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PLANNING COMMISSION STAFF REPORT JANUARY 16, 2020

AGENDA ITEM 8.B File No. 17-0134 – **WESTIN HOTEL EXPANSION**

I. GENERAL INFORMATION

PROJECT SUMMARY: Design Review Permit and Use Permit for a detached 47,768 square foot, 4 story, hotel expansion on a 0.53-acre site neighboring the existing Westin Verasa Hotel

LOCATION OF PROPERTY: 1274 Mckinstry Street
 APN: 044-250-035

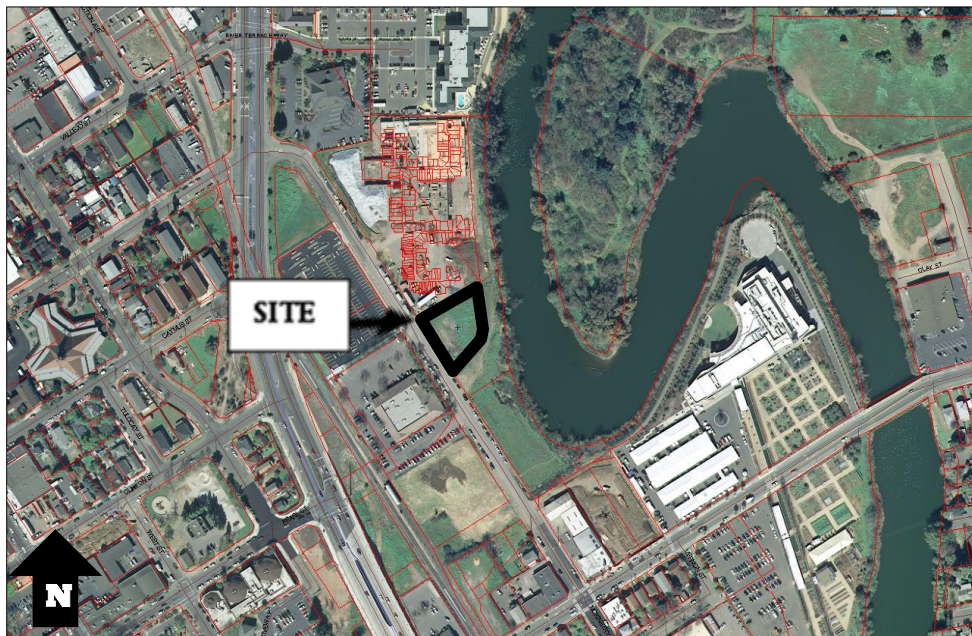
GENERAL PLAN: Oxbow Commercial (OBC)

ZONING: Oxbow Commercial (OBC); Flood Plain Overlay (FP)

APPLICANT/ PROPERTY OWNER: VY Riverfront, LLC Phone: (415) 722-2509
 530 Bush Street, Suite 801
 San Francisco, CA 94108

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

LOCATION MAP



II. PROJECT DESCRIPTION

The Applicant requests a Design Review Permit and Use Permit approval to construct a detached 45,265 square foot, four (4) story, 32 room hotel expansion on the vacant parcel immediately south of the existing Westin Hotel. The expansion is intended to serve as an annex to the existing hotel complex. Supporting the hotel use would be a 7,275 square foot restaurant and bar, a spa, and an outdoor spa terrace. Parking would be provided by a subterranean garage with 30 net new valet parking spaces and underground connectivity to the neighboring subterranean garage (total of 263 shared spaces). The first level of the hotel building will include a full-service spa with six treatment rooms, exercise studios, hair and nail salon, lockers rooms and sauna area, as well as, a lounge and juice bar. Three outdoor therapeutic spas are to be located on the spa terrace and will be connected to the juice bar/lounge by large folding doors. The spa will be open to both guests and the public.

As detailed by the Applicant, the new Westin Hotel building is to serve as an annex to the existing hotel. All arriving guests will continue to check in at the existing hotel's front desk. The lobby at the new building will function as a scaled down version of that located in the primary building and will service guests' basic needs during their stay. The spa will have its own guest check in. Guest access between the two buildings will be provided by the existing pedestrian sidewalk, back river trail or via an internal path between the two buildings. Hotel employees conducting back of house functions will utilize the subterranean tunnel for activities such as room service, spa linen delivery, housekeeping etc.

The project approvals requested as a part of this application include:

1. A Design Review Permit for the 45,265 square foot hotel building addition.
2. Use permit to authorize the hotel addition which is located on a separate parcel from the existing Westin Hotel.

FIGURE 1 – PROPOSED WESTIN HOTEL EXPANSION



III. PROJECT CONTEXT

The project site, at 1274 McKinstry Street is a relatively flat, previously disturbed, 0.53-acre vacant site, on the east side of McKinstry street. The site is bounded by McKinstry Street to the west, the Napa River to the east, the Oxbow Commons Park to the south and the existing Westin Verasa hotel complex to the north. The site features an approximately 6-foot-high decorative wall extending from the existing hotel and separates it from the Napa River along the Napa River Trail. Surrounding land uses include the existing Westin Hotel and other commercial uses, including Umpqua Bank and River Terrace Inn north of the site, to the east is the Napa River which abuts the site, the Oxbow District lies to the south, and to the west is the Napa Valley Wine Train Station.

IV. BACKGROUND

On April 4, 2006 the City Council granted the existing Westin Verasa Hotel and Resort (1314 McKinstry St.) a Planned Development permit, Design Review Permit and Tentative Parcel Map to authorize the construction of a 160-room (plus 20 lockout rooms) hotel with associated restaurant, café, meeting space, and appurtenant facilities.

When the City originally approved the Westin Hotel project, the hotel property (and adjacent property at 1274 McKinstry) featured a General Plan Land use designation of “Mixed Use” and a Zoning Designation of “Tourist Commercial.” Since that time, the City of Napa has adopted the Downtown Napa Specific Plan which amended both the General Plan Land Use Designation and Zoning Designation for the site. At present, the existing Westin Hotel site and subject property feature a General Plan Land Use designation of “Oxbow Commercial” with a zoning of “OBC: Oxbow Commercial” and Building Form Overlay of “Downtown II.” Per the OBC requirements, hotels are now considered a conditionally allowed use within the District.

V. ANALYSIS

A. GENERAL PLAN

The General Plan land use designation for the site is Oxbow Commercial (OBC). This land use district comprises the eastern portions of Downtown, between Soscol Avenue, the Napa River, and north to River Terrace. The OBC designation provides for tourist-uses such as hotels and their related amenities; recreational facilities; community and visitor serving retail, commercial, entertainment and restaurants; and similar compatible uses. The proposed Westin Hotel Expansion containing 32 hotel rooms, restaurant and bar, spa and spa terrace serving both the tourist and local community would align with the goals of the OBC land use designation. In particular, the proposed expansion would be consistent with the following goals and policies of the General Plan:

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, underutilized lot adjacent to the existing Westin Hotel. It proposes additional lodging facilities to an existing hotel at a conveniently accessed site from a major arterial (Soscol Avenue), and within close (walkable) proximity to the Downtown area and Oxbow District which offers complementary land uses. Accordingly, the proposal can be found to be consistent with General Plan Goal LU-5.

Land Use Element Policy LU 5.6 suggests free-standing or clustered tourist commercial uses (e.g., entertainment, commercial recreation, lodging, fuel) should be located in areas where traffic patterns are oriented to major arterial streets and highways and/or where expansion or development will not adversely affect existing residential, office, or neighborhood commercial developments. The project's use of an appropriately situated infill site located in an area with easy access to a major arterial and highway, proximate to the existing hotel, Oxbow District and Downtown ensures traffic is confined to appropriate arterial streets and would limit any impacts to less intensive land uses like residential or office. Likewise, the proximity to complimentary land uses and pedestrian connectivity offer an appealing alternative to driving and further reduce traffic generated by visitors during their stay.

Land Use Policy LU 5.8 encourages automobile-oriented uses to locate parking in areas less visible from the street (e.g., reverse frontage commercial centers). To make efficient use of the site and reduce visibility of parking, the Project will place parking in a subterranean garage. As such, the project can be found to achieve the goal of reducing visibility of parking.

