

RESOLUTION NO. R2026-092

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING (1) A DESIGN REVIEW PERMIT AUTHORIZING THE CONSTRUCTION OF (I) A 5-STORY HOTEL BUILDING, INCLUDING A BASEMENT AND ROOFTOP SPACE, WITH 94 ROOMS, FOOD AND BEVERAGE USES, AND SPA, EVENT, AND FITNESS AMENITIES; (II) A 5-STORY MIXED USE BUILDING, INCLUDING ROOFTOP STRUCTURE AND SPACE, WITH 25 FOR-SALE HOTEL UNITS AND 3 CONDO UNITS WITHIN THE YOUNG BUILDING, FOR A TOTAL OF 28 FOR-SALE HOTEL UNITS WITH ON-SITE PARKING FACILITIES AND RETAIL UNIT ON THE GROUND-LEVEL AND (2) A TENTATIVE PARCEL MAP TO RECONFIGURE FOUR EXISTING (4) PARCELS INTO THREE (3) PARCELS FOR THE PURPOSE OF FINANCING, OWNERSHIP, AND CONDOMINIUM PROPERTY DIVISION PURPOSES TOTALING APPROXIMATELY 1.44 CUMULATIVE ACRES AND LOCATED 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) 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 Design Review Permit authorizes the rehabilitation and adaptive reuse of the historic Franklin Station Post Office 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 includes the redevelopment of the parking lot parcel with a five-story building with 25 For-Sale Hotel Units including a rooftop unit (such units commonly referred to as “branded residential” and that may be occupied by owner), shared amenities, and ground-floor retail; and integrates 3 existing condominium units as

For-Sale Hotel Units in the adjacent Young Building for a total of 28 For-Sale Hotel Units with on-site parking facilities and retail on the level (APNs: 003-212-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024 (collectively, the “Mixed Use Development”); and

WHEREAS, the Tentative Parcel Map reconfigures four (4) existing parcels into three (3) parcels for the purpose of financing, ownership, and condominium property division purposes; 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, 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

WHEREAS, the Planning Commission of the City of Napa, State of California, held a duly-noticed public hearing on June 30, 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; and

WHEREAS, the City Council find that approval of the Design Review Permit and Tentative Parcel Map is predicated upon, and integrally connected to, the historic preservation of the former Post Office building located on the Site.

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 Design Review Permit consistent with **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 design is in accord with the General Plan and any applicable specific plan design policies.

The Project design is consistent with the Napa 2040 General Plan because it directly implements multiple goals and policies related to Downtown land use, urban design, economic development, transportation, and historic preservation. The adaptive reuse of the historic Franklin Station Post Office and the integration of a context-compatible mixed use building support Goal LUCD-20 and Policy LUCD 20-2 by enhancing Downtown's character and reinforcing its sense of place through preservation of a recognized historic resource. The Project's active frontages, pedestrian-oriented design, and integration with the surrounding street network advance Policy LUCD 11-2, which requires new commercial development to be cohesively integrated with its surroundings. The combination of hotel, dining, retail, and entertainment uses aligns with Goal LUCD-11 and Goal ED-8, which encourage attractive, well-located commercial and hospitality uses that foster Downtown vibrancy and cultural activity. Flexibility in building form and parking standards provided through the PD-37 Overlay supports Goal LUCD-4 by facilitating high-intensity mixed use development in a pedestrian-oriented area. Finally, by rehabilitating a long-vacant National Register landmark and incorporating seismic upgrades, the Project implements Goal HCR-1, Policy HCR 1-3, and Policy HCR 1-7, all of which promote the preservation and adaptive reuse of historic resources in Downtown. Collectively, these Project features confirm that the design is in accord with the General Plan and applicable specific plan design policies.

B. The project design is consistent with applicable design review guidelines adopted by the City Council.

The Project design is consistent with the applicable design review guidelines because it complies with both the Downtown Napa Specific Plan design guidelines and the site-specific Franklin Station Hotel and Mixed-Use Building Design Guidelines adopted as part of the PD-37 Overlay. The Project incorporates required pedestrian-oriented elements along Second and Randolph Streets, uses high-quality and durable materials, and provides façade articulation, upper-story setbacks, balconies, shading devices, and other architectural features that meet the DNSP's expectations for human-scaled, visually engaging urban form.

The design also applies the Project-specific guidelines by retaining and emphasizing character-defining features of the historic Post Office, ensuring that new additions remain compatible in scale and material expression, and incorporating building elements such as porches, stoops, bay windows, loggias, cornices, and varied rooflines where appropriate.

For the Mixed-Use Building, the massing, entries, corner retail location, balcony detailing, and material transitions are consistent with guidelines that call for activation of the street edge, visually interesting façades, and building forms that relate to the surrounding neighborhood. Taken together, the architectural treatments, materials, entries, shading devices, pedestrian amenities, and building articulation demonstrate that the Project is in conformance with the applicable City Council-adopted design review guidelines.

- C. The design review permit is in accord with provisions of this title and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.*

The Project complies with the provisions of the Zoning Code because the PD-37 Overlay establishes the applicable development standards, land use regulations, and design requirements for the site, and the Project design conforms to those standards. The proposed hotel and mixed-use building have been designed with appropriate massing, stepbacks, pedestrian-oriented frontages, and compatibility with adjacent Downtown development, ensuring the Project will not be detrimental or injurious to surrounding properties. The rehabilitation of the historic Post Office includes seismic strengthening and life-safety upgrades, and the new mixed-use building will comply with all applicable building, fire, and accessibility codes, thereby protecting public health and safety. The Project's circulation, access, service areas, and parking supply are arranged to avoid adverse effects on nearby properties or public rights-of-way. Collectively, these features demonstrate that the Project will not harm surrounding improvements or the general welfare.

- D. In addition to standard findings required for approving a design review permit, the decision-making body must make the finding that the proposed development is consistent with the approved :PD.*

The Project design complies with the site-specific Franklin Station Hotel and Mixed-Use Building Design Guidelines adopted as part of the PD-37 Overlay. The Project incorporates required pedestrian-oriented elements along Second and Randolph Streets, uses high-quality and durable materials, and provides façade articulation, upper-story stepbacks, balconies, shading devices, and other architectural features that meet the DNSP's expectations for human-scaled, visually engaging urban form.

The design also applies the Project-specific guidelines by retaining and emphasizing character-defining features of the historic Post Office, ensuring that new additions remain compatible in scale and material expression, and incorporating building elements such as porches, stoops, bay windows, loggias, cornices, and varied rooflines where appropriate.

For the Mixed-Use Building, the massing, entries, corner retail location, balcony detailing, and material transitions are consistent with guidelines that call for activation of the street edge, visually interesting façades, and building forms that

relate to the surrounding neighborhood. Taken together, the architectural treatments, materials, entries, shading devices, pedestrian amenities, and building articulation demonstrate that the Project is in conformance with the applicable City Council-adopted design review guidelines.

Section 6. The City Council hereby approves a Tentative Parcel Map consistent with **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 proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and any applicable specific plan.*

The Tentative Parcel Map is consistent with the General Plan and the Downtown Napa Specific Plan because merging the parcels facilitates the unified site design, access, and building configuration anticipated under Goal LUCD-4 (flexible development standards), Goal LUCD-20 (a vibrant Downtown core), and Goal ED-8 (a Downtown anchored by hospitality, retail, and cultural uses). By enabling the development pattern established in the PD-37 Overlay and allowing the Post Office Redevelopment and Mixed Use Development to function cohesively on a single development site, the subdivision also supports Policy LUCD 11-2 (cohesive integration with the community fabric) and Policy HCR 1-7 (bringing damaged historic resources back into use), ensuring consistency with the General Plan and the design and land use vision of the Downtown Napa Specific Plan.

- B. *The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the Council.*

The Tentative Parcel Map provides opportunities for passive heating and cooling because the building orientation, upper-story setbacks, and rooftop open-space areas allow natural light and ventilation consistent with the intent of the Subdivision Map Act. To the extent feasible on an infill Downtown site, the Project incorporates features such as operable windows, roof-level outdoor areas, and articulated façades that support natural climate responsiveness.

- C. *The subdivision is consistent with the Zoning Code.*

The Tentative Parcel Map is consistent with the Zoning Code because merging the affected parcels is permissible under the PD-37 Overlay and results in a lot configuration that can fully accommodate the development standards established for the Project. Consolidating the parcels allows the site to achieve the building form, access, and circulation patterns anticipated under the zoning framework and

enables the permitted development intensity and uses to be organized efficiently across a unified development site.

In addition to the above Findings for approval, the City Council did not make any of the following findings pursuant to Government Code Section 66474 required for a Tentative Parcel Map to be denied.

- A. *The proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

As detailed in the Napa 2040 General Plan and Downtown Napa Specific Plan consistency analyses above, the proposed map is consistent with the applicable planning documents referenced in Section 65451. Nothing in the record demonstrates a conflict between the map and the governing General Plan or Specific Plan policies.

- B. *The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

This finding cannot be made because, as discussed in the General Plan and Specific Plan analyses above, the Project is consistent with the applicable goals, policies, and design provisions of both the Napa 2040 General Plan and the Downtown Napa Specific Plan. There is no evidence in the record indicating that the subdivision design or improvements conflict with either planning document.

- C. *The site is not physically suitable for the type of development.*

The record demonstrates that the Project meets all applicable development standards established in the PD-37 Overlay. Nothing in the materials indicates that the proposed hotel and mixed-use building would exceed the site's physical capabilities or prevent successful development of the Project.

- D. *The site is not physically suitable for the proposed density of development.*

The Project complies with the development standards established in the PD-37 Overlay. No evidence has been presented indicating that the dense form would exceed the site's physical capacity or impair its ability to accommodate the proposed improvements.

- E. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The Site is devoid of significant vegetation and does not contain any waterways or other habitat. The property is located within an urbanized area and development of the Site would not have a major impact on local wildlife.

- F. *The design of the subdivision or type of improvements is likely to cause serious public health problems.*

There is no evidence that the design of the subdivision or its associated improvements would create serious public health problems. The Project complies with applicable codes, and no information in the record supports a conclusion that health or safety risks would result from the proposed design.

- G. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

No access easements or other easements are present at the Site.

- H. *All the requirements of the California Environmental Quality Act and the rules and procedures adopted by the Council pursuant thereto have not been met.*

All the requirements of the California Environmental Quality Act and the Council's adopted rules and procedures relating thereto have been met.

- I. *The proposed map fails to meet or perform any of the requirements or conditions of this title or the State Subdivision Map Act, unless the Council finds that such failure is a result of a technical and inadvertent error which does not materially affect the validity of the map.*

There is no evidence in the record indicating that the proposed map fails to meet the requirements of the Subdivision Map Act or the Napa Municipal Code. Staff has not identified any technical or inadvertent errors that would invalidate the map or prevent compliance with applicable standards.

J. *The applicant has failed to submit complete or adequate information.*

The Applicant has submitted complete and adequate information for the Council to approve the application.

Section 7. The City Council's approval of the Design Review Permit and Tentative Parcel Map is subject to the Conditions of Approval and Correspondence contained within **Exhibits A** and **B** of this Resolution.

Section 8. 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