

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

April 2, 2024

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

EVENING SESSION:

11. PUBLIC COMMENT:

- 1) Email from Chuck Shinnamon received on April 2, 2024.

12. PUBLIC HEARINGS:

12.A. First & Oxbow Hotel and 12.B. Abandonment of Slope Easement and Portions of Water Street for the First and Oxbow Hotel Project.

- PowerPoint Presentation from Staff.
 - PowerPoint Presentation from Applicant.
 - Memo from City Staff clarifying the relationship between the First and Oxbow Hotel Development and the Jamboree supportive housing project located at 515 Silverado Trail.
- 1) Email from Darcy Hislop received on April 2, 2024.
 - 2) Email from Michael Holcomb received on April 2, 2024.
 - 3) Email from Cindy Watter received on April 2, 2024.
 - 4) Email from Cody Orona received on April 2, 2024.
 - 5) Email from Keri Akemi Hernandez received on April 2, 2024.
 - 6) Email from Alan Charles Dell'Ario received on April 2, 2024.
 - 7) Email from Rebecca Webster received on April 2, 2024.

Charles W. Shinnamon, P.E.

April 2, 2024

Napa City Council
955 School Street
Napa, CA 94559

Re: Jamboree Housing; Silverado Trail
Safe Access Concerns

Via Email: clerk@cityofnapa.org

Dear Mayor Sedgely and Council Members,

I intend to speak under Public Comment at the start of your evening session. This item is not included in your Agenda as an item for discussion and I do not expect you to comment or to take any action. Further, I understand that this project is to stand on its own merits and that it is not connected to approval or disapproval of the First & Oxbow Hotel.

I am enthusiastic about the forty (40) Jamboree “Supportive Housing” apartments that have been approved on the west side of Silverado Trail. This project would be a great help in getting more folks into safe and secure homes. I have a few concerns about the project (lack of green space, access to a public park) but the issue I wish to bring to your attention is the residents’ ability to get to and from their homes safely.

The Jamboree site is on the west side of Silverado Trail immediately south of the Expo / Fairgrounds. Currently, there is no bus route that travels past the site; the nearest bus stop is at the southeast corner of Sousa Lane and Soscol Avenue. As such, unless a resident has a car, he or she needs to either walk or bike from their home south along Silverado Trail to Sousa Lane. Jamboree is proposing to construct a five-foot-wide asphalt path from the southern corner of their site to the north side of Sousa Lane. I have enclosed a marked-up sheet (UP3.0) from the Use Permit drawings for the Jamboree Housing project as prepared by RSA+ Engineers. I have highlighted the site and the proposed five foot path.

I have serious concerns about residents’ safety in traversing this path. Currently, the speed limit on this State highway is 35 or 40 miles per hour. There needs to be a significant distance between the path and the edge of the Silverado Trail traffic lane. There needs to be excellent and well-maintained lighting along the path to ensure that folks coming home in the dark will be safe.

I had a cordial and productive conversation with Ms. Vicky Rodriguez, Jamboree Vice President, at the end of February. She acknowledged my concerns and she told me that they intend to address them as they move further into final design drawings.

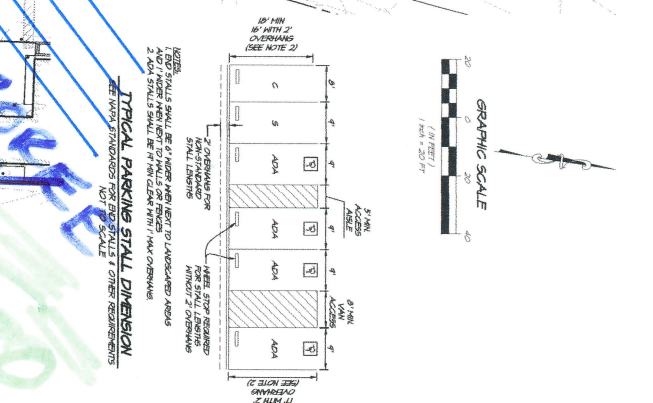
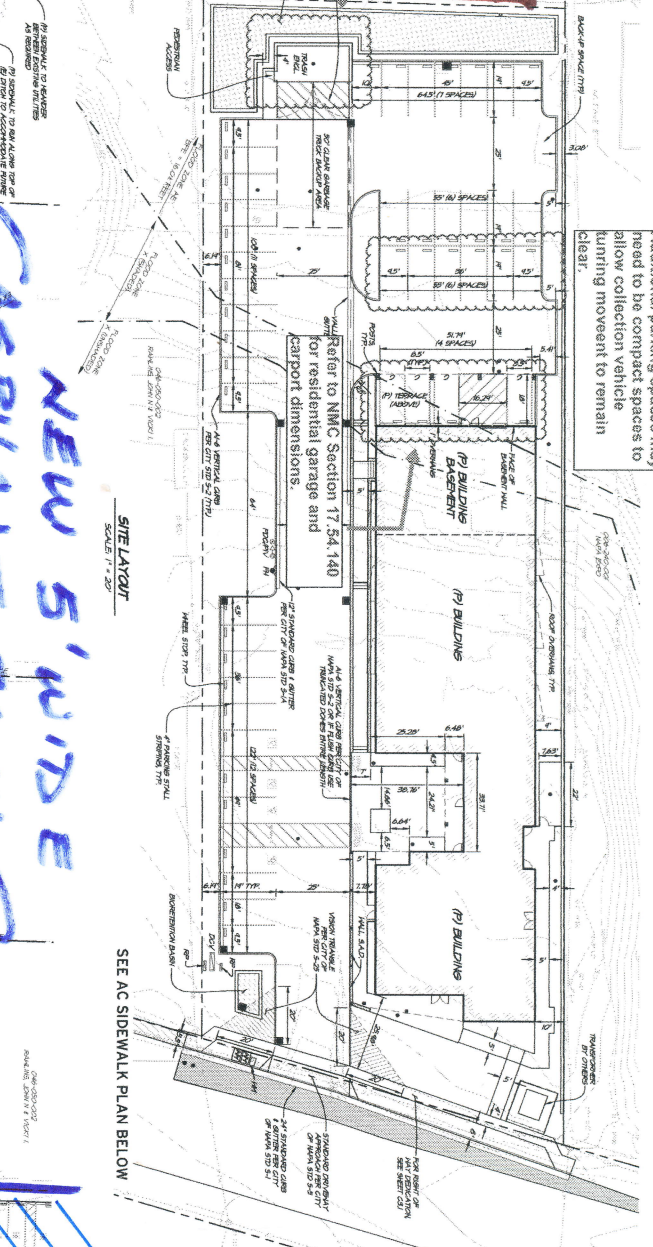
Public attention to this housing project will probably diminish over the coming months and I want to make sure that my concerns are on the public record while the project is fresh on our minds. I encourage you, when appropriate, to express support for a possible bus route shift to serve the site once the homes are nearing completion. I encourage you and Jamboree to ensure there are adequate construction and maintenance budgets to make sure that the asphalt path is safe to walk or bike on when it’s dark and rainy.

Let’s do all we can to make sure that safety is a key element of this fine project.

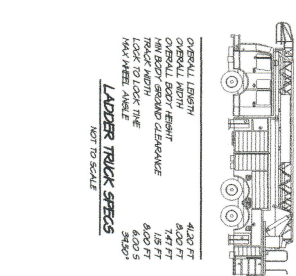
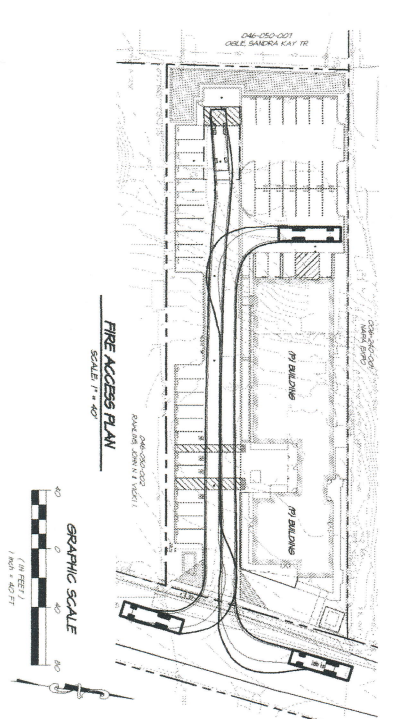
Thank you for your consideration,

Chuck Shinnamon

Charles W. Shinnamon, P.E.



AC SIDEWALK PLAN
SCALE 1" = 30'



SE SITE
ABOVE FOR PROPOSED
SITE IMPROVEMENTS

TYPICAL PARKING STALL DIMENSION
10' x 20' SCALE

RECEIVED

EX-100



City Council Regular Meeting
4/2/2024
Supplemental - Item 12.A.
From: City Staff

First & Oxbow Hotel

April 2, 2024

Agenda Items

- **12.A.** First & Oxbow Hotel
- **12.B.** Abandonment of Slope Easement and portions of Water Street for the First and Oxbow Hotel Project

Agenda Item 12.A. – Ryder Dilley, Associate Planner

FIRST & OXBOW HOTEL



First and Oxbow Hotel

Design Review Permit and Use Permit

**FIRST & OXBOW HOTEL DESIGN REVIEW & USE PERMIT –
718 & 730 WATER STREET, 711, 731, 743, 803, 819, 823, 825,
& 835 FIRST STREET, & 990 SOSCOL AVENUE (PL22-0137)**

An application for a Design Review Permit and Use Permit to authorize construction of a 123-room hotel consisting of two four-story buildings, which includes ancillary guest and public-serving uses, and below-grade parking at 730 Water Street. The property is located within the Oxbow Commercial General Plan Designation, and the OBC, Oxbow Commercial, FP, Floodplain Management Overlay, SC, Soscol Corridor Overlay, and TI, Traffic Impact Overlay Zoning Districts.

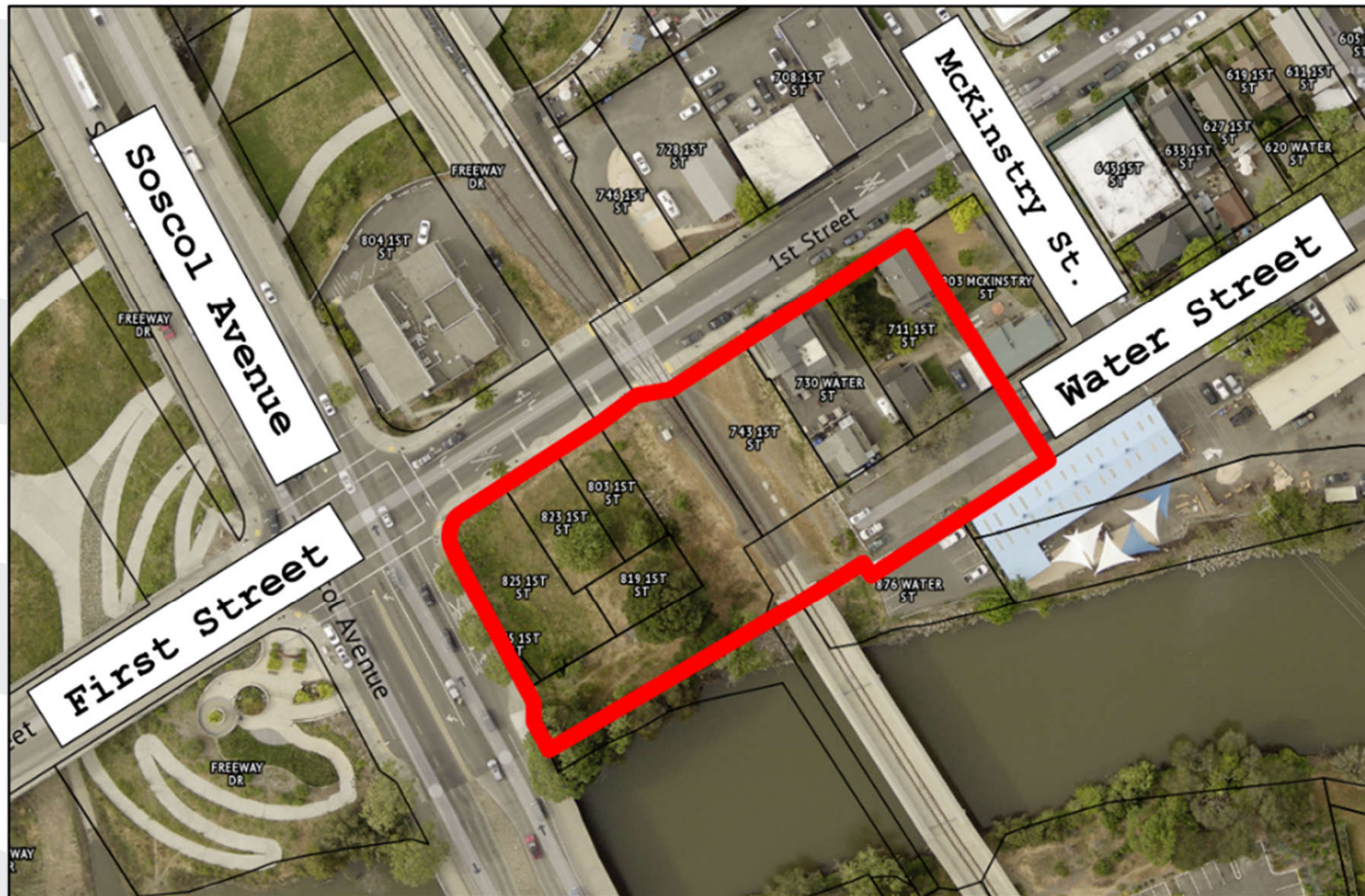
APNs: 003-235-002, -003, -004, -005, -006, -007 and 003-241-003, -005, -006

Applicant: Stratus Development Partners, LLC



Project Location

718 & 730 Water Street, 711, 731, 743, 803, 819, 823, 825,
& 835 First Street, & 990 Soscol Avenue



Project Description

- Design Review Permit and Use Permit
 - 123-room hotel
 - Two (2) four-story buildings
 - Ancillary hotel guest and public-serving uses
 - Below-grade parking
- Project would supersede the previously approved Design Review Permit and Use Permit
 - PL16-0124
 - Approved by City Council Resolution R2020-134 on November 17, 2020
 - 74-room hotel
 - Two (2) levels of subterranean parking
 - Ground Floor Retail



Project Considerations

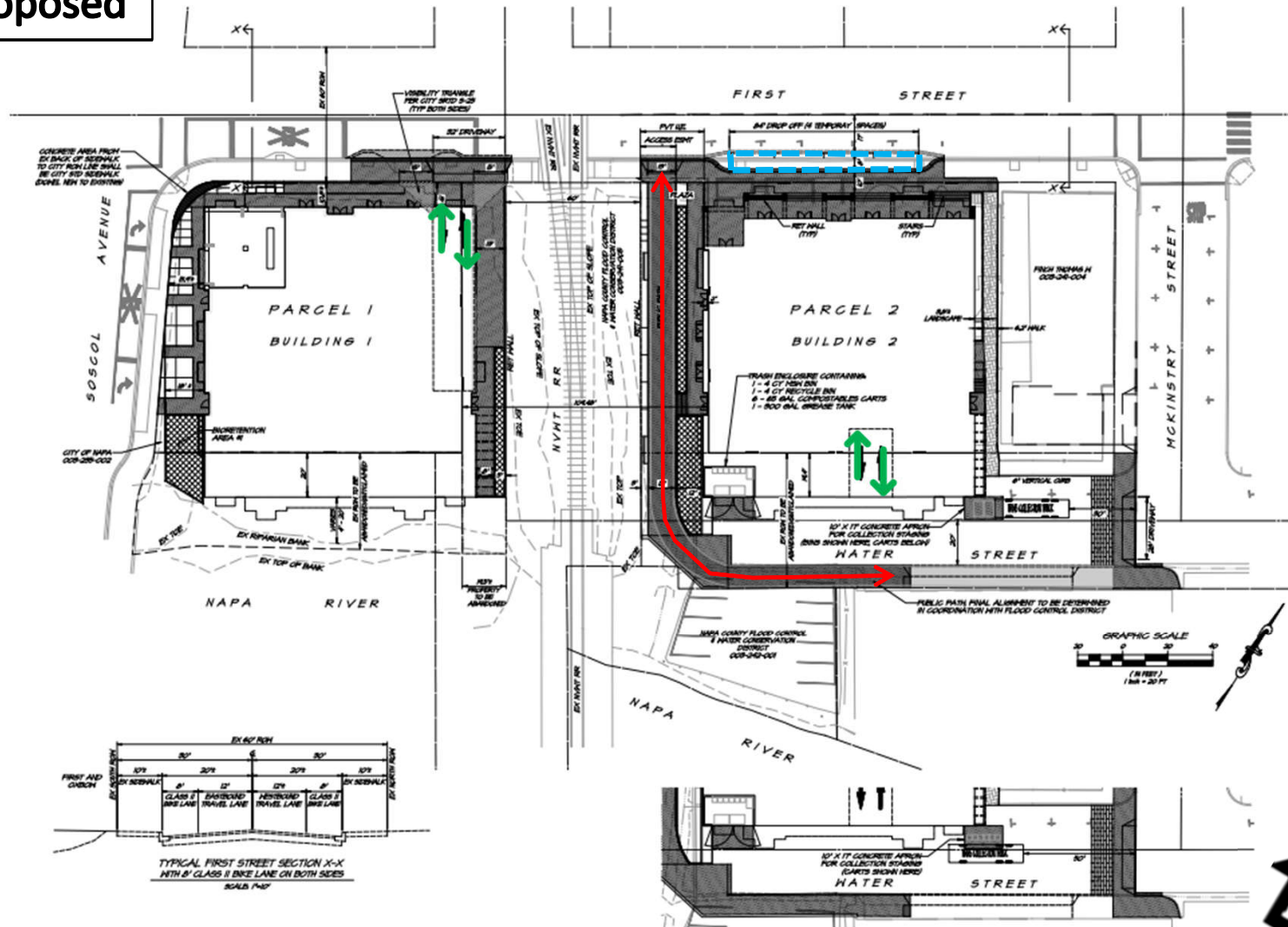
- Increase in hotel rooms by 49-rooms (74-to-123 rooms)
- Hotel operations
- Reduction in:
 - Third-party retail
 - Conference space
- Façade enhancements and building stepback

Summary of Changes

	Approved 2020	Proposed Project	Changes
Hotel Rooms	74	123	49
Retail (square feet)	6,294	--	(6,294)
Meeting/Conference Space (square feet)	5,754	3,375	(2,199)
Parking Spaces	121	154	33
Building Height (feet)	60	60	No Change
Building Size (square feet)	184,106	151,224	(32,882)

Site Plan

Proposed



Project Renderings

Proposed



Project Renderings

Proposed



Elevations

Proposed



Elevations

Proposed



2 NORTH ELEVATION - FIRST STREET

1/16" = 1'-0"



1 WEST ELEVATION - SOSCOL AVE

1/16" = 1'-0"



Operations

- Operations such as valet, deliveries, laundry services, luggage, food services, trash collection, and transportation would be shared between the buildings.
- Deliveries, laundry, and trash collection would require the use of a street legal porter vehicle transporting goods or refuse along the public streets from building to building.
- All valet drop-off and pick up would occur at the east building in a designated unloading and loading area.
 - Guests would pick up their vehicles staged at the garage opening on Water Street for the east building.

Affordable Housing

Napa Municipal Code Chapter 15.94

The purpose of this chapter is to promote the achievement of policy goals identified in the Housing Element of the City's General Plan, by imposing an affordable housing impact fee on every development project.

- The Applicant is required to pay the Affordable Housing Impact Fee unless it receives Council approval of an alternative equivalent that will further affordable housing opportunities within the City to an equal or greater extent than payment of the fees.
- In connection with the 2020 project, Council approved an alternative equivalent proposal consisting of recordation of a deed restriction against an off-site residential property requiring that any future development on the property include three low-income units
- For this project, the Applicant is electing to pay the Affordable Housing Impact Fee instead of seeking approval of an alternative equivalent proposal

Current Rate: Hotel - \$6.00 per sq. ft.

Gross Size: 151,224 sq. ft.

Approximate Fee: \$907,344



CEQA

- May 2012 – the City of Napa City Council certified the Downtown Napa Specific Plan (DNSP) Program EIR (SCH# 2010042043) by Resolution No. R2012-54 to address future development under the DNSP.
- November 2020 – the City of Napa prepared an Initial Study/Addendum to the Downtown Napa Specific Plan Program (DNSP) Environmental Impact Report (EIR) (SCH# 2010042043) for a proposed hotel development consisting of two, four-story hotel buildings (184,106 square feet) with 74 hotel rooms and 6,294 square feet of ground floor retail (First and Oxbow Gateway Project; PL16-0124).
- November 17, 2020 - City Council adopted the resolution for the approved project determining that the potential environmental impacts of the hotel project, were adequately analyzed and addressed in the DNSP EIR and that no further environmental review is required pursuant to CEQA Guidelines Sections 15162, 15164, and 15168.
- January 2024 Addendum (CEQA Memorandum) - which is to be considered together with the 2020 Addendum will be considered by the City Council along with the DNSP Final EIR prior to making a decision on the revised project, pursuant to CEQA Guidelines Section 15164(d).



Planning Commission Meeting

February 01, 2024

- Commission discussion focused on –
- Generally inquisitive relative to the timing for consideration of the proposed Project and an amendment to the Downtown Napa Specific Plan, and whether the Project is a new entitlement or whether the Commission would be considering an amendment to the approved Project;
- Clarification on the Applicant's responsibility for payment of the Affordable Housing Impact Fee, the connection between the Project and a supportive housing project located at 515 Silverado Trail, the projected employment, the parking requirements, the green-building measures, and the flood improvements.
- During public comment, eight (8) members of the public spoke voicing concerns about the Project and four (4) members spoke in support of the Project;



Planning Commission Meeting

February 01, 2024

- The Commission began deliberation and conveyed general concerns the Project may not have been adequately analyzed and separate acknowledgement that the Project has been adequately analyzed under CEQA.
- Sentiment that the Project is not a dramatic change from the project previously considered. Vacant land is not the highest and best use of the land, nor is it the best use for the City.
- Acknowledgement of the concerns raised by members of the public, however, there may be issues beyond the Applicant. Hopes that this Project is the catalyst for updating the downtown-specific plan.
- Planning Commission recommended approval by a vote of 3 – 1, with one recusal.



Design Review Permit - Findings

Napa Municipal Code Section 17.62.050

Pursuant to NMC Section 17.62.050, a design review permit is required for all hotels.

Napa Municipal Code Section 17.62.080 – Required Findings

- A. The project design is in accord with the General Plan and any applicable specific plan design policies.
- B. The project design is consistent with applicable design review guidelines adopted by the City Council.
- C. The design review permit is in accord with provisions of this title and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.



Use Permit - Findings

Napa Municipal Code Section 17.08.020

Pursuant to NMC Section 17.10.020, the OBC Zone District allows a hotel subject to the approval of a use permit.

Napa Municipal Code Section 17.60.070 – Required Findings

- A. The proposed use is in accord with the General Plan, applicable specific plans, the objectives of the zoning ordinance and the purposes of the district and overlay district in which the site is located.
- B. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city.
- C. The proposed use complies with each of the applicable provisions of the zoning ordinance.



Tree Removal - Findings

Napa Municipal Code Section 12.45.090

The City Council's approval of this project is subject to the required finding in NMC Section 12.45.090(B)(2)(d) relating to the removal of protected native trees. The Applicant requests the removal of one (1) Coast Live Oak tree that is classified as a Protected Native Tree pursuant to NMC Chapter 12.45.

Napa Municipal Code Section 12.45.090(B)(2)(d) – Required Finding

- A. The project has minimized tree loss to the extent possible when balanced with General Plan land uses and policies and applicable design guidelines.



Agenda Item 12.B. – AJ Paniagua, Management Analyst I

**ABANDONMENT OF SLOPE EASEMENT
AND PORTIONS OF WATER STREET FOR
THE FIRST AND OXBOW HOTEL PROJECT**



Slope Easement Abandonment

- A Permanent Slope Easement was granted to the City of Napa adjacent to the public right of way of Soscol Avenue and First Street as filed with the Napa County Recorder's office under document number 2005-0024974 on June 23, 2005 (the Subject Easement). The Subject Easement is located over portions of APN: 003-235-003, 004 and 005.
- The Applicant has requested that the City abandon and vacate the Permanent Slope Easement to construct the Project. The Permanent Slope Easement is no longer necessary based on the preliminary design of the Project, which will be at-grade with the back of sidewalk on Soscol Avenue and First Street.



