



## Community Development

May 17, 2022

Joe Mani  
Mani Brothers  
9200 W. Sunset Boulevard #555  
West Hollywood, CA 90069

via email to [mail@manibrothers.com](mailto:mail@manibrothers.com)  
[jwallace@jaywallaceassociates.com](mailto:jwallace@jaywallaceassociates.com)

RE: PL22-0044 - EMBASSY SUITES HOTEL ADDITION EXTENSION - 1075 CALIFORNIA  
BOULEVARD (APN: 002-200-001, 002-141-002)

Dear Mr. Mani,

The Planning Division has determined your application for a two year extension to the previously approved Design Review Permit and Use Permit to authorize a stand-alone 42,632 square foot, 54 room hotel addition on the vacant southern area of the Embassy Suites hotel site at 1075 California Boulevard (File PL16-0144) which was originally approved by the City Council on April 21, 2020 by Resolution R2020-053 and PD Ordinance O2020-006 (collectively, "Permits"). Staff has determined that the application is complete and is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 of the CEQA Guidelines.

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 Embassy Suites Hotel Addition, subject to the previously approved conditions from Resolution R2020-053 (PD Ordinance O2020-006 does not have a set expiration and therefore does not require an extension) subject to the following:

CONDITIONS:

1. This Extension authorizes the Embassy Suites Hotel Addition, Design Review Permit and Use Permit for two years beyond the original expiration date (April 21, 2022) and shall remain valid until **April 21, 2024**.
2. The Applicant shall comply with all of the conditions from the previously approved "Embassy Suites Hotel Addition" Design Review Permit, Use Permit Resolution No. R2020-053 and Planned Development Ordinance O2020-006 except as amended by this two year extension.

City General Conditions:

3. This Design Review Permit and Use 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 May 27, 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