

RESOLUTION NO. R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A CERTIFICATE OF APPROPRIATENESS AUTHORIZING MAJOR ALTERATIONS AND THE PRESERVATION OF THE FRANKLIN STATION POST OFFICE BUILDING, WHICH IS IDENTIFIED AS A NATIONAL REGISTER PROPERTY AND A LOCAL LANDMARK, LOCATED AT 1351 SECOND STREET (APN: 003-208-001) AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION.

WHEREAS, James Keller (the “Applicant”) submitted an application for multiple entitlements (PL25-0068), including a Development Agreement, a Zoning Amendment amending the Planned Development Overlay (PD-37) District, a Tentative Parcel Map, a Certificate of Appropriateness, and a Design Review Permit, and related approvals (collectively, the “Project”), to provide for the redevelopment of an approximately 1.44-acre property, including two new buildings and the preservation of the Franklin Station Post Office building at 1251/1351 Second Street, 820 Randolph Street, and 801/809 Coombs Street Unit A, B, C, & D (APNs: 003-212-001, 003-208-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024) (the “Project Site”); and

WHEREAS, the Certificate of Appropriateness, pursuant to Napa Municipal Code Section 15.52.070, authorizes major alterations and the preservation of the Franklin Station Post Office building, which is identified as a National Register Property and a Local Landmark, which facilitates the rehabilitation and adaptive reuse of the historic building as a five-story upper-upscale hotel with 94 hotel rooms and other amenities, including a rooftop café and bar, restaurant, and event and meeting spaces (APN: 003-208-001) (collectively, the “Post Office Redevelopment”); and

WHEREAS, the Application was deemed complete by Staff on February 27, 2026, as the Applicant had submitted all required submittal materials for review; and

WHEREAS, on November 13, 2018, the City Council adopted Resolution 2018-134, adopting the revised Downtown Napa Historic Design Guidelines for the Post Office building (“Historic Design Guidelines”), which were prepared in accordance with the Standards; and

WHEREAS, PD-37 permits up to 120 hotel rooms; up to 40 For-Sale Hotel Units; hotel rooms may be included within the Mixed-Use building as lock offs and a maximum of 12 For-Sale Hotel Units may be constructed within the Post Office building as long as the total rooms and units for the project do not exceed 120 hotel rooms and 40 For-Sale Hotel Units; and

ATTACHMENT 5

WHEREAS, the Cultural Heritage Commission of the City of Napa, State of California, held a duly-noticed public hearing on July 9, 2026, where it considered all written and oral testimony submitted to it relating to the Project including a presentation by Staff; and

WHEREAS, on July 21, 2026, the City Council of the City of Napa held a duly-noticed public hearing on the Project where it considered all information related to the Project as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings; and

WHEREAS, on July 21, 2026, the City Council approved Resolution R2026-_____ finding, that, based on the whole record before it, including the Section 15168 Analysis and Addendum and Project MMRP, the administrative record, and all other written and oral evidence, all environmental impacts of the Project are either less than significant or can be mitigated to a level of less than significant under the mitigation measures outlined in the Section 15168 Analysis and Addendum and Project MMRP. Alternatively, the Council found that the Project is exempt from CEQA under CEQA Guidelines section 15332 and none of the exceptions in CEQA Guidelines section 15300.2 have application. The Council adopted the Section 15168 Analysis and Addendum and adopted the MMRP previously adopted for the DNSP EIR as it pertains to the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

Section 2. The City Council hereby determines, based on, and consistent with, its actions in Resolution R2026-_____, that the potential environmental effects of the actions authorized by this Resolution were adequately identified, analyzed, and addressed in the DNSP EIR and that no further environmental review is required for the Project, including the Planned Development Overlay District, as documented in the Section 15168 Analysis and Addendum and Project MMRP, as provided in **Attachment 11**, and alternatively, that the Project is exempt from CEQA under CEQA Guidelines section 15332 and none of the exceptions in CEQA Guidelines section 15300.2 have application. The City Council further directs staff to prepare, execute, and file a Notice of Determination, and, as to the CEQA Guidelines section 15332 categorical exemption, a Notice of Exemption with the County Clerk's office and the Office of Planning and Research within five (5) working days of approval of this Resolution.

Section 3. LOCATION AND CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 1600 First Street, Napa, CA 94559. The custodian for these records is the Planning Division. This information is provided in compliance with Public Resources Code Section 21081.6.

Section 4. Indemnification. To the fullest extent permitted by law, Applicant shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Franklin Station II Project, including but not limited to, the approval of the zoning actions, discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, or any alleged failure to act as required by law, and (ii) Applicant's construction, operation, use, or related activity under the Project. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. Applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Applicant shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.

Section 5. The City Council hereby approves a Certificate of Appropriateness consistent with **Attachment 8, Certificate of Appropriateness Plans**, and **Attachment 7, Project Plans**, and as described in the Staff Report and associated attachments for Agenda item 16.A. of the July 21, 2026, City Council Meeting and makes the following findings in support of approval:

- A. *The project preserves, enhances or restores the exterior architectural features of the local landmark.*

The Project preserves, enhances, and restores the exterior architectural features of the Franklin Station Post Office by retaining the historically significant front portion of the building to the depth of the existing interior lobby and protecting or reconstructing all identified character defining exterior elements. These features include the projected central bay with recessed wings, the original masonry massing, terracotta capitals and cornice elements, decorative brick and terracotta panels, Art Deco eagle panels, bronze and milk glass urn lights, steel sash windows, and the granite entry stairs, plinths, railings, and cornerstone. All historic exterior materials will either be protected in place or carefully removed, documented, salvaged, and reinstalled, with replacement in kind used where necessary due to earthquake related damage. The required treatment measures will be incorporated as conditions of approval to ensure that the work is carried out in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- B. The project will not result in a substantial adverse change to the integrity of the local landmark or its major exterior character-defining features.*