Slope Easement Abandonment (Continued)

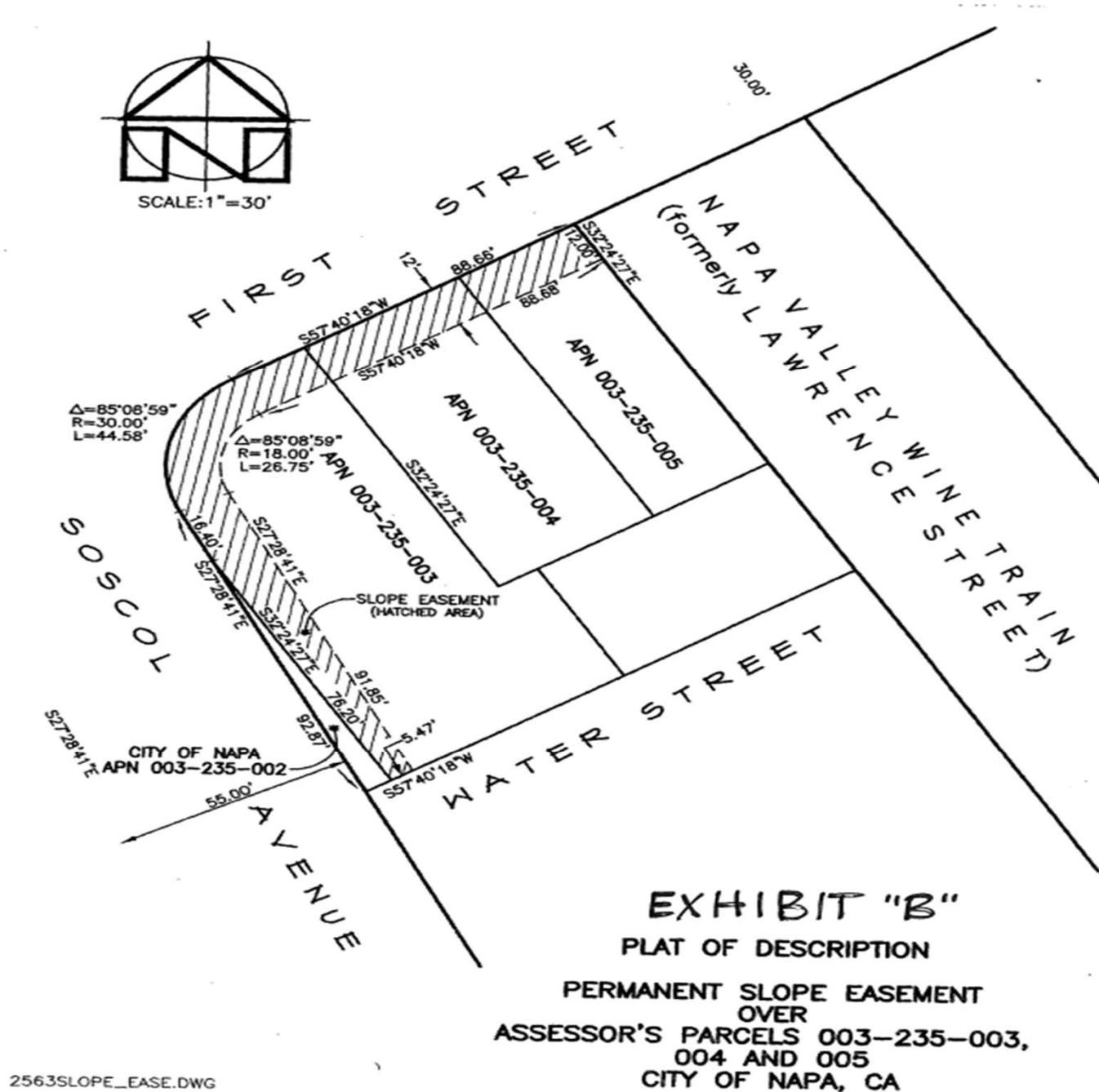
- In connection with the original hotel project approval on November 17, 2020 (Resolution No. R2020-134), the City Council previously approved the conditional summary abandonment of the Permanent Slope Easement through the adoption of Resolution No. 2020-136.
- Since the Applicant has submitted an application for a new project on the Site, and the conditions for the original conditional summary abandonment were never satisfied, a new abandonment is required. If adopted by Council, the new resolution would supersede in its entirety Resolution R2020-136.
- The abandonment of the Permanent Slope Easement may be summarily abandoned in accordance with Streets and Highways Code Section 8333 (c) because it is an excess public service easement and no other public facilities are located within the Permanent Slope Easement area.
- The abandonment is conditioned upon the Applicant completing the physical changes to the street area, generally including the removal of public street improvements, the installation of private development improvements, and completion of a revised street frontage improvements, as shown on the Project plans.



Slope Easement Abandonment Aerial



Slope Easement Abandonment Plat Map



Portions of Water Street Abandonment

- The Applicant has requested that the City abandon and vacate the portion of Water Street located between Soscol Avenue and McKinstry Street (the “Water Street Easement”), which extends along the southern boundary of the Project site. The Subject Easement was created with the filing of the map of Cornwell’s Addition to Napa City on March 11, 1852. Like the Project site, the Subject Easement is split by the alignment of the NVWT tracks.
- In connection with the original hotel project approval on November 17, 2020 (Resolution No. R2020-134), the City Council previously approved the conditional abandonment of the Water Street Easement through the adoption of Resolution No. 2020-137.
- Since the Applicant has submitted an application for a new project on the Site, and the conditions for the original conditional abandonment were never satisfied, a new abandonment is required. If adopted by Council, the new resolution would supersede in its entirety Resolution R2020-137.
- The abandonment of the Water Street Easement is being performed in accordance with the General Vacation Procedure consistent with Section 8320-8325 of the Streets and Highway Code.
- The Water Street Easement consists of two segments divided by the Napa Valley Wine Train tracks.



Portions of Water Street Abandonment (Continued)

- **Abandonment of Water Street Between Soscol Avenue and NVWT Tracks (Segment 1)**
 - Segment 1 is approximately 7,200 sq. ft.
 - It is a “paper street” dedicated as an easement on the Map of Cornwell’s Addition to Napa City, filed in March 1852, but never developed with public street improvements.
- **Abandonment of Water Street Between NVWT Tracks and McKinstry Street (Segment 2)**
 - Segment 2 is approximately 14,400 sq. ft.
 - It was dedicated as an easement on the map of Cornwell’s Addition to Napa City, filed in March 1852, and is an improved public street including curb, gutter, partial sidewalk, underground and overhead utilities.



Water Street Abandonment Aerial



Water Street Abandonment Plat Map

CITY OF NAPA

CALIFORNIA

F I R S T

S T R E E T

CORNWELL'S ADDITION TO NAPA
VOLUME B DEEDS PAGE 143

PT-FIVE
INVESTMENT LP
003-235-003

PT-FIVE
INVESTMENT LP
003-235-004

PT-FIVE
INVESTMENT LP
003-235-005

BLOCK 3
PT-FIVE
INVESTMENT LP
003-235-006

NAPA VALLEY WINE TRAIN

BOOK V OF DEEDS, PAGE 366

NAPA COUNTY FLOOD
CONTROL & WATER DIST
003-241-005

FOX BOW DEV LLC
FOX BOW I LLC
003-241-006

R. GUADAGNI
003-241-003

T. FINCH
003-241-004

BLOCK 2

30.00'

S T R E E T

NAPA COUNTY FLOOD
CONTROL & WATER DIST
003-242-001

THIS EXHIBIT IS FOR GRAPHIC PURPOSES
ONLY. ANY ERRORS OR OMISSIONS ON
THIS EXHIBIT SHALL NOT AFFECT THE
DEED DESCRIPTION



ABANDONMENT
AREA



PUBLIC UTILITY &
PEDESTRIAN
ACCESS EASEMENT
RESERVATION AREA



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+ www.RSAcivil.com +

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CEL
1980

SEPT 2020

4916_Ab_Wtr_St

1 of 1

Abandonment of Water Street Between NVWT Tracks and McKinstry Street (Segment 2)

- The portion of the Water Street Easement that is an open public street is not particularly necessary for general traffic circulation, it does provide access to the private properties that adjoin the Water Street Easement, and that access must be maintained. The Applicant shall provide reciprocal access easements to the private properties that adjoin the Water Street Easement. This includes APN: 003-241-004, -005 and 003-242-001, -008.
- The abandonment and vacation of the public street portion of the Water Street Easement would convert the street from an open public street to a private street and the Applicant will need to make changes to the physical features of the street to indicate a private street rather than a public street.
- The Water Street Easement contains public utilities, which will be maintained through the reservation of a Public Utility Easement along the southerly portion of the Water Street Easement.
- There is also interest in reserving a public pedestrian access easement through this portion of the Water Street Easement to facilitate continuity of public access to the Napa River and any future trail system that may be built along the river.



Surplus Lands Act

- The City must comply with Government Code Section 54220-54234 (the Surplus Land Act) prior to taking any action to vacate the Permanent Slope Easement and Water Street Easement.
- According to Government Code Section 54221 (f)(1) the Surplus Land Act shall not apply to the disposition of property if the property is “exempt surplus land.”
- Exempt surplus land include “surplus land that is a former street, right of way, or easement, and is conveyed to an owner of an adjacent property.” In this case, the Permanent Slope Easement and Water Street Easement are former street, right-of-way or easements and will be conveyed to adjacent property owners.
- Therefore, the draft resolutions include a determination that the Permanent Slope Easement and Water Street Easement are “exempt surplus land’ under Government Code Section 54221 (f)(1)(E),.



RECOMMENDED ACTIONS



Recommendations – 12.A.

Adopt a resolution approving a Design Review Permit and Use Permit to authorize construction of a 123-room hotel consisting of two four-story buildings, which includes ancillary hotel guest and public-serving uses, and below-grade parking at 730 Water Street, and determining that the actions authorized by the resolution were adequately analyzed by a previous California Environmental Quality Act (CEQA) action.



Recommendations – 12.B.

- A. Adopt a resolution (1) authorizing the conditional summary abandonment of a slope easement in support of the First and Oxbow Hotel Project (PL22-0137) located on the parcels bound by Soscol Avenue, First Street, McKinstry Street, and Water Street, (2) declaring that the slope easement area is exempt surplus land in accordance with the Surplus Land Act, and (3) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Recommendations – 12.B.

B. Adopt a resolution (1) authorizing the conditional abandonment of portions of Water Street in support of the First and Oxbow Hotel Project (PL22-0137) located on the parcels bound by Soscol Avenue, First Street, McKinstry Street, and Water Street, (2) declaring that the Water Street easement area is exempt surplus land in accordance with the Surplus Land Act, and (3) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

End of Presentation



Jamboree Housing Corporation – 515 Silverado Trail

April 4, 2023:
Preliminary documents submitted to City

June 21, 2023:
Application submitted pursuant to Assembly Bill (“AB”) 2162 & California State Density Bonus Law

December 5, 2023:
Awarded 36 Project-Based Vouchers

June 20, 2023:
Reservation of Affordable Housing Impact Fee Funds in the amount of \$2,000,000

November 9, 2023: City staff determined Jamboree submitted a complete application

December 27, 2023:
Application approved by the Community Development Director





First & Oxbow Hotel

Napa City Council – April 2nd, 2024

First & Oxbow Hotel All Local Team Overview

- *Tim and Mary Beth Herman*, Napa
- *Jeremy and Shannon Sill*, Napa
- *JB Leamer and Julian Webster* – CR Buildworks Construction, Napa
- *Howard Backen* – Architect, Saint Helena/Napa
- *Hugh Linn* - RSA+, Civil Engineers, Napa
- *Mike Morisoli* – Soils Engineer, Napa
- *Susan Heiken* – Landscape Architect, Napa
- *Gordon Huether* – Artist, Huether Studios, Napa
- *Scot Hunter* – Broker, 23 years development experience in downtown Napa
- *Dalene Whitlock* – W-Trans, Santa Rosa
- *Brothers David & Andrew Wood*, Stratus Development Partners – Summer, harvest and release vacations in Napa Valley with cousins since childhood

Proposed Modifications of Approved Hotel

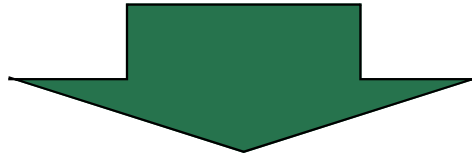
- The Project application and approvals were adopted by the City Council of the City of Napa the 17th of November 2020
- An amendment application was made the 7th of October 2022

First & Oxbow Hotel

	As Amended	Original Approved Project	Increase / (Decrease)
Square Feet	151,225	184,106	(32,881)
# of Buildings	2	2	-
Height	60'	60'	-
3rd Party Retail	-	6,294	(6,294)
Amenity Space	3,375	5,574	(2,199)
Rooms	123	74	49
Parking Spaces	154	121	33
Affordable Housing	41	3	38
Housing Fee	907,344	-	907,344

Proposed Modifications Summary

- *Softened the western building with a step-back that provides an inviting rooftop for locals and guests*
- *Reduced the overall bulk and mass of the project*
- *Removed 2 levels of subterranean parking*
- *Reduced all but popup retail in favor of downtown merchants*
- *Updated guest rooms to add more upscale rooms in keeping with the Napa market*



- ✓ *Modifications are invisible to the casual observer*
- ✓ *Napa has an urgent need for affordable housing and we've done something about it by bringing Jamboree Housing to Napa!*
- ✓ *We're paying \$907,344 into the Napa housing fund*
- ✓ *Forty-One (41) 100% Very Affordable Housing Units with Services for Low-income Napa Residents*
- ✓ *Original Approval required no fee and called for only 3 affordable units. Now, 41 units!*

Project Details

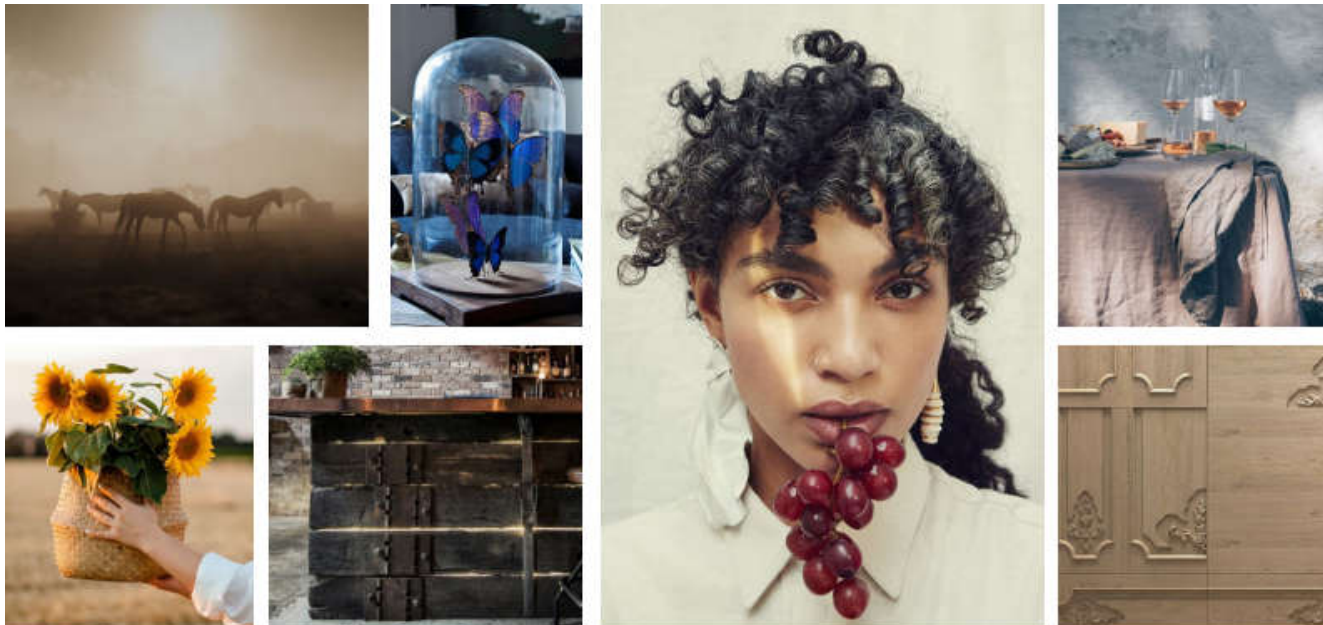
A Full-Service Boutique Hotel reflecting the Napa Esthetic Designed to connect Guests and Locals

- *The First & Oxbow hotel will replace the trash strewn vacant lot next to the railroad tracks that currently announce the Oxbow District*
- *Later we will bring forward a proposal for a major public art installation by Napa's Gordon Huether that will enhance and support the idea of the hotel as the entryway to the Oxbow District*



Project Details – Community Engagement

- ✓ *Walk in Restaurant and Bar serving Breakfast & Dinner*
- ✓ *Rooftop for Locals and Guests Overlooking the Oxbow, Downtown, Napa River, Mount George and Vaca Mountains*
- ✓ *Popup Dinners by Celebrity Chefs in Residence*
- ✓ *Pool and Fitness Center available to both Guests and Locals*
- ✓ *Holiday popup retail events for locals*
- ✓ *Well-appointed rooms all with outside views*



First & Oxbow Hotel Economic Annual Impact

First & Oxbow Hotel Economic Impact

- At 85% occupancy the hotel will contribute \$4m annually in fees and taxes to City coffers, plus \$22m to the local economy
- At 62% occupancy the hotel will contribute \$3m annually in fees and taxes to City coffers, plus \$15.8m to the local economy

Affordable Housing Annual Revenue

- At 85% occupancy 1% Affordable Housing annual revenue \$171,723 per annum
- At 62% occupancy 1% Affordable Housing annual revenue \$125,257 per annum

