

ORDINANCE 02018-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A PLANNED DEVELOPMENT OVERLAY DISTRICT TO ESTABLISH DEVELOPMENT STANDARDS FOR THE TRINITAS MIXED USE PROJECT AT 2650 NAPA VALLEY CORPORATE DRIVE (APNS 046-640-009, 019, 020) AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS ORDINANCE WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION (PL16-0054)

WHEREAS, on April 14, 2016, Pacific Hospitality Group submitted an application (Planning Division File No. PL16-0054) for a Planned Development Overlay District, Use Permit, and Design Review Permit for a mixed-use project located at 2650 Napa Valley Corporate Drive ("Site") consisting of: (1) a four-story 253-room "dual branded" hotel building consisting of a 100-room Marriott Residence Inn and a 153-room AC Hotel; (2) a single-story 26,214 square foot winery building; and (3) a two-story 29,878 square foot office building, along with associated parking (441 parking spaces) on a 11.55-acre site (the "Project"). The application was subsequently deemed complete on April 18, 2017; and

WHEREAS, an Initial Study was prepared in June 2017 that determined an Environmental Impact Report ("EIR") was necessary to address the environmental impacts of the Project. A Notice of Preparation ("NOP") stating that an EIR was being prepared was published for public review on June 30, 2017 (State Clearinghouse No. 2017072005). A scoping hearing was held in July 2017 to receive comments from interested parties on environmental issues to be addressed in the EIR. The Draft EIR was completed and published by the City for a 45-day public review period beginning on January 14, 2018. The 45-day public review period ended on February 28, 2018, with a number of comments received on the DEIR. The Final EIR, including the Response to Comments document, was published on April 27, 2018; and

WHEREAS, a Mitigation Monitoring and Reporting Plan ("MMRP") has been prepared in conjunction with the Environmental Impact Report to ensure that the mitigation measures contained in the Project EIR are implemented; and

WHEREAS, the Project requires review by the Napa County Airport Land Use Commission ("ALUC") for a consistency determination prior to final approval because portions of the Project are in Zones C and D of the Napa County Airport Land Use Compatibility Plan ("ALUCP"); and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on May 17, 2018, which was continued to May 31, 2018 and has recommended denial of the proposed Planned Development Overlay Zoning by a 4-0 vote, as the Planning Commission was not able to make Finding A as required by NMC

ATTACHMENT 2

17.42.050 as the Planning Commission did not consider the Project to be superior overall to warrant the requested flexibility to the City's development standards, nor was the Commission able to make the required Finding B as the Commission did not consider the design to be of sufficient high quality to justify the applicability of more flexible zoning standards; and

WHEREAS, the Planning Commission by a 4-0 vote referred the Project to the ALUC for a consistency determination; and

WHEREAS, on June 6, 2018, the ALUC reviewed the Project and determined that it is consistent with the ALUCP; and

WHEREAS, on July 17, 2018, the City Council held a duly noticed public hearing on the proposed Planned Development PD Zoning for the Project, where it considered all written and oral testimony submitted to it including a presentation by Staff; and

WHEREAS, on July 17, 2018, the City Council adopted a resolution certifying the Final EIR, adopting certain Findings of Fact and a Statement of Overriding Considerations and adopting the MMRP for the Project; and

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

Section 1. The City Council has determined that the potential environmental effects of the Planned Development Overlay District established by this Ordinance as described in the Agenda Report presented to the City Council at its July 17, 2018 meeting, were adequately examined by the EIR for the Project which was certified by a resolution of the City Council adopted on July 17, 2018 in conformance with the applicable provisions of the California Environmental Quality Act ("CEQA") and its implementing regulations.

Section 2. The City Council hereby approves a Planned Development Overlay District for the Project, and adopts language to read as set forth on Exhibit "A," attached hereto and incorporated herein by reference. The City Clerk is hereby authorized and instructed to enter the ordinance number of this ordinance on Exhibits "A", the map depicting the location of the Trinitas Mixed Use Planned Development Overlay District and Exhibit "B," attached hereto and incorporated herein by reference that includes the modified development standards applicable to the Project including an increase maximum height in the IP-B Zoning designation from 30 feet to a maximum of 38 feet in height. The Community Development Director is hereby authorized and instructed to update the official copy of the zoning map, as defined by Napa Municipal Code Section 17.04.050, consistent with the amendment identified on Exhibit "B."

Section 3. The real property (APNs 046-610-009, 046-610-019, and 046-610-020) that is the subject of the Trinitas Mixed Use Planned Development Overlay District is defined as shown on Exhibit "B," attached hereto and incorporated herein by reference. The City Council hereby finds that the approval of this Ordinance, establishing the Trinitas

ATTACHMENT 2

Mixed Use Planned Development Overlay District, is consistent with the City's General Plan and the findings contained in Napa Municipal Code Section 17.66.080 and Section 17.42.050. The City Council hereby finds that:

- A. The proposed Planned Development (PD) Zoning for the Project is consistent with the principles of the General Plan.

The General Plan Designation for the Site is CP (Corporate Park) 720. This designation provides for manufacturing, warehousing, and office, public and quasi-public uses and similar compatible uses in a campus like setting. Intensive industrial uses may be located in CP designated areas subject to special design considerations and other criteria that apply to a specific corporate park. Development in this designation shall have integrated design requirements, including extensive landscaping and unifying design features.

The Project's office and winery uses are consistent with this description, while the proposed hotel use is addressed under the umbrella of "similar compatible uses in a campus like setting." A determination that hotel uses are consistent with the General Plan CP designation was previously made by the Planning Commission in December 2016 with the approval of the Meritage Commons project. Similar consistency determinations involving hotel uses were made by the Planning Commission in connection with the initial approvals for the Meritage Resort project in 2000, and with subsequent approvals for enlargement of that project. While the Meritage Resort and related Commons project are oriented to vacationers seeking a resort setting, the type of hotels proposed within the Project, and in particular the Marriott Residence Inn, is a business oriented hotel that is typical for a corporate park setting. The AC Hotel is somewhere between the Residence Inn and the Meritage Resort in terms of its business orientation and is therefore consistent with the CP designation.

- B. The public health, safety and general welfare are served by the adoption of the proposed amendment.

The Project implements additional lodging uses in an area where such uses currently exist and function well with adjacent uses. The Project EIR documents that the Project will not be detrimental to the public health safety and welfare.

- C. The development is superior overall to a similar project designed to meet the standards of this title and of the underlying district in which it is located.

The increased height allows for the office and winery buildings to be built at a height that better suits the large scale and scope of the Site, and the significant building setbacks the Site allows. The slight reduction in parking proposed allows for a better fit for the mix of uses proposed as compared to the standards in the City's Parking Code. Further, the project involves a superior design by incorporating three complementary land uses onto one Site in a highly functional

ATTACHMENT 2

arrangement where the proposed winery is an amenity to hotel guests and the surrounding region.

- D. Any variations from the standards of this title and the district in which the development is located are justified by the high-quality design of the proposed development when taken together as a whole.

The increased height allowed under the PD overlay for the winery and office enhances the appearance of those buildings, ensuring a high-quality design of the Project as a whole. The minor parking reduction allows space for additional landscaping improving the aesthetics of the site and supports the well-integrated Project components that will share the surface parking lots.

- E. Each phase (if any) of the development, as well as the development as a whole, can exist as an independent unit capable of creating an environment of sustained desirability and stability.

The Project is proposed with a single phase. As designed, the project will function well as an independent unit due to the incorporation of Site amenities to serve guests and visitors in a pleasant environment.

- F. The proposed development is planned in coordination and compatible with the existing and planned uses in the surrounding area.

While the surrounding area is largely built out, the Project as planned is compatible with surrounding uses and any development planned north of the Project on the Kaiser property. The Project would provide additional lodging uses in an area where these uses already exist and the Site design provides space between the new lodging uses and adjacent industrial uses.

- G. The proposed structures and uses are consistent with the General Plan and any applicable specific plan or other adopted plan.

The Project is consistent with the City's General Plan. Specifically, Community Character Policy LU-1.6 addresses scenic corridors and identifies SR 221 as a road "to be designated" as a scenic corridor. This policy identifies the need for extensive landscaping along these corridors, including tree planting, as well as undergrounding utilities. The Project as conditioned will provide extensive landscaping in this area.

The Project is also consistent with Non Residential Development Policy LU-5.6. This policy, which addresses free standing or clustered tourist oriented commercial uses, including hotels, states that such uses should be located in areas where the traffic generated by such uses is oriented toward major arterials and highways, away from residential uses and commercial uses that serve residential

development. The Project, given its location on SR 221 and roads that serve the corporate park, is consistent with this policy.

The Project is also consistent with Tourism/Hospitality Policy ED 4.4. This policy discusses the importance of promoting and facilitating hotel development within the City limits. The policy also emphasizes the importance of locating hotel uses in the Downtown, but also states that the City's hotel strategy "shall encompass a variety of lodging types to meet the needs of the diverse visitor market attracted to the Napa Valley." This policy concludes by stating that, "The City should specifically promote hotel development that includes meeting facilities for small conferences." While the proposed hotel use is located a significant distance from the City's downtown, the Project contains a hotel product with a price point that will likely not compete directly with hotels in downtown Napa, where large parcels of vacant land are scarce and expensive, and where construction costs are significantly higher due in part to the need to build structured parking. Both hotel types being proposed (Residence Inn and AC Hotel) include small conference facilities consistent with this General Plan policy.

The Project is also consistent with Health and Safety Policies HS-6.1 to HS-6.8. The Airport Land Use Compatibility Plan (ALUCP) prepared by the ALUC establishes standards in locating uses within the airport compatibility zones rated A to E, with "A" being the most restrictive and "E" the least restrictive. The ALUCP also establishes the maximum intensity typically allowed in terms of persons per acre for uses located within Zones "C" and "D," but there is no such numerical restriction in Zone "E".

The Project complies with these ALUC requirements. The majority of the Site lies within Zone "E". However, approximately 12,400 square feet of the proposed Residence Inn portion of the hotel building is located within ALUC Zone C. While the City's General Plan states (pg. 8-27) that hotel uses are "Not Normally Acceptable" within Zone "C", the ALUCP establishes a threshold of 50 persons per acre maximum for structures within Zone "C". Based on calculations prepared by the City's environmental consultant (pg. 5.7-22 of the DEIR) the projected density for the portion of the Residence Inn located within Zone "C" is 46.5 persons per acre based on 80% room occupancy, just below the 50 persons per acre maximum. In the case of Zone "D", the ALUCP threshold is higher at 100 persons per acre in structures and 150 persons per acre outside structures. The small parking area of the hotel that is located in Zone "D" does not reach this level of intensity.

H. Any conditions stipulated as necessary in the public interest have been imposed.

The resolution of approval included with this staff report contains appropriate conditions to fully address the public interest. In addition, the mitigation measures contained in the Project EIR will ensure environmental impacts are addressed to the extent feasible.

ATTACHMENT 2

- I. The proposed structure(s) and/or use(s) will not be detrimental to the public health, safety and welfare of the community.

The EIR documents that the Project will not be detrimental to the public health safety and welfare of the City.

- J. The proposed project has been referred to the ALUC for a consistency determination.

The Planning Commission referred the Project to the ALUC on May 31, 2018. The ALUC reviewed the project on Wednesday, June 6, 2018 and determined that the Project would not have an impact on the flight path for the airport.

- K. The ALUC has determined that proposed project is consistent with ALUCP compatibility policies and standards.

The ALUC's review of the project on June 6, 2018 concluded that the Project would not have an impact on the flight path for the airport, and further determined that the project was consistent with the policies and standards of the Napa County Airport Land Use Compatibility Plan.

Section 4. Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 5. Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

ATTACHMENT 2

I, Dorothy Roberts, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 19th of July, 2018 and had its second reading and was adopted and passed during the public meeting of the City Council on the _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Dorothy Roberts
City Clerk

Approved as to Form:

Michael W. Barrett
City Attorney

EXHIBIT A

**Trinitas Mixed Use Planned Development Overlay District (PD-) (Ordinance
O2018-__)**

PD-__ Development Standards

The Trinitas Mixed Use Planned Development Overlay District authorizes the following variations to the underlying principal district regulations and standards. No shift of uses in the underlying principal zoning district between conditional and permitted uses is authorized. Minor modifications are subject to NMC Section 17.42.090.

1. Maximum building height allowed in the Industrial Park (IP) B Zoning Designation within the geographic boundaries of PD____ applicable to the 11.55 acre Trinitas Project Site: 38 feet.
2. Minimum amount of parking required for the 11.55 acre Trinitas Project Site: A total of 441 automobile parking spaces.

EXHIBIT B

Trinitas Mixed Use Planned Development Overlay District (PD-___) (Ordinance
O2018-__)

Zoning Map

