

RESOLUTION R2024-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A THIRD, TWO-YEAR EXTENSION OF THE USE PERMIT AND DESIGN REVIEW PERMIT APPROVING 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 WITH ASSOCIATED PARKING ON AN 11.55-ACRE SITE LOCATED AT 2650 NAPA VALLEY CORPORATE DRIVE AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, on July 17, 2018, the City Council of the City of Napa, State of California, adopted Resolution No. R2018-100 and R2018-101 approving the application of the Pacific Hospitality Group (the “Applicant”) for a Use Permit and Design Review Permit for the Trinitas Mixed-Use Project (File No. PL16-0054), which permits carried an initial expiration date of July 17, 2020; and

WHEREAS, on September 3, 2020, a two-year Administrative Extension (PL20-0033) of the Use Permit and Design Review Permit was granted, extending the initial expiration date of the permits to July 17, 2022; and

WHEREAS, on December 7, 2021, the City Council granted a second two-year extension of the Use Permit and Design Review Permit, extending the expiration date of the permits to July 17, 2024; and

WHEREAS, Pacific Hospitality Group, (the Applicant) has submitted an application for a third two-year extension of the Use Permit and Design Review Permit; and

WHEREAS, on June 6, 2024, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on the subject application and has recommended approval thereof; and

WHEREAS, on July 16, 2024, the City Council of the City of Napa, State of California, held a noticed public hearing on the subject application.

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

ATTACHMENT 1

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 the Trinitas Mixed-Use Project (File No. PL16-0054), certified July 17, 2018 by City Council Resolution No. 2018-100, pursuant to the applicable provisions of CEQA and of the CEQA Guidelines.

Section 3. The City Council hereby finds that neither the proposed Project nor the circumstances upon which the approval of the Use Permit and Design Review Permit were based have substantially changed and that the findings made to support the City Council's approval of the Use Permit and Design Review Permit for the Trinitas Mixed-Use Project in Resolution No. R2018-101 still apply to this project and adequately support the requested third extension of the approvals.

Section 4. The City Council hereby grants a third, two-year extension of the Use Permit and Design Review Permit for the Trinitas Mixed-Use Project to July 17, 2026. This extension is granted subject to compliance with the mitigation measures in Resolution No. R2018-100 and 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 16TH day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to form:

Sabrina S. Wolfson
Interim City Attorney