



MEMO

TO: CHAIR SHOTWELL, MEMBERS OF THE PLANNING COMMISSION
FROM: RYDER DILLEY, SENIOR PLANNER
DATE: NOVEMBER 6, 2024
SUBJECT: HOTEL OXBOW MODIFICATION (Project No. PL25-0104)

Following the publication of the November 6, 2025, Planning Commission agenda, additional correspondence was received for consideration for the Hotel Oxbow Modification project (PL25-0104), identified as Public Hearing Item 7. A.

The correspondence includes correspondence from the following, attached to this memorandum.

- Chuck Shinnamon (11-05-2025)

Mayra Espinoza

From: chuckshinnamon@gmail.com
Sent: Wednesday, November 5, 2025 5:47 PM
To: Mayra Espinoza
Cc: Cass Walker; 'Howard Siegel'
Subject: First and Oxbow Hotel

[EXTERNAL]

Chair Shotwell and Commissioners,

As some of you may know, many Napers opposed this hotel, initially five years ago and then in early 2024. One of the many concerns related to the creation of a sixty foot wall fronting on Soscol Avenue. Some of that was ameliorated with articulation, large windows, and other promised features.

Yet, it has been approved and now it's time to make sure we get what we were promised. And, we shouldn't allow the approvals to go on and on and on. We encourage you to limit the added time to one year rather than two years. Somehow, others seem to move things along in an appropriate time frame such as shown at the former Kohl's site.

When we look at the new renderings and details, our immediate reaction is "dumbed down". The promises of activation, especially on the western side facing Soscol Avenue, have disappeared. Further, the whole of the hotel has lost a lot of the pizzazz it offered us. Now, it seems a bit more pedestrian. We are not architects and don't profess to have those skills. All we can say is that the proposal before you is less than we were promised. We can only ask that you be highly critical of the changes and do the best for our community.

Thank you for your consideration,

Chuck Shinnamon

Charles W. Shinnamon, P.E.
707-321-0195
chuckshinnamon@gmail.com

"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

From: Mayra Espinoza <mespinoza@cityofnapa.org>
Sent: Friday, October 31, 2025 11:47 AM
To: Mayra Espinoza <mespinoza@cityofnapa.org>
Subject: Planning Commission of the City of Napa - Regular Meeting Agenda November 6, 2025

Good morning,

Follow the link below to access the Regular Meeting Agenda and its documents for the November 6, 2025, Planning Commission Meeting.

[Planning Commission of the City of Napa Regular Meeting](#)

Thank you,



Mayra Espinoza

Planning Secretary

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