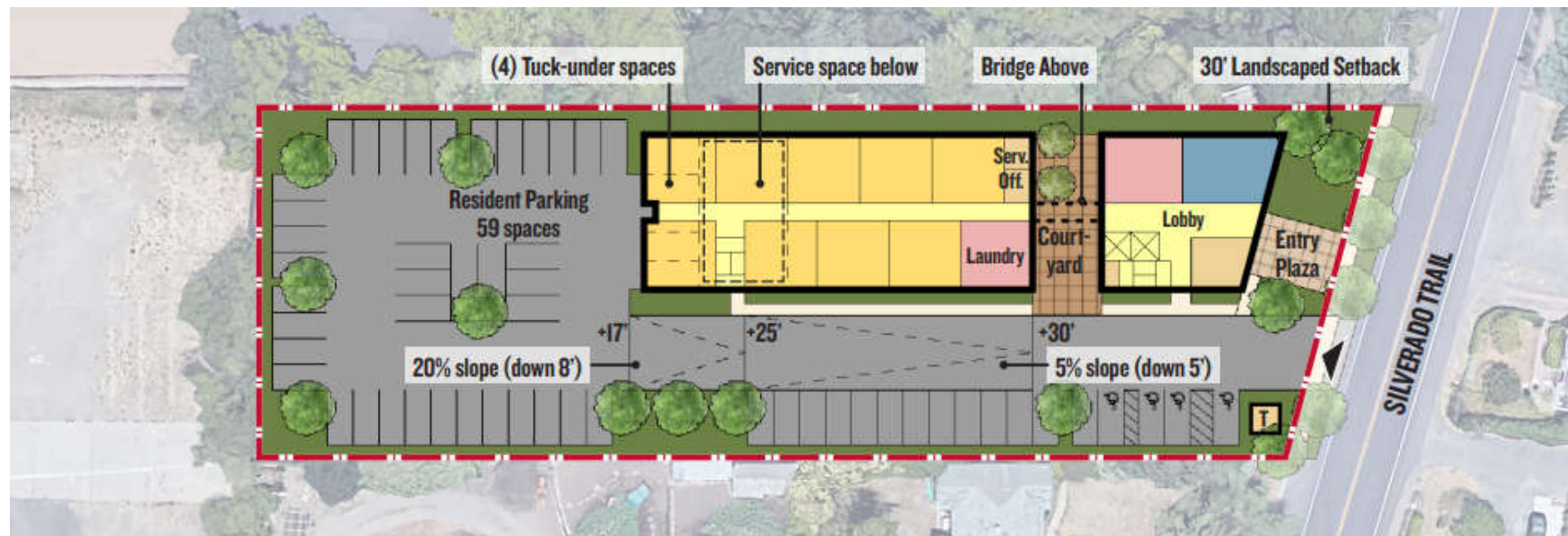
Napa is an Underserved Hotel Market

- A 2018 draft study for City Council indicated a capacity for 2,112 new rooms between 2018-2023; only 225 have been delivered

Project Affordable Housing Contribution

- *Stratus brought Jamboree Housing to the City of Napa and secured an ideal housing Site*
- *Stratus is paying a \$907,344 Housing Fee*
- *The City was able to fast-track to full entitlement for 41 Affordable Units*
- *100% Affordable Housing Development for very low-income Napa Residents*
- *Each year going forward the hotel will contribute 1% of Gross Revenue to the City's Affordable Housing Fund*

515 Silverado Trail



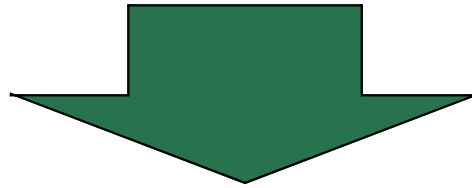
First & Oxbow Hotel Summary

- ✓ *Local Team*
- ✓ *No Variances – None! Meets all DTSP and City requirements*
- ✓ *One-of-a-Kind Boutique Hotel Reflecting Napa esthetic*
- ✓ *Substantial Economic Benefits to Our City and the Local Economy*
- ✓ *Meets or Exceeds CALGreen;*
 - EV onsite charging
 - Solar ready building
 - LED smart lighting/ occupancy sensors through out
 - Onsite Laundry; washer and dryers are highest rated in water and energy conservation
 - TDM program including hotel bikes and onsite parking
 - Low water use fixtures and landscaping
 - Living wage
- ✓ *A \$95 Million Project - Napa & North Bay Subcontractors given priority*
- ✓ *100's of Construction Jobs during the 20-month build; 32 career focused long-term employment opportunities thereafter*

First & Oxbow Hotel Summary



- ✓ *Relocation of Historic Structures*
- ✓ *Public Art Installation for the Oxbow District entryway*
- ✓ *Providing 41 Affordable Housing with Services to Our Community*



- ***Our modifications to the original approved hotel plan are minor and an improvement on the original***
- ***All DTSP and City standards have been followed and there are No Variances***
- ***Additionally our contribution to address the Affordable Housing Crisis is Monumental***

Our Project deserves to be approved, we hope you will do so tonight

Thank You

First & Oxbow Hotel Affordable Housing



- Jamboree has delivered high quality affordable housing and services for over 30 years with a perfect track record of investing and utilizing awarded tax credits and funds.
- Our [strategy](#) for community impact drives us to be our very best as assets of change and agents for good.



Vista Nueva, Sacramento, CA
Development of the Year
2022 Sacramento Housing Alliance Awards



Sierra Fountains, Fontana, CA
Best Affordable Housing Community - under 30 du/acre
2022 Gold Nugget Awards: Awards of Merit
Pacific Coast Builders Conference



Buena Esperanza, Anaheim, CA
Platinum: Adaptive Reuse Multifamily
2022 Best in American Living Awards
National Association of Homebuilders
Plus 6 other industry awards



Stanton Inn & Suites, Stanton, CA
Winner: Best Practices
2022 Awards of Excellence
American Planning Association (APA) –
Orange Section



Heroes Landing, Santa Ana, CA
Grand Winner: Best Affordable Development - up to 100 units
2021 NAHB Pillars of the Industry Awards
Plus 9 other industry awards



Wesley Village, Garden Grove, CA
Grand Winner: Best Affordable Housing Community – under 30 du/acre
2018 Gold Nugget Awards: Awards of Merit
Pacific Coast Builders Conference
Plus 5 other industry awards

First & Oxbow Hotel Affordable Housing



- Jamboree delivers high-quality affordable housing and services that transform lives and strengthen communities.
- ✓ Deliver quality housing and services
With housing as the platform, we believe in the power of community to bring hope home to those starting out or starting over – working families, seniors, veterans, formerly homeless, and those with special needs. We build [award-winning housing](#)
- ✓ Leverage resources
A \$3.2 billion asset portfolio combined with strategic funding sources provides [solid financing](#), while public/private [partnerships](#) with master developers, design and construction professionals, and a multidisciplinary staff are key to successful [affordable housing development](#).
- ✓ Transform lives
More than 27,400+ residents call a Jamboree property home, including active seniors aging in place, veterans, and those living with a mental illness who are [no longer homeless](#). Live/work strategies make for shorter commutes and more time for family, exercise, or socializing, and after-school programs that help kids develop skills to be successful in school, work and life – to REACH their full potential.
- ✓ Strengthen Communities
[Smart growth designs](#) near major retail, parks, community services, schools, and robust employment centers contribute to the economic vitality of 96+ communities throughout California – from Sacramento to Los Angeles to San Diego. Our long-term commitment to property ownership and [asset management](#) of 55 years reduces blight, crime and poverty.



MEMO

TO: Mayor and City Council Members
FROM: Molly Rattigan, Deputy City Manager
DATE: April 2, 2024
SUBJECT: Agenda Item 12.A - First and Oxbow Hotel

I received the questions below from one Councilmember regarding the relationship between the First and Oxbow Hotel Development and the Jamboree supportive housing project located at 515 Silverado Trail. I am sharing the questions and responses with all Councilmembers for informational purposes.

1. Is the Silverado Trail property already deed restricted for affordable housing?

Yes, there is already a deed restriction requirement imposed on the project. This parcel has an entitlement for 40 units of Permanent Supportive Housing. The project received by right approval under AB 2162 (2018) which requires pursuant to Government Code Section 65651 that the units be subject to a recorded deed restriction for 55 years. In addition, in connection with the Project entitlements, the Applicant received approval of development concessions under Density Bonus Law (DBL). DBL requires that the Applicant record a deed restriction against the property to ensure that the units remain affordable prior to issuance of a building permit. Therefore, a deed restriction will be recorded against the property prior to commencement of construction. The City, County, and Providence will also require a deed restriction as a condition of the loans that they intend to provide for the project.

2. If not, could we ask for this as a condition of approval from the Oxbow Hotel?

No, the City cannot require a deed restriction on the 515 Silverado Trail project as a condition of approval of the First and Oxbow hotel project unless the Applicant requests Council approval of an alternative equivalent proposal in lieu of payment of the Affordable Housing Impact Fee. Under NMC Chapter 15.94, the Applicant is required to pay the fee unless it opts to seek Council approval of an alternative equivalent that furthers affordable housing to the same or greater extent as payment of the fee. The Applicant is electing to pay the fee, which satisfies its legal obligations with respect to affordable housing. Therefore, the City could not ask the Applicant to record a deed restriction against the property unless the Applicant requests approval of an alternative equivalent related to the 515 Silverado Trail property. A deed restriction is required under NMC Chapter 15.94 for all alternative equivalents.



3. If it is already Deed Restricted, could we ask for an Alternative Equivalent Proposal to do something other than “pay the fee”?

No, the City cannot require the Applicant to seek approval of an alternative equivalent proposal. NMC Chapter 15.94 requires payment of the fee or approval of an alternative equivalent that requires a deed restriction. While the Applicant has the option to seek approval of an alternative equivalent, it cannot be obligated to seek approval of an alternative equivalent in lieu of payment of the fee.

4. For example, could we ask that the project fund x number of units in this development?

No, as mentioned above, the City cannot require the Applicant to seek approval of an alternative equivalent proposal under NMC Chapter 15.94, and an alternative equivalent proposal is not on the agenda for this item. While the Applicant has the option to seek approval of an alternative equivalent, it cannot be obligated to seek approval of an alternative equivalent in lieu of payment of the fee. Paying the fee satisfies the Applicant’s legal obligations with respect to affordable housing under NMC Chapter 15.94 as currently drafted. If Council desires to impose a requirement on hotel developers to provide affordable housing, Chapter 15.94 would need to be amended to impose such a requirement.

In summary, payment of the fee satisfies the Applicant’s affordable housing obligations under NMC Chapter 15.94 as currently written. While the Applicant may propose an alternative equivalent in lieu of payment of the fee, it cannot be required to seek approval of, or implement, an alternative equivalent as a condition of approval. In the case of First and Oxbow, the Applicant had several discussions with staff about proposing an alternative equivalent related to 515 Silverado, but when staff informed the Applicant about the deed restriction requirement for alternative equivalents, the Applicant decided not to pursue an alternative equivalent and has instead opted to pay the fee.

If Council wants to impose a requirement on hotel developers to provide affordable housing rather than pay the fee, NMC Chapter 15.94 would need to be amended to impose such a requirement.

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: Oxbow Hotel Proposal
Date: Tuesday, April 02, 2024 10:10:06 AM

Begin forwarded message:

From: darcy [REDACTED]
Subject: Oxbow Hotel Proposal
Date: April 2, 2024 at 10:00:10 AM PDT
To: MLueros@cityofnapa.org

[EXTERNAL]

Dear Supervisor Mary Lueros:

The Planning Commission declined to recommend the initial 2020 Oxbow hotel project proposal. The Commission objected because they felt that the full impact on the Oxbow area was not fully planned or defined. They recommended that a long term plan for The Oxbow area be conducted and documented before additional changes be proposed for the Oxbow area. The Planning Commission felt that the development would overwhelm the residential neighborhoods.

The original proposal for the hotel was for 2 buildings 60' high, with 2, 4 story high buildings and retail shops on first floor. The top 3 stories of the 2 buildings would accommodate 74 hotel rooms and 121 parking spaces. Obviously this was below the necessary parking spaces for the proposed hotel. Only 40 affordable units would be built on Silverado for employee housing. This no where near the number of affordable units needed for the number of employees that would be working at the hotel and retail shops. The number of affordable housing units is currently willfully less than the City of Napa workers need, this will only compound the existing problem.

This plan was approved by the council members 3 to 1 even though it blocked views, added congestion to the Oxbow area and impacted all of traffic flow of downtown Napa. Why not keep the rising height of buildings to the downtown area where it can be more naturally absorbed into the environment. Keep the Oxbow area as a more residential area with planned open and flooding space and recreational areas for the residents and visitors of Napa to enjoy. Maybe adding recreational options for younger people in Napa would reduce the increase of crime and unsafe driving in Napa. Getting more tourists into Napa is not always the solution for building a stronger more sustainable city. The City of Napa currently can't keep up with the increasing crime, speeding, crumbling potholed roads, auto accidents and pedestrian injuries. A little more attention to residential life would be appreciated by those that actually live and pay taxes in Napa.

Now, a new approach for the hotel is being proposed for the same Oxbow area. The first floor would now be hotel rooms rather than retail shopping for a total of 123 rooms and the parking availability would be expanded to 154, (still inadequate for the a hotel in Oxbow. The affordable units would not be expanded with the increase of rooms. In other congested areas and cities it is frequently required to provide full parking to meet the realistic needs of a hotel; such as parking under the hotel or on the first floor or in a parking structure nearby. To compound the potential problems, the entire project would be constructed by the same construction organization that just went bankrupt with the 3 year old Cambria Hotel on Soscal Ave. What could go wrong in this scenario?

The City of Napa in 2023 had only a 61.7% occupancy rate during Winter months. I wasn't able to

find the occupancy % for Summer months online. I am sure that it is higher and within the standard good occupancy rate of 70-95%. Why not work towards a higher occupancy rate for all 12 months rather than add another new hotel to compete against the current hotels. This would allow the older hotels to make a higher profit which would allow them to continue to upgrade, modernize and refresh the existing hotels in Napa? Getting more tourists and hotels into Napa is not the right solution for building a stronger more sustainable city.

Thanks You in advance for your consideration,

Darcy Hislop

From: [Michael Holcomb](#)
To: [Clerk](#)
Subject: City Council meeting today.
Date: Tuesday, April 02, 2024 11:58:51 AM

[EXTERNAL]

Dear City Council Members,

I'm writing this letter of support for the First and Oxbow Hotel project up for approval tonight. I have tracked this project from the beginning and want to applaud the project team for the effort and patience they have put in to get the project to the point of being at hearings. Having been part of many entitlement projects in the City of Napa is it not easy to navigate all the requirements contained in the Zoning, General Plan, Downtown Specific Plan and other guidelines while also trying to satisfy outside interest groups.

I believe the original project hotel concept was started in 2015 and at that point the Downtown Specific Plan and it's EIR was only 3 years old. The project team followed this document which has hotels as a conditional use on these properties which prescribed heights, setbacks, parking requirements, etc. My understanding is the project has met all these requirements and is asking for NO variances or deviations from regulations. The project is following a use that the DTSP was allowed with a Use Permit and certain parameters. Why would the Council vote no on a project that follows all the rules?

On top of following the rules the project has obviously gone above and beyond to provide a housing solution that will actually add to the City's inventory. I originally sold the 515 Silverado property to Jeremy and Shannon Sill back in 2018. I know they were working through a design to accommodate the prior approval's request to create a minimum of 3 affordable units. The fact that the City is now getting 40 affordable units out of this property by way of the Sill's collaborating and working with Stratus and Jamboree is a fantastic win for the City. We should be celebrating this collaboration.

As many of you know I'm a local commercial realtor in Napa and am passionate about Napa business and making Downtown Napa a special place. I'm a local Napan and care about this community. I am focused on helping local businesses thrive and that includes embracing tourism to support many of the local and small businesses in conjunction with local support. It takes both to create a thriving downtown. This well designed hotel would be a great addition to furthering that mission.

Finally, much of the development community is watching this project and how the Council votes. I firmly believe that any sort of No vote tonight would be harmful to future investment in Napa by showing people that even if you follow all the rules and regulations prescribed in the documents that guide development you may still be turned down and have risked your money and time. Please consider voting in favor of this project.

I would be there at the meeting today but it's my son's birthday and we are going to watch Kung Fu Panda 4.

Respectfully,

Michael Holcomb

--



From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Soscol Avenue hotel
Date: Tuesday, April 02, 2024 1:44:21 PM

Begin forwarded message:

From: Cindy Watter <[REDACTED]>
Subject: Soscol Avenue hotel
Date: April 2, 2024 at 1:34:57 PM PDT
To: "Sedgley, Scott" <ssedgley@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>, Mary Lueros <mlueros@cityofnapa.org>, bnarvaez@cityofnapa.org, Beth Painter <bpainter@cityofnapa.org>
Reply-To: [REDACTED]

[EXTERNAL]

I am respectfully requesting that you take a good hard look tonight at this revised project, which actually to me seems like a different project than before. It has many more rooms, for one thing. I attended the planning commission meeting about it and didn't understand why it wasn't treated as a new project.

I also didn't understand why the developers requested the change now. They said that they needed more rooms for "branding," and less space for retail because we already have plenty of brick and mortar shops in Napa. But that was true when they brought the project to you the first time.

As for their statement that the public will be welcome to use the pool, I doubt that their guests would welcome my neighborhood piling in during the next heat wave. It's a fanciful suggestion, not realistic at all.

Other voices more eloquent than mine will talk about the environmental and traffic impacts, employee housing, and the fact that hotels are not at capacity now. As I recall the first vote on this project was not unanimous, but a 3-2 decision with Techel and Lueros in the minority. I think they made the right call. No matter what you decide tonight, you should think about having a specific plan for the Oxbow before it is overdeveloped and certainly have a discussion on how many hotels are reasonable for a city our size.

Thank you.

Cindy Watter
[REDACTED]
Napa, CA 94559

From: [cody orona](#)
To: [Clerk](#)
Subject: First & Oxbow Hotel Project
Date: Tuesday, April 02, 2024 2:27:31 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Dear City Council Members,

I'm writing in regards to the First and Oxbow Hotel project on tonight's agenda. I have tracked this project from the beginning and want to applaud the project team for the effort and patience they have put in to get the project to the point of being at hearings.

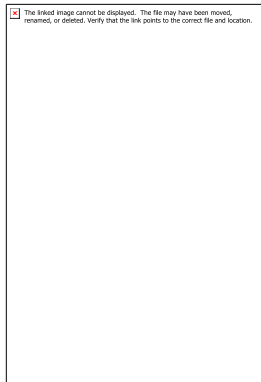
I believe in 2017/2018 the City Council commissioned a hotel needs study which suggests the city of Napa had capacity for over 2,000 rooms. To date, we have less than 400 rooms either approved or built since that study was completed. The additional rooms for this project will bring jobs, tax revenue, and business to our local retailers; improving Napa's overall economic outlook.

I believe the original project hotel concept was started in 2015 and at that point the Downtown Specific Plan and associated EIR from 2012. The project team created a great project which follows the "tourist serving" use specified zoning. They have recently brought on a co-developer and operator with Stratus, along with 40 units of affordable housing and services. This project has my support and certainly should have your support as well.

Thank you,

Cody

From: Mary Luros <mluros@cityofnapa.org>
Sent: Tuesday, April 2, 2024 3:49 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Fwd: Attn: Mary_ April 02, 2024 Napa City Council Meeting_Public Comments_Concerns Regarding Project: First and Oxbow Gateway Hotel



Mary Luros

Councilmember, District 3

City of Napa

PO Box 660 / 955 School Street, Napa, CA 94559

Phone (707) 258-7800 x5284

Email MLuros@cityofnapa.org

Website www.cityofnapa.org

Social www.facebook.com/CityOfNapa · @CityOfNapa

Begin forwarded message:

From: Keri Akemi Hernandez <1kerirealtor707@gmail.com>
Date: April 2, 2024 at 3:47:31 PM PDT
To: Mary Luros <mluros@cityofnapa.org>
Cc: desirae.harp, tektekh, Alyx Howell, Amber Manfree, Sal Garcia <bigsal>, mishteko
Subject: Attn: Mary_ April 02, 2024 Napa City Council Meeting_Public Comments_Concerns Regarding Project: First and Oxbow Gateway Hotel

[EXTERNAL]

Good afternoon Council Member Luros,

It is my understanding that this Hotel project was already approved, but I strongly object and I am challenging the proposed changes that are being considered for this project. I am concerned about the increased traffic, cultural and environmental impact that this project poses. I object to the final approval of this project as I do not believe that the CEQA guidelines were followed and argue that proper notification was not given to local Indigenous community members as this is considered to be a sacred site for the Mishewal Wappo people. There should be time to allow Tribal members to respond, and provide an updated (EIR) Environmental Impact and allow community members to review and respond accordingly. Thank you for taking these facts into consideration.

State & Federal Tribal Notice Requirements

https://opr.ca.gov/ceqa/docs/20220223-Tribal_Consultation_Checklist.pdf

Wappo Cradle Basket Project

<https://www.thecradlebasket.com/>

Kindest Regards,

~ Keri

Keri Akemi-Hernandez

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From: Alan Charles Dell'Ario [REDACTED]
Sent: Tuesday, April 2, 2024 4:06 PM
To: Clerk <clerk@cityofnapa.org>
Cc: Scott Sedgley <ssedgley@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>
Subject: Council meeting 4/2/2024. Agenda Item 12A - Oxbow Hotel revision

[EXTERNAL]

Dear Ms. Carranza:

Please advise the council that I oppose the modified hotel project before the council at tonight's meeting.

I have reviewed Attachment 16 to the staff report (Addendum to the Initial Study) and find that several of its conclusions regarding the California Environmental Quality Act to be erroneous.

Most notably, Table 3:3-, p. 18, identifies an increase in greenhouse gas emissions from 827 MT CO₂ to 977 MT CO₂, an increase of over 18%. The threshold is 660 MT CO₂. Under CEQA Guideline 15162 and Public Resources Code sec. 21166, a revised EIR or initial study must be completed for previously-approved projects that undergo significant changes. CEQA guideline 15162. Section 15064.4 discusses greenhouse gas emissions. A significant impact occurs when "project emissions exceed a threshold of significance that the lead agency determines applies to the project." Nothing specific exists in the proposed project to mitigate these emissions at either level. Moreover, the proposed "acceptable" mitigation measures would be for the applicant to buy its way out of compliance through off-site projects that may or may not be in Napa or simply by paying a fee.

In addition, Table 3:3-5, p. 22, identifies an increase of daily trips from 834 to 983, a 19% increase. Comparison to smaller office or shopping uses from a 2012 study is largely meaningless and fails to account for existing levels of traffic congestion. (See p. 22.). This, too, is a significant increased environmental impact.

In my opinion, the flaws in the staff CEQA analysis, if adopted by the council, expose the City to litigation.

The benefits of the project are largely based on self-serving calculations furnished by the applicant. The jobs proposed, with the exception of the complex manager are all well-below the median family income in Napa. According to the City's own figures for Home and CalHome funded housing programs, as of June 2023, a family of four earning \$106,000 (80% of median) would qualify. This is consistent with all the tourism jobs being generated. The City should be supporting ways that promote the quality of life for its residents, not increasing tourism at the expense of that quality of life.

~Chuck Dell'Ario

Alan Charles Dell'Ario

2019 California Lawyer Attorney of the Year

Certified Specialist, Appellate Law

State Bar of California Board of Legal Specialization

PO Box 359

Napa, California 94559

707-666-5351

From: Rebecca Webster [REDACTED]
Sent: Tuesday, April 2, 2024 4:38 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Comment on First and Oxbow Hotel

[EXTERNAL]

Hello Councilmembers,

Thank you for taking my email. I am unable to attend the meeting this evening, but wanted to share some concerns around an item on the agenda - the First and Oxbow Hotel.

My husband and I moved to Napa in 2019 and we really enjoy it here. We hope to be able to buy a home here one day soon. As I drive by this intersection, usually multiple times a week, I have a difficult time imagining a 60 foot tall, 120-something room hotel on the south-eastern corner of First and Soscol. My major concerns include:

1. The river is right there. Adding such a large building intended for tourists will surely have grave impacts on the river. An update to the Downtown plan will help, and a special focus on this rapidly-growing Oxbow area including reviewing impacts to the river is needed in order to preserve the beautiful nature that still surrounds our downtown area. Have you ever kayaked in the river? I highly recommend it!
2. Traffic is already backing up at these intersections, and especially on the weekends when visitors come in full force. Given that valet parking seems required for their guests, this intersection is sure to only get worse, causing public safety concerns. Anyone coming up Soscol to turn right onto First will likely find themselves in a backlog of guests waiting for valet. This could back up traffic for multiple stop lights on Soscol.
3. How will the added hotel impact the business of existing hotels? Given current occupancy rates, it seems that adding a hotel will mostly divert guests from existing hotels in the area, creating a market where hotels try to sell their rooms at cheaper rates. Since these developers have recently lost a couple of hotels in the area to foreclosure, it seems that they are setting themselves up for a similar situation. And cheaper hotel rooms will not support the need for increased wages for hotel staff. I don't believe this will have a positive economic impact on our community.

It is great that these same developers have helped with another affordable housing complex nearby, but these two projects are and should continue to be considered separate from one another. Napa needs more housing for the individuals that already work here. We don't necessarily need more hotel rooms - this is evident in the fact that one motel in the city of Napa has been converted entirely into housing for those that don't have a place to live.

Thank you for your service to the residents of Napa!
Rebecca Webster