

RESOLUTION R2021-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA (1) APPROVING A SECOND TWO-YEAR EXTENSION OF THE USE PERMIT AND DESIGN REVIEW PERMIT FOR THE PREVIOUSLY APPROVED TRINITAS MIXED-USE PROJECT AT 2650 NAPA VALLEY CORPORATE DRIVE; AND (2) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY THE PREVIOUS CEQA ACTION

WHEREAS, Pacific Hospitality Group (the "Applicant") submitted an application for a second two-year extension of the previously approved Use Permit for the proposed winery and hotels uses and Design Review Permit for a mixed-use project consisting of a four story 253 room "dual branded" hotel building consisting of a 100 room Marriott Residence Inn and a 153 room AC Hotel, a single-story winery building, and a two-story office building, along with associated parking (441 total parking spaces) on a 11.55 acre site located within the Napa Valley Commons Corporate Park at 2650 Napa Valley Corporate Drive (the "Project") (APNs 046-610-009, -019, -020); and

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

WHEREAS, pursuant to the applicable requirements of the California Environmental Quality Act ("CEQA") and its implementing regulations (the "CEQA Guidelines"), the City Council of the City of Napa, State of California, previously adopted Resolution No. R2018-100 on July 17, 2018, certifying an Environmental Impact Report for the Trinitas Mixed-Use Project, and adopted Resolution No. R2018-101 on July 17, 2018 approving the Trinitas Mixed-Use Project (File No. PL16-0054); and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on October 21, 2021, 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 December 7, 2021 on the subject application.

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, pursuant to Section 15162 of the CEQA Guidelines, that the potential environmental effects of the actions authorized by this Resolution were adequately analyzed by the Environmental Impact Report for Trinitas Mixed-Use Project (File No. PL16-0054), certified July 17, 2018, pursuant to the applicable provisions of CEQA and of the CEQA Guidelines.

Section 3. The City Council hereby finds that the circumstances upon which the approval of the Use Permit and Design Review Permit were based have not substantially changed and that the findings made for the Project in Resolution No. R2018-101 still apply to this project and adequately support the requested extension of the approvals.

Section 4. The City Council hereby grants a two-year extension of the Use Permit and Design Review Permit for the Trinitas Mixed-Use Project to July 17, 2024. This extension is granted subject to compliance with the conditions of approval contained in Resolution No. R2018-101, except as modified herein.

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 7th day of December, 2021 by the following vote:

AYES: Luros, Narvaez, Painter, Alessio, Sedgley


NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: 
Tiffany Carranza
City Clerk

Approved as to form:



Michael W. Barrett
City Attorney