

RESOLUTION R2018 \_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING THE CITY OF NAPA DOWNTOWN SPECIFIC PLAN TO REDESIGNATE THE PROPERTY AT 1351 SECOND STREET FROM "DOWNTOWN PUBLIC" TO "DOWNTOWN MIXED USE" AND REVISE THE HISTORIC RESOURCES DESIGN GUIDELINES FOR THE PROPERTY (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 (collectively, "Applicant") submitted an application (PL19-0090) for a Specific Plan Amendment to re-designate the Specific Plan designation from DP (Downtown Public) to DMU (Downtown Mixed Use) for the property at 1351 Second Street (APN 003-208-001) ("Site") and to revise the Historic Resources Design Guidelines for the Site; 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 held a noticed public hearing and recommended approval of the Specific Plan Amendment; and

WHEREAS, Appendix G of the City's Downtown Specific Plan ("DTSP") includes the *Downtown Napa Historic Resources Design Guidelines* ("Guidelines"), which were developed using data from *The Downtown Napa Historic Context Statement & Survey Report* and contain site-specific guidelines for each historic resource within the City, including the Site; and

WHEREAS, because of the extensive earthquake damage to the Post Office building on the Site and a 2015 National Register of Historic Places (NRHP) amendment which determined that the building could no longer be used as a Postal Service use, revised historic guidelines were prepared for the Site; and

## ATTACHMENT 2

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 Resolution fall within the scope of the DNSP EIR as documented in the Addendum, pursuant to CEQA Guidelines Section 15168.

SECTION 2. The City Council hereby approves an amendment to Figure 4.1 of the Downtown Specific Plan to redesignate the property at 1351 Second Street from DP, Downtown Public to DMU, Downtown Mixed-Use Zoning District as shown in Exhibits "A1 & A2" attached hereto and made a part hereof and makes the following finding in support of this approval:

1. The proposed amendment is consistent in principle with 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 Site and building designated as Downtown Public suffered significant earthquake damage and subsequently were sold to a private party 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 Specific 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 development that mixes residential and commercial uses in the same structures. The proposed Specific Plan amendment is consistent with the General Plan in that a concurrent General Plan amendment has also been adopted creating consistency in the proposed amendments. Such consistency is specifically demonstrated in the record, including but not limited to the analysis contained in the Staff Report. The General Plan land use designation for the subject properties would be amended to DMU; Downtown Mixed Use.

SECTION 3: The City Council hereby approves the amendment to the Guidelines for the Site. Pages 116 & 117 of Appendix G of the Downtown Specific Plan are hereby deleted and replaced with the Franklin Station Historic Guidelines attached hereto as Exhibit "B" and incorporated herein by reference.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

## ATTACHMENT 2

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

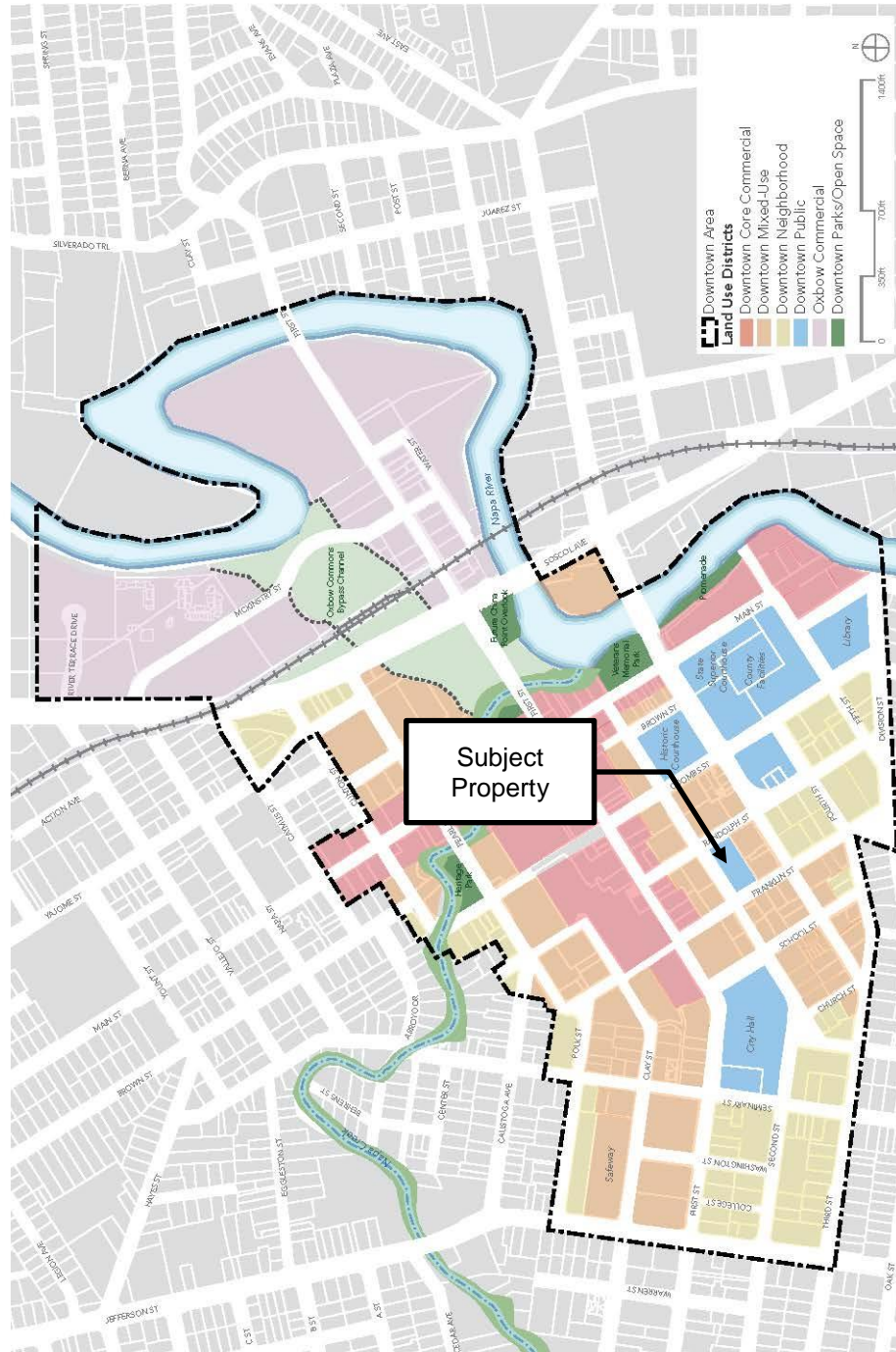
Approved as to form:

\_\_\_\_\_  
Michael W. Barrett  
City Attorney

**EXHIBIT A1**  
**EXISTING DOWNTOWN SPECIFIC PLAN LAND USE MAP**

**LAND USE DESIGNATIONS AND ZONING DISTRICTS**

**FIGURE 4.1: Land Use Designations and Zoning Districts Map**



**EXHIBIT A2**  
**PROPOSED DOWNTOWN SPECIFIC PLAN LAND USE MAP**

**LAND USE DESIGNATIONS AND ZONING DISTRICTS**

**FIGURE 4.1: Land Use Designations and Zoning Districts Map**

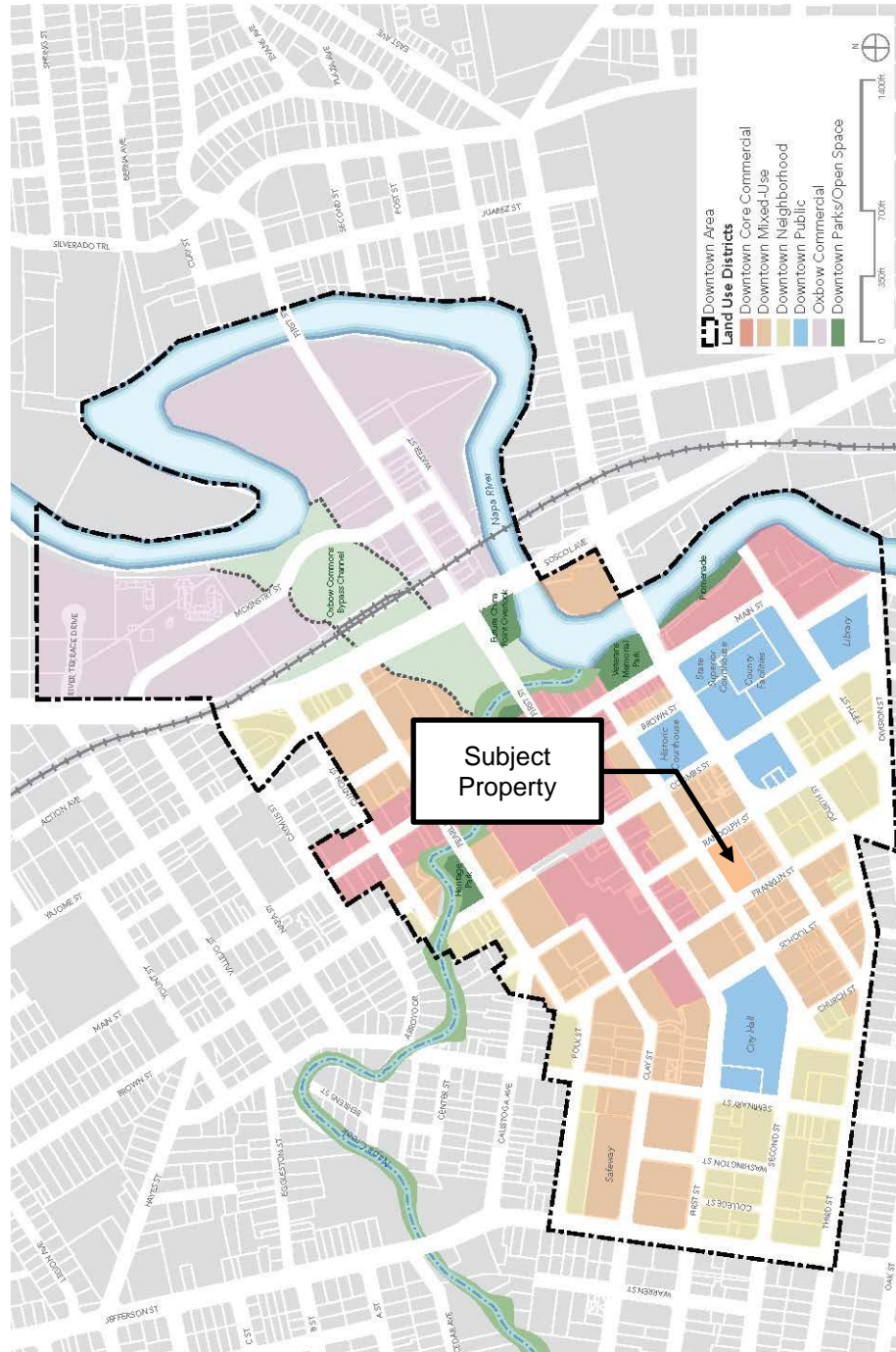




EXHIBIT B

REVISED PAGES 116 & 117 OF THE DOWNTOWN SPECIFIC PLAN APPENDIX G

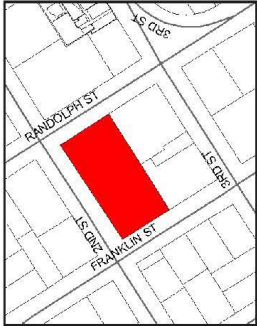
Proposed Replacement Pages

HISTORIC RESOURCES DESIGN GUIDELINES

U.S. POST OFFICE, FRANKLIN STATION  
1351 Second Street



- Conserve the cornice extending from the roofline formed of terracotta rams and cow heads, along with the ornamentation that consists of decorative brickwork and terracotta panels in a geometric motif.
- Retain Art Deco/WPA Moderne details, including fluted pilasters and stylized terracotta eagle panels above each door.
- Retain the monolithic windows on the main façade.
- Retain the bronze and milk glass urn-shaped light fixtures adjacent to the entryways.
- Retain the seven piers topped by a terracotta capital in a stylized floral motif.



APN	003208001000
YEAR BUILT	1933
ARCHITECT	William Corlett
STYLE	ArtDeco/WPA Moderne
USE	
CHRS	IS, 5S1

