



Community Development Department – Planning Division
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PLANNING COMMISSION STAFF REPORT FEBRUARY 6, 2020

AGENDA ITEM 7.A File No. PL16-0144 – **EMBASSY SUITES ADDITION**

I. GENERAL INFORMATION

PROJECT SUMMARY: Design Review Permit, Use Permit, and Planned Development Overlay for a detached 53,720 square foot, 4 story, 54 room hotel addition on the Embassy Suites hotel site

LOCATION OF PROPERTY: 1075 California Boulevard and 2420 First Street
APN's: 002-200-001, 002-141-002

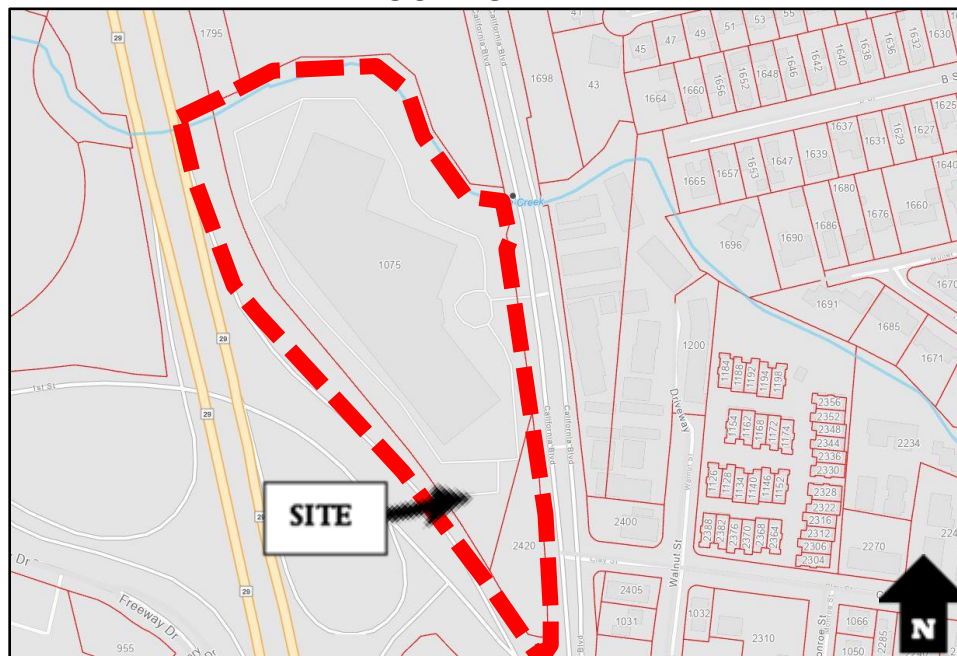
GENERAL PLAN: Tourist Commercial (TC-484)

ZONING: Tourist Commercial (CT), Floodplain Management Overlay

APPLICANT/PROPERTY OWNER: Mani NVR Napa (DE) Phone: (425) 279-3700
9200 Sunset Boulevard, Suite 555
West Hollywood, CA 90069

STAFF PLANNER: Michael Allen, Senior Planner Phone: (707) 257-9530

LOCATION MAP



II. PROJECT DESCRIPTION

The Applicant, Mani NVR Napa (DE), requests approval of a Design Review Permit, Use Permit and Planned Development Overlay to construct a new detached 53,720 square foot, 4 story, 54 room hotel addition on the Embassy Suites hotel site. The 54-hotel room addition includes a 1,520 square foot restaurant, a 4,290 square foot open air terrace and a 1,270 square foot lounge. The Applicant also proposes stacked parking to accommodate the parking intensification from the additional rooms. The Planned Development Overlay is requested to accommodate the increased height needed for the rooftop pool's accessory uses.

The project includes the following applications:

1. Design Review Permit for a new non-residential structure;
2. Use Permit to authorize a detached 54-room hotel expansion; and
3. Planned Development Overlay for an increased maximum building height

FIGURE 1 – PROPOSED HOTEL ADDITION



III. CONTEXT AND BACKGROUND

The Embassy Suites Hotel is on the northwest corner of California Boulevard and First Street adjacent to Highway 29 and First Street at the gateway to the downtown area. Surrounding uses include Highway 29 to the west, a mix of residential, commercial and tourist commercial to the south, single family residential to the east. Napa Creek is located directly north of the project site. Across the creek further to the north is a vacant parcel which has been approved for a residential condominium project and older single-family residences. In 1984, the existing hotel (then called the Granada Royale II) was approved by Use Permit UP83-172. The hotel contains 211 rooms, a 2,255-square foot restaurant, and a 7,940 square feet conference facility. In 2001, a 33,500-square foot hotel addition containing 36 rooms was approved by Use Permit UP01-138. This building addition was to be built on the same location as the currently proposed addition using a similar triangular

design. However, the project was never constructed and that use permit expired. Recently, a 4,045-square foot addition to the conference facility was approved by Administrative Permit (PL18-0013), however the hotel addition project proposes parking improvements that conflict with the conference facility addition. Therefore, if the project is approved, the project approvals will supersede the previously approved conference facility addition permit. In addition to the existing 211 room hotel, the remainder of the property is landscaped with lawn and trees including a parking lot.

IV. ANALYSIS

A. GENERAL PLAN

The property is located within the TC-484, Tourist Commercial which provides for tourist oriented commercial retail and services such as destination-resort hotels, motels, and their recreational amenities such as spas and conference centers. The existing use of the site as a hotel, conference center and restaurant provide lodging, spa services including conference facilities for tourists as well as for Napa residents and their families. Staff believes the proposed new building containing 54 rooms is consistent with the existing development in the area. Staff has determined that the proposal is consistent with the General Plan and the Tourist Commercial designation and following goals:

General Plan Goal LU-5 encourages attractive, well-located commercial development to serve the needs of Napa residents, workers and visitors. The hotel addition makes efficient use of the vacant, triangular portion of the hotel site. It proposes additional lodging facilities to an existing hotel at a conveniently accessed site from Highway 29, and within close proximity to the Downtown area. The new building appears to be of a high-quality design and adds additional parking to meet requirements. The proposal complies with the goal of the General Plan.

Economic Development Policy ED-4.1 states the City shall continue to promote the city of Napa as a visitor destination and to develop stronger links to regional and national tourist markets. As submitted, the proposal adds additional rooms in support of the goal and provides additional lodging for visitors.

Economic Development Policy ED-4.4 encourages projects that promote and facilitate hotel development within the city limits. The City's hotel development strategy shall encompass a variety of lodging types to meet the needs of the diverse visitor market attracted to the Napa Valley. The City should specifically promote hotel development that includes meeting facilities for small conferences. The project as proposed complies with the policy as it proposes new lodging on an existing hotel site and provides additional rooms and amenities. The existing hotel contains meeting facilities and further complies with the policy.

B. ZONING

The property is located within the Tourist Commercial (CT) District which provides for uses oriented toward tourists and other visitors to the community. The district encourages hotels and motels and their related amenities and recreational facilities. This district also includes community and visitor-serving retail commercial, entertainment, restaurants, service

stations and similar compatible uses. The existing hotel was approved by a Use Permit (UP83-172) in 1984. The proposed hotel addition is consistent with the CT districts' intent of providing visitor accommodations. Similarly, because the proposed addition would increase the original number of rooms approved in the original Use Permit, a Use Permit is required for the expansion. The proposal is also consistent with the property development standards of the CT Zoning District with the exception of the height, as illustrated in the table below. The Applicant requests a Planned Development Overlay District to allow for a greater height than that allowed by the development standards.

TABLE 1 – CT PROPERTY DEVELOPMENT STANDARDS

Development Standards	CT District	Project Proposed
Floor Area Ratio (FAR)%	0.7	0.6
Building Height	40 feet	47.5 feet
Front Setback (feet)	30 feet	31 feet
Side Yard (feet)	N/A	95 feet
Rear Yard (feet)	N/A	19.5 feet

With the exception of the height, the proposal complies with the CT development standards. It should be noted that the primary hotel structure is 36 feet, 6 inches which is 3 feet, 6 inches below the CT maximum height. Only the rooftop pools' ancillary service areas (restrooms, food and beverage service area) totaling 336 square feet, exceed the maximum height by 7 feet, 6 inches. The request for a Planned Development Overlay district is further discussed in Section F of this report.

C. PARKING

Napa Municipal Code (NMC) Section 17.54.040 establishes parking requirements for commercial developments. The parking demand for the existing 211 room hotel and conference facilities have been accommodated by the existing 299 space onsite parking lot. The proposed addition would necessitate the removal of 38 parking spaces leaving 261 spaces. The Applicant proposes a combination of parking methods including the 261 remaining surface spaces, 8 new spaces, 27 permanent valet (surface) spaces, and 30 temporary valet spaces. Thirty-one mechanized stacked parking lifts that can accommodate one and two cars above the ground parking space have been proposed to increase the parking count by 41 for a total of 367 spaces. These lifts would be located at the northern-most portion of the site which is least visible from any public areas.

NMC Chapter 17.54 requires hotels to provide 1 space per sleeping room plus 1 space for the manager and 1 space for every 2 employees (full or part time), plus if the hotel has convention, banquet, restaurant or meeting facilities, parking shall be provided in addition to the hotel requirement, as determined by Planning Commission, based on a parking study provided by the Applicant and acceptable to the City.

The following is a calculation using the parking requirements for each of the hotel uses as though each use were "stand-alone" (existing and proposed additions combined) which due to the Municipal Code requirements for conference facilities calculates on the high side:

TABLE 2 – REQUIRED PARKING VS. PROVIDED PARKING

Parking Requirements	
1 space per sleeping room	265 spaces
1 space for manager	1 space
1 space for every 2 employees (130/ 2)	65 spaces
2,255 sq. ft. restaurant @ 1 / 100 sq. ft.	22 spaces
16,659 sq. ft. conference facility @ 1 space per 30 sq. ft. assembly area	555 spaces
TOTAL REQUIRED (without parking study)	908
TOTAL PROVIDED	367

The Parking Ordinance does not account for the typical instances of cross-use of facilities, (i.e. the restaurant or conference facilities are open to the public, but their primary use is by hotel guests) which is why the Municipal Code allows submittal of a parking study to examine shared uses and the hotel's typical occupancy.

A Traffic Impact Study which includes a Parking Supply and Demand Analysis prepared by W-Trans Group, January 27, 2020 (Attachment 4), was prepared to determine the expected maximum parking demand for the hotel with the addition and the ability of the proposed on-site parking to accommodate this demand. The parking analysis concludes that on a Friday or Saturday during peak tourist season, the parking demand for the hotel, with the proposed addition, is projected to be 344 parking spaces. The 296 physical parking spaces would be deficient by 48 spaces. The solution proposed by the Applicant is the installation of the 31 mechanized stacked parking lifts which increase the parking count to 337. The 30 temporary valet parking spaces increase the count to 367 (see Attachment 2 for the parking lift specifications). The parking lifts as well as temporary valet parking would be operated by the hotel's valet staff and used only during high volume events. With the proposed parking measures, parking facilities would exceed the amount determined by the Parking Supply and Demand Analysis.

D. USE PERMIT

Pursuant to NMC Section 17.10.020, hotels are a conditionally permitted land use subject to final approval of a Use Permit by the City Council. Use Permits are required for land uses that may be suitable only in specific locations or require special consideration in their design, operation, or layout to ensure compatibility with surrounding uses.

The CT Zoning District provides for uses oriented toward tourists and other visitors to the community. The existing hotel and the proposed addition comply with the underlying zoning goals of the district. The existing hotel was granted a Use Permit (UP83-172) in 1984 and the hotel has operated at this location ever since. The current proposal would add a 54-room building addition to the existing hotel. As conditioned, the proposed expansion would be a suitable use on the existing hotel site. The project has been reviewed for its compatibility with the roundabout improvements that are near completion for the Highway 29/California Boulevard/First and Second Street intersections.

E. HOTEL POLICIES

The City Council established Hotel Policies in May 2008. Below are the Applicants' responses to those policies:

1. *A priority should be placed on the development of full-service and resort hotels downtown because of the ancillary and complementary benefits to other downtown uses and activities. This does not preclude the full range of additional lodging products in appropriate locations throughout the city.*

The Embassy Suites Napa is considered by many to be one of Napa's landmark hotels. Conveniently located at the gateway to the City and its downtown, the Embassy Suites Napa has been an essential part of Napa's tourist industry for over 33 years. The Embassy Suites Napa is a full-service, resort hotel, providing banquet and group meeting amenities and services, an indoor and outdoor pool, business services and full-service restaurant and bar offerings, in addition to the new roof deck as an additional guest amenity. The Embassy Suites Napa is frequently used by the community for group meetings.

2. *Limited service hotels with meeting room space and close proximity to surrounding support services would be considered desirable. Bed and breakfasts and small inns as infill projects would be encouraged as indicated in the General Plan.*

The Embassy Suites Napa is a full service hotel, which will have 265 guest rooms after the addition of the 54 new guest rooms, with 6,968 square foot of banquet and meeting space on the first floor, an additional 1,930 square feet banquet space on the hotel atrium, and an additional 1,000 square feet of space on the third floor. The Embassy Suites Hotel offers a full complement of support services including a business center featuring printing, mailing and fax services during normal business hours, and an audiovisual center for guests needs.

3. *New hotel projects should provide a minimum of 15-100 square feet of contiguous meeting room space per guest room depending on the type of hotel and location to facilitate and expand the group meeting demand.*

After the addition, The Embassy Suites Napa will have a total of 9,370 square feet of banquet and meeting room space, which represents 38.21 square feet per guest room.

4. *Hotel applicants/developers should demonstrate how they will pursue mass transport activities that reduce traffic congestion such as shuttle services, linkages with other hotels, use of the trolley or like public transit options, for guests and employees, particularly for group-oriented hotels.*

Embassy Suites Napa is an active member of the Napa Valley Forward program sponsored by Metropolitan Transportation Commission in conjunction with Napa Valley Vintners, Napa Board of Supervisors, and Visit Napa Valley. There are currently 20+ team members enrolled in the program that kicked off January 2020. In addition, the hotel participates in the Bay Area 511 program offering commuter benefits through payroll deductions.

5. *Hotel applicants/developers should demonstrate how they will link with the Napa Valley College Hospitality Institute and Hospitality and Tourism Management Program, and/or provide in-house hospitality and employment training programs that will provide a career ladder and stable employment sector.*

Embassy Suites Napa is an active participant on the Workforce Alliance of the North Bay. We are represented as a board member on the local and regional workforce board. This Joint Powers Agency is responsible for the policy making and implementation of the Workforce Innovation and Opportunity Act (WIOA) programs and services administered in Lake, Marin and Napa counties via their respective America's Job Centers of California (AJCCs). Embassy Suites Napa has been actively involved with the Napa Hospitality Partnership since its inception. Our HR Director is a co-chair for the Napa HIP. This local organization consists of lodging and restaurants representatives, with support of community partners such as Napa Valley College and Visit Napa Valley to collaborate and invest in the future of the hospitality industry through education. Embassy Suites Napa collaborates with Napa County Health and Human Services in the OJT (On the Job Training) program. Currently the hotel has two team members from this program.

6. *Hotel projects should demonstrate how they will meet sustainability (green) practices as determined by LEED standards or future green ordinances or initiatives that may be adopted by the City.*

Since the writing of this ordinance, LEED standards and Green measures have become a requirement of the Napa and California building code. Embassy Suites Napa is a two-time winner of the JD Fullner Recycling Leadership Award. They have received numerous recognitions over the past five years for efforts in waste reduction and local recycling. The hotel is an active participant in Hilton's Clean the World program, collecting used bottles of shampoo and soap bars for recycling. The hotel informs their meeting planners of Clean the World's Hygiene Kit assembly as a group event for consideration. The hotel prioritizes its social and environmental impact through Hilton's Light Stay program to minimize waste, water and carbon usage.

7. *Hotel applications should demonstrate as part of the application process a commitment to advancing cultural arts by providing a public art component visible and accessible to the public, particularly for hotels located downtown. Hotel projects in the pipeline may be subject to a future "art in public places" ordinance, pending adoption by City Council in 2008.*

Embassy Suites Napa proudly displays a sculpture from area artist Ben Bullock adjacent their front drive. The hotel also displays an exhibit from Artists for Orphans organization highlighting Shona Sculptures exclusive to Zimbabwe. The General Manager is the current board president to the Napa Tourism Improvement District (TID). The TID provides seed dollars for artistic events such as the newly established Napa Lighted Art Festival. The proposed new 54-Room Addition project will be required to comply with the City's Public Art Ordinance.

8. *Hotel applicants should provide a report or study that provides a comprehensive overview regarding hotel employment. The report or study should be prepared by an independent consultant and include, at a minimum, the following information: the number of employees the hotel would employ, full-time vs. part-time, position*

titles, wage rates by position, and types of benefits; the anticipated breakdown of employees residing inside or outside the County of Napa, and the rationale for breakdown; and any programs or policies the applicant or operator will implement in the area of employee housing and congestion management. The City Council has requested this employment information to measure any economic, housing and transportation impacts the hotel would create.

Employment Study Results (December 2019)

# of Employees	Full Time Per Week (30 hours+)	Part Time Per Week (less than 30 hours)	Regular	Temporary
139	96	43	129	19

In County Residents (94559 or 94558)	Out of County Residents (Vallejo, American Canyon, Fairfield)	Out of County Residents (Petaluma, Sonoma, Rohnert Park, Vacaville, West Sacramento)
92	35	12

Hotel's Current Employment Positions and Wage Ranges.

