

RESOLUTION R2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A SECOND TWO-YEAR EXTENSION OF THE PREVIOUSLY APPROVED USE PERMIT AND DESIGN REVIEW PERMIT FOR THE EMBASSY SUITES HOTEL EXPANSION AT 1075 CALIFORNIA BOULEVARD AND 2420 FIRST STREET AND DETERMINING THAT THE ACTIONS AUTHORIZED ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, Mani NVR Napa (DE) (the “Applicant”) submitted an application for a second two-year extension for the previously approved Use Permit and Design Review Permit to construct a detached 53,720 square foot, four (4) story, 54-room hotel expansion on the vacant portion of the existing Embassy Suites Hotel site at 1075 California Boulevard and 2420 First Street (the “Project”) (APN’s: 002-200-001, 002-141-002); and

WHEREAS, the application for the second extension was filed prior to the expiration of the Use Permit and Design Review Permit; and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on September 19, 2024, and has recommended approval of the subject application; and

WHEREAS, the City Council of the City of Napa, State of California, held a noticed public hearing on November 19, 2024 on the subject application, where it considered all written and oral testimony submitted to it including a presentation by Staff.

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, consistent with its original determination on April 21, 2020, that the Project remains exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with section 15332 (Class 32) of the CEQA Guidelines because there have been no changes in the project, City requirements, or circumstances which would require subsequent environmental review; and

ATTACHMENT 1

Section 3. The City Council hereby finds that neither the proposed project nor the circumstances upon which the approval of the original Use Permit and Design Review Permit were based have substantially changed and that the findings to support the issuance of the original Use Permit and original Design Review Permit made for the Embassy Suites Hotel Addition Project in Resolution No. R2020-053 still apply to this project and adequately support the requested extensions of the approvals.

Section 4. The City Council hereby grants a second two-year extension of the Use Permit and Design Review Permit for the Embassy Suites Hotel Addition Project to April 21, 2026. This extension is granted subject to compliance with the conditions of approval contained in Resolution No. R2020-053, except as modified by the following condition:

1. Prior to approval of the Improvement Plans described in Condition No. 30 in Section 5 of Resolution R2020-053, adopted by the City Council on April 21, 2020, the Applicant shall execute an agreement with the City, in substance and form acceptable to the City Manager (or the City Manager's Designee) and City Attorney, respectively, providing for Applicant to reimburse the City for all costs associated with the City's installation of the 12-inch water main and appurtenances in Clay Street and associated resurfacing of Clay Street, from California Boulevard to Walnut Street, as shown on the Sheet 8.4 of the Project plans dated May 27, 2022. This condition shall supersede and replace Conditions Nos. 30.b.(1) and 30.b.(2) of the conditions set forth in Section 5 of Resolution R2020-053 in their entirety and said Conditions Nos. 30.b.(1) and 30.b.(2) shall have no further force or effect.

Section 5. This Resolution shall take effect immediately.

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 19th day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney