



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR GENERAL PLAN OR SPECIFIC PLAN AMENDMENT

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Application for General Plan Amendment ☐
Application for Specific Plan Amendment ☒

Applicant's Name: AIRPORT BOULEVARD REALTY, LLC

Telephone #: (650) 968 - 7900 Fax #: (650) 968 - 4913 E-Mail: billm@mastonarchitect.com

Mailing Address: c/o WILLIAM MASTON ARCHITECT & ASSOC. 384 CASTRO STREET, MOUNTAIN VIEW, CA 94041
No. Street City State Zip

Status of Applicant's Interest in Property: OWNER

Property Owner's Name: AIRPORT BOULEVARD REALTY LLC & LLC II

Telephone #: (650) 968 - 7900 Fax #: (650) 968 - 4913 E-Mail: billm@mastonarchitect.com

Mailing Address: c/o WILLIAM MASTON ARCHITECT & ASSOC. 384 CASTRO STREET, MOUNTAIN VIEW, CA 94041
No. Street City State Zip

Project Site Address/Location: LOTS 4-7 AIRPORT BOULEVARD NAPA CALIFORNIA 94558
No. Street City State Zip

Assessor's Parcel Number(s): 057-200-015, , 016, 017, 018, 019, 023, 024, 025 & 026

General Location and Acreage: ENTIRE PROJECT 12.93 +/- ACRES, THIS APPLICATION 9.81 +/- ACRES

Existing General Plan Or Specific Plan Designation: AIRPORT AREA SPECIFIC PLAN

Proposed General Plan Or Specific Plan Designation: AIRPORT AREA SPECIFIC PLAN

Change(s) Requested to Accomplish the Following: INCREASE THE NUMBER OF HOTEL ROOMS FROM 100 ROOMS TO 160 ROOMS IN RESPONSE TO LOCAL BUSINESS NEEDS IN THE GATEWAY OFFICE PARK.

SUPPORTING INFORMATION:

A. Describe what changes have occurred in the area or county which create the need for this change. _____

CURRENTLY THE HOTEL HAS FAR EXCEEDED IT'S EXPECTED MONTHLY OCCUPANCY LOAD. THERE IS A DEMAND
FOR ADDITIONAL BUSINESS HOTEL ROOMS IN THIS AREA. OUR EXISTING CLIENT BASE HAS REQUESTED
ADDITIONAL ROOMS.

B) Describe the natural characteristics of the land that make it suitable for the proposed change. _____

THE PROPOSED SITE LOCATION IS REALTIVELY FLAT AND OPEN THEREFORE MAKING IT A GOOD LOCATION AND IS
CURRENTLY PART OF THE EXISTING APPROVED COMMERCIAL NODE WHICH ALLOWS, OFFICE AND HOTEL USE AT
THE CORNER OF HIGHWAY 12 AND 29.

C) Describe how the proposed change relates to the goals and policies of the county's adopted General Plan or Specific Plan: THE ORIGINAL APPROVAL OF OUR MASTER PLANNED MIXED COMMERCIAL NODE REFLECTED THE

NEED FOR LOCAL SERVING USES. THE PROPOSED CHANGE REFLECTS THE INCREASED NEED FOR THESE
USES WITHOUT INCREASING DEMAND OF EXISTING UTILITY AND WATER RESOURCES WHILE AT THE SAME TIME
REDUCES THE TOTAL TRAFFIC IMPACT OF THE MASTER PLANNED PROJECT. THE PROPOSED CHANGE ACTUALLY
REDUCES THE OVERALL ENVIRONMENTAL IMPACT TO THE PREJECT AREA BY APPROVING THIS CHANGE IN USE.

Submit a check or money order in the amount of Five Thousand, \$5,000.00, Payable to the County of Napa, as a deposit toward actual costs, to the Conservation, Development and Planning Department office.

Signature of Applicant

Date

Signature of Property Owner

Date

Print Name

Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Receipt No. _____ Received by: _____ Date: _____



William Maston

ARCHITECT & ASSOCIATES

February 17, 2011

RECEIVED

FEB 22 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Ms. Hillary Gitelman
Director of Conservation, Development & Planning
NAPA COUNTY, County Administration Building
1195 Third Street, 2ND Floor, Suite 210
Napa, California 94559

Re: Napa Gateway Plaza
Proposed Text Amendment to the Airport Area Specific Plan
Project #: P07-0043

Dear Ms. Gitleman:

As you are aware, over the last year we have been in discussion with planning staff concerning possible revisions to our existing master plan of the Napa Gateway Plaza and the Springhill Suites at the corner of Highways 12 and 29 at Airport Boulevard.

Since we have opened the SpringHill Suites in January 2009, we have received a strong response from the business community within the airport industrial area. Our Springhill Suites project is becoming a thriving development. In response to local business needs Napa Gateway Plaza is now proposing an addition to the SpringHill Suites by Marriott. The proposed addition will require a text amendment to the Napa County Airport Area Specific Plan & EIR chapter V. Land Use Element, Section V (Land Use Element). The text change proposed is an increase in the number of hotel rooms from 100 rooms to 160 rooms. Attached for your reference, are pages 48, (See Exhibit A) of the Airport Area Specific Plan & EIR which we propose be amended.

The proposed text amendment would effect the entire master planned Napa Gateway Plaza development (commercial node) located at the corners of Devlin Road, Airport Boulevard, Highway 29. These changes:

1. Will not increase the total FAR for the Master Plan mixed-use retail, service and office areas. The total FAR, for the entire development, will remain at 35%.
2. Increases in the hotel FAR will be offset and will decrease the office and retail FAR. (See Exhibit B)
3. Reduces overall traffic impact due to the reduction in retail / office space and reduced parking requirements.

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4. Will not require any increase in existing water allocation from the City of American Canyon for the existing development and proposed changes. The increased water allocations for the increased hotel use will be offset by a decrease in water allocations to office, retail, and restaurant use. (See Exhibit B)
5. Reduces parking demand thereby reduces overall traffic to the site as well as reduced traffic at specific peak hour timeframes. This, in turn, reduces the overall environmental impact on the site.
6. Increases the Hotel Transient Occupancy tax due to the increased number of (60) rooms.
7. Reduces the total number of parking spaces required for the total Master Planned project by 95 stalls; which increases usable open space and reducing potential site runoff. (See Exhibit B)

Thank you for reviewing our request. If you are in need of additional information please feel free to call me at 680-968-7900, ext 12.

William J. Maston, Principal
WILLIAM MASTON ARCHITECT & ASSOCIATES
William J. Maston, Managing Member
AIRPORT BOULEVARD REALTY LLC

Enclosed: Exhibit A – Page 50 of Airport Area Specific Plan and EIR
Exhibit B – Parking, Water and Square Footage Summary
Print # A1.01 Existing Approved Master Site Plan
Print # A1.02 Proposed Master Site Plan

EXHIBIT A

plants, may be allowed on a case-by-case basis through the project use permit on any Light Industrial/Business Park Area land.

- D. Sports clubs serving the businesses within the AIASP are permitted with a use permit on any property within the Light Industrial/Business Park Area, except within the Devlin Resort Commercial Node, and provided that such facilities are consistent with the requirements of Section i.1. Within the Gateway Commercial Node sport club uses shall be included within the maximum allowed commercial development.

- 3. Business park serving retail/service and restaurant commercial uses are uses oriented to predominately providing goods and services to persons conducting business within the Airport Industrial Area Specific Plan boundaries that are either: 1) identified in Appendix K or 2) are a similar use to those included in Appendix K and have been reviewed by the Airport Industrial Area Subcommittee. It is recognized that such uses will have a small proportion of customers who are not associated with the business park.

- 4. The following uses are prohibited anywhere within Airport Industrial Area:

- A. Outlet stores, or any other regional or tourist-serving commercial uses as determined by the Planning Director are prohibited.
- B. Automobile sales.

- j. Hotels and motels, provided that:

- 1. One business-serving hotel is allowed only within the Gateway Commercial Node and shall meet the following design standards:

PROPOSED
CHANGE

- A. Maximum of ~~100 rooms~~ (160 ROOMS)
- B. Maximum of 3,000 sq. ft. of aggregate meeting space.
- C. Maximum of 2,000 sq. ft. of spa/workout facilities.

- 2. One resort hotel is allowed within the Devlin Resort Development Node, consisting of a 72 acre site located on west side of Devlin Road approximately 2,000 ft. north of Airport Boulevard, and as shown on Figure 5, provided that such development complies with the following standards:

- A. Maximum of 380 rooms.
- B. Maximum of 420,000 sq. ft.
- C. Maximum conference and meeting space of 53,000 sq. ft.
- D. Aggregate restaurant and bar seating intended to serve the general public shall not exceed 450 seats.
- E. Ancillary retail uses shall be as permitted by the use permit described in Subsection F below. Restrictions on ancillary retail in Section B.2.i above shall not apply.
- F. A use permit for the project has been approved and shall be used, as defined by Napa County Code Section 18.124.080 or as set forth within the project

PHASE I AND II
PROPOSED PARKING NUMBER, WATER ALLOCATION SQUARE FOOTAGE SUMMARY
FOR
PROPOSED NAPA GATEWAY PLAZA MASTER SITE PLAN

EXHIBIT B

PARKING REDUCTION SUMMARY

Type of space	Existing SF	Proposed SF	Reduced SF by	Required Parking Ratio	No of Parking Spaces
Bldg K Hotel	100 rooms	160 rooms		# of rooms + 1	61.0
Retail	59,652	46,669	12,983	1/250	51.9
Office	50,581	29,975	20,606	1/250	82.4
Restaurant - On site	12,798	10,200	2,598	1/120	21.6
Restaurant - Off Site	2,550	2,550	0	1/250+1/50	0.0
Total parking Space Reduction by change in use					-95

WATER ALLOCATION SUMMARY

Type of space	Existing Approved Unit of Area (sf)	Existing Approved Water Estimate (gpd)	Proposed Unit of Area (sf)	Proposed Water Estimate (gpd)
Bldg K Hotel	100 rooms	10,000	160 rooms	16,000
Retail	59,652	1,253	46,669	980
Office	50,581	3,330	29,975	1,799
Restaurant - On site	12,798	5,040	10,200	1,752
Restaurant - Off Site	2,550	1,811	2,500	888
Total		21,434		21,418

SQUARE FOOTAGE SUMMARY (FAR)

Type of space	Existing Approved FAR (sf)	Proposed FAR (sf)	Difference (sf)	Net Floor Area Adjustment (per Bldg. type)
Bldg K Hotel	67,765	107,689	39,924	Net Increase
Retail	59,652	46,669	12,983	Net Decrease
Office	50,581	29,975	20,606	Net Decrease
Restaurant - On site	12,798	10,200	2,598	Net Decrease
Restaurant - Off Site	2,550	2,550	0	No Net Gain
FAR Subtotal	193,346	197,083		

Total Existing Approved FAR 193,346 sf
Max. Allowable FAR 197,128 sf

Total Proposed FAR 197,083 sf
Max Allowable FAR 197,128 sf

There is no net gain based on the total allowable FAR.

Note: Additional information available upon request.