Land Use Policy LU 6.1 states the City shall require retail and commercial uses to orient to the sidewalk or public spaces and to maintain an active street frontage in the pedestrian-oriented parts of downtown. The proposed hotel design features four-sided architecture that exhibits an active street frontage along McKinstry street and which also acknowledges that the hotel will be highly visible to pedestrians utilizing the Oxbow park or Riverwalk, as well as, visitors to the Oxbow market. Strong building articulation and generous landscaping ensure that the project is responsive to pedestrians and passersby.

B. DOWNTOWN NAPA SPECIFIC PLAN

The subject property lies within the boundaries of the "Downtown Napa Specific Plan" (DNSP). Adopted in 2012, the DNSP is intended to serve as a framework for realizing the vision of a vibrant, healthy, and balanced pedestrian-oriented city center. The Plan Area comprises 210 acres of land and is bounded on the east by the Napa River, on the south by Division and Third streets, and on the west by Jefferson Street. The northern boundary generally extends along Polk and Caymus streets west of Soscol Avenue; the boundaries then extend east to include the Oxbow Public Market and the CIA at Copia. The DNSP establishes a set of 19 overarching goals; those relevant to this project are listed below, with staff's analysis in *italic typeface*.

SP LU Policy 6: Provide a human-scale, pedestrian-friendly environment that is inviting to residents and visitors.

As depicted in project plans, the proposed design would feature four-sided architecture thereby providing visual interest and interaction with the surroundings on all elevations and from various viewpoints. The building would feature a scale and massing similar to that seen on the existing Westin Hotel, it would feature a variety of design mechanisms to reduce the perceived mass such as stepped upper floor, varied roof forms, gabled and flat roofed dormers, balconies and a variety of building materials to add layers and articulation to encourage the building to appear human scaled and responsive to the passer by.

SP LU Policy 11: Place priority on high-quality design and developing unique structures that complement their surroundings, orienting buildings and entrances to streets and public gathering places.

The design of the new building would be complimentary to the existing Westin Hotel and share many of the same design elements. However, it will provide some variety in that it will exhibit a more contemporary interpretation of the craftsmen influence featured on the existing Hotel. The new building would share the gabled shingle roofs and painted tongue and groove siding with the existing building, but the new design would depart slightly to include oversized windows, stone veneer base, and painted metal columns to differentiate it somewhat and encourage variety in the architecture. The natural and traditionally inspired materials and four-sided orientation would ensure the project meets this policy.

SP LU Policy 19: Encourage new development to incorporate sustainable elements and practices.

The proposed design of the hotel features areas of green roof, quality and lasting materials, bio-retention facilities, and drought tolerant and native plantings that provide for a sustainably-minded project balanced with environmental considerations in addition to compliance with the building energy efficiency standards of Title 24 of the California Building Code.

C. ZONING

The subject site has a zoning designation of Oxbow Commercial (OBC). The OBC zoning district applies to the eastern portion of Downtown generally between Soscol Avenue and the Napa River and north to River Terrace Drive. The District allows for tourist-oriented uses such as hotels and their related amenities, recreational facilities, community and visitor-serving retail, commercial, restaurants, and similar compatible uses. Under this designation, hotels are subject to approval of a Use Permit.

The site is also subject to the DNSP Building Form Overlay (BF Overlay); “Downtown II”. Regulations established by the BF Overlay District are technically in addition to regulations of the underlying principal zone district with which it is combined. However, the OBC simply defers to the BF Overlay standards and does not prescribe any additional standards. As such, the following table summarizes the project’s consistency with the “Downtown II” development standards:

TABLE 1 – DOWNTOWN II DEVELOPMENT STANDARDS

Development Standards	OBC District	Project Proposed
Floor Area Ratio (FAR)%	4.0	1.94
Building Height	60 ft.	Approx. 53 ft.
Front Setback (feet)	15 ft. Maximum	8.5 ft.
Side Yard (feet)	N/A	0 - 6 ft.
Rear Yard (feet)	N/A	0 - 6 ft.

The proposed hotel building is consistent with the Downtown II development standards.

The proposed four (4) story, 45,265 square foot hotel generally follows the triangular shape of the lot. In order to accommodate the spa terrace located in the northern extents of the property, a Lot Line Adjustment will be necessary which would reconfigure the parcel line more consistent between the existing hotel and the new addition. The project will be conditioned to perform the Lot Line Adjustment prior to building permit issuance. The proposed building will feature a front setback of 8.5 feet and zero to 6 foot lot line setbacks along all other property lines. The entrance to the site will feature a new crescent driveway which will require one new curb cut. Access to the subterranean garage would be provided via a subterranean connection to the existing hotel's garage.

D. FLOODWAY/FLOODPLAIN OVERLAY

The site is located within the previously mapped floodway overlay. However, per a Letter of Map Revision (LOMR) issued by FEMA, the project site is no longer located within the Napa River floodway and therefore the Floodway Overlay and requirements specified therein do not apply to this project. The project site is also located within the (FP), Floodplain Management Overlay District. Therefore, the site is subject to the Floodplain (FP) Management Regulations, which requires Floodplain Administrator review of all on-site improvements. After review of the proposed plans and the hydraulic analysis of the project, the Public Works Department has determined that the improvements (new building, driveway, drainage system and storm drains) are consistent with both existing City policy and standards and with Federal floodplain criteria.

E. USE PERMIT

Pursuant to Table 4.1 of the Downtown Napa Specific Plan (DTSP), 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 existing Westin Hotel was granted a Planned Development Overlay which permitted the 160 room (plus 20 lockout rooms) condominium hotel with shared parking, including valet parking operations. As conditioned, the proposed expansion/new hotel annex would be a suitable use on the adjacent parcel to the Westin Hotel.

F. HOTEL POLICIES

The following are the Applicant's responses to how the project complies with the City's Hotel Policies adopted in 2008.

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 Westin Verasa Hotel and Resort is a full-service hotel. It was completed in 2008 and has consistently shown strong commitment to the downtown core. Each year Westin serves as the headquarter hotel for several festivals throughout the community including Napa Valley Film Festival, Bottle Rock, and Jazz Getaway.

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 in-fill projects would be encouraged as indicated in the General Plan.

This policy is not directly applicable, as the Westin is a full service resort. The addition of the spa will only enhance the guest amenities

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.

The Westin facility includes approximately 12,568 square feet of combined indoor/outdoor conference space. After completion of the expansion, the resort will include 212 rooms. This equates to approximately 59.28 square feet per room of combined space.

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 guest and employees, particularly for group-oriented hotels.

Guests to the resort will use personal vehicles and valet parked upon arrival. Although not precluded from using their vehicles, the resort will offer guests a variety of transportation options to off-site locations and activities. The hotel will actively encourage guests to consider alternative transportation options. Groups often arrive at the hotel and use charter buses throughout their visit. The Westin has implemented a bike subsidy for associates of the hotel. In addition, our location to the downtown core encourages pedestrian activity for guest and associates alike.

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.

The Westin participates with Hospitality Industry Partners in efforts to bridge the gap between community members and work opportunities within hospitality. We have also worked with NVUSD to create teacher externship programs at the property. We are in the process of participating in a program through NVUSD called "Resorting to Opportunity." We hope to help high schoolers find stable careers within hospitality. Lastly, our property is producing a leadership program to develop and groom team members for future leadership roles.

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.

The Owner and design team for the project are dedicated to pursuing sustainability on many levels. The project will exceed code required sustainable measures such as CALGreen and Title 24 and any additional local sustainability codes. The project is located in a walkable area in downtown Napa and is next to the wine train station. It will utilize best

practice measures for storm water management, low-flow plumbing fixtures, LED lighting, high-efficiency mechanical systems, dark sky lighting measures and utilize materials that promote a healthy interior environment. Additionally, the team will consider possible inclusion of elements such as solar/PV systems, graywater reuse and green roof elements.

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.

We are committed to providing a public art component visible and accessible to the public.

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.

A few new team members will be brought on board after completion of the expansion. However, since this is an existing hotel property, many of the existing team will service the new facilities and there are several redundancies and efficiencies with existing staff members. The expansion allows for career and responsibility growth for our team members and some part-time team members will have the opportunity to transition to full-time positions. All Westin associates working 30 hours-a-week, or more are provided full benefits including medical, dental, life insurance, and vision plans. Associates are also given seven days of paid holiday and accrued vacation based on years of service. After one year, associates are entitled to participate in our matching 401k program. All new employees will be provided the same level of wages and benefits. In our 10+ years of operations, we have developed a loyal staff and 80% of all associates live within Napa County. The new positions will be consistent with the wage and benefit rates of our current staff. The chart below lists the anticipated additional job positions to service the hotel expansion.

Position	Additional Employees	Type of Benefits
Room Attendant	3	Full-Time, Full Benefits
House Person	1	Full-Time, Full Benefits
Valet Attendant	1	Full-Time, Full Benefits
Front Desk Agent	1	Full-Time, Full Benefits
Engineering Tech.	1	Full-Time, Full Benefits

The addition of an estimated seven employees servicing the expansion can be accommodated through our existing facility including utilization of the associate lounge, associate restrooms, and parking.

F. PARKING

Napa Municipal Code (NMC) Section 17.54.040, defers to the Chapter 6 of the DNSP to regulate parking for properties located within the DTSP boundaries. The DNSP specifies the following parking ratio for hotel uses: 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. As detailed in the parking study (Attachment 4), the traffic engineer employed the parking standard specified for “all other uses” to capture parking demand generated by the restaurants on site — one on the first floor (existing) which is subject to 3.2 spaces per 1000 square foot ratio and one on the fourth floor (proposed) which is subject to 2.4 spaces per 1000 square feet. Table 2, below, illustrates the proposed project’s consistency with the applicable parking standards (existing and proposed additions combined).

TABLE 2 – REQUIRED PARKING VS. PROVIDED PARKING

Parking Requirements	Parking Provided
1 space per sleeping room	212 spaces
1 space for manager	2 spaces
1 space for every 2 employees (19 / 2)	10 spaces
6290 sf (1 st flr) restaurant @ 3.2/1000 sf	20 spaces
4557 sf 4 th flr) restaurant @ 2.4/ 1000 sf	11 spaces
TOTAL REQUIRED (per parking study)	255
TOTAL PROVIDED	263

As noted in the Parking Study, the DNSP does not set forth a specific parking ratio for convention or meeting space. As such, to estimate parking demand for a 220-person event (presumed to be the Hotel’s largest event), the traffic engineer employed a parking ratio of 2.5 person for vehicle — this rate is the typical rate applied to events held at wineries in the Napa Valley. It was further assumed that one-half of the guests would be guests at the hotel thereby resulting in an event parking demand of 44 additional spaces. This occasional demand could be accommodated by the 55 off-site parking spaces at Umpqua Bank and made available under an existing shared parking agreement that was approved with the existing hotel. As detailed above, the parking supply proposed under the project would be sufficient to accommodate both regular guests, as well as, guests attending the occasional special event.

Vehicular access to the site will be provided via a secondary crescent driveway located off Mckinstry Street which will facilitate access to the subterranean garage. The project includes the introduction of a new subterranean garage and tunnel linking it to the adjacent subterranean garage under the existing Westin Hotel. As detailed in the traffic/parking memo prepared by W-Trans on January 19, 2018 (Attachment 4), the project will introduce a net total of 32 parking spaces to support the hotel use, 30 percent of which will be compact spaces. Note that the subterranean tunnel would result in the elimination of four (4) existing spaces, this; however, would be compensated for by the addition of five spaces in the

existing garage and 30 in the new garage, thereby resulting in a total of 263 shared spaces between the two buildings. Under a previously executed shared parking agreement, an additional 55 overflow spaces will remain available in the Umpqua bank parking lot to accommodate additional parking needs during special events (max of 318 spaces available during special events). Valet service will be offered at both buildings. Guests staying at the new building will have the option of being dropped off at the new building via golf cart or shuttle or may walk.

