



## Staff Reports

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**File #:** 1646-2018, **Version:** 1

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**To:** Honorable Mayor and Members of City Council

**From:** Lark Ferrell, Acting Community Development Director

**Prepared By:** Carlyce Banayat, Imaging Clerk

**TITLE:**

Franklin Station Hotel and Parking Garage Project, located at 1351 Second Street, 1251 Second Street, and 819 Randolph Street

**RECOMMENDED ACTION:**

- 1) Approve the second reading and final passage, and adopt an ordinance amending the zoning map established under Section 17.04.050 of the Napa Municipal Code pertaining to the rezoning of the property located at 1351 Second Street from DP, Downtown Public District to DMU, Downtown Mixed-Use District and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action;
- 2) Approve the second reading and final passage, and adopt an ordinance approving a Planned Development Overlay District (PD-37) to establish use provisions and development standards for the Franklin Station hotel and parking garage located at 1251 and 1351 Second Street and 819 Randolph Street (APNs: 003-208-001, 002 & 003-212-001) (PL17-0090) and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and
- 3) Approve the second reading and final passage, and adopt an ordinance adopting a Development Agreement pursuant to Government Code Sections 65864 *et seq.*, by and between the City of Napa and James F. Keller and 1351 Second Street LLC, directing its execution and recordation and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action.

**DISCUSSION:**

This is the Second Reading and final Adoption of the following Ordinances:

- 1) An Ordinance amending the zoning map established under Section 17.04.050 of the Napa Municipal Code pertaining to the rezoning of the property located at 1351 Second Street from DP, Downtown Public District to DMU, Downtown Mixed-Use District and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action;
- 2) An Ordinance approving a Planned Development Overlay District (PD-37) to establish use provisions and development standards for the Franklin Station hotel and parking garage located at 1251 and 1351 Second Street and 819 Randolph Street (APNs: 003-208-001, 002 & 003-212-001) (PL17-0090) and determining that the actions authorized by this ordinance were adequately analyzed

by a previous CEQA action; and

3) An Ordinance adopting a Development Agreement pursuant to Government Code Sections 65864 *et seq.*, by and between the City of Napa and James F. Keller and 1351 Second Street LLC, directing its execution and recordation and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action.

The introductions and First Readings of these Ordinances were held at the Regular City Council meeting on November 13, 2018. If approved, all three Ordinances will become effective thirty days following adoption.

**FINANCIAL IMPACTS:**

There is no direct financial impact to adopt all three ordinances.

**CEQA:**

At its regular meeting on November 13, 2018, the City Council determined that the potential environmental effects of the Recommended Action were adequately analyzed and addressed by a prior CEQA action as documented in the Addendum.

**DOCUMENTS ATTACHED:**

ATCH 1 - Ordinance with EXS A1 and A2: Rezoning  
EX A1 - Existing Zoning Map  
EX A2 - Proposed Zoning Map  
ATCH 2 - Ordinance with EXS A, B, and C: Planned Development Overlay  
EX A - PD-37 Development Standards  
EX B - Planned Development Overlay (PD-37)  
EX C - Design Guidelines for Franklin Station Hotel  
ATCH 3 - Draft Ordinance: Development Agreement  
EX A - Development Agreement  
EX A - Post Office Parcel Legal Description  
EX B - Parking Lot Parcel Legal Description  
EX C - Ace Parcel Legal Description  
EX D - Project Description  
EX D1 - Project Approvals Overview  
EX E - Existing Impact Fees  
EX E1 - Master Schedule of City Fees, Fines, and Charges Effective July 2, 2018

**NOTIFICATION:**

Legal notice of public hearing was published in the Napa Valley Register at least ten days prior to the hearing date.