



## Community Development

March 14, 2022

Sara Southam  
VY Riverfront, LLC  
530 Bush Street, Suite 801  
San Francisco, CA 94108

*via email to [ssoutham@westinnapa.com](mailto:ssoutham@westinnapa.com)*

RE: PL22-0008 - WESTIN VERASA HOTEL ADDITION EXTENSION - 1274 MCKINSTRY STREET  
(APN: 044-250-035)

Dear Ms. Southam,

The Planning Division has determined your application for a two year extension to the previously approved Design Review and Use Permit applications to authorize a 32 room expansion of the Westin Verasa Hotel on the vacant parcel located at 1274 McKinstry Street (File PL17-0134) which were originally approved by the City Council on February 18, 2020 by Resolution R2020-026 (collectively, "Permits"). Staff has determined that the application is complete and that the potential environmental effects of the project were adequately analyzed consistent with CEQA Guidelines Section 15183 by the Environmental Checklist for the Project dated November 15, 2019 and the Certified Downtown Napa Specific Plan (DNSP Final Environmental Impact Report; State Clearing House No. 2010042043), that the Project would not have any project-specific significant effects which are peculiar to the project or its site, and therefore the Project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. The City Council also determined that the potential environmental effects fell within the scope of the DNSP EIR as documented in the Environmental Checklist, pursuant to CEQA Guidelines Section 15168.

Pursuant to Napa Municipal Code ("NMC") Section 17.68.130, the Permits may be extended in accordance with NMC Section 17.68.140 if the application for extension is made prior to expiration, and the extension is supported by the findings required for the issuance of the original Permits. Your application was timely submitted, no changes are proposed to the project, and the City regulations and policies applicable to the project have not changed since the time of its original approval. Therefore, the extension of the Permits is supported by the findings made by the City for the original approvals.

In addition, the criteria in NMC Section 17.68.140(B)(1) are satisfied because the application merely requests an extension of time and does not propose any changes to the project. Therefore, the extension does not add any new uses, increase the density or enlarge the

structures; the extension is consistent with the intent and spirit of the original approval; the extension would not result in any violations of the NMC or state law; and the extension will not create any new significant adverse environmental effects. As such, the Planning Division has approved your application to extend the Permits for the Westin Verasa Hotel Addition, subject to the previously approved conditions from Resolution R2020-062 and updated conditions contained herein:

CONDITIONS:

1. This Extension authorizes the Westin Verasa Hotel Addition's Use Permit and Design Review Permit for two years beyond the original expiration date (February 18, 2022) and shall remain valid until **February 18, 2024**.
2. The Applicant shall comply with all of the conditions from the previously approved "Westin Verasa Hotel Addition", Use Permit and Design Review Permit Resolution No. R2020-026, except as amended by this two year extension.

City General Conditions:

3. This Use Permit and Design Review Permit Extension approval shall expire 2 years from the effective date of approval, unless the use has commenced before the expiration date or an extension is secured by the Planning Division prior to the expiration date.
4. Approval of this permit will be effective, provided no appeals are received within 10 calendar days of this Administrative Permit Approval. This action is subject to all other City requirements. Appeals must be filed prior to 5:00 p.m. on March 24, 2022. If you have any questions regarding this action, or need any additional information, please contact me at (707) 257-9530.

Sincerely,



Michael Allen  
Acting Planning Manager