



May 1, 2018

Mr. Rick Tooker
Community Development
City of Napa
1600 First Street
Napa, CA 94558

RE: Cinedome Master Plan

Dear Mr. Tooker:

On behalf of the Napa Sanitation District, I would like to express my support for the Cinedome Master Plan as it relates to the NapaSan property (APN: 003-144-009). The Master Plan envisions desperately needed housing on the former NapaSan North Napa Pump Station property and the District is supportive of that vision.

After reviewing the draft Cinedome Master Plan, and listening to comments from staff, the public and Commissioners at the Planning Commission meeting on April 19th, the District does have a few requested revisions. The District would like to preserve the commercial and residential option on both Pearl and West Streets. Both Pearl Street and West Street have commercial buildings in the area of the NapaSan property. The Weisman Building is directly across the street and is a three-story building. With a goal of increased density for housing, we request the Master Plan include a height limitation of 45' and allow for commercial spaces on the first floor of both Pearl Street and West Street. Height limitations along Yajome ranging from 25' to 45' with limits on only residential construction is acceptable. Residential construction with a 25' height limit seems appropriate along Clinton Street.

Noting the high cost of developing underground parking for residential properties in the downtown area, and the limitations on building height, the District is supportive of flexible parking alternatives discussed during the April 19th Planning Commission meeting.

Thank you for the opportunity to comment on this important Master Plan.

Sincerely:

Timothy B. Healy
General Manager

Cinedome Master Plan Comments 5-1-18.docx

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