



Staff Reports

File #: 199-2020, **Version:** 1

To: Honorable Mayor and Members of City Council
From: Vincent Smith, Community Development Director
Prepared By: Carlyce Banayat, Imaging Clerk

TITLE:

Thomas Earl House Bed and Breakfast

RECOMMENDED ACTION:

Approve the second reading and final passage, and adopt an ordinance approving a Planned Development Overlay District (PD-39) establishing the development standards for the Thomas Earl House located at 1221 Seminary Street and determining that the actions authorized by this ordinance are exempt from CEQA.

DISCUSSION:

This is the Second Reading and Final Adoption of an ordinance approving a Planned Development Overlay District (PD-39) establishing the development standards for the Thomas Earl House located at 1221 Seminary Street and determining that the actions authorized by this ordinance are exempt from CEQA. The introduction and First Reading was held at the Regular City Council meeting on June 16, 2020. If approved the Ordinance will become effective thirty days following adoption.

FINANCIAL IMPACTS:

If the project is approved and constructed, Staff anticipates that it could bring in additional General Fund Transient Occupancy Tax revenue for the City.

CEQA:

At their regular meeting on June 16, 2020, City Council determined that the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with the following Section 15301 of the CEQA Guidelines (Categorical Exemptions; Class 1) which exempts minor alterations to existing residential structures, including additions that do not exceed 50 percent of the floor area of the structure before the addition, or 2500 square feet, whichever is less; Section 15303 (Categorical Exemptions; Class 3) which exempts in urbanized areas buildings not exceeding 10,000 square feet in floor area on sites zoned for such use; and Section 15331 (Categorical Exemptions; Class 31), which exempts interior and exterior alterations to existing structures and additions to existing structures, and the rehabilitation of historic resources which are consistent with the Secretary of the interior's Standards for the Treatment of Historic Property.

DOCUMENTS ATTACHED:

ATCH 1 - Ordinance with EXS A and B
EX A - PD-39 Development Standards

EX B - Planned Development Overlay (PD-39)

NOTIFICATION:

Notice of the scheduled public hearing was provided on June 2, 2020 by US Postal Service to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was also published in the Napa Valley Register on June 5, 2020 and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this report and the associated attachments in advance of the public hearing on the project.