



**Community Development Department – Planning Division
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**PLANNING COMMISSION STAFF REPORT
NOVEMBER 6, 2025**

AGENDA ITEM 7.B. File No. PL25-0104 HOTEL OXBOW MODIFICATION

I. GENERAL INFORMATION

PROJECT SUMMARY: Application for a subsequent Design Review Permit to modify exterior facades for a previously approved hotel project and for a two-year extension of the existing Use Permit for the project.

LOCATION OF PROPERTY: 730 Water Street
APNs: 003-235-002, -003, -004, -005, -006, -007 and 003-241-003, -005, -006

GENERAL PLAN: Oxbow Commercial (OBC)

ZONING: Oxbow Commercial (OBC), Floodplain Management Overlay (FP), Soscol Corridor Overlay (SC), Traffic Impact Overlay (TI)

APPLICANT: Pacific Hotel Oxbow, LLC Phone: (949) 422-6231
Attn: Andrew Wood
17 Corporate Plaza Drive, #200
Newport Beach, CA 92660

PROPERTY OWNER: Foxbow Development, LLC Phone: (415) 286-3126
Attn: James B. Leamer
485 Technology Way
Napa, CA 94558

PROPERTY OWNER: Foxbow 1, LLC/
PT-Five Investments, L.P. Email:
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963 Topsy Lane, STE 306 PMB 230
Carson City, NV 89705

STAFF PLANNER: Ryder Dilley, Senior Planner Phone: (707) 257-9530

ATTACHMENTS: ATCH 1 – Draft Resolution
ATCH 2 – Project Description
ATCH 3 – Project Renderings
ATCH 4 – Elevations
ATCH 5 – Floor Plans
ATCH 6 – City Council Resolution No. R2024-029
ATCH 7 – 2024 Addendum

ATCH 8 – Planning Commission Memorandum (10-16-2025)

II. RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council to adopt a resolution (1) approving a 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. Together, the applications for the subsequent Design Review Permit and extension of the Use Permit are referred to herein as the “Project”.

III. EXECUTIVE SUMMARY

On April 2, 2024, the City Council approved a Design Review Permit and Use Permit (City Council Resolution R2024-029) for a 123-room hotel consisting of two four-story buildings, ancillary guest and public-serving uses, and below-grade parking (the “Approved Project”). Condition of Approval No. 4 for the Approved Project is that any modifications to the approved hotel building elevations require approval of a subsequent Design Review Permit by the Planning Commission and City Council. In addition, pursuant to Section 17.68.170.A of the City of Napa Municipal Code (“NMC”), the approved Use Permit will expire on April 3, 2026, unless a building permit or certificate of occupancy has been issued, or the permit is extended in accordance with NMC Section 17.68.130.

The Applicant, Pacific Hotel Oxbow, LLC, now seeks to modify the exterior facades and has applied for a subsequent Design Review Permit, as required by Condition No. 4. In conjunction with its application for the subsequent DRP, the Applicant has also applied for an extension of its existing Use Permit in accordance with NMC Section 17.68.130.

IV. SITE LOCATION AND CONTEXT

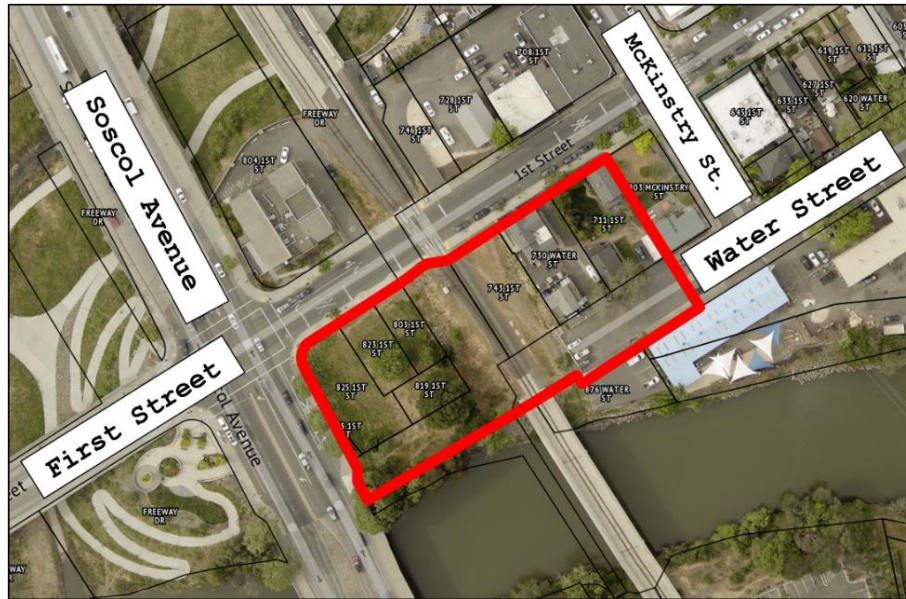
The Approved Project Site is located at 730 Water Street, as shown in **Figure 1, Location Map**. It is approximately 0.71 acres and is composed of multiple parcels located at and extending east from the southeast corner of Soscol Avenue and First Street, and First Street and the railroad. The Approved Project Site is bounded roughly by Soscol Avenue, First Street, Water Street, and the Napa River.

The overall Site begins at the western boundary and entrance to the area referred to as the “Oxbow District” in the Napa 2040 General Plan. Surrounding land uses include First Street, Oxbow Commons, and commercial retail and office to the northwest, single-family residential and commercial retail and restaurant to the northeast, the Napa River and existing warehouse buildings to the southeast, and Soscol Avenue to the southwest.

The Napa Valley Wine Train railroad tracks generally divide the Approved Project Site into two (2) areas. The western side of the tracks is currently vacant containing vegetation and trees. The eastern side of the tracks includes three (3) single-story, single-family residences, a one-story commercial structure, two (2) small accessory structures, and approximately 134 feet of Water Street at its western terminus, which the Applicant has

asked the City to abandon so that the right-of-way property can be developed as part of the Approved Project.

FIGURE 1
Location Map



IV. REQUESTED APPROVALS

The present applications are for (1) a subsequent Design Review Permit to modify the approved hotel building elevations, as required by Condition of Approval No. 4; and (2) an extension of the existing Use Permit in accordance with NMC Section 17.68.130.

A. Subsequent Design Review Permit for Modified Hotel Building Elevations

The Applicant has submitted revised building elevations that reflect modifications intended to address structural feasibility, operational considerations, and compliance with energy efficiency requirements. While the overall building height of 60 feet and general architectural style remain consistent with the previously approved project, several notable changes are proposed.

On the fourth floor of the west building, three cantilevered rooms originally proposed along the south elevation have been removed due to structural infeasibility. Additionally, the corner balconies have been redesigned to provide more functional outdoor space for guests and are now designed to accommodate live plantings.

The previously approved covered pool at the rear of the west building has been replaced with an open-air spa. This change is due to the need for additional structural load-bearing walls to support the upper floors and reflects operational feedback from the hotel's management company. The Applicant has indicated that the pool would not be permitted under IHG Kimpton Brand Standards.

Revisions to the building's glazing and entry features have also been proposed. Floor-to-ceiling storefront windows now include intermittent structural walls to meet load-bearing

and life safety requirements. Doorways have been adjusted accordingly. Black awnings have been reconfigured to emphasize primary entrances, while trellis awnings remain along all elevations. Juliet balconies have been modified to include fixed windows with wrought iron railings in order to comply with the energy efficiency requirements outlined within the conditions of approval pursuant to **Attachment 6, City Council Resolution No. R2024-029**.

The rooftop configuration of the west building has also been revised. To accommodate an all-weather restaurant and bar with a full commercial kitchen, consistent with IHG Kimpton Brand Standards, thus, the fourth-floor step-back has been modified. The two corner conditions are now set back 15.5 feet from the front elevation, and the bar area is stepped back approximately 35 feet. The two rooftop “doghouse” structures are now set back 8.5 feet, as shown in the updated architectural plans.

Due to minor floor plan adjustments made to meet operational requirements of the hotel brand, there are corresponding changes to the roofline. These include subtle shifts in parapet heights and rooftop elements to accommodate revised interior layouts and mechanical needs.

Additional detail regarding the requested modifications is provided in **Attachment 2, Project Description, Attachment 3, Project Renderings, Attachment 4, Elevations, and Attachment 5, Floor Plans**.

B. Extension of Use Permit

The Applicant is requesting a two-year extension of the original Use Permit term. Unless extended, the current Use Permit will expire on April 3, 2026 unless a building permit or certificate of occupancy (“COO”) has been issued, or the permit is extended in accordance with NMC Section 17.68.130. The Applicant currently does not anticipate the issuance of a building permit or COO prior to the current expiration date. If the requested extension is approved, the Applicant will have until April 3, 2028 to secure the issuance of a building permit or COO, or it could seek another extension pursuant to NMC Section 17.68.130.

VII. ANALYSIS

The present applications are limited to specific modifications to the hotel building elevations for the Approved Project. In granting the existing approvals, in City Council Resolution R2024-028, the City Council found and determined that the Approved Project is consistent with the City’s General Plan, zoning, and development and design regulations and guidelines and, except with respect to the currently proposed modifications, those findings and determinations continue to apply to the Approved Project. Therefore, the Planning Commission’s and City Council’s consideration of the present applications is limited to whether the proposed modifications to the hotel building elevations are consistent with the applicable General Plan, zoning, and development and design regulations, such that each body can make the findings required by NMC Section 17.62.080 (for the subsequent Design Review Permit) and by NMC Section 17.68.130 (for extension of the Use Permit).

A. Required Findings for Subsequent Design Review Permit

The following findings are required to approve the subsequent Design Review Permit under NMC Section 17.62.050:

- The project design is in accord with the General Plan and any applicable specific plan design policies.
- The project design is consistent with applicable design review guidelines adopted by the City Council.
- The design review permit is in accord with provisions of this title 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.

A detailed Staff analysis to support each of the foregoing findings is found in **Attachment 1, Draft Resolution**.

B. Required Findings for Extension of Use Permit

Under NMC Section 17.68.030, a Use Permit may be extended if the application for extension is made prior to the expiration of the permit, and the extension request is supported by the findings required for the original permit. In this case, the findings made in support of the original Use Permit were the following:

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

A detailed Staff analysis to support each of the foregoing findings is found in **Attachment 1, Draft Resolution**.

VIII. ENVIRONMENTAL REVIEW

Staff recommends that the Planning Commission recommend that the City Council determine that the approvals of (1) the subsequent Design Review Permit and (2) the extension of the existing Use Permit fall within the scope of the Downtown Napa Specific Plan Program (DNSP) Final Environmental Impact Report (DNSP FEIR) certified by the City Council on May 1, 2012 (SCH #2010042043), as documented in **Attachment 7, 2024 Addendum** prepared for the Approved Project and on file with the City Clerk.

Upon receipt of the application, City staff reviewed the Project and determined the 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 **Attachment 7, 2024 Addendum**, and no further environmental review is required under the California

Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15162, 15164 and 15168.

IX. PUBLIC NOTICE

Notice of the public hearing on October 16, 2025, was published in the Napa Valley Register on October 2, 2025, and provided to people previously requesting notice on the matter on October 3, 2025.

At the Planning Commission hearing on October 16, 2025, the Planning Commission continued the Project to a hearing date certain to allow City staff to incorporate plans into the report, as described in **Attachment 8, Planning Commission Memorandum (10-16-2025)**. No additional public notices were required.

The Applicant was provided a copy of this Report and the associated attachments in advance of the public hearing on the Project.

X. PUBLIC COMMENT

As of the publication of this Report, no public comment has been received. Any comments received after the publishing of this report will be provided to the Planning Commission via a supplemental memorandum.