



**MANI  
BROTHERS**

June 24, 2024

Email: mallen@cityofnapa.org

Mike Allen  
City of Napa Planning Department  
1600 First Street  
Napa, CA 94559

Re: 1075 California Blvd and 2420 First Street--APN 002-200-001 and  
APN 002-141-002, File No. PL 16-0144 ("Project Entitlement")

Dear Mr. Allen:

I am an owner of Mani NVR Napa (DE), the owners of 1075 California Blvd and 2420 First Street--APN 002-200-001 and APN 002-141-002 and am writing to you in connection with the timely filed request for an extension for two-years for the above-referenced Project Entitlement in compliance with Napa Ordinance 17.68.140. Our completed City Extension Form was submitted and our application check in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) was paid in January 2024 as part of our timely application filing.

The grounds for the request were discussed in some detail in our prior filing. We are requesting this extension which complies with City ordinances for the following reasons:

1. Covid-19 caused dislocations in the hospitality industry and had a significant adverse impact on interest rates and financing. During this period, we had to put the Project Entitlements and our project on hold. As a result, we need the requested extension, at a minimum, to complete the project.
2. This extension request makes no changes to the previously approved plans. No new uses will be added, density will not be increased, and the new structure will remain as approved. Approving the two-year extension will not result in any violation of the Planning Code or state

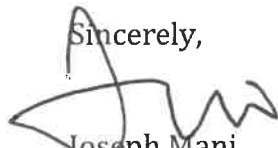
**MANI BROTHERS REAL ESTATE GROUP**

law; and there are no new significant adverse environmental effects that could possibly arise from the two-year extension.

3. The project continues to will meet many City goals including economic development, commerce, hospitality and TOT, sustainability, public art and cultural goals.

We want to thank you and the City in advance for your consideration of our request for a two-year extension of our Project Entitlement, and we look forward to receiving the City's approval of this request. Should you have any questions regarding our request please contact me or our authorized representative, Jay Wallace (415-601-2081).

Sincerely,



Joseph Mani

CC: Jay Wallace