

SUPPLEMENTAL REPORTS & COMMUNICATIONS II
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

November 17, 2020

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

EVENGING SESSION:

14. PUBLIC HEARINGS/APPEALS:

14A. First & Oxbow Hotel.

14B. Abandonment of Portions of Water Street for the First and Oxbow Hotel Project.

- 1) Email from Preston and Wayne O'Connell received on November 17, 2020.
- 2) Email from Steve McCall received on November 17, 2020. *

****EMAIL OR HANDWRITTEN COMMENTS WILL BE READ INTO THE RECORD BY CITY STAFF
DURING THE MEETING.***

From: [Wayne O'Connell](#)
To: [Clerk](#)
Subject: Written Comments for Council Meeting 11.17.20 Agenda Item 14.A
Date: Tuesday, November 17, 2020 6:48:25 PM

[EXTERNAL]

RE: First and Oxbow Project Agenda Item 14.A

Good evening Mayor Techel and Council Members

We own one of the very close properties to the First and Oxbow Project and are located intermediately adjacent to the subject property along Water Street.

We want to complement the First and Oxbow applicant and its team for their outreach and coordination efforts. They communicated and work with us to coordinate the interface between our properties.

On our side of Water Street, we are looking at the following situation:

a) On an interim basis we have the existing structures and uses to be provided for. This has been considered.

b) On a longer-term basis, we are planning to bring forward improvements with new structures and a new site plan with its footprint. Provisions has been provided for to accommodate these changes.

c) We, of course, will be bringing these proposed changes to you at a later date for your review, consideration, and approval. Importantly, we plan to raise grade providing important Flood control improvements and plan to provide for an improved location and integration of the trail to McKinstry Street and on along the river's edge.

As neighbors, we have been following closely the development of this project as it is in our neighborhood and adjacent to us.

From our perspective, the project Incorporates important provisions for the community and follows the Downtown Specific Plan.

a) It provides for one of the key aspects identified in the ULI Vision Study for the Oxbow District, by helping bring the downtown and the Oxbow District together. It helps bridge the empty gap of vacant space between Main and McKinstry along First Street.

b) The project plan follows the guidance provided by the planning commission on the project preliminary application. As property owners bring forth improvements for our City we must be able to rely on the guidance given to us for subsequent steps in the process. This project has followed that guidance.

c) With the General Plan update we recognize that we need to be ready to accommodate more intensity and more height to get the best utilization of our scarce urban land. This project represents that trend for more infill density. It is needed to preserve our agricultural preserve and still meet our needs while staying within the zoning limits of FAR, height and setback for the Oxbow District.

When a project follows all the guidance and rules it should be approved. We urge your approval and allow this long-term local family and property owner the opportunity to help with our economic recovery, provide improvements for the city and fulfill their dreams.

Signed

Preston and Wayne O'Connell

From: [Steve McCall](#)
To: [Clerk](#)
Subject: COMMENT TO THE COUNTY FOR 11/17/2020 - PLEASE READ REGARDING AGENDA ITEM 14.A
Date: Tuesday, November 17, 2020 7:05:26 PM

[EXTERNAL]

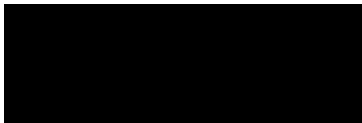
To the City Council regarding the agenda item 14.A

As this is a project that has many concerns as raised by the general public and some environmental issues that have been raised, I would urge the Council not to deny the project, but to continue the hearing on this item. This would allow the developer to possibly mitigate some of these issues that have been introduced and remain unresolved.

Thank you for your consideration,

Steve McCall

Napa Resident



Steve McCall

BUSINESS MANAGER
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