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# Robert Devlin

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6/15/2022

Department of Planning  
City of Napa

To whom it may concern:

My name is Robert Devlin and I'm applying for a Bed and Breakfast permit for 962 Jackson Street in Napa. Please see my written description below:

I would like to convert my residence at 962 Jackson Street into a Bed and Breakfast. I don't plan on changing anything on the exterior except for landscaping. I will convert the front two bedrooms for guests and will reside in the bedroom off the kitchen. I plan on serving a light breakfast of pastries, coffee and juice.

Please let me know if you have any questions.

Best,

Robert Devlin

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██████████  
██████████  
██████████

Scope of project: 962 Jackson Street, Napa, Ca 94559

I'm applying for a use permit to turn 962 Jackson Street into a Bed and Breakfast. I've already finished the interior modifications: new kitchen, refinished floors. painted the interior and added and HVAC system.

I do not plan to make any changes to the exterior at this time. Eventually, I would like to replace the foundation and build an ADU on the property. I need to get things up and running before I'll have the funds to make improvements.

I currently rent the house to traveling nurses, harvest interns and anyone needing short term housing. (3-6 Months) It will be empty starting November 30<sup>th</sup>

I plan on hiring a manager to help manage the property and to live on site. I would eventually like to live on the property and use it as my income as a retirement plan.

Please let me know if you have any questions.

Best,  
Robert Devlin

**Michael Allen**

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**From:** ROBERT DEVLIN [REDACTED] >  
**Sent:** Wednesday, December 07, 2022 2:45 PM  
**To:** Michael Allen  
**Subject:** 962 Jackson Street- Revised project plan  
**Attachments:** Scope of project- 962 Jackson Street.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Unverified Contact

[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



Add a Caption

Friday • Sep 16, 2022 • 12:58 PM

Adjust

✓ IMG\_7600

Apple iPhone 12 mini



Wide Camera — 26 mm f1.6

12 MP • 4032 × 3024 • 3 MB

ISO 32

26 mm

0 ev

f1.6

1/3205 s





Add a Caption

Friday • Sep 16, 2022 • 3:26 PM

Adjust

✓ IMG\_7601

Apple iPhone 12 mini



Wide Camera — 26 mm *f*1.6  
12 MP • 4032 × 3024 • 3.1 MB

ISO 32      26 mm      0 ev      *f*1.6      1/5291 s





Add a Caption

Friday • Sep 16, 2022 • 7:27 PM

Adjust

📁 IMG\_7622

Apple iPhone 12 mini



Wide Camera — 26 mm *f*1.6  
12 MP • 4032 x 3024 • 2.7 MB

ISO 80      26 mm      0 ev      *f*1.6      1/121 s





Add a Caption

Sunday • Sep 18, 2022 • 2:05 PM

Adjust

✓ IMG\_7672

Apple iPhone 12 mini



Wide Camera — 26 mm  $f1.6$

12 MP • 4032 × 3024 • 2.7 MB

ISO 32

26 mm

0 ev

$f1.6$

1/612 s





Add a Caption

Tuesday • Sep 20, 2022 • 10:14 AM

Adjust

📁 IMG\_7706

Apple iPhone 12 mini

HEIF


Wide Camera — 26 mm  $f1.6$   
12 MP • 4032 × 3024 • 2.4 MB

ISO 32    26 mm    0 ev     $f1.6$     1/3509 s





Add a Caption

 **Look Up** – Landmark >

Wednesday • Sep 21, 2022 • 11:02 AM

[Adjust](#)

 IMG\_7780

Apple iPhone 12 mini

HEIF

Wide Camera — 26 mm f1.6  
12 MP • 4032 x 3024 • 2.8 MB

ISO 32    26 mm    0 ev    f1.6    1/3125 s





Add a Caption

Friday • Oct 21, 2022 • 12:02 PM

Adjust

 IMG\_9006

Apple iPhone 12 mini

HEIF 


Wide Camera — 26 mm *f*1.6  
12 MP • 4032 x 3024 • 3.3 MB

ISO 32    26 mm    0 ev    *f*1.6    1/2817 s





Add a Caption

 **Look Up** – Landmark >

Monday • Sep 26, 2022 • 8:22 AM

[Adjust](#)

 IMG\_7957

Apple iPhone 12 mini

HEIF

Wide Camera — 26 mm *f*1.6

12 MP • 4032 × 3024 • 2.5 MB

ISO 32

26 mm

0 ev

*f*1.6

1/509 s





Add a Caption

Monday • Sep 26, 2022 • 12:21 PM

Adjust

✓ IMG\_7958

Apple iPhone 12 mini



Wide Camera — 26 mm  $f1.6$

12 MP • 4032 × 3024 • 3.2 MB

ISO 32

26 mm

0 ev

$f1.6$

1/2959 s





Add a Caption

Wednesday • Sep 28, 2022 • 9:15 AM

Adjust

✓ IMG\_7969

Apple iPhone 12 mini



Wide Camera — 26 mm *f*1.6

12 MP • 4032 × 3024 • 3 MB

ISO 32

26 mm

0 ev

*f*1.6

1/3401 s





Add a Caption

Wednesday • Sep 28, 2022 • 2:47 PM

Adjust

📁 IMG\_7971

Apple iPhone 12 mini



Wide Camera — 26 mm  $f1.6$

12 MP • 4032 x 3024 • 2.9 MB

ISO 32

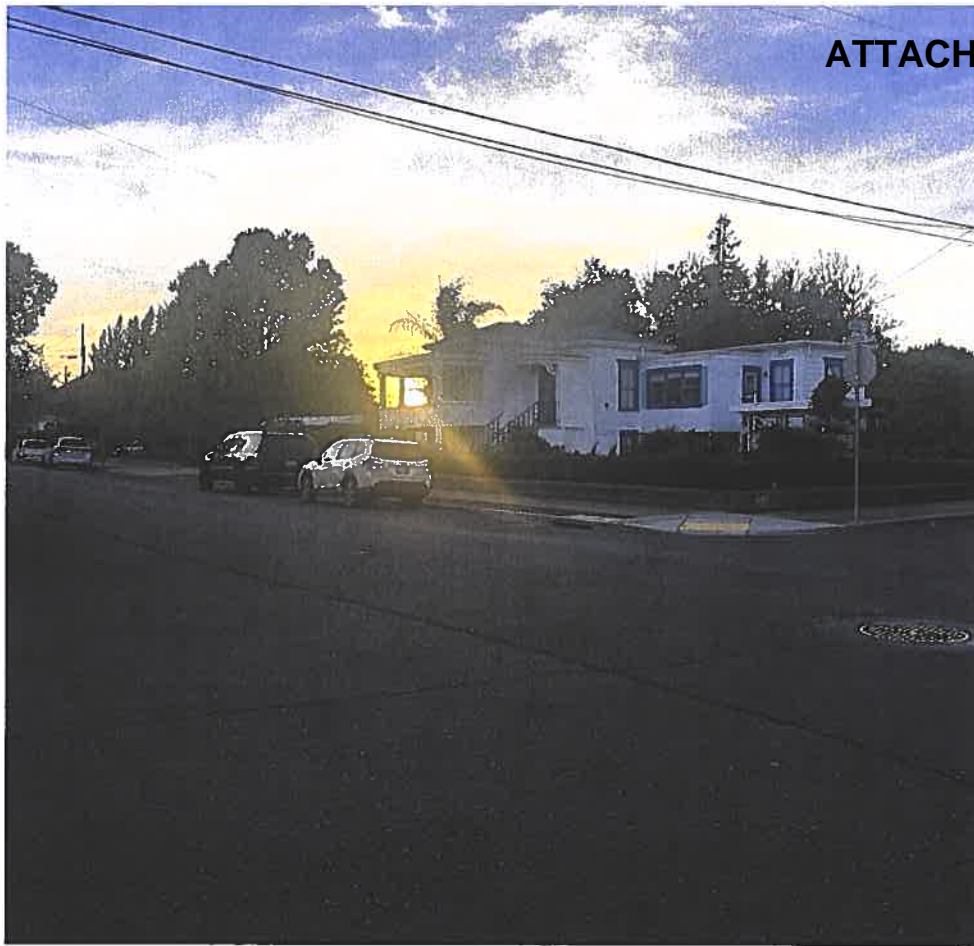
26 mm

0 ev

$f1.6$

1/3300 s





Add a Caption

Wednesday • Sep 28, 2022 • 6:42 PM

Adjust

✓ IMG\_7991

Apple iPhone 12 mini



Wide Camera — 26 mm *f*1.6  
12 MP • 4032 × 3024 • 2.7 MB

ISO 32      26 mm      0 ev      *f*1.6      1/1024 s





Add a Caption

Friday • Sep 30, 2022 • 11:12 AM

Adjust

✓ IMG\_7994

Apple iPhone 12 mini



Wide Camera — 26 mm *f*1.6  
12 MP • 4032 × 3024 • 3.1 MB

ISO 32    26 mm    0 ev    *f*1.6    1/2882 s





Add a Caption

Thursday • Oct 20, 2022 • 1:38 PM

Adjust

 IMG\_8996

Apple iPhone 12 mini



Wide Camera — 26 mm  $f1.6$   
12 MP • 4032 x 3024 • 3.4 MB

ISO 32      26 mm      0 ev       $f1.6$       1/3125 s





Monday • Oct 24, 2022 • 10:47 AM

Adjust

IMG\_9101

Apple iPhone 12 mini



Wide Camera — 26 mm f1.6  
12 MP • 4032 x 3024 • 3.2 MB

ISO 32    26 mm    0 ev    f1.6    1/2747 s





Apple iPhone 12 mini

Wednesday • Oct 26, 2022 • 3:13 PM

Adjust

IMG\_9119

Apple iPhone 12 mini



Wide Camera — 26 mm *f*1.6  
12 MP • 4032 × 3024 • 3.8 MB

ISO 32      26 mm      0 ev      *f*1.6      1/3509 s





Add a Caption

Monday • Oct 31, 2022 • 10:39 AM

Adjust

📁 IMG\_9157

Apple iPhone 12 mini

HEIF

Wide Camera — 26 mm  $f1.6$   
12 MP • 4032 × 3024 • 2.7 MB

ISO 32    26 mm    0 ev     $f1.6$     1/2882 s





Tuesday • Nov 1, 2022 • 11:10 AM

[Adjust](#)

 IMG\_9168

Apple iPhone 12 mini



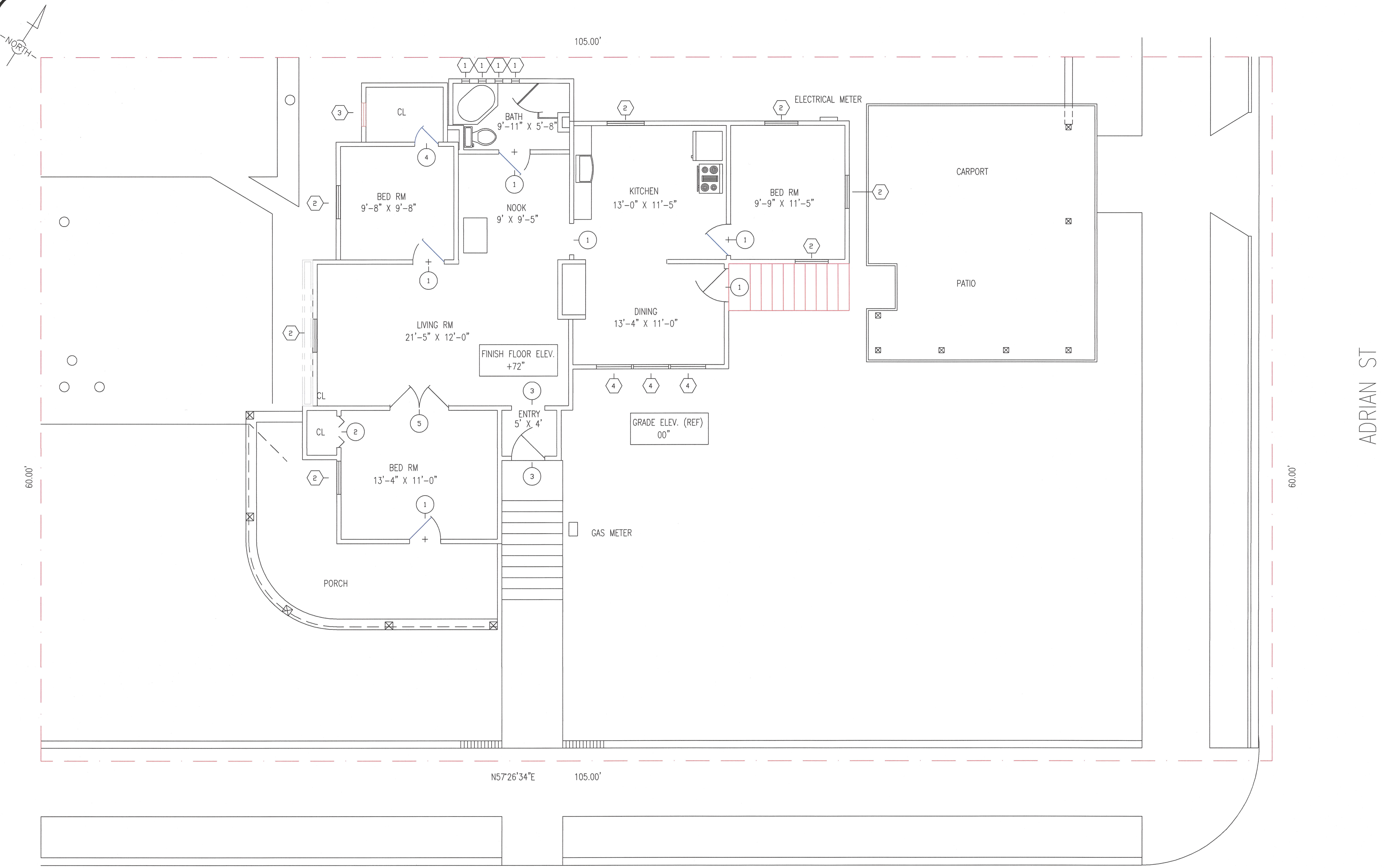
Wide Camera — 26 mm f1.6  
12 MP • 4032 x 3024 • 2.5 MB

