



Staff Reports

File #: 245-2024, **Version:** 1

To: Honorable Mayor and Members of City Council
From: Vincent Smith, Community Development Director
Prepared By: Michael Allen, Senior Planner

TITLE:
Westin Verasa Hotel Addition 2nd Extension

RECOMMENDED ACTION:

Adopt a resolution approving a second, two-year extension of the Use Permit and Design Review Permit approving an approximately 47,768 square foot, 32-room, detached hotel addition to the existing Westin Hotel located at 1274 McKinstry Street and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

DISCUSSION:

Executive Summary

The Applicant, VY Riverfront, LLC, requests a second, two-year extension for the previously approved Use Permit and Design Review Permit for the Westin Verasa Hotel Expansion Project (File No. PL17-0134) which authorizes a detached 45,265 square foot, four (4) story, 32 room hotel expansion on the 0.53-acre vacant parcel immediately south of the existing Westin Verasa Hotel. For purposes of this report, the term "Project" refers to the development authorized by the original Use Permit and Design Review Permit.

The Project was originally approved by the City Council on February 18, 2020, with an initial expiration date of February 18, 2022 (see Resolution 2020-026 included as Attachment 3). An Administrative extension (PL22-0008) was granted on March 14, 2022, with an expiration date of February 18, 2024 (see Attachment 4). On February 12, 2024, the Applicant submitted an application for an additional two-year extension (see Attachment 2). No changes to the Project are proposed with this extension. This report reiterates the discussion of the Project contained in the original Planning Commission Staff Report (Attachment 5) so that the City Council may determine if the original findings for approval can still be made in support of the extension. The originally approved Project plans are provided as Attachment 6 for reference.

Site Context and History

The Project site, at 1274 McKinstry Street is a relatively flat, previously disturbed, 0.53-acre vacant site, on the east side of McKinstry street. The site is bounded by McKinstry Street to the west, the Napa River to the east, the Oxbow Commons Park to the south and the existing Westin Verasa hotel complex to the north. The site features an approximately 6-foot-high decorative wall extending from the existing hotel and separates it from the Napa River along the Napa River Trail. Surrounding land uses include the existing Westin Hotel and other commercial uses, including Umpqua Bank and River

Terrace Inn north of the site, to the east is the Napa River which abuts the site, the Oxbow District lies to the south, and to the west is the Napa Valley Wine Train Station.

Project Description

The Applicant is requesting the second, two-year extension of the 2020 Project approval and does not propose any changes to the Use Permit and Design Review permit for a detached 47,768 square foot, four (4) story, 32 room hotel expansion on the 0.53-acre vacant parcel immediately south of the existing Westin Verasa Hotel. As described in Attachment 2, Extension Request, the Applicant cites economic conditions and a longer than anticipated recovery from the global pandemic as reasons for the delays.

ANALYSIS:

A. General Plan

The General Plan land use designation for the site is Oxbow Commercial (OBC). This land use district comprises the eastern portions of Downtown, between Soscol Avenue, the Napa River, and north to River Terrace. The OBC designation provides for tourist- uses such as hotels and their related amenities; recreational facilities; community and visitor serving retail, commercial, entertainment and restaurants; and similar compatible uses. The approved Westin Hotel Expansion containing 32 hotel rooms, restaurant and bar, spa and spa terrace serving both the tourist and local community would align with the goals of the OBC land use designation.

B. Zoning

The subject site has a zoning designation of Oxbow Commercial (OBC). The OBC zoning district applies to the eastern portion of Downtown generally between Soscol Avenue and the Napa River and north to River Terrace Drive. The district allows for tourist-oriented uses such as hotels and their related amenities, recreational facilities, community and visitor-serving retail, commercial, restaurants, and similar compatible uses. Under this designation, hotels are subject to approval of a Use Permit. The approved Project complies with all applicable development standards of the Downtown II Building Form Overlay. For more detailed analysis see Planning Commission report, Attachment 5.

C. Planning Commission Meeting

On June 6, 2024, the Planning Commission held a public hearing to consider this application. The Commission recommended approval of a second extension of the Use Permit and Design Review Permit on the Consent Hearing and without discussion by a vote of 4-0.

As of this writing, no public comments have been received for the Council meeting.

FINANCIAL IMPACTS:

No direct financial impacts to the General Fund have been identified with this application.

CEQA:

The Community Development Director recommends that the City Council find that the potential environmental effects from approval of the original Use Permit and Design Review Permit were adequately examined by the Environmental Impact Report (EIR) (State Clearinghouse Number 2010042043) for Downtown Napa Specific Plan (DNSP) EIR and that the Project was within the scope of the DNSP EIR pursuant to CEQA Guidelines Section 15183. There have been no changes

to the proposed Project, City requirements, or circumstances which would require subsequent environmental review.

DOCUMENTS ATTACHED:

ATCH 1 - Draft Resolution

ATCH 2 - Extension request

ATCH 3 - City Council Resolution - R2020-026

ATCH 4 - 1st Admin. Extension

ATCH 5 - Planning Commission Report (1/16/2020)

ATCH 6 - Approved Plans

NOTIFICATION:

Notice that this application was received was provided by the City on February 27, 2024, and notice of the scheduled public hearing was provided on June 28, 2024, by US Postal Service to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was also published in the Napa Valley Register on June 29, 2024, and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication.