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A Commitment to Service

Agenda Date: 5/7/2014

Agenda Placement: 9C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Sean Trippi, Principal Planner - 299-1353

SUBJECT: Springhill Hill Suites Hotel

RECOMMENDATION

GATEWAY COMMERCIAL CENTER - SPRINGHILL SUITES EXPANSION / AIRPORT BLVD. REATLY I LLC / USE PERMIT MODIFICATION (P13-00212-MOD)

CEQA Status: A Negative Declaration (ND) previously prepared and adopted on January 10, 2012, analyzed the potential impacts of the 60-room hotel expansion. The hotel expansion is within the scope of the analysis of the previously adopted ND. The proposed additions to the hotel conference room and breakfast areas are Categorically Exempt pursuant to State CEQA Guidelines Section 15301, Class 1, which exempts minor additions and alterations to an existing structure and the proposed carports are Categorically Exempt pursuant to Section 15303, Class 3, which exempts the construction of accessory structures including carports. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5.

Request: Approval of a use permit modification to revise the previously approved master site development plan as follows: (1) construct a 38,112 sq. ft. addition to the Springhill Suites hotel to accommodate 60 new guest rooms with a 1,942 sq. ft. enclosed breezeway connecting the second and third floors of the existing hotel to the new rooms; (2) construct a 760 sq. ft. addition to the hotel's conference room; (3) construct a 673 sq. ft. addition to the hotel's breakfast room; (4) construct twelve new solar panel/carport structures over approximately 123 existing parking spaces in the proximity of the hotel; (5) increase the amount of approved floor area for restaurant uses from 10,348 sq. ft. to 10,700 sq. ft.; (6) reduce the amount of approved floor area for retail uses from 55,897 sq. ft. to 29,523 sq. ft.; (7) reduce the amount of approved floor area for office uses from 41,482 sq. ft. to 25,643 sq. ft.; (8) provide a total of 396 parking spaces; and, (9) landscape improvements and signage. Subsequent lot line adjustments will be required to accommodate the revised site plan layout. The proposal also includes a variation to Napa Valley Business Park Specific Plan standards to allow reduced setbacks from interior lot lines to facilitate the revised building footprints/site plan layout and a parking reduction based on a shared parking arrangement consistent with previous approvals. The project is connected to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project site is located on approximately 12.4 acres on the northwest corner of the intersection of State Highway 29 and Airport Boulevard, within an Industrial Park: Airport Compatibility (IP:AC) zoning district. (Assessor's Parcels: 057-200-015, 016, 019,

017, 018, 019, 023, 024, 025, & 026). 101 Gateway Road East, Napa.

Staff Recommendation: That the Planning Commission find the hotel expansion within the scope of the analysis of the previously approved Negative Declaration and that the increase in floor area and carports are categorically exempt and approve the requested use permit modification as conditioned.

Staff Contact: Sean Trippi, (707) 299-1353, sean.trippi@countyofnapa.org

Applicant Contact: William Maston, William Maston Architect & Associates, (650) 968-7900, billm@mastonarchitect.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Find that the 60-room addition to the hotel is within the scope of the Negative Declaration for the *Amendments to the 1986 Airport Industrial Area Specific Plan* adopted on January 10, 2012 and that the increase in floor area and carports are categorically exempt, as set forth in Findings 1 and 2 of Exhibit A; and
2. Approve Use Permit Modification No. P13-00212, including a variation to development standards, based on Findings 3-10 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

Discussion:

In 2006, a use permit was approved for Napa Gateway Plaza Phase 2 which was a master site development for a seven building office/commercial complex that included a 100 room hotel and approximately 94,524 square feet of office, retail and restaurant uses and shared parking. To date, only the 100 room hotel has been built (the hotel was limited to 100 rooms by the Specific Plan.) In 2012, the Specific Plan was amended to allow an additional 60 hotel rooms. This application proposes to modify the use permit to allow the construction of the additional 60 hotel rooms consistent with the Specific Plan amendment as well as two small additions and several new carport structures to provide roof area for solar panels. The use permit modification also includes revisions to the building footprints and floor area of the previously approved but unconstructed office, retail, and restaurant structures. Parking will continue under a shared parking arrangement with the two lots that comprise Phase 1. No new points of access are proposed. Staff is recommending approval subject to conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The potential environmental impacts of the original master site plan were analyzed in the *Napa Gateway Plaza Phase II Project Final Environmental Impact Report* certified in 2006. A Negative Declaration was previously adopted on January 10, 2012, by the Board of Supervisors addressing the incremental changes to the

project pursuant to a request to amend the Napa Valley Business Park Specific Plan to allow an additional 60 guest rooms for the Springhill Suites Hotel with a concurrent overall reduction in the amount of other commercial space allowed on site. The 60-room hotel expansion is within the scope of the analysis of the previously adopted Negative Declaration and there have been no significant changes. No further environmental review is necessary under CEQA Guidelines Section 15162. The proposal also includes minor additions to the hotel's breakfast area and conference room and new carports which will support solar panels for the hotel. The proposed increase in floor area is Categorical Exempt pursuant to the State CEQA Guidelines, Section 15301, Class 1, which exempts minor additions and alterations to an existing structure, and 15303, Class 3, which exempts the construction of accessory structures including carports. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5.

