



October 7, 2022

Amendment Application to City of Napa
PL16-0124

This Amendment is submitted per the original application PL16-0124 and as extended per PL22-0102. The original application was approved for a use and design review permit that authorized the construction of a 74-room hotel included in two four-story hotel buildings totaling 184,106 square feet in size on two lots bisected by the Wine Train railroad at the southeast corner of the intersection of First Street and Soscol Avenue and bounded by First Street, Soscol Avenue, the Napa River, and the Water Street right-of-way (the "Site"), APNs 003-235-003, -004, -005, -006, 003-241-003, -006 (the "Project").

To make this project economically feasible and attract a national franchise firm, more rooms are required. This has been achieved by reconfiguring the internal space and removing the third-party retail space. The square footage of the project, the footprint of the buildings, the number of stories and the height remain the same. See Table 1 below.

With the additional room, the annual revenue to the City of Napa is increased. See Table 2 below for the comparison of the projected revenues from the original application with 74 rooms and this amended application that includes 123 rooms.

Hotel Oxbow

Table 1

	As Amended	Original	Increase/ (Decrease)
Square Foot	151,224	184,106	(32,882)
# of Buildings	2	2	0
Height	60	60	0
Rooms	123	74	49
Parking Spaces	154	121	33
Retail	0	6,294	(6,294)
Public Space	3,375	5,574	(2,199)



Hotel Oxbow

Table 2

Assumptions:		
Rooms		123
Maximum annual rooms	365	44,895
Occupancy	85%	38,161
Expected ADR		\$400
Annual Gross Room Revenue		15,264,300

			As Amended	Original	Increase/ (Decrease)
TOT	12%	1,831,716	1,831,716	985,800	845,916
Tourism	2%	305,286	305,286	164,000	141,286
Affordable Housing	1%	152,643	152,643	0	152,643
Total Revenue to City		2,289,645	2,289,645	1,149,800	1,139,845

We have strived to be in accordance with the intent of the original approved plans. Revised elevations, site plans and renderings incorporating these changes are submitted for review with this amendment application.

W-Trans has been engaged to prepare a transportation impact study for the amended application. Please find the memo to Lorien Clark dated October 4, 2022

Thank you for your consideration of this requested amendment to PL16-0124.

Attachments:

Revised Renderings, Elevations and Site Plan
W-Trans Memo



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