

Quackenbush, Alexandria

From: Gallina, Charlene
Sent: Wednesday, January 22, 2020 7:52 AM
To: PlanningCommissionClerk
Subject: FW: Oak Knoll Hotel Project

Planning Commission Mtg.

Follow Up Flag: Follow up
Flag Status: Completed

JAN 22 REC'D

Agenda Item #

7C

Categories: Yellow Category

Charlene Gallina
Supervising Planner
Napa County Planning, Building, & Environmental Services Department
(707) 299-1355

From: Kurtis Rissmiller <kurtis@wrealestate.net>
Sent: Tuesday, January 21, 2020 8:15 PM
To: Ayers, Dana <Dana.Ayers@countyofnapa.org>; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>; Morrison, David <David.Morrison@countyofnapa.org>
Subject: Oak Knoll Hotel Project

Dear Ms. Ayers, Ms Gallina and Mr. Morrison,

I am writing this evening to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. This project will benefit the community in many ways including:

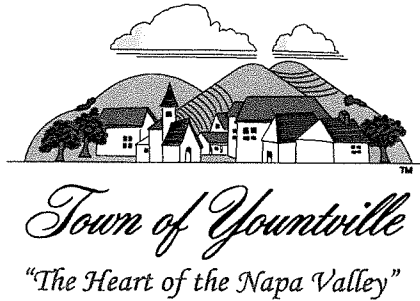
- Upgrading a property that has been dormant and a major eyesore for decades;*
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail;*
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.*

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Best Regards,

Kurtis

Kurtis Rissmiller
W Real Estate
CalBRE Lic# 01913264



Planning Commission Mtg.

JAN 22 REC'D

Agenda Item # 7C.

January 17, 2020

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Re: Oak Knoll Hotel, 5901 Solano Avenue, Napa, CA
Use Permit Application No. P14-00215

Dear Members of the Commission,

The Town of Yountville is sharing our concerns over the proposed Oak Knoll Hotel project. We previously submitted comments on February 11, 2016 and July 17, 2017, raising issues of commercial development in the Agricultural Preserve, intensification of uses on an abandoned site, lack of planning for workforce housing, visual impact on surrounding vineyards and hillsides, cumulative traffic impacts, and sustainability.

The project involves an intensification of commercial uses that far exceeds the scope of the former commercial uses, which have been neglected, abandoned, and left fallow for over a decade. The proposal for a 50 room hotel, spa, general retail store, and 100 seat restaurant, as well as an increase in building area, is not a slight increase in use and density, but rather a major intensification. We do not concur that all issues with the proposed development have been addressed.

We believe that approval of this project is in direct opposition to the Napa County General Plan, which seeks to concentrate development within existing city and town boundaries in an effort to protect vineyard and agricultural uses. Projects which require extension of municipal services such as water or wastewater should be constructed in the municipality. A large lodging development within this area will put significant development pressure on nearby agricultural parcels, especially as two other large lodging projects have already been approved within one mile of the proposed site on Solano Avenue in the unincorporated county (Cottages of Napa Valley and Hillview Country Inn). In addition to the incongruent uses, the physical massing of a three-story building on the site, as proposed, would be visually intrusive and would compromise existing hillside and vineyard views.

The combined effect that these three lodging projects will have on traffic circulation on Solano Avenue and Highway 29 to address both employee and visitor demand are substantial. Current plans for parking on the site are also inadequate.

Additionally, this project raises concerns about water use and efficient development patterns, and does not contribute to Napa County's water conservation and environmental sustainability efforts. The proposed hotel, spa, and restaurant uses are water-intensive and will require significantly

more water than the prior restaurant and retail uses. The current water meters are vastly undersized for such uses. This project would put a strain on the County's water infrastructure, and would promote a pattern of development that is unsustainable.

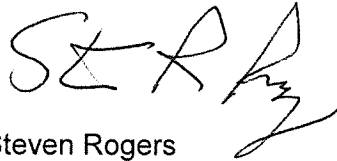
Employee housing is also not sufficiently addressed in the proposed plans. Given the State's housing crisis and the fact that this will be an employment-generating development, programs for the provision of new affordable housing should be identified. For example, the Town of Yountville obtained 25 affordable units when an existing lodging property added 32 hotel rooms, another 25 new units when a new 62 room hotel was constructed, and 4 units when a 20 room hotel was built. The fourth project ultimately was not built, but was still conditioned to provide housing as a part of its approval. The Town of Yountville has required the development of affordable housing with its last four (4) hotel approvals.

Thank you for the opportunity to comment on this project.

Sincerely,



Sandra Liston
Planning Director



Steven Rogers
Town Manager

cc Mayor and Yountville Town Council