



PLANNING COMMISSION

DRAFT MINUTES EXCERPTS

October 18, 2018

7. PUBLIC HEARINGS/APPEALS

A. FRANKLIN STATION HOTEL – 1351 SECOND STREET, 819 RANDOLPH STREET & 1251 SECOND STREET (File No. PL17-0090) The project involves the following applications:

General Plan Amendment – The proposed General Plan amendment would change the existing designation of the Post Office parcel from DP, Downtown Public to DMU, Downtown Mixed Use. The amendment is limited to the Post Office parcel because the Zeller parcel and parking lot parcel are currently designated DMU.

Specific Plan Amendment / Zoning Amendment – The Specific Plan and Zoning Amendments would rezone the Post Office parcel from DP, Downtown Public to DMU, Downtown Mixed Use, consistent with the proposed General Plan Amendment.

Planned Development Overlay – The Planned Development Overlay would rezone the three project parcels to include a PD, Planned Development Overlay that would establish specific use provisions, specific development standards, design guidelines, maximum floor area ratios, and height limitations. The Planned Development Overlay also proposes new Historic Standards that are intended to meet the intent and goals of the City of Napa Downtown Specific Plan Historic Design Guidelines, but apply specific requirements related to protection of the Post Office building's "significant historic features" and to the additions and alterations necessary to facilitate adaptive reuse of the building. The PD Historic Standards would replace the recommendations in the Guidelines, which did not contemplate the rehabilitation that is now required to preserve the Post Office building after the 2014 earthquake.

The PD Overlay would allow the development of up to a 163-room hotel with accessory uses in coordination with the rehabilitation of the National Register of Historic Places defining features of the Post Office structure, which includes the Second Street building frontage and interior lobby.

Development Agreement – The Development Agreement would grant a vested right to the developer in accordance with the project approvals, including the General Plan Amendment, Zoning Amendment, and Planned Development Overlay for a specified term; and subject the developer to specified timing requirements for completing the design and construction of the proposed project.

The project site is comprised of two parcels located on the block bounded by Second Street, Randolph Street, Franklin Street, and Third Street and a third parcel located at the southeast corner of Second Street and Randolph Street. (APNs 003-208-001, 003-208-002 & 003-212-001) (Morris)

Commissioners provided disclosures.

Planning Manager Erin Morris presented the Staff Report and provided a recommendation.

Chair Murray invited the Applicant to present.

Kevin Teague, on behalf of the Applicant, briefed the Commission on background of the project application and offered to respond to Commissioner questions.

Jim Keller, Applicant, provided additional comments relating to the project history.

Mr. Teague responded to Commissioner questions.

Chair Murray opened the item for public hearing.

Chuck Shinnamon, Napa Housing Coalition, spoke of his concern for employee housing and traffic.

Dennis Bertolucci, 1627 Meek Avenue, spoke of his concern regarding the change in the Downtown culture.

Michael Holcomb, 1061 Ross Circle, spoke in support of the project.

Mike Holcomb, Sr., 2654 West Pueblo Avenue, spoke in support of the project.

Joelle Gallagher, Napa Housing Coalition & First 5 Napa County, spoke of her concern for employee housing.

Judy Myers, Napa Housing Coalition, spoke of her concern for housing.

Jeff Doran, Napa Resident, spoke in support of the project.

Chair Murray asked the Applicant for rebuttal.

Mr. Teague responded to public hearing questions and comments.

After receiving no further comments, public hearing was closed.

The Commission offered the following questions and comments for the Applicant and Staff:

- There is considerable work ahead for Staff and the Developer, assuming that this project gets approved.
- Can the Applicant share more information about the phasing plan?
- When does the Applicant expect to return to the Planning Commission?
- Clarification was requested regarding the process and partnerships for designing hotels.
- Clarification was requested regarding the room count and parking.
- Will the parking spaces that are proposed to replace the existing parking lot be public?
- Clarification of the process feedback timeline was requested.
- Clarification of the CHC recommendation to the City Council was requested.
- Where will the main entrance to the future hotel be located?
- Floor Area Ratio (FAR) clarification was requested.
- How stable is the structure now and will it hold up for the next two years, between phases?
- Clarification was requested for the condominiums mentioned in the Planned Development Overlay.
- Does the Applicant intend to have a plan to address housing prior to City Council review?
- Has there been consideration of the potential loss of street parking?
- Clarification was requested regarding the height limit flexibility.

Mr. Teague, Mr. Scott Klingbeil and Ms. Morris responded to Commissioner questions.

Mr. Mark Holbert, Preservation Architect, responded to Commissioner questions regarding the structure stability.

The Commission discussed and deliberated, and offered the following final questions and comments:

- The Commission expressed appreciation for the project and work by the Applicant and Staff.
- Preserving the building trumps the need for housing in this situation.
- Work with the Napa Housing Coalition is necessary to find a solution to the housing crisis.
- Many entitled hotels are still waiting construction.
- This structure is part of the Napa legacy.
- It is romantic that a local team and local family are taking on a local historic site.
- The Commission does not intend to place conditions, rather than lay ground rules and provide direction for the project.
- The project is iconic and should not be turned away for lack of housing, especially with the number of hotels that are not being built.
- It would be ideal to be able to design the project to be able to convert the site to housing in the future.
- The partial basement area was encouraged to be utilized.
- Additional step back and consideration of retention of more of the original post office building was recommended.
- The public was encouraged to participate in this project's evolution.
- There is evidence that the Applicant and Staff has done research and worked diligently to get to the best possible options for this type of project.
- The housing problem is not just a hotel issue, but rather a community issue.
- The Development Agreement (DA) was an impressive and very well drafted document.
- A preliminary review of the project design with the Planning Commission is encouraged.

Commissioner Painter and Huether moved and seconded to forward a recommendation to the City Council to:

- 1.) Determine that the potential environmental effects of the Project were adequately analyzed and addressed by a prior CEQA action as documented in the Addendum;
- 2.) Adopt a resolution approving the General Plan Amendment;
- 3.) Adopt an ordinance approving the Zoning Amendments;
- 4.) Adopt a resolution approving the Specific Plan Amendments;
- 5.) Adopt an ordinance approving the Planned Development Overlay; and
- 6.) Adopt an ordinance approving the Development Agreement for the Franklin Station Hotel Project.

Motion carried:

AYES: Murray, Painter, Huether, Kelley, Myers
NOES:
ABSTAIN:
ABSENT:
RECUSED: