

RESOLUTION R2024-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A SECOND, TWO-YEAR EXTENSION OF THE USE PERMIT AND DESIGN REVIEW PERMIT APPROVING AN APPROXIMATELY 47,768 SQUARE FOOT, 32-ROOM, DETACHED HOTEL ADDITION TO THE EXISTING WESTIN HOTEL LOCATED AT 1274 MCKINSTRY STREET AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, on February 12, 2024, VY Riverfront LLC (the “Applicant”) submitted an application for a second two-year extension for the previously approved Use Permit and Design Review Permit to construct a detached 47,768 square foot, three (3) story, 32 room hotel expansion on the 0.53-acre vacant parcel immediately south of the existing Westin Verasa Hotel at 1274 McKinstry Street (the “Project”) (APN 044-250-035); and

WHEREAS, the application for the second extension was filed prior to the expiration of the Use Permit and Design Review Permit; and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on June 6, 2024, and has recommended approval of the subject application; and

WHEREAS, the City Council of the City of Napa, State of California, held a noticed public hearing on July 16, 2024 on the subject application, where it considered all written and oral testimony submitted to it including a presentation by Staff.

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 the CEQA Guidelines Section 15183, 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 second two year extension of the Use Permit and Design Review Permit for 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 determines that the

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potential environmental effects of the actions authorized by this Resolution fall within the scope of the DNSP EIR as documented in the Environmental Checklist, pursuant to CEQA Guidelines Section 15168; and

Section 3. The City Council hereby finds that neither the proposed project nor the circumstances upon which the approval of the original Use Permit and Design Review Permit were based have substantially changed and that the findings to support the approval of the original Use Permit and original Design Review Permit made for the Westin Verasa Hotel Addition Project in Resolution No. R2020-026 still apply to this project and adequately support the requested extension of the approvals.

Section 4. The City Council hereby approves a second two-year extension of the Use Permit and Design Review Permit for the Westin Verasa Hotel Addition Project to July 17, 2026. This extension is granted subject to compliance with the conditions of approval contained in Resolution No. R2020-026, except as modified herein.

Section 5. This Resolution shall take effect immediately.

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 16th day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to form:

Sabrina S. Wolfson
Interim City Attorney