Position	Wage Range
Accounting	
Sr. Accountant	\$25-\$33
Clerk	\$18-\$24
Banquet	
Food Server	\$13-\$17
Captain	\$14-\$18
House Person	\$13-\$17
Comp Bar	
Bus Person	\$13-\$17
Bartender	\$13-\$17
Guest Services	
Bell Person	\$13-\$17
Guest Services Agent	\$16.50-\$21.50
Front Desk Supervisors	\$19-\$26
Night Audit	\$17.50-\$22.50
Reservations Agent	\$19-\$26
Housekeeping	
Room Attendant	\$16-\$20
Janitorial	\$16-\$20
Janitorial (overnight)	\$17-\$21
House Person	\$16-\$20
Laundry	\$16-\$20
Inspector	\$16-\$20
Kitchen	
Cook (Breakfast)	\$15.50-\$20.75
Cook (Line)	\$17-\$22

Cook (Lead)	\$19-\$26
Dishwasher	\$13-\$17
Property Operations	
Engineer	\$16.50-\$23
PM Engineer	\$17.50-\$24
Gardener	\$15-\$21
Restaurant	
Food Server	\$13-\$17
Lead Food Server	\$14-\$18
Bartender	\$14-\$18
Lead Bartender	\$12-\$17
Sales/Catering/Events	
Administrative Assistant	\$16.50-\$21.50
Event Manager	\$22-\$27
Social Media Coordinator	\$16.50-\$21.50
Catering Manager	\$26-\$33
Sales Manager	\$29-\$36
Hilton Benefits Offered	
Medical	Covered
Dental	Covered
Vision	Covered
Paid Maternity/Paternity Leave	Covered
Educational Reimbursement	Covered
GED Assistance	Covered
Commuter assistance	Covered
Employee meals	Covered
Employee assistance services	Covered
Adoption assistance	Covered
Hilton Hotel Perks & discount programs	Covered

Embassy Suites Napa anticipates that the addition of the 54 new guest rooms will generate a net increase of full and part-time employees of approximately 12 new hires. The hotel does not have any plan to provide or supplement employee housing. The new hires will be offered the same commuter benefits and encouraged to use public transportation and ride share services.

Based on the above information and analysis, Staff concluded that the Planning Commission could find that the project is consistent with the hotel policy and has been appropriately designed and conditioned to ensure compliance with General Plan policies and property development standards and will not result in adverse impacts to adjacent properties or to the general health, safety, and welfare of the community. With approval of a Use Permit, the Project would be in compliance with the provisions of the General Plan and Zoning Ordinance.

F. PLANNED DEVELOPMENT OVERLAY

NMC Section 17.10.030 establishes property development standards which allow for a maximum height of 40 feet. The plans propose an overall height of 47 feet 6 inches. The Applicant requests a Planned Development Overlay to allow for the increase of 7 foot 6

inches in height variation to the standards of the base district. NMC Chapter 17.42 allows for Planned Developments associated with an individual development approval with City Council approval. The purpose of the Planned Development Overlay District (NMC Chapter 17.42) is to encourage high quality, innovative and creative development design, and possibilities for varied or mixed uses consistent with the General Plan, by allowing flexibility in underlying zoning standards. Variations in development regulations such as setbacks, yards, height limitations, street standards, parking and loading, landscaping, open space and lot area are allowed with a PD Ordinance. At 36.5 feet, the height of the hotel building is actually below the district height maximum. However, the improvements needed to support the rooftop wading pool entailing restrooms and service area for food and beverage service cannot be accommodated under the 40 foot maximum height. The elevator shaft is excluded from the maximum height per NMC Section 17.52.220 which excludes roof structures for the housing of elevators and other roof equipment.

The Planning Commission in recommending approval of the :PD overlay, and the City Council, in approving a :PD associated with an individual development approval, must make the following findings:

1. *The development is superior overall to a similar project designed to meet the standards of this title and of the underlying district in which it is located; and*

The hotel addition provides a design that is unique and contains a combination of quality forms and materials. The inclusion of the rooftop wading pool adds to the amenities that are anticipated from a resort style hotel. This feature is similar to the rooftop pool and supporting services found at the Archer Hotel in the Downtown.

2. *Any variations from the standards of this title and the district in which the development is located are justified by the high quality design of the proposed development when taken together as a whole; and*

The increased height which only applies to less than 400 square feet of conditioned space on the rooftop represents a small fraction of the overall building. This small variation is justified given the high quality architectural design of the building as well as the inclusion of a “living wall.” The portion of the building that exceeds the maximum height will be wrapped with a foliage “green” skin which will soften the rooftop appurtenances.

3. *Each phase (if any) of the development, as well as the development as a whole, can exist as an independent unit capable of creating an environment of sustained desirability and stability; and*

The hotel addition is a stand-alone building that will be constructed in one phase. It could operate independently, even if the main hotel was not directly adjacent on the same site.

4. *The proposed development is planned in coordination and compatible with the existing and planned uses in the surrounding area; and*

The hotel addition has been designed to coordinate with the existing hotel which has been in existence at this site for more than 30 years. The addition will be as compatible with the California Boulevard neighborhood as the existing hotel has been.

