

RESOLUTION R2020-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NAPA, STATE OF CALIFORNIA, DENYING A CERTIFICATE
OF APPROPRIATENESS FOR THE RELOCATION OF TWO
LOCAL LANDMARK STRUCTURES AT 731 FIRST STREET
AND 718 WATER STREET TO 58 RANDOLPH STREET

WHEREAS, on September 13, 2017, JB Leamer ("Applicant"), submitted an application (PL16-0124) to construct a 74-room hotel, consisting of two four-story hotel buildings totaling 122,666 square feet ("Hotel Project") on two lots bisected by the Wine Train railroad at the southeast corner of the intersection of First Street and Soscol Avenue and bounded by First Street, Soscol Avenue, the Napa River, the Water Street right-of-way, and the Napa River APNs 003-235-003, -004, -005, -006, -007, 003-241-003, -006 (the "Hotel Site"); and

WHEREAS, as part of the Hotel Project, the Applicant has requested a certificate of appropriateness pursuant to Napa Municipal Code ("NMC") Chapter 15.52 ("Certificate of Appropriateness") to relocate two structures designated as Local Landmarks (the "Relocation") from 731 First Street and 718 Water Street ("Existing Site"), to 58 Randolph Street (APN 005-095-012) ("Receiving Site"); and

WHEREAS, the City Council of the City of Napa, State of California, held a noticed public hearing on November 17, 2020, on the subject application.

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

Section 1. The City Council hereby denies the Certificate of Appropriateness and makes the following findings in support of the denial:

The project preserves, enhances or restores the exterior architectural features of the local landmark.

The City Council has denied the Use Permit and Design Review permit for the development of the Hotel Project at the Existing Site. There is no longer a project requiring the removal of the protected Local Landmark structures. Therefore, the Relocation would not preserve the structures' exterior architectural features.

The project will not result in a substantial adverse change to the integrity of the local landmark or its major exterior character-defining features.

Relocation could result in a substantial adverse change to the integrity of the Local Landmarks' character-defining features. The risk would be worth accepting if the

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alternative is their demolition. With the denial of the Hotel Project, there is no longer a reason to accept that risk.

The project will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the local landmark.

As discussed above, there is no longer a project that would result in the demolition of the structures that would make the risk of damage to the historic structures acceptable.

Section 2. 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 17th day of November 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney