

VINUM[™] CELLARS

September 11, 2019

Erin Morris, AICP
Planning and Code Enforcement Manager
City of Napa Community Development Department
1600 First Street
Napa, CA 94559

RE: Greenwood Mansion Project
Project Revisions to Address Council Comments
499 Devlin Road

Dear Ms. Morris;

As you are aware, on Tuesday, May 21st, 2019 the Napa City Council considered my request to establish a small café with wine tasting facility within the old Victorian era former residence located in Napa County's airport area industrial park at 499 Devlin Road. My project is subject to review by the City of Napa because it involves an amendment to the County's specific plan to allow the café. The wine tasting component of the project is allowed under specific plan rules.

Council members expressed concern with the operating hours and events component of my proposal, questioning whether they were in keeping with a business park serving use. In response to their concerns as well as comments received from neighbors regarding parking, I have revised the project to address the concerns as follows:

1. The original application proposed 18 and then was redesigned to accommodate 25. We have redesigned it again to accommodate 35 cars.
2. The Café hours will now be Monday – Friday from 6am – 8pm. Additionally, the hours of amplified music will be reduced to 8am – 6pm daily, Monday – Friday.
3. All special events have been eliminated.

I am hopeful that with these changes my project that the City will view my proposal as truly a business area serving use and will offer their support for the proposal. I believe there is tremendous need for a small café to serve businesses within the industrial area, and its operation will not be detrimental to the success of the City of Napa in any manner. I look forward to the City Council's review of my revised project.

Attached are revised draft conditions of approval from Napa County that limit the scope of the project, including incorporation of the changes noted above. Please review and comment. If these changes are acceptable to City Staff, I respectfully request that my revised proposal be forwarded for City Council consideration at your earliest convenience. Please contact me if you have any question or comments.

Sincerely,



Richard Bruno
President
Vinum Cellars
499 Devlin Rd.
Napa, CA 94114
707-254-8313