ISO 32    26 mm    0.6x    f1.6    1/4 "3.5"



Edit





JACKSON ST.

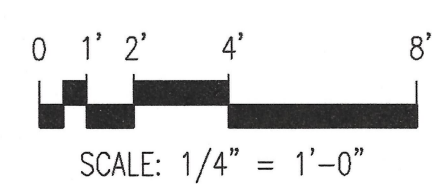
**SITE PLAN**  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE								
SYMBOL	WIDTH	HEIGHT	TYPE	FRAME	SCREEN	GLAZE AREA	VENT AREA	REMARKS
1	EXISTING	32"	80"	SOLID	WOOD	-	-	-
2		32"	80"	-	-	-	-	BI-FOLD
3		34"	80"	-	-	-	-	SLIDER
4		24"	80"	-	-	-	-	-
5		60"	80"	-	-	-	-	DOUBLE

WINDOW SCHEDULE								
SYMBOL	WIDTH	HEIGHT	TYPE	FRAME	SCREEN	GLAZE AREA	VENT AREA	REMARKS
1	4	4	FIXED	WOOD	-	-	-	EXISTING
2	34	89	-	WOOD	-	-	-	EXISTING
3	24	-	-	WOOD	-	-	-	EXISTING
4	42	80	-	WOOD	-	-	-	EXISTING

NOTE: THIS SITE MAP WAS PREPARED FOR FLOOR PLAN AND BUILDING ORIENTATION. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE SITE DATA. INFORMATION WAS PER COUNTY ASSESSORS'S PARCEL MAP, PTN. NAPA RANCHO, TAX AREA CODE 2014, 3-05.

OWNER: ROBERT DEVLIN  
 ADDRESS: 962 JACKSON ST, NAPA, CA 94558  
 ASSESSOR I.D. NO. 003-051-016-000  
 TRA (TAX RATE AREA) 002014  
 CURRENT DOC. NO. 2014R0006151  
 PROPERTY TYPE SFR-SINGLE FAMILY RESIDENTIAL  
 ACRES 0.15  
 LOT SIZE (SqFt) 6457.00  
 BUILDING SQ. FT. 1199  
 YEAR BUILT 1923



General Notes

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1	PROJECT TITLE NAME CHANGED: BED & BREAKFAST PERMIT WAS ACCESSORY DWELING UNIT, ADU	12/26/22
0	ISSUE FOR CONSTRUCTION	-

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Firm Name and Address

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—  
—

DRAFTING:  
 BERTOLUCCI DESIGN DRAFTING & ILLUSTRATION  
 1627 MEEK AVE.  
 707-257-3747  
 CITY OF NAPA BUSINESS LIC. NO.11014586  
 EMAIL: debe@napanet.net

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Project Name and Address

ROBERT DEVLIN — ASSESSOR I.D. #  
 962 JACKSON ST. 003-051-016-000  
 NAPA, CA 94558

**BED & BREAKFAST PERMIT**

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SHT. TITLE: FLOOR PLAN  
SITE PLAN

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2102	
12/12/12	
NOTED	