5. *The proposed structure(s) and/or use(s) are consistent with the General Plan and any applicable specific plan or other adopted plan; and*

The property is located within the TC-484, Tourist Commercial General Plan designation which provides for tourist oriented commercial retail and services such as destination-resort hotels, motels, and their recreational amenities such as spas and conference centers. The hotel addition as well as the existing use of the site as a hotel, conference center and restaurant providing lodging, spa services including conference facilities are consistent with the Tourist Commercial General Plan designation.

6. *Any conditions stipulated as necessary in the public interest have been imposed; and*

The project plans and associated application submittal materials have been reviewed by the responsible City departments and agencies. All Department/Division's responses have been included in the recommended Conditions of Approval. All applicable project conditions have been incorporated in the recommended Conditions of Approval for the project.

7. *The proposed structure(s) and/or use(s) will not be detrimental to the public health, safety and welfare of the community.*

Adequate public services exist to support this project and no nuisances or other detrimental effects to the surrounding properties, neighboring areas, or the community as a whole have been identified. The project has been reviewed by all City reviewing Departments and has been conditioned to ensure the structure and its use will not be detrimental to the public health, safety and welfare.

G. DESIGN REVIEW

NMC Sections 17.10.050 and 17.62.050 require a Design Review Permit for new non-residential structures. Consistent with this requirement, the Applicant has submitted architectural plans for the development.

Although the project site does not fall within the area subject to the Soscol Corridor / Downtown Riverfront Development and Design Guidelines (Guidelines), the City has adopted the design principles within the Guidelines to be applied to projects citywide. The intent of the Guidelines is to ensure a high quality of design. The Guidelines address 14 design aspects for commercial developments. The following are 10 applicable aspects, followed by Staff's analysis of the project design:

1. *Building Massing*

Initially, the "L" shaped building may appear "boxy". However, the variety of rectangular forms, sliding aluminum sunscreens, corten standing seam metal frames, and floating glass walls juxtaposed against the seemingly linear body of the building break up the perceived massing and provide visual interest consistent with the Design Guidelines' desire to express vertical modules of units which are defined by recessed or projecting masses and variation of architectural elements. These features create recesses that will

add shading and shadows that imply a harmonious motion as one stares down the building from one end to the other.

2. Special Architectural Features

The entire first-floor's exterior recesses from the wall plane of the second and third floor. Together with the stark white and mode beige porcelain tile the first floor is clad in, it provides the image that the bulk of the building (second and third floors) is suspended above the finished grade. The floating glass wall at the entrance to the building (north elevation) will appear to glow at night from the internal illumination inside the lobby.

3. Façade Composition

The porcelain tile first floor provides an image of a sturdy base and strong foundation for the three-story building. A shaped cornice and corner trim is also extended on all elevations. The street-facing elevation of the hotel contains glass patio doors which appear as openings. Sliding aluminum sunscreens will move side to side around the glass patio doors allowing for a perceived change of face to the façade. The mix of horizontal cement fiber panels on the second and third floors with the vertical tile on the first floor add to the façade composition.

4. Storefronts

The entrance to the hotel is clearly defined by the three story tall, glass wall at the entrance to the building (north elevation) that allow views into the lobby and all three floors of the building. The majority of the glass is boxed in by the thick, patinaed standing seam metal panel frame.

5. Side and Rear Building Façades

All sides of the buildings have the same level of trim as the street-facing façade.

6. Blank Wall Areas

There are no blank wall areas on this building as glass openings, metal screens and open patios/decks are on all sides of the building.

7. Wall Surface Material

The proposed exterior materials are textured and articulated to provide visual interest at a pedestrian scale. The palate is not excessive in the number of materials and the materials are arranged in a complementary manner.

8. Windows

Every façade contains large windows, all with a strong vertical element. The windows are of a single-pane, sliding door design, have thick framing members between panes, and are inset from the façade.

9. *Roof Design*

A parapet roof is proposed that is of sufficient depth to allow for the screening of roof-top equipment. The building's design is intended to de-emphasize the roofline in a way that complements the modern, angular façade composition. The small rooftop structures are de-emphasized by their vegetation covered green walls.

10. *Color*

The various materials can be considered warm earth tones of beige, reds and browns. These colors are reminiscent of agrarian buildings found in the Napa Valley.

FIGURE 2 – WEST AND SOUTH ELEVATIONS



FIGURE 3 – EAST AND SOUTH ELEVATION



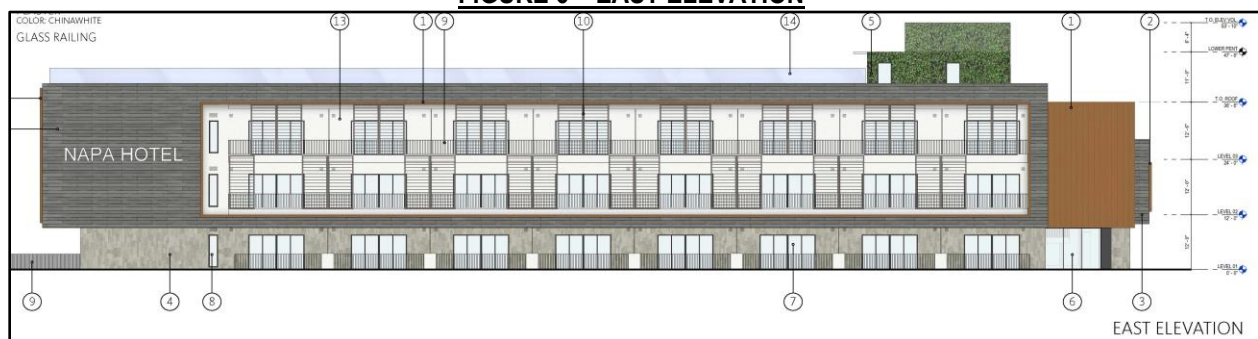
FIGURE 4 – ENTRANCE**FIGURE 5 – NORTH ELEVATION****FIGURE 6 – EAST ELEVATION**

FIGURE 7 – SOUTH ELEVATION



FIGURE 8 – WEST ELEVATION



FIGURE 9 – DESIGN CONCEPTS

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - INSPIRATION - LOOK & FEEL



FIGURE 10 – LANDSCAPE PLAN

V. PLANNING COMMISSION PRELIMINARY REVIEW

The Planning Commission held a preliminary review of the Embassy Suites Hotel Addition's design on March 3, 2016. Although some of the Commissioners felt the design appeared boxy and modern, the consensus was that the design was contemporary and provided a sense of quality. Some of the comments indicated appreciation that the architecture was a departure from the existing hotel. The Commission believed the building provided four-sided architecture and that its purposeful recesses would create varying shading and shadowing. They liked that the new building would appear separate from the existing both in architecture and building form. The Commission did not recommend any changes to the design.

VI. ENVIRONMENTAL REVIEW

City staff recommends that the Planning Commission determine that the recommended action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15332 (Categorical Exemptions; Class 32) of the CEQA Guidelines, which exempts infill development projects that are consistent with the general plan designation and all applicable general plan policies.

The exceptions to categorical exemptions identified in Section 15300.2 of the CEQA Guidelines are inapplicable because the land is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the

environment, and the project does not involve or affect historic resources. Based on this analysis, no significant environmental effects would result from this project and the use of categorical exemptions is appropriate.

VII. REQUIRED FINDINGS

The Planning Commission's consideration of this project is subject to the required findings in NMC Section 17.60.070 relating to Use Permits, NMC Section 17.62.080 relating to Design Review Permits and NMC Section 17.42.050 relating to Planned Developments. These findings are provided in the draft Resolution attached to the Staff Report. These findings relate to consistency of the project with the General Plan and Zoning Ordinance. Staff has determined that the proposed project could be deemed consistent with these findings and the attached Resolution and Ordinance (see Attachments 1 & 2) contains the basis for this recommendation.

VIII. PUBLIC NOTICE

Notice of the scheduled public hearing was provided on January 24, 2020 by US Postal Service to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was also published in the Napa Valley Register on January 25, 2020 and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this report and the associated attachments in advance of the public hearing on the project

IX. STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council to: (1) determine that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332; (2) approve the Planned Development Overlay, Use Permit, and Design Review based on the determinations that the application is consistent with the City's General Plan, Zoning Ordinance, and all other applicable City requirements and policies.

X. ALTERNATIVE TO RECOMMENDATION

1. Continue the application with direction for modifications and allow the Applicant an opportunity to prepare a revised proposal.
2. Recommend that the application be denied by the City Council.

XI. REQUIRED ACTIONS

Make the findings set forth in the attached draft resolution and forward a recommendation to the City Council to:

1. Adopt a resolution determining that the project is exempt from CEQA and approving a Use Permit, and Design Review Permit for the Embassy Suites Addition at 1075 California Boulevard; and

2. Adopt an ordinance approving a Planned Development Overlay allowing a height of 47.5 feet.

XII. DOCUMENTS ATTACHED

1. Draft Resolution
2. Draft PD Ordinance
3. Project Description and Plans
4. Focused Traffic and Parking Analysis



PLANNING COMMISSION

REGULAR MEETING MINUTES EXCERPTS

February 6, 2020

1. CALL TO ORDER: 5:30 P.M.

A. ROLL CALL: Commissioners –Huether, Kelley, Murray, Oñate, Painter

ABSENT: None

STAFF: Community Development – Erin Morris, Michael Allen, Patty Baring
City Attorney's Office – Sabrina Wolfson

7. PUBLIC HEARINGS/APPEALS

A. EMBASSY SUITES ADDITION – 1075 CALIFORNIA BOULEVARD & 2420 FIRST STREET (File No. PL16-0144) Design Review, Use Permit and Planned Development Permit for the construction of a detached 53,720 square foot, 54 room hotel addition on the vacant southern area of the Embassy Suites hotel site at 1075 California Boulevard. The property is located between Highway 29 and California Boulevard, north of First Street within the TC-484, Tourist Commercial General Plan designation and the CT, Tourist Commercial Zoning District. (APN's: 002-200-001, 002-141-002)

Commissioners provided disclosures.

Senior Planner Michael Allen presented the Staff Report, provided background information related to the application and provided a recommendation. He also referenced a late communication received a couple of hours prior.

The Commission asked questions of Staff and provided comments.

- Clarification was requested regarding
 - Parking comparison to size and scope of other similar projects
 - Timeline of the roundabout
 - Status of conference center expansion
 - Building height changes, variances and PD
 - Fixed parking structures
 - Parapet as part of the building height

Mr. Allen responded to Commissioner questions:

- He provided clarification regarding:
 - Parking comparison to similar projects
 - Roundabout timeline
 - Setback requirements
 - Conference facility expansion
 - Building and parapet height calculations
 - Parking structures
 - Calculations excluding parapet height

Chair Huether invited the Applicant to speak.

Jay Wallace, on behalf of the Applicant, introduced the Applicant team, briefed the Commission on background relating to the application and offered to answer Commissioner questions.

Reynaldo Zertuche, on behalf of the Applicant, briefed the Commission on additional history relating to the application.

Tom Brown and Aaron Williams, on behalf of the Applicant, briefed the Commission on architectural background relating to the application.

The Commission asked questions of the Applicant and Staff and provided comments. Clarification was requested regarding:

- Landscaping near the edge closest to the roundabout
- Maintenance of the black steel and window operability
- Breaking of the linear elevation by adding trees, shrubs or similar vertical screening
- Parking calculations
- Public Art obligations and intent
- Traffic flow for the new addition
- Pedestrian walkway between the two buildings

Mr. Brown and Mr. Williams responded to Commissioner questions.

Andre Huff, on behalf of the Applicant, responded to Commission questions regarding the Focused Traffic Study.

Mr. Allen provided additional clarification regarding the parking requirement.

Chair Huether opened the item for public hearing. There were no requests to speak.

Commissioners Kelley and Murray moved and seconded to close public hearing.

Commissioners discussed and began deliberation. They made the following final comments to forward to City Council:

- Design is intriguing and architecture is strong
- A vertical landscape element should be considered to break up the linear elevation
- The quality in design and materials are commendable
- The artwork, signage, and landscaping should be considered together

Commissioners Oñate and Kelley moved and seconded to recommend the City Council adopt a resolution approving a Design Review Permit and Use Permit, an ordinance approving a Planned Development Overlay for the Embassy Suites Addition and determining that the action is exempt from the requirements of CEQA with the recommendation to add a vertical element between the building and the frontage of the roundabout.

Motion carried:

AYES: Huether, Kelley, Murray, Oñate, Painter
NOES:
ABSENT:
ABSTAIN:
RECUSED:

Patricia Baring

From: Charles Shinnamon <chuckshinnamon@gmail.com>
Sent: Thursday, February 06, 2020 2:47 PM
To: 'Painter, Beth'
Cc: Erin Morris; Patricia Baring; Joelle Gallagher; Teresa Zimny; Grania Lindberg; Dave Whitmer; Shinnamon, Charles
Subject: Embassy Suites Hotel Expansion

[EXTERNAL]

Dear Chair Painter and Commissioners:

Tonight, you are considering the addition of fifty-four (54) new guest rooms at the Embassy Suites Hotel. The Napa Housing Coalition has no objection to the expansion given that the Embassy Suites Hotel has been in the Napa community for several decades and an expansion of an existing hotel is logical.

Our concern is that of housing. Using the City's May 2018 Hotel Study, BAE Urban Economics estimated that one new household is created per 1.95 employees in a new or expanded hotel. Further, half of those households will earn 80% or less than the median income. As such, the twelve (12) new employees at the Embassy Suites will require over six (6) new residential units, half of which should be available to "low income" families.

The City's Affordable Housing Fee does not come close to funding the cost of these units.

We acknowledge and understand that this issue is not within the purview of the Commission and we intend to address the larger housing issue at the City Council level.

Respectfully submitted on behalf of the Napa Housing Coalition,

Chuck Shinnamon

Charles W. Shinnamon, P.E.