

RESOLUTION R2008 76

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NAPA, STATE OF CALIFORNIA, APPROVING NEW
LODGING POLICIES

WHEREAS, in 2000, the City and Redevelopment Agency commissioned a Lodging Market Study, prepared by HVS International; and

WHEREAS, as a result of the study, the City Council approved the following policies to guide future lodging development in the City of Napa:

1. A priority should be placed on the development of full-service and resort hotels downtown because of the ancillary and complementary benefits to other downtown uses and activities. This does not preclude the full range of additional lodging products in appropriate locations throughout the City of Napa;
2. Limited service hotels with meeting room space and close proximity to surrounding support services would be considered desirable. Bed and breakfasts and small inns as in-fill projects would be encouraged as indicated in the General Plan;
3. New hotel projects should provide a minimum of 15-100 square feet of contiguous meeting room space per guest room depending on the type of hotel and location to facilitate and expand the group meeting demand; and

WHEREAS, the Redevelopment Agency hired HVS in 2007 to update the Lodging Market Study to evaluate the impacts of the changing dynamics of the lodging market locally, regionally, nationally, and globally, and

WHEREAS, as a result of the updated 2007 Lodging Market Study and the consultant's finding and recommendations; a January 22, 2008 workshop with the Redevelopment Agency Board of Directors; and subsequent presentations of the material to various community business organizations and their feedback; staff recommends additional policies be approved by the City Council, as provided below; 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

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.

2. The City Council hereby approves the following lodging and hotel policy recommendations:

- a. Hotel applicants/developers should demonstrate how they will pursue mass transport activities that reduce traffic congestion such as shuttle services, linkages with other hotels, use of the trolley or like public transit options, for guests and employees, particularly for group-oriented hotels.
- b. Hotel applicants/developers should demonstrate how they will link with the Napa Valley College Hospitality Institute and Hospitality and Tourism Management Program, and/or provide in-house hospitality and employment training programs that will provide a career ladder and stable employment sector.
- c. Hotel projects should demonstrate how they will meet sustainability (green) practices as determined by LEED standards or future green ordinances or initiatives that may be adopted by the City.
- d. Hotel applications should demonstrate as part of the application process a commitment to advancing cultural arts by providing a public art component visible and accessible to the public, particularly for hotels located downtown. Hotel projects in the pipeline may be subject to a future "art in public places" ordinance, pending adoption by City Council in 2008.
- e. Hotel applicants should provide a report or study prepared by an independent consultant that provides a comprehensive overview regarding hotel employment. The report or study should include, at a minimum, the following information: the number of employees the hotel would employ, full-time vs. part-time, position titles, wage rates by position, and types of benefits; the anticipated breakdown of employees residing inside or outside the County of Napa, and the rationale for breakdown; and any programs or policies the applicant or operator will implement in the area of employee housing and congestion management. The City Council has requested this employment information to measure any economic, housing and transportation impacts the hotel would create.

3. This Resolution shall take effect immediately upon its adoption.

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 6th day of May, 2008, by the following vote:

AYES: Inman, Krider, Mott, Techel

NOES:

ABSENT: van Gorder

ABSTAIN:

ATTEST: Sara J. Coy
CITY CLERK OF THE CITY OF NAPA