

RESOLUTION NO. R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) APPROVING A SUBSEQUENT DESIGN REVIEW PERMIT TO MODIFY EXTERIOR FACADES OF A PREVIOUSLY APPROVED HOTEL PROJECT AT 730 WATER STREET, (2) APPROVING A TWO-YEAR EXTENSION TO THE EXISTING USE PERMIT FOR THE PROJECT, AND (3) DETERMINING THAT THE ACTIONS AUTHORIZED BY THE RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ACTION.

WHEREAS, on November 17, 2020, the City Council adopted Resolution No. R2024-029 approving a Design Review Permit and a Use Permit to authorize construction of a 123-room hotel consisting of two four-story buildings, which includes ancillary hotel guest and public-serving uses, and below-grade parking at 730 Water Street (APNs: 003-235-002, -003, -004, -005, -006, -007 and 003-241-003, -005, -006) (“Site”) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action (collectively, the “2024 Entitlements” or “Approved Project”); and

WHEREAS, on September 23, 2025, Pacific Hotel Group, LLC (the “Applicant”), submitted an application (File No. PL25-0104) for a subsequent Design Review Permit pursuant to Napa Municipal Code (“NMC”) Chapter 17.62 (“Design Review Permit”) to authorize modifications to the approved exterior façades for two (2) hotel buildings at 730 Water Street, and for a two (2) year extension of the approved Use Permit (collectively, the “Project”); and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 6, 2025, on the Design Review Permit and Use Permit, and has recommended approval of the subject application; and

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

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council’s adoption of this Resolution.

Section 2. The City Council certified the Downtown Napa Specific Plan Program (DNSP) Final Environmental Impact Report (DNSP FEIR) on May 1, 2012 (SCH #2010042043),

Section 3. An Addendum to the DNSP FEIR was prepared in 2020, as documented in the June 2020 Addendum, prepared by David J. Powers & Associates, for the 2020 Entitlements, and in 2024, as documented by the January 21, 2024, Memorandum,

prepared by David J. Powers & Associates, for the Approved Project, all of which are on file with the City Clerk.

Section 4. The City Council finds, pursuant to CEQA Guidelines Sections 15162, 15163, and 15164, that: (a) no substantial changes have occurred that would require major revisions of the DNSP FEIR; (b) no substantial changes in circumstances have occurred that would result in new or more severe environmental impacts; and (c) no new information of substantial importance has become available that would alter the conclusions of the prior environmental analysis.

Section 5. The City Council hereby determines the changes authorized by the approvals of the Design Review Permit and Use Permit extensions, such as changes to the building elevations, were negligible, did not consist of any expansions to the use as approved by the City Council, and have been adequately analyzed under the scope of the DNSP FEIR and the January 21, 2024, Memorandum, and no further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15162, 15164 and 15168.

Section 6. The City Council hereby approves the Design Review Permit for the Project as defined on the application plans prepared by Arris Studio Architects (collectively, "Application Plans"), and submitted as a part of the subject application and makes the following findings in support of the approval:

- A. *The proposed use is in accord with the General Plan and any applicable Specific Plan design policies.*

The Project remains consistent with the Oxbow Commercial General Plan designation under the Napa 2040 General Plan, which incorporates the DNSP Downtown II Building Form Overlay. The building massing, with modifications to the building elevations including removal of cantilevered rooms, redesign of balconies, replacement of the covered pool with an open-air spa, adjustments to glazing, entries, and awnings, and revisions to rooftop stepbacks and configurations, continues to maintain the overall height, massing, and architectural style. The Project also complies with the DNSP Design Guidelines by employing four-sided architecture. Accordingly, the Project remains aligned with the design policies set forth in the General Plan and DNSP.

- B. *The project design is consistent with applicable Design Review guidelines adopted by the City Council.*

The Project is subject to the DNSP Design Guidelines, and the proposed design and architecture remain consistent with the goals, policies and recommendations outlined therein. The Project design employs four-sided architecture and integrates sustainability measures. The revised design will exhibit a contemporary interpretation of the traditional "small block, small lot" development pattern in Downtown Napa, with articulation in walls and roofing, use of natural materials, and adjustments to balconies, glazing, entries,

awnings, and rooftop configurations that provide variety along First Street while maintaining compatibility with the surrounding context. Accordingly, the Project design meets the applicable Design Review Guidelines adopted by the City Council.

- C. *The Design Review Permit is in accord with the applicable provisions of Title 17 of the NMC and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.*

The Design Review permit is consistent with NMC Title 17 (Zoning Ordinance), and the development standards of the DNSP "Downtown II" District. As conditioned, the proposed Project would not result in any significant impacts. The hotel and its tourist-oriented uses have been appropriately conditioned to minimize any potential impacts to the surrounding neighborhood and therefore would not result in adverse impacts to adjacent properties or to the general health, safety, and welfare of the community.