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. In addition to required Design Review findings, the application is also subject to the Downtown Specific Plan Design Guidelines. The Guidelines are listed, below, followed by staff's analysis in *italic typeface*.

1. Site Layout/Design

The site layout is responsive to the uniquely shaped lot which fronts both McKinstry street and the Napa River. The west façade, fronting McKinstry, is clearly emphasized through the presence of a three-story projecting gable with large plate glass windows and generous landscaping. Still, the three remaining sides (including that adjacent to the river), acknowledge the highly visible location and are responsive to passersby and pedestrians by including strong building articulation on all sides, generous landscaping, and lighting.

2. Mass/Scale

As shown on project plans, the massing and scale of the proposed building will be similar to that of the existing Westin Hotel. To reduce perceived scale and massing, the design employs a stepped back fourth floor, will utilize a combination of roof forms, and dormers, include setback terraces, balconies and articulation to break up the mass of the building and provide visual interest while still providing a cohesive, unified design.

3. Building Height/Step backs

The building height is similar to the height of the neighboring building and would be de-emphasized by stepping back the fourth floor which reduces the perceived height and scale of the building.

4. Building Setbacks

The building setbacks are largely consistent with the neighboring building and would allow for an activated frontage, a generous landscape buffer, and transition to the street which is scaled to the pedestrian.

5. Façade Articulation

To articulate the façade and provide visual interest, the design will take inspiration from the existing Westin in terms of the gabled shingle roofs and painted tongue and groove siding, but the new design would depart slightly to include oversized windows, stone veneer base, and painted metal columns to differentiate it and encourage variety in the architecture. The façade is further articulated through the presence of a stepped back fourth floor, will utilize a combination of roof forms, and dormers, include setback terraces, balconies and articulation to break up the mass of the building and provide visual interest while still providing a cohesive, unified design. In addition, the river-facing elevation would carry through many of the design elements seen on the primary façade ensuring that a comparable amount of attention is given to the less visible, but still important elevation.

6. Materials

The proposed exterior materials are textured and articulated to provide visual interest at a pedestrian scale. The new building would feature a combination of painted tongue and groove siding exterior punctuated with oversized windows, a stone veneer base, and painted metal columns to differentiate it and encourage variety in the architecture. The palate is not excessive in the number of materials and the materials are arranged in a complementary manner.

7. Lighting

A condition has been included requiring all proposed lighting to be downcast and/or shielded. A final lighting plan will be subject to review and approval by the Planning Manager prior to issuance of building permit.

8. Signage

Any signage will be reviewed under a separate permit.

9. Awnings

No awnings are proposed.

Building Elevations:

The new building would be four (4) stories in height and approximately 53' feet tall as measured from finished grade. The architectural design of the new building will be similar to the existing Westin Hotel and share many of the same design elements. However, it will provide some variety in that it will exhibit a more contemporary interpretation of the craftsmen influence featured on the existing Westin Hotel. The new building would share the gabled shingle roofs and painted tongue and groove siding with the existing building, but the new design would depart slightly to include oversized windows, stone veneer base, and painted metal columns to differentiate it and encourage variety in the architecture. Likewise, the massing and scale of the proposed building will be similar to that of the existing Westin Hotel. To reduce perceived scale and massing, the design employs a stepped back fourth floor, will utilize a combination of roof forms, and dormers,

include setback terraces, balconies and articulation to break up the mass of the building and provide visual interest while still providing a cohesive, unified design.

In recognition of the highly visible location, the building will feature four-sided architecture with the main entrance point off of McKinstry street. Generous landscaping will provide a buffer between the street and proposed hotel to provide visual interest and soften the building's presence on the street. Likewise, landscaping will be added around other elevations to enhance the border with the Riverwalk and provide some level of screening.

FIGURE 2 – WESTIN HOTEL EXPANSION (WEST ELEVATION) WITH LANDSCAPING



FIGURE 3 – WESTIN HOTEL EXPANSION (WEST ELEVATION) WITHOUT LANDSCAPING



FIGURE 4 – WESTIN HOTEL EXPANSION (EAST ELEVATION) WITH LANDSCAPING



FIGURE 5 – WESTIN HOTEL EXPANSION (EAST ELEVATION) WITHOUT LANDSCAPING



FIGURE 6 – WESTIN HOTEL EXPANSION (SOUTH ELEVATION) WITH LANDSCAPING



FIGURE 7 – WESTIN HOTEL EXPANSION (SOUTH ELEVATION) WITHOUT LANDSCAPING

H. LANDSCAPE PLAN

The proposed landscape plan consists of two levels of landscaping located at grade and at the second level. The landscape will feature a variety of trees, shrubs and vines, groundcovers and grasses. Hardscape areas to feature decomposed granite paving, and concrete paving. The landscaping will be integrated with a series of bioretention features including a raingarden.

I. PUBLIC ART

The applicant has communicated interest in installing a public art feature, but it has not yet been identified at this stage. A condition reiterates the NMC requirement that the applicant must have an approved public art feature prior to issuance of building permit or will be required to pay the in-lieu fee.

VII. ENVIRONMENTAL REVIEW

In January 2012, the City Council certified an Environmental Impact Report (EIR) for the Downtown Napa Specific Plan (DNSP Final Environmental Impact Report; State Clearing House No. 2010042043). The DNSP EIR contemplated developments such as hotels within the DNSP boundaries. The Westin Hotel Expansion project is within the boundaries of the Downtown Specific Plan. Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, where a parcel has been zoned to accommodate a particular density and an EIR was certified for the zoning action, the project is exempt from further environmental review except as might be necessary to determine whether the project may have “effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.” Because the DNSP establishes zoning throughout the planning area, including the project site, and the City Council

certified the DNSP EIR, the project falls within the scope of Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, the City prepared an Environmental Checklist to determine whether the project would have project-specific significant effects which are peculiar to the project or its site. The Environmental Checklist concluded that the project would not have any project-specific significant effects which are peculiar to the project or its site, and therefore, no further environmental review is required for the project.

The Environmental Checklist may also be used to support a conclusion that the proposed project does not require further environmental review under CEQA Guidelines Section 15168 (Program EIR) which provides that subsequent activities within the scope of a Program EIR do not require additional environmental documents if none of the conditions in CEQA Guidelines Section 15162 triggering the need for a subsequent EIR are satisfied. The proposed project falls within the scope of the DNSP EIR, which is a Program EIR, and none of the conditions in CEQA Guidelines Section 15162 trigger the need for further environmental review. The City's Environmental Checklist is attached as Attachment 2 to this report.

VIII. REQUIRED FINDINGS

The Planning Commission's approval of this project is subject to the required findings in NMC Section 17.60.070 relating to Use Permits and NMC Section 17.62.080 relating to Design Review Permits. These findings are provided in the draft resolution attached to the Staff Report. These findings articulate the proposed project's consistency with the General Plan, Zoning Ordinance, and Guidelines. Staff has determined that the proposed project meets the required findings and the attached Resolution (see Attachment 1) contains the basis for this recommendation.

VIII. PUBLIC NOTICE

Notice that this application was received was provided by the City on September 21, 2017 and notice of the scheduled public hearing was provided on January 3, 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 4, 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 potential environmental effects of the Project were adequately analyzed and addressed by a prior CEQA action; and (2) approve the Use Permit and Design Review Permit based on a determination that the application, as conditioned, is consistent with the City's General Plan, Downtown Napa Specific Plan and 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

Forward a recommendation to the City Council to:

1. Determine that the potential environmental effects of the Project were adequately analyzed and addressed by a prior CEQA action as documented in the Environmental Checklist prepared for the Project.
2. Adopt a resolution approving a Use Permit and Design Review Permit for the Westin Hotel Expansion at 1274 McKinstry Street.

XII. DOCUMENTS ATTACHED

1. Draft City Council Resolution
2. Project Plans and Project Description
3. Westin Addition Environmental Checklist
4. Traffic and Parking Analysis