

ATTACHMENT 4

Received by the City
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C Council, Planning Commission,
Planning Secretary*

CLERK OF NAPA
CLERK

2018 OCT 22 AM 11:50

October 6, 2018

Napa City Council

955 School Street

Napa, CA 94559

Dear Council Members;

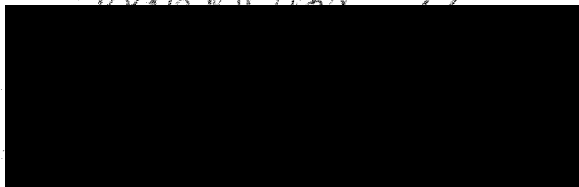
On Thursday evening October 4, 2018 the City Planning Commission approved an Application to build 27 homes at 4455 Linda Vista Avenue in Napa, known as **the Vista Grove Subdivision**. Your Council will be asked to vote on this we assume very soon during one of your upcoming agendas.

One of the unique features of this application is one of the first times that you are applying the affordable housing rules to a new development. While we believe that this feature is unique and may or may not impact the buyers of these new homes, what is not the intension of this process would be the home owners using this "granny unit" or single room rental room as a "bed and breakfast" rental. This is a different type of rental and not in the spirit of the affordable housing feature. It also brings a different type of tenant into the neighborhood, who often are not as respectful of the local neighborhood environment.

As such, we are asking that you condition your approval with language that makes it clear to all sub division purchasers of any of the 27 units that this is not a right and or feature of the conversion right which goes with the parcels so designated.

Regards,

Nelson Daby
Nelson Daby



*Napa City Council
955 School St
Napa, CA 94559*