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A Commitment to Service

FILE # \_\_\_\_\_

**NAPA COUNTY**  
**PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**  
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
TYPE OF APPLICATION: \_\_\_\_\_ Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_

TO BE COMPLETED BY APPLICANT

PROJECT NAME: \_\_\_\_\_ Reza Namini Single Family Home 1037 Headlands Drive \_\_\_\_\_

Assessor's Parcel #: APN 019-482-003 Existing Parcel Size: 15903 FT2 Site

Address/Location: 1037 Headlands Drive Napa CA 94558 \_\_\_\_\_  
No. Street City State Zip

Property Owner's Name: Reza Reza Namini \_\_\_\_\_ Mailing

Address: P.O. Box 6804 San Mateo CA 94 \_\_\_\_\_  
No. Street City State Zip

Telephone #: (650) 464-1390 Fax #: ( ) N/A E-Mail: rnamini@outlook.com

Applicant's Name: Reza Namini 94403

Mailing Address: P.O. Box 6804 San Mateo CA 94403 \_\_\_\_\_  
No. Street City State Zip

Telephone #: (650) 464-1390 Fax #: ( ) N/A E-Mail: Rnamini@outlook.com

Status of Applicant's Interest in Property: owner

Representative Name: Stephen M. Samuel PE

Mailing Address: 1832 Stone Av. San Jose CA 95125 \_\_\_\_\_  
No. Street City State Zip

Telephone # (408) 781 3955 Fax #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

[Signature] 6/22/2022 [Signature] 6/22/2022  
Signature of Property Owner Date Signature of Applicant Date  
Reza Namini Reza Namini  
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Total Fees: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.



Applicant

6-22-22

Date

Property Owner (if other than Applicant)

1037 Headlands Drive, Napa CA

Project Identification



Dear City of napa,

Thank you in advance for your consideration of an urgent matter. That matter – the variance required for the existing building at 1037 Headlands Drive. Due to a number of factors including, the shape of the plot which is on a curved street, a missing monument, a foundation contractor that was irresponsible and subsequently walked off the job and other coincidental mitigating factors, I regret to inform you that a permit was granted and a building has been constructed. As shown, a corner of the building encroaches over the setback line. The average amount of the encroachment is about 2.5 feet. Everyone including Napa inspectors missed the encroachment and the building was built. In order to cut the corner of the building off it will take an inordinate amount of resources that are not available. The home owner has already spent an outsized amount of money getting the building built and has had many hardships. These include, huge delays in the project schedule due in part to COVID, the foundation contractor leaving without finishing, a framing contractor who nefariously took money and didn't finish the job, and an electrical contractor who did the same thing.

The homeowner is 62 years of age and is unemployed. His family of three kids is being supported by the income from his wife who is forced by economic times to work two jobs. He is now financially at risk. He has suffered through this project due to the numerous delays and hardships. Reza's health is at risk. The anxiety of this project has caused a situation that is being handled with anxiety medication. Much of the expenses have been financed with temporary lending. Reza needs to complete the building so that the expenses can be put on a permanent loan. If the building is not brought to a certain level of completion this will not be possible and the homeowner will most certainly go bankrupt. The building may sit unfinished for an extended period. This will not serve anyone.

We desperately request that a slight variance be granted so the building can be finished as soon as possible. Should the variance be granted, there will be absolutely no negative impact to the surrounding community. In fact, the variance will allow the homeowner to move forward as fast as possible to remove the eyesore that is a half-built building.

I the engineer of record on this project have spent many pro-bono hours on the project making up for some of these hardships. I plead that the city of Napa be as benevolent as possible, within the confines of public safety, to help grant this slight variance before the homeowner suffers irreparable damage.

Thank you in advance for your immediate attention to this matter.

Sincerely,

Stephen M, Samuel PE



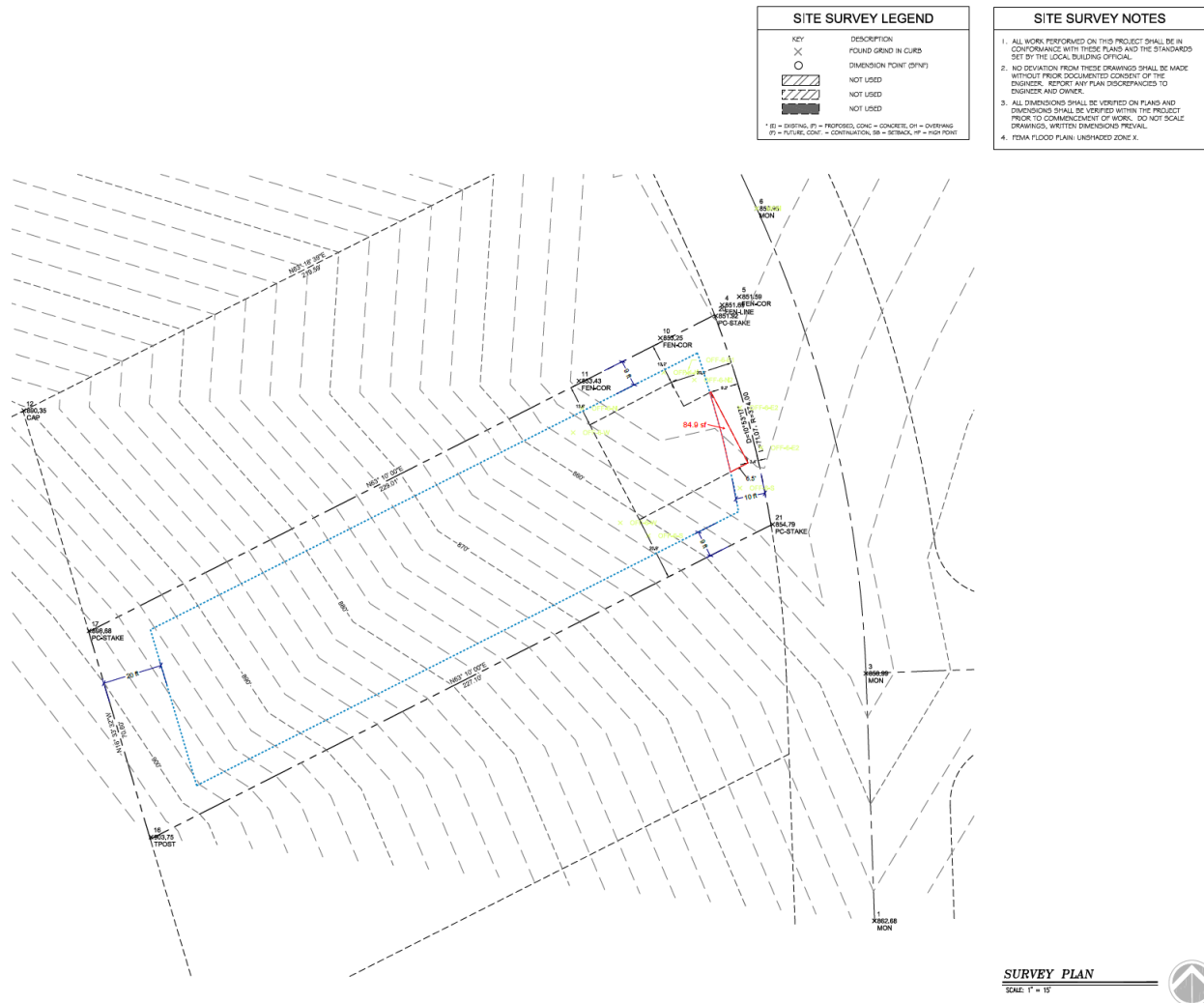
Parity Analysis 1037 Headlands Drive Variance 8-18-22				
Item	Division	Cost per unit	Number of items	Total
Demolition of front of existing structure	Demolition contractor	5200	1	5200
Foundation Excavation	Foundation installer	7500	1	7500
Design Engineering	Design Visionaries and structural engineering company	8500	1	8500
Roof redo	Roofing	16952	1	16952
Disposal of material	Garbage and waste	1200	1	1200
Framing	Framing contractor	5185	1	5185
Uninstall and install windows	Carpentry	5100	1	5100
Electrical	Electrical contractor	2500	1	2500
Foundation re-build	Foundation installer	25000	1	25000
Increased finance costs	Banking	1200	1	1200
Increased insurance payments	Insurance company	600	1	600
Variance cost*	Napa County	6100	1	6100
Survey cost*	Napa County	1800	1	1800
Estimated reduction in property value	This is an alternative to moving the entire house	36000	1	36000
<b>Total</b>				<b>122837</b>
<b>* Costs already paid</b>				
Notes	The assumption of this parity analysis is that we are forced to cut off the front portion of the building that has already been built.			