The Project would not result in a substantial adverse change to the integrity of the Franklin Station Post Office because the design retains the full depth of the historic front portion of the building and preserves all major exterior character defining features, including the projected central bay, recessed flanking wings, original masonry massing, terracotta capitals and cornice elements, decorative brick and terracotta panels, Art Deco eagle panels, steel sash windows, bronze and milk glass urn lights, and the granite entry stairs and railings. The new construction is intentionally stepped back behind the historic structure, uses materials and colors that visually recede, and incorporates glazing strategies that allow the historic facade to remain the dominant visual element along Second Street, ensuring that additions are compatible in scale and character without obscuring or damaging the landmark's significant exterior features. All identified historic exterior materials will be protected in place or salvaged, documented, and reinstalled, with replacement in kind used where structural damage necessitates reconstruction, ensuring the building's historic integrity is maintained.

- C. The project will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the local landmark.*

The Project will not adversely affect the special character or historic, architectural, or aesthetic value of the Franklin Station Post Office because the design retains and restores all major exterior character defining features identified in the National Register nomination, including the building's symmetrical front massing, terracotta ornament, decorative brickwork, steel sash windows, Art Deco eagle panels, and granite entry elements.

The new construction is intentionally stepped back and centered behind the Post Office to preserve the landmark's simple geometric form and ensure the historic facade remains the dominant visual element along Second Street. The materials, colors, and detailing of the new building, including the use of brick, bronze toned metal, recessed glazing, and darker upper story treatments, are compatible with but clearly differentiated from the historic structure, consistent with the Secretary of the Interior's Standards. These massing, siting, and material choices ensure that the Project respects the landmark's architectural significance and maintains its historic presence, avoiding any adverse effects on the qualities that make the building an important Art Deco civic resource in Downtown Napa.

- D. The project is consistent with the applicable Secretary of the Interior's Standards.*

The Project is consistent with the Secretary of the Interior's Standards for Rehabilitation because it preserves the historic character of the Franklin Station Post Office in accordance with Standards 1, 2, and 5, which call for retention of distinctive materials, features, and spatial relationships. The Project repairs historic exterior elements where feasible and replaces only those features

irreparably damaged by the earthquake, following the matching requirements in Standard 6. New construction is located behind the historic building and uses stepped back massing, compatible but contemporary materials, and a design that keeps the historic facade visually prominent, which is consistent with the compatibility and reversibility principles in Standards 9 and 10.

As confirmed in **Attachment 8, Certificate of Appropriateness Plans**, prepared by Mark Hulbert, the Standards require that historic buildings be preserved and repaired while permitting compatible alterations and additions, and the Project satisfies these requirements by retaining and enhancing the building's character defining features and allowing the continued use of the historic structure without diminishing its integrity.

E. The project is consistent with applicable historic design guidelines.

The Project is consistent with the applicable historic design guidelines, pursuant to Appendix G of the Downtown Napa Specific Plan because it preserves all major exterior character-defining features identified for the Franklin Station Post Office, including the simple geometric massing with a projected central bay flanked by recessed wings, the terracotta capitals and ornament, decorative brickwork, the terracotta eagle panels, the bronze and milk glass urn light fixtures, the monolithic steel sash windows, and the granite entry elements. The design responds directly to the guidelines by maintaining the historic form of the building, stepping new construction back so the Post Office remains visually prominent along Second Street, and using compatible materials such as brick and bronze toned metal that complement but do not imitate the historic fabric.

The guidelines for additions and new construction are satisfied because the new hotel massing is centered behind the historic building, uses contemporary glazing and darker finishes to visually recede, and avoids creating a contrived historic appearance. The Project incorporates high quality detailing and avoids harmful treatments or removal of brick and terracotta elements, consistent with the direction to protect and repair historic materials. Together, the preservation treatments and compatible design approach ensure that the project aligns with the historic design guidelines applicable to the Franklin Station Post Office.

F. The project will not negatively impact the integrity of a cultural landscape through alteration of spatial organization, landscape features, circulation patterns, or small scale features that are character defining features of the resource.

The Project would not negatively impact the integrity of the cultural landscape because the primary spatial relationships that define the Franklin Station Post Office's setting remain unchanged. The approach from Second Street, the building's central bay and recessed wings, and the overall massing that gives the landmark its civic presence is preserved and remain the organizing features of the site. The new construction is set behind the historic structure and uses placement

ATTACHMENT 5

and massing that avoid altering or overshadowing these long-established spatial patterns.

The interior lobby sequence, including the raised plaster ceiling, terrazzo flooring, marble wainscoting, and decorative plasterwork, is retained and restored so that the historic circulation pattern and character defining features continue to be understood.

Section 6. The City Council's approval of the Certificate of Appropriateness is subject to the Conditions of Approval contained within **Exhibit A** of this Resolution.

Section 7. This Resolution shall become effective upon adoption; provided however, that this Resolution shall not become operative unless and until Ordinance ____, related to PD-37, becomes effective. If Ordinance ____ is not adopted, is held invalid or unconstitutional by a final decision of a court of competent jurisdiction, or otherwise fails to become effective for any reason, then this Resolution shall be null and void and shall have no further force or effect.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the 21st day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney