

RESOLUTION R2018 __

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A CERTIFICATE OF APPROPRIATENESS AUTHORIZING REVISED DOWNTOWN NAPA HISTORIC RESOURCES DESIGN GUIDELINES (APPENDIX G PAGES 116 & 117) OF THE DOWNTOWN NAPA SPECIFIC PLAN FOR THE HISTORIC BUILDING AT 1351 SECOND STREET (APN 003-208-001) AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, James Keller and 1351 Second Street LLC ("Applicant") submitted an application for a Certificate of Appropriateness authorizing revised historic design guidelines to facilitate the redevelopment of the earthquake damaged Franklin Station Post Office building at 1351 Second Street ("Site") which is listed in the National Register and is a local landmark property; and

WHEREAS, the Applicant has applied for a General Plan Amendment, Specific Plan Amendment, Zoning Amendment, Planned Development Overlay and Development Agreement (collectively, "Entitlements") to, among other things, redevelop the Post Office building at 1351 Second Street as a hotel ("Project"); and

WHEREAS, the requested Entitlements would authorize the Applicant to perform "work" on a local landmark, which requires the approval of a Certificate of Appropriateness pursuant to Napa Municipal Code Section 15.52.070; and

WHEREAS, the Downtown Napa Historic Resources Design Guidelines in Exhibit G of the Downtown Specific Plan contain specific design guidelines for the Franklin Street Post Office building that need to be revised because they do not contemplate the rehabilitation that is now required to preserve the building after the 2014 earthquake; and

WHEREAS, revised Historic Resources Design Guidelines, which are attached hereto as Exhibit "A" and incorporated herein ("Revised Guidelines"), have been prepared for the Franklin Street Post Office building, and are designed to mitigate the potential adverse impacts of the "work" authorized by the Entitlements on the Post Office building; and

WHEREAS, Mark Hulbert of Preservation Architecture, a California Registered Architect who meets the Secretary of the Interior's Professional Qualifications Standards in the fields of Historic Architecture and Architecture, prepared a site-specific evaluation of the proposed project titled, "1351 Second Street, Napa: Historic Resource Summary & Project Evaluation," dated August 17, 2018; and

WHEREAS, the History Resource Summary & Project Evaluation concluded that the proposed Project, with the revised Historic Resources Design Guidelines incorporated, meets Standards 1-10 of the Secretary of the Interior's Standards for Rehabilitation, and meets the intent and goals of the Downtown Napa Historic Resources Design Guidelines; and

WHEREAS, pursuant to California Environmental Quality Act ("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 Project. 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, the Cultural Heritage Commission of the City of Napa, State of California, held a noticed public hearing on October 25, 2018, on the subject application and recommended approval of a Certificate of Appropriateness authorizing the Revised Guidelines; and

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; and

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 that the potential environmental effects of the actions authorized by this Ordinance fall within the scope of the DNSP EIR as documented in the Addendum, pursuant to CEQA Guidelines Section 15168.

Section 3. The City Council makes the following findings in support of the approval of a Certificate of Appropriateness for the Franklin Station Hotel Project in accordance with Napa Municipal Code Section 15.52.070(f)(3):

A. The project preserves, enhances or restores the exterior architectural

features of the local landmark.

The identified historic features of the building will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the Site that did not sustain earthquake damage will be avoided. Character defining features include:

- Projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Seven piers topped by a terracotta "capital" in a stylized floral motif
- Cornice extending from the roofline formed of terracotta rams and cow's heads
- Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
- Large terracotta panel containing an Art Deco eagle above each door
- Monolithic windows on the main facade
- Original cast bronze drop lights and raised-plaster ceiling
- Decorative terrazzo floor
- Marble wainscoting
- Raised bas relief gilt and painted plaster walls and ceiling
- Terracotta panel with geometricized floral pattern at each end of the central frieze
- Carved Art Deco wood ornaments over the service counter
- Original hanging lobby lamps
- Original brass-framed bulletin boards

The proposed Project will retain the identified character-defining forms, features, materials, and distinctive spatial relationships, so it will protect the identified historic character of the Site.

B. The project will not result in a substantial adverse change to the integrity of the local landmark or its major exterior character-defining features.

The proposed work includes a new, multi-story addition behind the historic resource and related new construction at the rear (south) and east and west sides of the historic structure. All historic forms, elements and materials of the historic structure will be retained. The future designs of the new addition and related new construction will be reviewed for compliance with the standards in conjunction with the future Design Review. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the Site will be preserved because the building exterior masonry, which directly exhibits workmanship, will be retained and repaired or selectively replaced in-kind wherever repair is not feasible.

C. The project will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the local landmark;

The proposed work will retain and rehabilitate all distinctive spaces, materials, features and finishes, along with the construction techniques and craftsmanship embodied therein. Additionally, while the sideward and rearward portions of that cornice are not identified as character-defining, they are elements of historic architectural interest so may be additionally recommended for architectural salvage and potential reuse as part of the Project.

D. The project is consistent with the applicable Secretary of the Interior's Standards.

As detailed in the Cultural Heritage Commission Staff Report of October 25, 2018 for Franklin Station Hotel COA (File No. PL17-0090), the Project is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. The Project retains and enhances the character defining features of the structure while allowing for the continued use of the original structure.

E. The project is consistent with applicable historic design guidelines.

With the adoption of the Revised Guidelines the Project will be consistent with the applicable historic guidelines for the Site.

F. The project will not negatively impact the integrity of a cultural landscape through alteration of spatial organization, landscape features, circulation patterns, or small scale features that are character defining features of the resource.

The Project does not include the removal of any identified cultural landscape features or alteration of features, spaces, and spatial relationships that characterize the Site. The proposed work includes the retention and rehabilitation of the identified historic building with a new, multi-story addition behind, alongside and above the retained historic building. Based on the programmatic site plan, scale and massing exhibits, the placement and design of the addition, specifically where it will stand alongside and above the historic building, is intended to be effectively set back from the retained historic building, with the placement of the addition located behind the plane of the front façade and the retained building volume directly behind the facade. As the guidelines also indicate, additions and new construction must give deference to the historic structure rather than compete with it for attention and interest so that the historic building stands out independent and in the foreground of the addition, with the addition clearly in the background.

Overall, at this juncture, per the guidelines and based on the site plan, scale and massing exhibits, the proposed new additions, exterior alterations and new construction directly associated with the historic building will retain identified, character-defining historic materials, features and spatial relationships.

Section 4. The City Council hereby approves the Certificate of Appropriateness authorizing the Revised Guidelines, subject to the following conditions of approval:

COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

1. The Applicant shall obtain approval of each of the Entitlements.
2. The Applicant shall obtain approval of a second Certificate of Appropriateness for the Project prior to approval of a Design Review Permit for the Project.

CITY GENERAL CONDITIONS

3. 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.
4. Unless otherwise specifically provided, each condition of this approval shall be satisfied prior to issuance of a Building Permit, or if a Building Permit is not required, prior to the commencement of use; however, in the event the subject approval is for a tentative subdivision map or parcel map, each condition shall be satisfied prior to final map approval. Applicant's (and landowner's, if different) execution of the City's improvement agreement with required security may be accepted in lieu of condition completion.
5. No use authorized by this permit may commence until after the Applicant executes any required permit agreement.
6. 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).
7. Applicant shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, and with the plans and specifications submitted to and approved by City, to comply with the General Plan, any applicable Specific Plan, the Napa Municipal Code (NMC), City ordinances and resolutions, the "Standard Specifications" of the Public Works and Fire Departments, as well as any approved tentative map, site plan or other documents submitted for permit approval and with the plans and specifications submitted to and approved by City.
8. 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

ATTACHMENT 5

- 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.
9. To the full extent permitted by law, the Applicant shall indemnify, defend, release and hold City, its agents, officers, and employees 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 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.
 10. If the Applicant is not the owner of the subject property, all agreements required to be executed by the City must be executed by the Owner(s) as well as the Applicant.
 11. 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 have 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.
 12. 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.
 13. 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.
 14. Approval of this permit will become effective the day following the final day of the appeal period set forth in Section 17.70.030 of the NMC, unless a timely appeal is filed in accordance with the requirements of NMC Chapter 17.70 in which case the effectiveness of the permit will be stayed in accordance with NMC Section 17.70.030(E). (See NMC Section 17.68.110) This permit is subject to the expiration provisions of NMC 17.68.170, and may be extended in accordance with the requirements of NMC Section 17.68.130.

ATTACHMENT 5

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

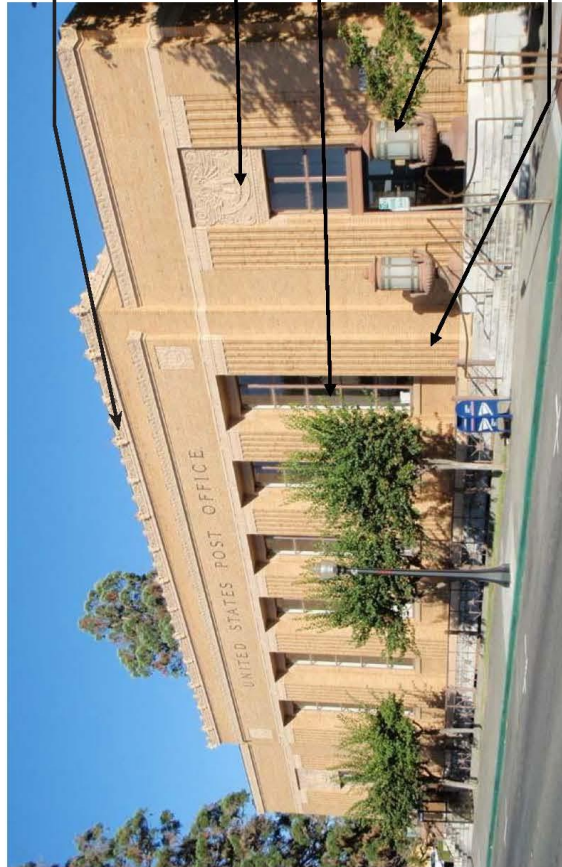
EXHIBIT A

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



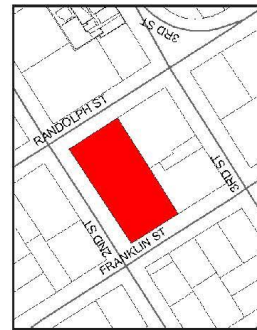
Conserve the cornice extending from the roofline formed of terracotta rams and cow heads, along with the ornamentation that consists of decorative brickwork and terracotta panels in a geometric motif.

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	Art Deco/WPA Moderne
USE	
CHRS	IS, 5S1