*Stephen M. Samuel*  
STEPHEN M. SAMUEL

# V2 Project Narrative: Request for Variance for 1037 Headlands Drive Napa CA 94558

APN 019-482-003



Applicant: Reza Namini

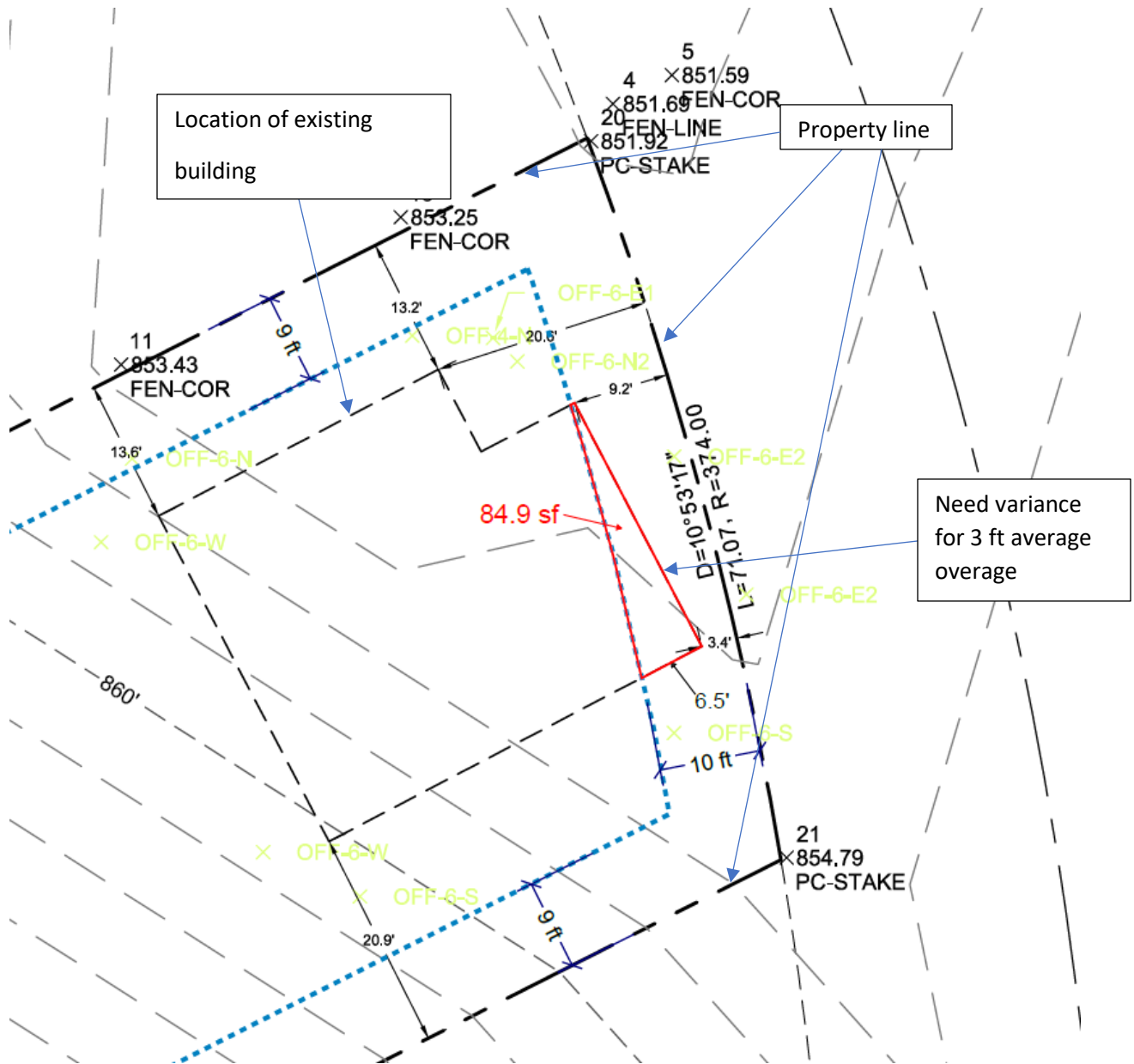
Engineer: Stephen M. Samuel PE

Date: 8-29-22



## Narrative

Due to exceptional circumstances that exist on the property known as 1037 Headlands Dr. we are requesting a slight variance be granted. The nature of the problem is that the front of the house encroaches on the set back lines in the South East corner by the amount shown in the diagram drawn in a recent survey. The maximum amount is approximately 6' 5". The average amount is 3'3". The full survey and site plan are attached to this variance package.



Magnified view of a recent survey