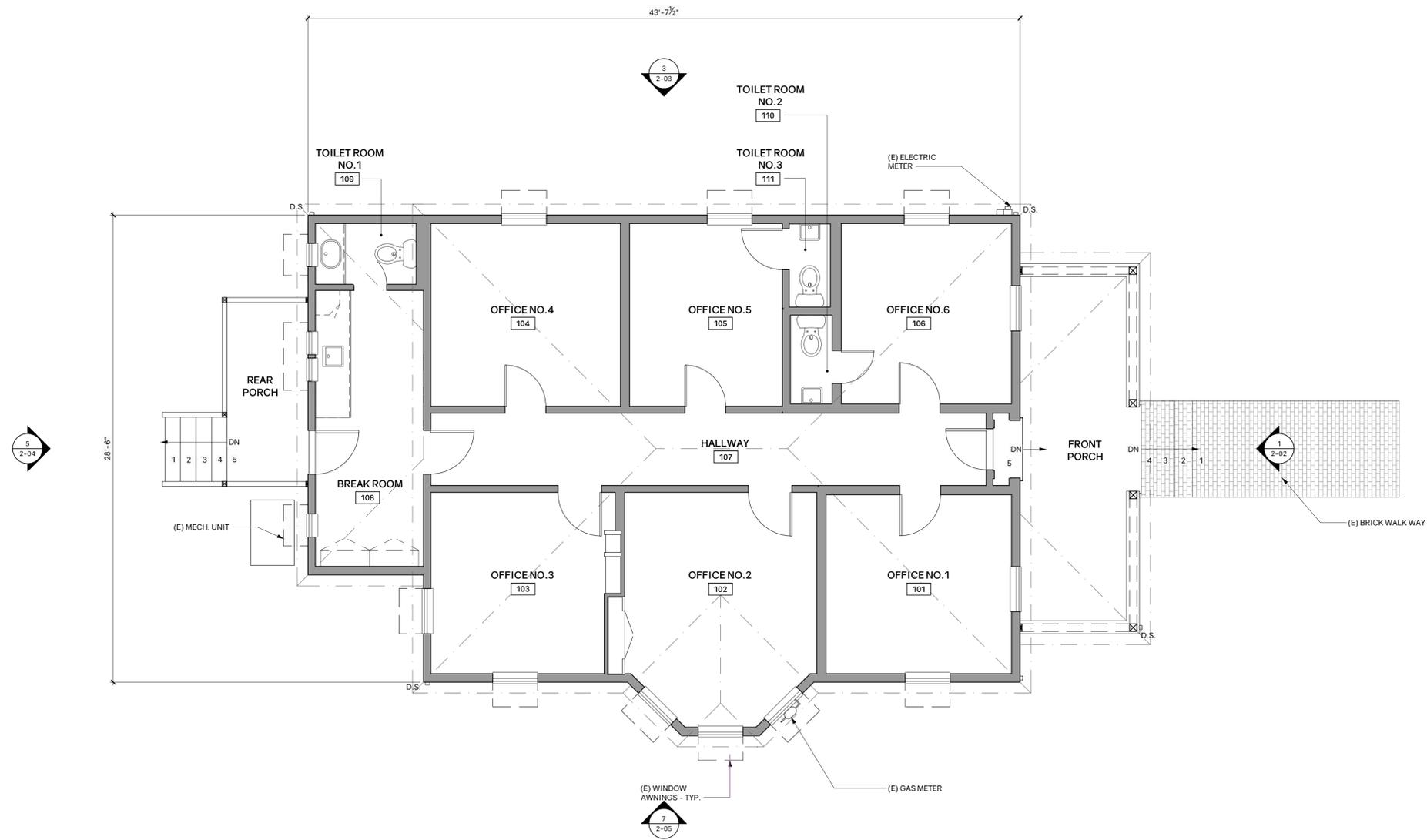
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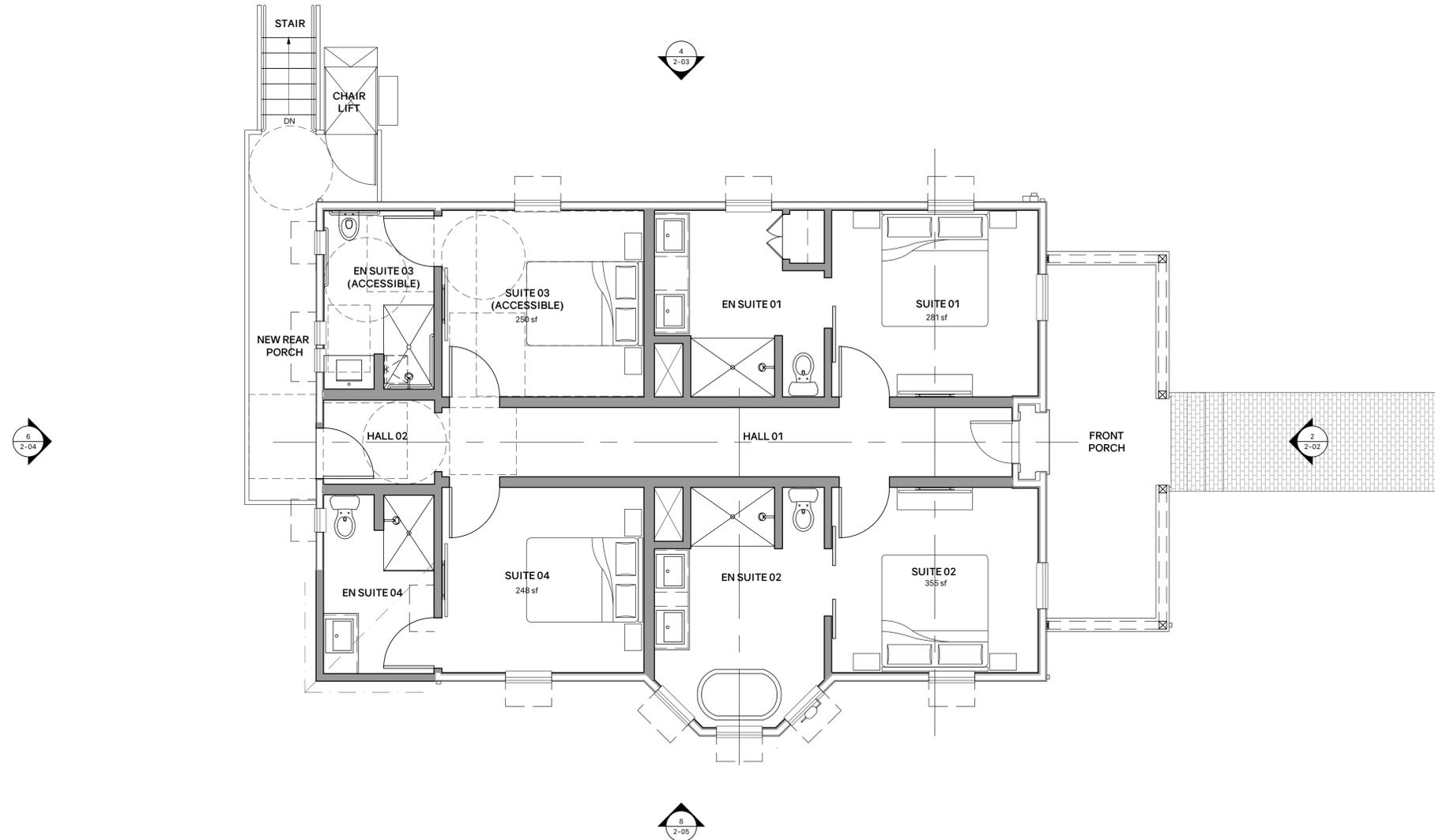
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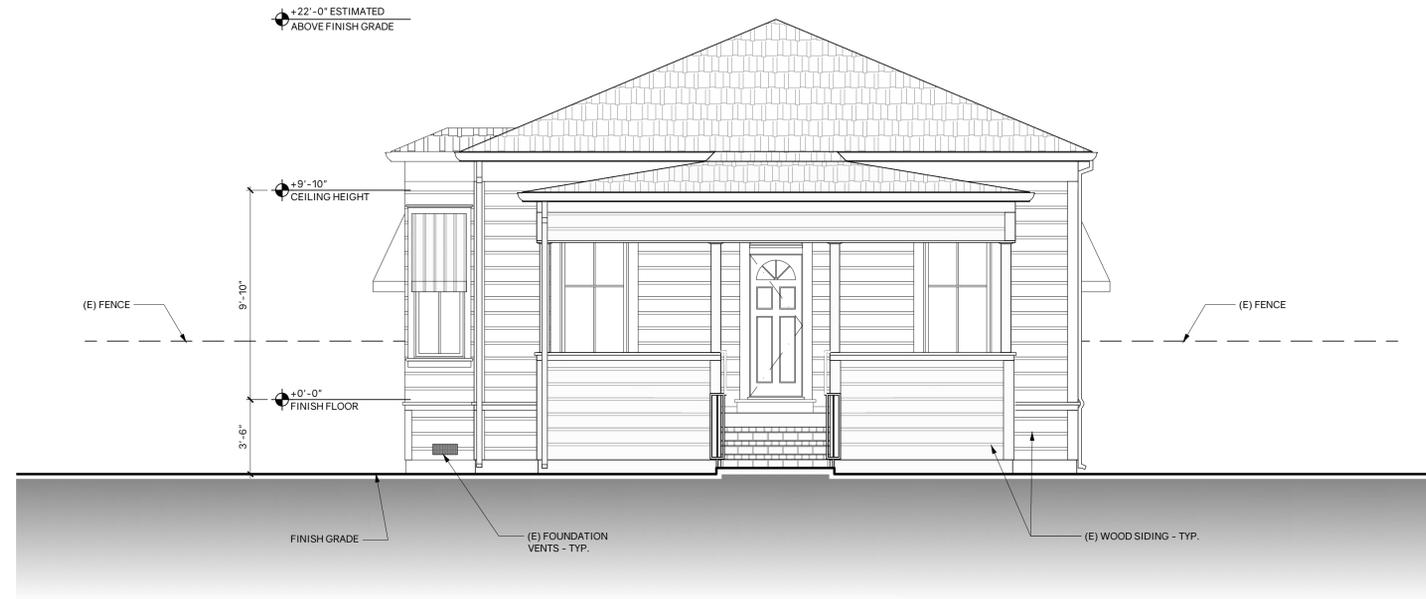












1 EXISTING ELEVATION



2 PROPOSED ELEVATION

02/27/24
ELEVATION REVISIONS TO SHOW
EXISTING AWNINGS WITH NEW
FABRIC COVERINGS

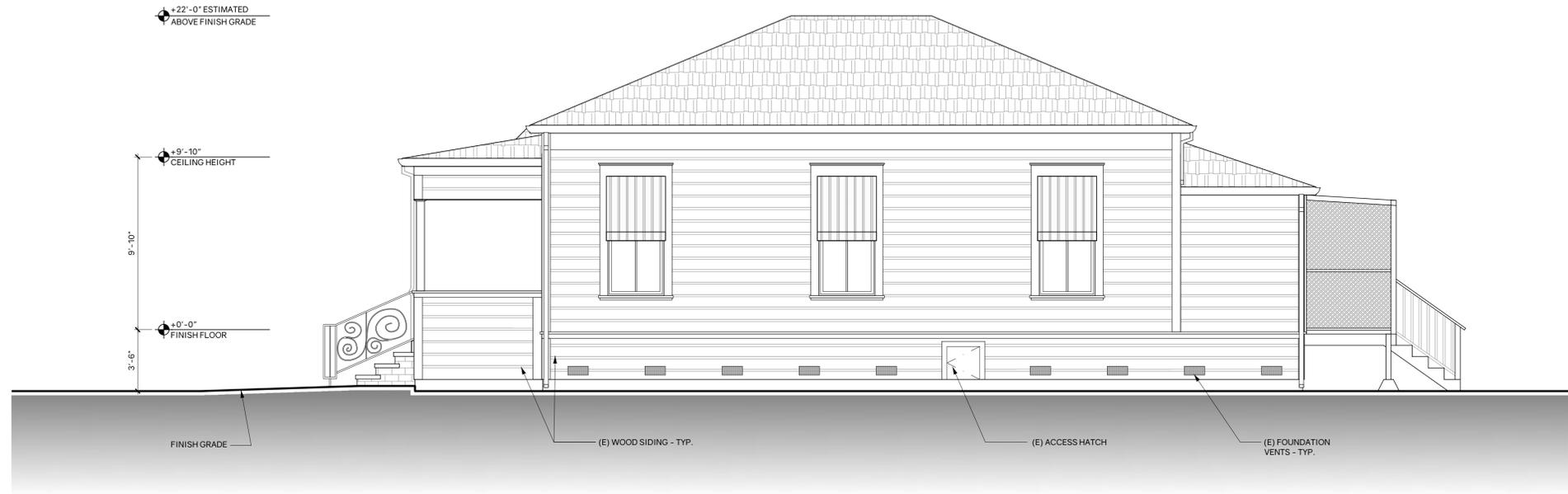


7 EXISTING ELEVATION

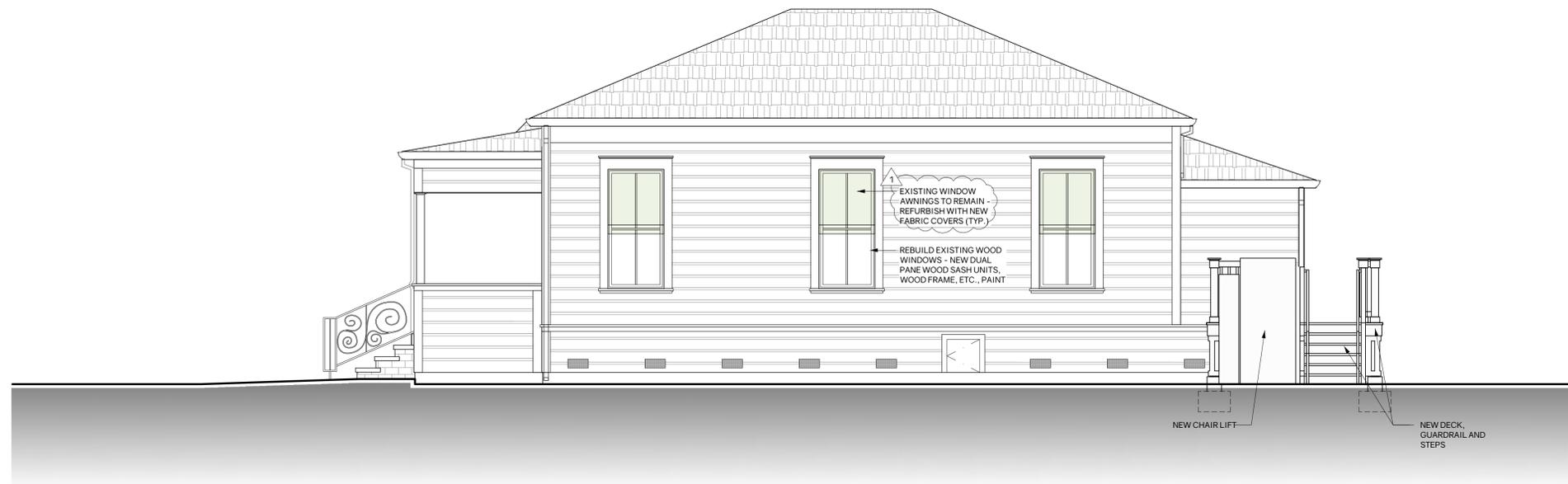


8 PROPOSED ELEVATION

02/27/24
 ELEVATION REVISIONS TO SHOW
 EXISTING AWNINGS WITH NEW
 FABRIC COVERINGS



3 EXISTING ELEVATION

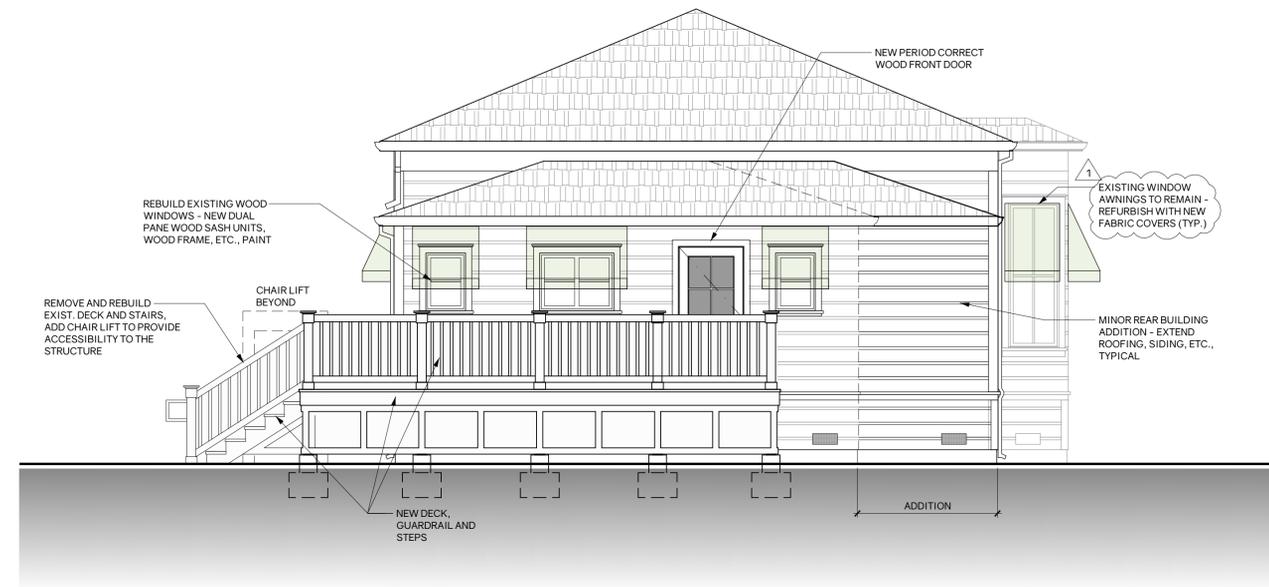


4 PROPOSED ELEVATION

02/27/24
 ELEVATION REVISIONS TO SHOW
 EXISTING AWNINGS WITH NEW
 FABRIC COVERINGS



5 EXISTING ELEVATION



6 PROPOSED ELEVATION