



Community Development

Approval Letter

August 31, 2022

J.B. Leamer
Foxbow Development, LLC
485 Technology Way
Napa, CA 94558

via email: jb@crb-inc.com

Re: Approval Letter for PL22-0102 - First & Oxbow Extension I
731 First Street

Dear Mr. Leamer:

We are pleased to inform you that City of Napa staff has reviewed and approved your request (PL22-0102) for an extension of PL16-0124 for a Use Permit and Design Review for a 74-room hotel located at 731 First Street in Napa, California, originally approved by Napa City Council on November 17, 2020, with an expiration of November 17, 2022.

Napa Municipal Code (NMC) 17.68.130 and 17.68.140 allows for the Community Development Director to grant an extension of the initial expiration date of a permit for not to exceed two additional years, subject to the findings of NMC 17.68.140(B), which are included as part of this approval.

Please be advised that the new expiration date for PL16-0124 is November 17, 2024. For PL16-0124 to remain active, (1) a building permit must be issued, and construction diligently pursued; (2) a certificate of occupancy issued; (3) or request for a permit extension, **prior to the expiration date granted herein.**

Should you have any questions or comments related to this approval, please contact me at (707) 257-9604 or email at rcaperton@cityofnapa.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ricky Caperton".

Ricky Caperton, AICP
Planning Manager

Findings for Extension (I) PL22-0102

PROJECT DESCRIPTION

PL22-0102 requests a first extension for PL16-0124 for a Use Permit and Design Review for a 74-room hotel at 731 First Street in the City of Napa, California. PL16-0124 was approved by Napa City Council on November 17, 2020, with an original expiration of November 17, 2022. The findings below are required in order to grant an extension for an additional two (2) years.

NMC 15.68.140(B)(1) FINDINGS

- a. **No substantially new uses will be added, density will not be substantially increased, and the structure will not be substantially enlarged.**

The Project requests an extension to the expiration of PL16-0124 only and no changes to the original Project approval are requested under PL22-102.

- b. **The changes are consistent with the intent and spirit of the original approval.**

The Project requests an extension to the expiration of PL16-0124 only and no changes to the original Project approval are requested under PL22-102. Because no changes are made, the Project would keep the intent and spirit of the original approval.

- c. **There are no resulting violations of this code or state law.**

The Project requests an extension to the expiration of PL16-0124 only and no changes to the original Project approval are requested under PL22-102. Therefore, no violations of the NMC or state law would occur because of the request.

- d. **There will be no new significant adverse environmental effects.**

The Project requests an extension to the expiration of PL16-0124 only and no changes to the original Project approval are requested under PL22-102. Therefore, no new significant adverse environmental effects would occur as a result of extension.