

RESOLUTION NO. PC2023-4

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NAPA, STATE OF CALIFORNIA, DENYING A USE PERMIT FOR THE DEVLIN BED AND BREAKFAST AT 962 JACKSON STREET AND DETERMINING THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, on June 16, 2022, Robert Devlin (“Applicant”), submitted an application (File No. PL22-0080) for a Use Permit pursuant to Napa Municipal Code (“NMC”) Chapter 17.60 (“Use Permit”) to authorize a bed and breakfast inn with two guest rooms and one manager’s quarters (“Inn”) at 962 Jackson Street (APN: 003-051-016) (“Site”) (the “Project”); and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 6, 2023 on the Use Permit, where it considered all written and oral testimony submitted to it including a presentation by Staff.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Napa as follows:

Section 1. The Planning Commission hereby determines that the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(4) which exempts projects that are disapproved.

Section 2. The Planning Commission hereby denies the Use Permit for the Project as defined on the plans dated June 16, 2022 revised November 1, 2022 and December 7, 2022, and submitted as a part of the subject application and makes the following findings in support of the denial:

- A. Contrary to NMC Section 17.60.070(A), the proposed conversion of the single family home into a bed and breakfast is not in accord with the General Plan, Zoning Ordinance as the conversion does not further the stated purpose of the Bed and Breakfast Inns Ordinance (NMC Section 17.52.060) to assist in the preservation and adaptive reuse of City historic resources because the home has already been renovated and due to its small size, is not in need of adaptive reuse. The 1,200 square foot, three bedroom home is an ideal sized home for continued use as a single family residence.
- B. Contrary to NMC Section 17.60.070(B), the proposed use could be detrimental to the welfare of properties in the vicinity as the Project’s use for transient occupancies could pose negative impacts to the residential neighborhood due to typical transient activities.

C. Contrary to NMC Section 17.60.070(C), the Project does not comply with the provisions of NMC Chapter 17.54 (Parking), NMC Section 17.52.070 (Bed and Breakfast Inns) and NMC Chapter 17.60 (Use Permits) because the Project does not further the purpose of the Bed and Breakfast Inn Ordinance for the preservation and adaptive reuse of a historic resource since the subject property has already been restored and is well suited for continued residential use.

D. Contrary to NMC Section 17.52.060(D)(3), the proposed conversion to a bed and breakfast would be detrimental to the character of the neighborhood and surrounding land uses as it would increase the visitor traffic within the residential neighborhood.

Section 3. This Resolution shall become effective 10 calendar days after the Planning Commission meeting date of April 6, 2023, provided no appeals are received within such 10-day period.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the Planning Commission of the City of Napa at a regular meeting of said Planning Commission held on the 6<sup>th</sup> day of April, 2023 by the following roll call vote:

AYES: MASSARO, SHOTWELL, HUETHER

NOES: KELLEY

ABSENT: HURTADO

ABSTAIN:

RECUSE:

ATTEST: \_\_\_\_\_  
SECRETARY OF THE PLANNING COMMISSION