Section 7. The City Council hereby approves application for a two (2) year extension of the Use Permit for the Approved Project and makes the following findings in support of the approval:

- A. *The proposed use in accord with the General Plan, applicable specific plans, the objectives of the zoning ordinance and the purposes of the district and overlay district in which the site is located.*

The Project would continue to align with the goals of the Oxbow Commercial (OBC) land use designation of the Napa 2040 General Plan as well as the goals and standards of the Downtown Napa Specific Plan (DNSP). In particular, the hotel makes efficient use of the underutilized site between the central part of First Street and the Oxbow Public Market. It proposes lodging facilities at a conveniently accessed site and would continue development of the pedestrian/bike trail network along the Napa River by connecting First Street down to Water Street, which would allow for the future buildout of a river adjacent trail and future pedestrian bridge. This would be consistent with Policies LUCD 13-1, 18-6, and ED 6-1.

The Project would further be consistent with the DNSP in that the proposed design would feature a human- scale, pedestrian- friendly environment that is inviting to residents and visitors. The Project would place priority on high-quality design and developing unique structures that complement their surroundings, orienting buildings and entrances to streets and public gathering places. The design of the new building would be complementary to the existing mix of buildings in the DNSP area, being a tall, contemporary building with an active street front like other new downtown Napa hotels built on First Street next to prewar commercial buildings. The design would meet the Guidelines of the DNSP and would meet the development standards prescribed by the "Downtown II" Building Form Overlay. Accordingly, the Project would further

ATTACHMENT 1

the objectives and policies of the General Plan and would not inhibit attainment of any goals or objectives outlined in the General Plan or the DNSP.

- B. *The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city.*

The Project application has been circulated to relevant departments and agencies and their comments and special conditions have been incorporated to ensure the Project will not pose a nuisance to the community. The Public Works Department has determined that the improvements have been designed consistent with both the existing City Floodplain Management regulations and standards, and with Federal floodplain criteria. The proposed access points have been reviewed, modified, and designed to minimize traffic conflicts, thereby rendering safe vehicular and pedestrian movements. Historically, portions of the Site had been occupied by various uses including a foundry, machine shop and a dry-cleaning business. Although subsurface investigations conducted with the Phase 1 ESA determined lead levels below the commercial/ industrial land use ESL thresholds, the Project has been conditioned to prepare a Soils Management Plan, Health and Safety Plan and a Human Health Risk Assessment Plan to Construction Workers to ensure contaminants of concern do not pose human health risks to future construction and utility workers and the public. As conditioned, the Project will not cause negative impacts to the neighborhood nor result in impacts that would be detrimental to the public health, safety, or welfare. Hospitality and visitor accommodation uses already function proximate to the Site.

- C. *The proposed use complies with each of the applicable provisions of the zoning ordinance.*

The Project and extension of the Use Permit has been reviewed for compliance with the DNSP "Downtown II" development standards and has been found to be compliant with these standards. With City Council approval of a Use Permit as conditioned, the proposed use will be in compliance with the provisions of Chapters 17.10 and 17.60 of the Zoning Ordinance.

- D. *The proposed use complies with any other applicable findings required under other chapters of this title for the specific use.*

There are no other applicable findings required under other chapters of this title for the proposed use.

Section 8. The City Council's approval of the Design Review Permit and Use Permit is subject to the following conditions:

1. This Design Review Permit and Use Permit authorizes modifications to the exterior facades of a previously approved hotel project at 730 Water Street, and a two-year extension to the existing Use Permit for the project. The plans submitted for building

ATTACHMENT 1

permits shall conform substantially to the plans and representations submitted with the application plans prepared by Arris Studio Architects, as represented through **Attachments 3, 4, and 5**, and as reviewed and approved by the City Council, and as amended by these conditions of approval.

2. The Planning Manager is authorized to determine whether the Applicant is in compliance with the requirements and conditions of the Design Review Permit and Use Permit.
3. Any work that necessitates plans to be submitted for building permits or improvement plans shall conform substantially to the Application Plans, and these conditions of approval.
4. The extension of the Use Permit and the subsequent Design Review Permit shall become effective on the day following Council's approval of this Resolution, and are subject to expiration and revocation, and may be extended, in accordance with the provisions in NMC Chapter 17.68.
5. The Certificate of Appropriateness approved by Resolution R2020-135 shall remain effective for the term of the extended Use Permit and subsequent Design Review Permit, subject to expiration, revocation, and extension in accordance with the provisions in NMC Chapter 17.68.
6. The subsequent Design Review Permit and extended Use Permit are approved subject to compliance with Resolution No. R2024-029, as applicable and amended by Resolution, except where expressly superseded by this Resolution

ATTACHMENT 1

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the 2nd day of December 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney