



CITY COUNCIL

Exhibit A Conditions of Approval (Franklin Station II) PL25-0068 July 21, 2026

COMMUNITY RESOURCES AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION
(Contact: Ryder Dilley, Planning Manager, (707) 257-9225 or rdilley@cityofnapa.org)

1. Approval of PL25-0068 authorizes a Certificate of Appropriateness. All defined terms in these Conditions of Approval shall be the defined terms as provided in the Development Agreement (and DA Approvals as defined below) unless otherwise specifically stated herein.
2. The Certificate of Appropriateness authorizes major alterations and the preservation of the Franklin Station Post Office building, which is identified as a National Register Property and a Local Landmark, which facilitates the rehabilitation and adaptive reuse of the historic building as a five-story upper-upscale hotel with 94 hotel rooms and other amenities, including a rooftop café and bar, restaurant, and event and meeting spaces (APN: 003-208-001) (collectively, the “Post Office Redevelopment”), in accordance with the **Attachment 8, Certificate of Appropriateness Plans**, and **Attachment 7, Project Plans**, submitted with the application for the Project (prepared by Preservation Architects, Bar Architects & Interiors, RSA+, and Surfacedesign, Inc.) (the “Plans”).
3. The Applicant shall comply with all requirements set forth in City Council Resolutions (No. R2026-0XX and R2026-0XX), and Ordinances (O2026-0XX and O2026-0XX), and the Development Agreement (hereafter collectively referred to as “DA Approvals”).
4. The Applicant shall obtain a building permit from the City of Napa Building Division prior to the commencement of any construction activities.
 - a. Project phasing may occur, subject to the terms provided in the Development Agreement, and all applicable project mitigation.
 - b. As part of Developer’s application for the first building permit, Developer shall submit a Lighting Plan and Storm Drainage Plan for the Project that the City Manager, in consultation with the City Engineer, will review and approve upon a finding that said plans conform to applicable law.
5. The Planning Manager is authorized to determine whether the Applicant is in compliance with the requirements of the application.

- a. The construction plans, submitted for review and approval by the City prior to commencement of any construction activities, shall substantially conform to the Plans submitted herein and Attachment 1 of **Exhibit A, Design Guidelines**, of the Planned Development Overlay (PD-37) (O2026-0XX) or unless authorized by the DA Approvals.
 - b. Only the modifications to the historic character defining features of the Franklin Station Post Office shown in the Plans are approved with this Permit. If any exterior modifications to the character-defining features not shown in the Plans are proposed, the Applicant shall comply with Napa Municipal Code Chapter 15.52, the Historic Preservation Ordinance. Such modifications may require approval of a subsequent Certificate of Appropriateness.
6. During construction, the Applicant shall maintain the character-defining features and comply with the treatment recommendations as outlined in the Materials Conditions and Treatment Summary as described in **Attachment 8, Certificate of Appropriateness Plans**, for each of the identified character-defining features outlined below:
- a. Exterior:
 - i. Seven piers topped by a terracotta "capital" in a stylized floral motif;
 - ii. Cornice extending from the roofline formed of terracotta rams and cows heads;
 - iii. Ornament that consists of decorative brickwork and terracotta panels in a geometric motif (i.e., all decorative brickwork and terra cotta);
 - iv. Bronze and milk glass urn-shaped light fixtures adjacent to the entryways with granite bases;
 - v. Large terracotta panel containing an Art Deco eagle above each door;
 - vi. Monolithic [steel sash] windows on the main façade;
 - vii. Front granite steps and area way with granite plinths and bases and ornamental iron railings;
 - viii. Carved granite cornerstone;
 - b. Interior:
 - i. Raised-plaster ceiling;
 - ii. Decorative terrazzo floor;
 - iii. Marble wainscoting;
 - iv. Raised bas relief gilt and painted plaster walls and ceiling;

- v. Ornamental plaster panel with geometricized floral pattern at each end of the central frieze;
 - vi. Carved Art Deco wood lintels over the service counter;
 - vii. Original brass-framed bulletin boards;
- c. External Spatial Characteristics:
 - i. Projected central area flanked by two recessed wings;
 - ii. Simple geometry of the building's massing;
- 7. All mechanical and utility equipment, including transformers and backflow devices, shall be screened and/or integrated into a building structure. Screens shall not be used where they would disproportionately increase the mass of the building or introduce elements that are inconsistent with the high level of design quality reviewed as part of this approval. Landscaping and screening of devices shall be installed prior to issuance of a Certificate of Occupancy for the Project.
- 8. If any archeological materials or objects are unearthed during Project construction, all work in the vicinity shall be immediately halted until a qualified archeologist is retained by the City to evaluate the finds. Applicant shall comply with all mitigation recommendations of the archeologist prior to commencing work in the vicinity of the archeological finds.
- 9. Construction equipment shall have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained.
- 10. In accordance with Public Resources Code Section 21081.6, the Applicant shall comply with all mitigation measures from the Mitigation Monitoring and Reporting Program ("MMRP"), attached as **Exhibit A**, of City Council Resolution R2026-XX, with the MMRP previously adopted for the DNSP EIR, as revised with the Section 15164 and 15168 Analysis and Addendum, as shown in **Attachment 11**, and incorporated herein by reference.
 - a. In the event of any inconsistencies between the mitigation measures as set forth in the Section 15168 Analysis and Addendum and the MMRP, the MMRP shall control.

City General Conditions

- 11. Construction activities shall comply with NMC 8.08.025.
- 12. The plans submitted for improvement plan review and Building Permit review shall include a written analysis specifying how each of the conditions of approval have been addressed or incorporated into either the improvement plan set or building plan set.
- 13. Unless otherwise specifically provided in this resolution, each condition of this approval shall be satisfied prior to the first to occur of: (a) approval of a final map (if this resolution includes the approval of a tentative subdivision map or tentative parcel map), (b) issuance of a building permit, or (c) commencement of any use of land that is authorized by this resolution. An improvement agreement between the City and the Applicant (and landowner,

if different) that obligates the Applicant to complete specified conditions of approval will be deemed to be a satisfaction of those specified conditions if: (i) the agreement is accompanied by required security for faithful performance and labor and materials, and (ii) the agreement is approved as to substance by the City Engineer, and approved as to form by the City Attorney.

14. No use authorized by this permit may commence until after the Applicant executes any required permit agreement required by previously stated conditions of approval.
15. Applicant shall pay all applicable fees and charges at the required time and at the rate in effect at time of payment (in accordance with the City's Master Fee Schedule; see individual departments regarding the timing of fee payment requirements).
16. Applicant shall design and construct all improvements and facilities shown on any approved tentative map, site plan, plans and specifications, or other approved documents, to comply with the General Plan, any applicable Specific Plan, the NMC, City ordinances and resolutions, the "Standard Specifications" of the Public Works and Fire Departments, and the approved tentative map, site plan, plans and specifications, and other approved documents.
17. The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.
18. To the full extent permitted by law, the Applicant shall indemnify, defend, release and hold City, its agents, officers, and employees harmless from and against any claims, suits, liabilities, actions, damages, penalties or causes of action by any person, including Applicant, for any injury (including death) or damage to person or property or to set aside, attack, void or annul any actions of City, its agents, officers and employees, from any cause whatsoever in whole or in part arising out of or in connection with (1) the processing, conditioning or approval of the applications relating to the subject property; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation or operation of Project improvements and regardless whether the actions or omissions are alleged to be caused by City or Applicant so long as City promptly notifies Applicant of any such claim, etc., and the City cooperates in the defense of same.
19. If the Applicant is not the owner of the subject property, all agreements required to be executed by the City shall be executed by the Owner(s) as well as the Applicant.
20. The conditions of Project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions (and mitigations) constitute written notice of the statement of the amount of such fees and a description of the dedications, reservations, and other exactions. You are hereby notified that the 90-day period in which you may protest those fees, the amount of which has been identified herein, dedications, reservations and other exactions required in connection with the instant approvals has

begun. If you fail to file a protest complying with all the requirements of Section 66020, you will be legally barred from later challenging such exaction.

21. Violation of any term, condition, mitigation measure or Project description relating to this approval is unlawful, prohibited and a violation of the Napa Municipal Code and can result in revocation or modification of this approval and/or the institution of civil and/or criminal enforcement and/or abatement proceedings.
22. Project approval would not have been granted but for the applicability and validity of each and every one of the specified mitigations and conditions, and if any one or more of such conditions and mitigations is found to be invalid by a court of law, this Project approval would not have been granted without requiring other valid conditions and/or mitigations consistent with achieving the purpose and intent of such approval.
23. Other governmental or quasi-governmental entities not within the control of City, including the Napa Sanitation District, Napa Valley Unified School District and the Napa County Environmental Health Department, possess authority to regulate aspects of the development of the Property and the Project and that this Resolution does not limit the authority of such other public agencies. City shall reasonably cooperate with Developer in Developer's effort to obtain such permits and approvals as may be required by other governmental or quasi-governmental entities in connection with the development of, or the provision of services to, the Property and/or the Project; provided, however, City shall have no obligation to incur any costs, without compensation or reimbursement, or to amend any City policy, regulation or ordinance in connection therewith.