## EXHIBIT B

## REVISED PAGES 116 &amp; 117 OF THE DOWNTOWN SPECIFIC PLAN APPENDIX G

<p><b>Retain</b></p> <p><u>EXTERIOR</u></p> <ul style="list-style-type: none"> <li>Maintain the simple geometry of the building's massing with the projected central core that is flanked by two recessed wings</li> <li>Sunken light well at primary façade à Brick cladding</li> <li>Granite stairs</li> </ul> <p><u>INTERIOR</u></p> <ul style="list-style-type: none"> <li>Original cast bronze drop lights and raised-plaster ceiling</li> <li>Decorative terrazzo floor and marble wainscoting</li> <li>Raised bas relief gilt and painted plaster walls and ceiling</li> <li>Terracotta panel with geometrized floral pattern at each end of the central frieze and the carved Art Deco wood ornaments over the service counter</li> <li>Original hanging lobby lamps and original brass-framed bulletin boards</li> </ul>	<p><b>Avoid</b></p> <ul style="list-style-type: none"> <li>Harmful physical or chemical treatments</li> <li>Damage to or removal of brick or terra cotta elements</li> </ul> <p><b>Additions &amp; Adjacent New Construction</b></p> <ul style="list-style-type: none"> <li>Alterations should meet Standards to preserve its eligibility for listing in the National Register.</li> <li>Should include a superior level of architectural detailing and quality of materials in new construction that complements the building.</li> <li>New construction need not mimic the "historic" architectural style, and should avoid imitation that results in a contrived appearance or otherwise distracts from or competes with the original historic facade.</li> <li>Service area and adjacent parcel containing Zeller's Hardware (819 Randolph Street) may provide opportunities for new construction.</li> <li>Except as otherwise prescribed by the DSP Development Standards, there are no height restrictions relative to historic resources on adjacent new development because the Post Office has such a strong street presence.</li> </ul>	<p><b>Consider</b></p> <ul style="list-style-type: none"> <li>Cleaning and repair of deteriorated lanterns, granite stairs, and other materials</li> <li>Including a superior level of architectural detailing and quality of materials in new construction that complements the historic Franklin Station Post Office. New construction need not mimic the "historic" architectural style and should avoid imitation that results in a contrived appearance or otherwise distracts from or competes with the original historic facade.</li> <li>Replacing non-historic doors with WPA Moderne style doors</li> </ul>
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DOWNTOWN NAPA  
NAPA, CALIFORNIA

Detail of non-historic doors, granite stairs, and lanterns

HISTORIC RESOURCES  
GUIDELINES

Proposed Replacement Pages

117

U.S. POST OFFICE, FRANKLIN STATION  
1351 Second Street

Proposed Replacement Pages



Conserve the cornice extending from the roofline formed of terracotta rams and cow heads, along with the ornamentation that consists of decorative brickwork and terracotta panels in a geometric motif.

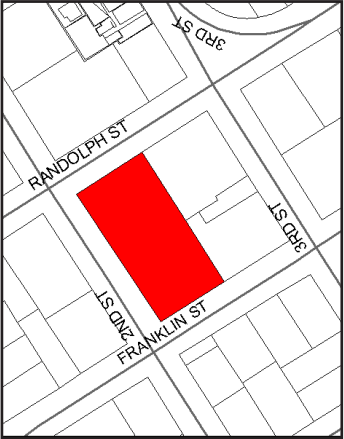
Retain Art Deco/WPA Moderne details, including fluted pilasters and stylized terracotta eagle panels above each door

Retain the monolithic windows on the main façade

Retain the bronze and milk glass urn-shaped light fixtures adjacent to the entryways

Retain the seven piers topped by a terracotta capital in a stylized floral motif

EXHIBIT C



APN	003208001000
YEAR BUILT	1933
ARCHITECT	William Corlett
STYLE	ArtDeco/WPA Moderne
USE	
CHRSC	IS, 5SI



## Retain

### EXTERIOR

- Maintain the simple geometry of the building's massing with the projected central core that is flanked by two recessed wings
- Sunken light well at primary façade à Brick cladding
- Granite stairs

### INTERIOR

- Original cast bronze drop lights and raised-plaster ceiling
- Decorative terrazzo floor and marble wainscoting
- Raised bas relief gilt and painted plaster walls and ceiling
- Terracotta panel with geometrized floral pattern at each end of the central frieze and the carved Art Deco wood ornaments over the service counter
- Original hanging lobby lamps and original brass-framed bulletin boards

## Consider

- Cleaning and repair of deteriorated lanterns, granite stairs, and other materials
- Including a superior level of architectural detailing and quality of materials in new construction that complements the historic Franklin Station Post Office. New construction need not mimic the "historic" architectural style and should avoid imitation that results in a contrived appearance or otherwise distracts from or competes with the original historic facade.
- Replacing non-historic doors with WPA Moderne style doors

## Avoid

- Harmful physical or chemical treatments
- Damage to or removal of brick or terra cotta elements

## Additions & Adjacent New Construction

- Alterations should meet Standards to preserve its eligibility for listing in the National Register.
- Should include a superior level of architectural detailing and quality of materials in new construction that complements the building.
- New construction need not mimic the "historic" architectural style, and should avoid imitation that results in a contrived appearance or otherwise distracts from or competes with the original historic facade.
- Service area and adjacent parcel containing Zeller's Hardware (819 Randolph Street) may provide opportunities for new construction.
- Except as otherwise prescribed by the DSP Development Standards, there are no height restrictions relative to historic resources on adjacent new development because the Post Office has such a strong street presence.



*Detail of non-historic doors, granite stairs, and lanterns*

## EXHIBIT C

Proposed Replacement