

CONFIDENTIAL



September 24, 2025

City of Napa Planning Commission:

The Hotel Oxbow team has made a full building and offsite submittal to the City of Napa which is now identified as B2506-0152 (West Building) and B2056-0153 (East Building). Below, please find the list of modifications made to the exterior elevations that differ from the artistic renderings in our entitlement package and the reason for the modifications.

Cantilevered Rooms West Building

Sheet A3.17 Fourth Floor Plan

The three cantilevered rooms on the south side of the fourth floor are not buildable structurally.

Corner Balconies

Sheet A4.17 Fourth Floor Plan

The original balcony configuration was modified given that it was not buildable structurally. This resulted in a more useful guestroom balcony and now designed to accommodate live plants.

West Building Pool/Spa

Sheets A3.12 First Floor Plan and A3.51 Spa Center and Garden Patio

The covered pool was replaced with an open-air spa due to the requirement for additional structural load-bearing walls to support the building above and subsequently reduced the pool area. Additionally, the pool was determined to be an operational liability by the hotel management company, Remington Management, and was not allowed by IHG Kimpton Brand Standards.

Glazing, Awnings, Juliet Rails

Sheets A3.30 to A3.31 West and A4.30 to A4.31 East Exterior Elevations

Glazing:

The project floor-to-ceiling glass storefront windows require intermittent structural load-bearing walls to support the building above. The project doorways now conform to our structural requirements as well as ingress and egress safety requirements.

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Awnings:

Black awnings were reconfigured to highlight the front entrance doorways on both building. Trellis awnings were maintained along the north, south, east and west elevations.

Juliet Rail Detail:

The Juliet windows are now inoperable to achieve City of Napa energy efficiency requirements in COA #22 and #23. A wrought iron Juliet railing now fronts the fixed windows.

West Building 4th Floor Step Back

Sheet A3.17 Fourth Floor Plan and ID1.03 Fourth Floor Key Plan

For the rooftop venue on the west building, the IHG Kimpton Brand Standards requires an all-weather restaurant with bar and a full commercial kitchen with dining space. To this end, the set back at the two dog houses is now 8.5 feet with both corner conditions now stepped back 15.5 feet from the front elevation. The bar area is now stepped back further to 35 feet. Sheet ID1.03 Level 4 Key Plan shows our preliminary seating plan.

Lastly, our Design Review permits PL22-0137 and PL23-0061 expire April 1, 2026, and while we expect to have our building permits before then, we are respectfully requesting a two-year extension for these permits.

Sincerely,



David Wood
Manager
Pacific Hotel Oxbow, LLC

CC: Andrew Wood