

## ELM HOUSE BUNGALOW EXPANSION

2337 Second Street

### Revised Project Description

The Elm House Inn, at 800 California Boulevard, is requesting approval to renovate the existing historically designated commercial building at 2337 Second Street into four (4) guest suites. This building, referred to as the “Bungalow,” is currently comprised of six office spaces and a common bathroom. The building does not contain a kitchen and is currently served by one on-site parking space.

The Bungalow borders the Elm House Inn along the eastern and northern boundaries of the hotel property. The four proposed guest rooms would be operated in conjunction with the Elm House Inn.

### Background

The Elm House Inn currently provides a total of 22 guest rooms within two buildings, the Elm House Inn (17 guest rooms) and the Annex (five guest rooms). The Annex and parking lot improvements were approved by city Council in 2000. The manager’s living quarters are located within the Annex building.

### 2337 Second Street

The 6,969 square foot subject Bungalow property is located on the south side of Second Street, just east of the California Boulevard intersection. The property is developed with a six-room office building that has been used commercially for over 25 years, since 1994. The subject property is bordered by a single-family home along Second Street to the east, a vacant commercially designated property to the north across Second Street, and the Elm House Inn hotel to the south and west. It is listed on the City’s inventory of Historic Resources.

The property at 2337 Second Street has a General Plan designation of Hospitality Commercial, and the appropriate zoning designation would be CT, Tourist Commercial. The Hospitality Commercial designation provides for commercial retail and service uses, including lodging and services oriented towards tourists and other visitors to the community. Hotels are a conditional use in the CT Tourist Commercial designation. The applicant is requesting approval of a Use Permit to establish four (4) additional guest rooms and Design Review approval of site plans and building modifications.

Paul Kelley, the Project Architect, sought to repurpose the historically-designated building with limited exterior modifications, maintaining the historical sensitivity and aesthetic compatibility with the neighborhood. The limited building modifications are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The proposed conversion of the “Bungalow” will require almost no exterior modifications as seen from the street. A small building addition (approximately 50 square feet) is proposed at the southeast (rear) corner of the building to provide an ensuite for the corresponding guest suite. This addition will simply square off an inset on this corner of the building. The existing driveway and curb cut to the west of the bungalow will be removed, and more conventional parking spaces will replace this area. The four proposed guest suites will each have a sleeping area and bathroom, with all rooms being accessed from a central hallway. A new ADA-compliant walkway from the Elm House Inn will be provided leading to a new lift at the rear of the bungalow. An existing non-historic shed located at the rear of the Bungalow will be removed to provide improved ADA accessibility for the Elm House and new guest suites. New and refreshed landscaping is proposed for the parking lots and adjacent to the Bungalow.

### Parking

The project will also include the renovation of the existing northern parking lot on the respective properties to increase the total number of parking spaces. The existing Bungalow building is considered nonconforming in regard to parking in both the number of parking spaces and location/orientation of the parking space. This 1,206 square foot commercial building would typically require a total of 4.8 parking spaces (1 space for every 250 square feet) for retail or office use.. The building currently provides one parking space that is located within the required setback but

requires the vehicle to back onto Second Street when exiting. Current commercial parking regulations prohibit vehicles from backing out onto a public street.

In this application, the proposal includes reconstructing the parking lot on the north side of the Elm House Inn and relocating the existing parking space and providing three additional parking spaces to accommodate the four proposed rooms. This reconfigured parking lot would provide forward-entry egress onto the public street for vehicles. Although one of the parking spaces is located in the street setback, this location does not increase the degree of nonconformity in regard to location as the existing parking space is also located within the setback. Consistent with the provisions of Municipal Code Section 17.54.180 (Nonconforming Parking), the applicant is requesting that the City accept the changes to this parking area, as the proposed reconfiguration reduces the safety related impact of cars backing out into the street and provides additional parking spaces without an increase in building intensity -- thereby correcting an existing substandard condition.

As defined by the Municipal Code, the existing hotel is legal nonconforming in regard to the number of parking spaces, as the hotel use was approved under a different parking standard. The Elm House Inn has operated for over 20 years without parking activity issues or complaints from the neighbors or the City of Napa. Municipal Code Section 17.54.180, Nonconforming Parking, states that a legally established use of a lot which does not meet the requirements for vehicular parking, bicycle parking, or loading area established by this title is nonconforming with respect to parking and loading and shall be governed by the following regulations:

B. Enlargement or Intensification of Uses Not Located on a Crucial Corridor.

1. Enlargement of any existing structure or use, or any change of occupancy or manner of operation that would increase the number of parking, loading or bicycle spaces required by 10% or less shall require improvements to parking layout, loading, circulation, lighting, or landscaping, but no additional parking spaces shall be required.
2. Enlargement of any existing structure or use, or any change of occupancy or manner of operation that would increase the number of parking, loading or bicycle spaces required by more than 10% shall require improvements to parking layout, loading, circulation, lighting, or landscaping. Additional parking spaces shall also be required for the enlargement or change per the standards specified in Section [17.54.040](#).

As the proposed expansion results in an increase beyond the 10% threshold, the northern parking lot has been redesigned to provide four (4) (one existing and three new) parking spaces consistent with the Municipal Code requirements. If the mechanism for this approval is a Use Permit, then applicant is requesting approval of a Use Permit to recognize the existing nonconforming parking and allow the four additional guest suites with the addition of four respective parking spaces within the northern parking lot.

Requested project approvals include:

1. A Use Permit to authorize four additional guest rooms for a total of 26 guest rooms.
2. Approval of a parking plan (Use Permit) to improve and reconfigure existing parking and add four additional parking spaces.
3. Design Review of the site plan, building plans and elevations.

### Justifications

The proposed four guest suites within the historic bungalow at 2337 Second Street will facilitate the preservation and adaptive (best and highest) reuse of a City Designated Historic Resource. This new use and investment into the Bungalow will revive its presence and allow the structure to generate revenue to pay for its upkeep and ensure its long-term preservation. This unique type of lodging can give the owners a competitive advantage, now being able to offer the special experience of staying in original buildings that are rich in history and character, adding to the guests' experience. Their intent is to provide guests with a memorable stay in an authentic and unique setting as opposed to a 'cookie cutter' hotel stay.

Consistent with City policies, the adaptive reuse of the building contributes to the preservation and adaptive reuse of city historic resources. The proposed lodging units will serve visitors to the City and to Napa Valley, consistent with the intent of the Hospitality Commercial General Plan designation. The conversion of the existing one-story historic

structure – with extremely limited exterior modifications to its appearance -- assures compatibility and consistency of scale with the adjacent residential neighborhood surroundings.

As the building is not used for residential purposes, the conversion will have no impact on local rental housing stock. Additionally, the proposed four-room expansion of the Elm Hose Inn to a total of 26 guest rooms will not require the hiring of additional employees or staff. As such, no impacts are anticipated to economic, housing or transportation related issues.

Converting a historic building into a hotel also allows the structure to generate revenue to pay for its upkeep, investment in its long-term preservation, and contribute to maintaining the character of the neighborhood, fulfilling the objectives of the City's General Plan .