

RESOLUTION R2018 __

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING THE CITY OF NAPA GENERAL PLAN DESIGNATION FOR THE PROPERTY AT 1351 SECOND STREET FROM THE DESIGNATION "DOWNTOWN PUBLIC" TO THE DESIGNATION "DOWNTOWN MIXED USE" (APN 003-208-001) AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, Jim Keller and 1351 Second Street LLC Hotel ("Applicant") submitted an application (PL17-0090) for a General Plan Amendment to re-designate the General Plan designation from DP (Downtown Public) to DMU (Downtown Mixed Use) for the property at 1351 Second Street (APN 003-208-001); and

WHEREAS, pursuant to CEQA Guidelines Section 15164, the Franklin Post Office Project Addendum dated October 9, 2018 ("Addendum") to the Downtown Specific Plan Environmental Impact Report ("DNSP EIR") certified by the City Council on May 1, 2012, was prepared to analyze the site-specific impacts of the Franklin Station Hotel and parking garage project ("Project") proposed by the Applicant. The Addendum and the DNSP EIR are on file in the Office of the City Clerk and are incorporated herein by reference; and

WHEREAS, the Addendum concluded that while certain changes and clarifications to the scope of the DNSP EIR are warranted, the Project is within the scope of the development program described and evaluated in the DNSP EIR, none of the conditions described under CEQA Guidelines Section 15162 are present, and accordingly, no subsequent or supplemental EIR or negative declaration is required for the Project; and

WHEREAS, on October 19, 2018, the Planning Commission recommended approval of the General Plan Amendment; and

WHEREAS, the City Council has considered all information related to this matter, 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

Section 1. The City Council hereby determines that the potential environmental effects of the actions authorized by this Ordinance fall within the scope of the DNSP EIR as documented in the Addendum, pursuant to CEQA Guidelines Section 15168.

ATTACHMENT 1

Section 2. The City Council hereby approves an amendment to the Land Use Element Diagram and Figure 1-12 of the Napa General Plan to re-designate the property at 1351 Second Street (APN: 003-2083-001) from Downtown Public (DP) to Downtown Mixed-Use (DMU), as set forth in Exhibits "A1" & "A2" attached hereto and incorporated herein by reference and makes the following finding as required by Napa General Plan Chapter 10, Paragraph A-1.4 which supports this approval:

- 1. That the proposed amendment is in the public interest, and that it is internally consistent with other goals, policies and programs of the General Plan.*

The existing Downtown Public land use designation is intended to provide for public and quasi-public uses dedicated to community-serving purposes such as government offices and related community service facilities. The parcel and building designated as Downtown Public suffered significant earthquake damage and subsequently were sold to the Applicant by the Federal Government because the building could no longer be used for public service uses. As such, the use of the now-privately-owned site and building would no longer be consistent with the intent and purpose of the Downtown Public designation. The proposed General Plan amendment would be consistent with General Plan Goal LU- 6.1, which seeks to maintain an active street frontage in pedestrian-oriented parts of downtown and Goal LU-6.7 which seeks to promote 24-hour activity in the downtown by allowing a hotel development and related commercial uses.

Section 3. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 13th day of November, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Dorothy Roberts
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney

EXHIBIT A1

EXISTING GENERAL PLAN MAP

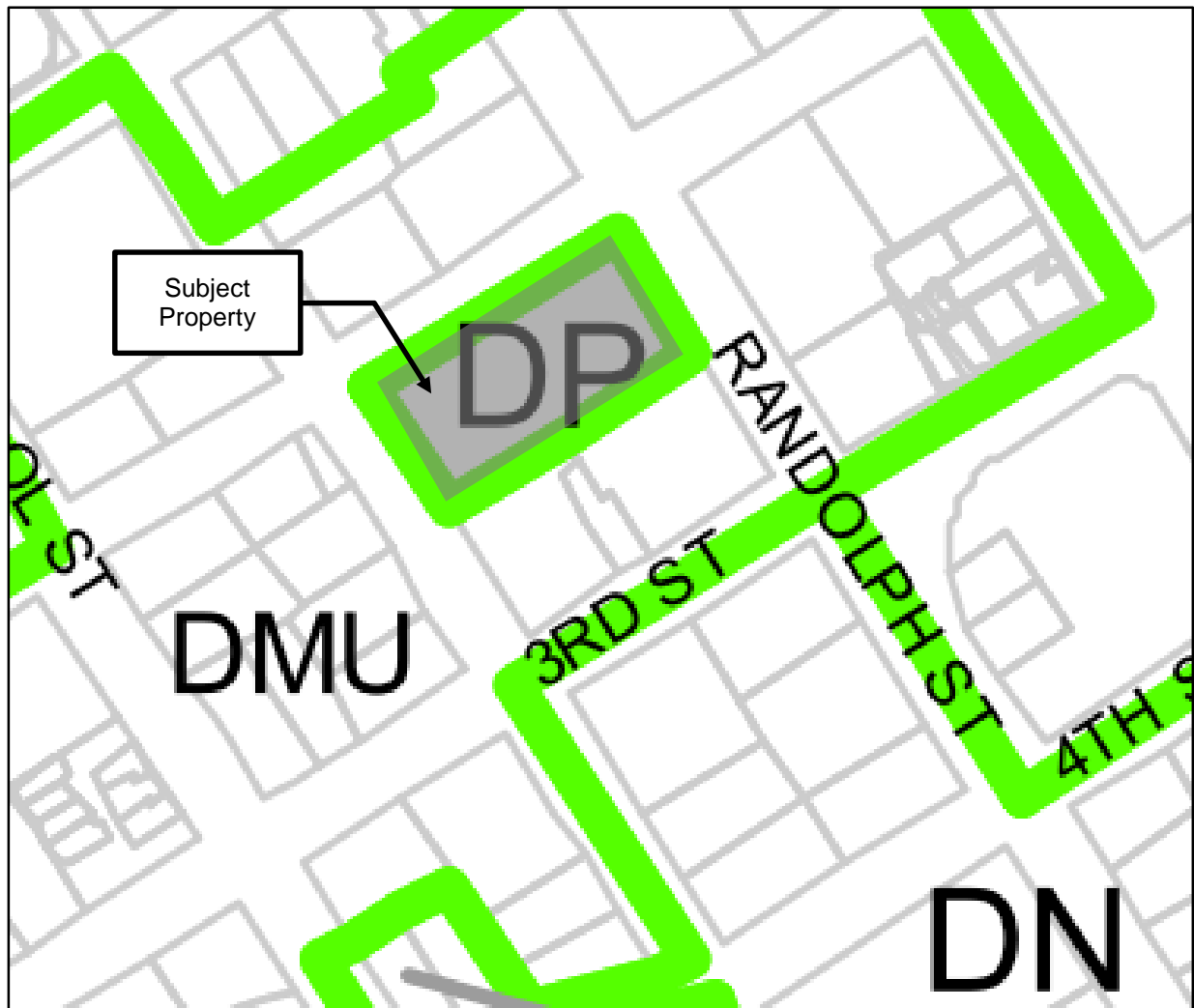


EXHIBIT A2

PROPOSED GENERAL PLAN MAP