BACKGROUND AND DISCUSSION

Owner: Airport Boulevard Realty I, LLC

Applicant / Representative: William Maston (650) 968-7900

Application filed: June 27, 2013

Application resubmittal: November 5, 2013

Application complete: March 28, 2014

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Lot size: 12.4 acres (Phases 1 & 2) - Phase 2 consists of 9.79 acres with seven lots that will be reconfigured to accommodate the revised building footprints

Building Sizes Phase 1:

Approved: 19,234 sq. ft. (No changes proposed)

Building A (2-story): 14,570 sq. ft. (bank / office / commercial) - *construction completed*

Building B (1-story): 4,664 sq. ft. (gas station/convenience store/two restaurants with drive-through)

Building Sizes Phase 2:

Approved: 174,200 sq. ft. (10,348 sq. ft. restaurant; 55,897 sq. ft. retail; 41,482 sq. ft. office; 66,473 sq. ft. hotel)

Proposed: 174,051 sq. ft. (10,700 sq. ft. restaurant; 29,523 sq. ft. retail; 25,863 sq. ft. office; 107,960 sq. ft. hotel)

Approved (excluding hotel): 107,727 sq. ft.

Proposed (excluding hotel): 66,091 sq. ft.

Building C (2-story) -

Approved: 48,423 sq. ft. (1,200 sq. ft. restaurant; 24,141 sq. ft. retail; 23,082 sq. ft. office)

Proposed: 36,344 sq. ft. (6,500 sq. ft. restaurant; 13,623 retail; 16,220 sq. ft. office)

Building D (Approved 1-story / Proposed 2-story) -

Approved: 10,918 sq. ft. (3,000 sq. ft. restaurant; 7,918 sq. ft. retail)

Proposed: 22,647 sq. ft. (3,000 sq. ft. restaurant; 10,000 sq. ft. retail; 9,643 sq. ft. office)

Building E (1-story) -

Approved: 5,738 sq. ft. (retail)
Proposed: 0 sq. ft. (eliminated/combined with Building D).

Building F (Approved 2-story / Proposed 1-story) -
Approved: 36,500 sq. ft. (18,100 sq. ft retail; 18,400 sq. ft. office)
Proposed: 7,100 sq. ft. (1,200 sq. ft. restaurant; 5,900 sq. ft. retail)

Building H (1-story) -
Approved: 6,148 sq. ft. (restaurant)
Proposed: 0 sq. ft. (eliminated/combined with hotel)

Building K (3-story hotel) -
Approved: 66,473 sq. ft. (100 rooms) - *construction completed*
Proposed: 107,960 sq. ft. (160 rooms)

Number of employees: 32 full-time, 9 part-time (hotel)

Hours of operation: 24 hours a day / seven days a week (hotel)

Parking: 396 (for Gateway Plaza Phases 1 & 2 pursuant to a shared parking agreement)

Airport Compatibility: Zone D - Common Traffic Zone - area of routine overflight at low elevations. Warehousing, distribution, office and light industrial uses are highly compatible with this zone.

Adjacent Zoning / Land Use:

There are existing office/light industrial/warehousing complexes adjoining the site to the north, south, east and across Technology Way to the west. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - There is a 2.2 acre undeveloped site adjoining the hotel. There are two other properties to north, across Gateway Road east, a 2.5 acre undeveloped site and the Carnera Corporate Center consisting of four buildings on a 2.6 acre site.

South: IP:AC - Across Airport Boulevard to the south of the project site is approved but not yet constructed Napa Commerce Center on a 32.5 acre site.

East: IP:AC - Across State Route 29 to the east is a 7.2 acre parcel home of Napa Smith Brewery and winery.

West: IP:AC - Across Devlin road to the west are tow properties totaling 5.5 acres developed with light industrial and office uses.

Property History:

August 1998 - The Planning Commission approved Use Permits #95643 and #95649 for Napa Gateway Plaza Phase 1 to allow a 4,664 sq. ft. gasoline station with a convenience store and two restaurants with drive-through service (#95643) and a 14,570 sq. ft. two-story commercial office/bank building with a total of 86 parking spaces.

July 2004 - The Board of Supervisors approved a Specific Plan Amendment limiting retail, restaurant, banking, and other professional or personal service commercial uses to the Gateway Commercial "node" and hotel uses to the

Gateway Commercial node and the Devlin Resort Development "node."

July 2006 - The Planning Commission approved Use Permit P05-0191 and tentative map P05-0190 for Napa Gateway Plaza Phase 2, which allowed the construction of a seven building mixed-use office/commercial complex with a 81,776 sq. ft. 100-room hotel, approximately 94,524 sq. ft. of office/retail and restaurant floor area, and 453 shared parking spaces including the parking spaces approved with Napa Gateway Plaza Phase 1.

August 2007 - The Director approved Use Permit Modification P07-00432 to reduce the floor area of the hotel by 15,303 sq. ft., add 14,369 sq. ft. of second floor office area above the ground floor retail, add 61 parking spaces, and modify the comprehensive sign plan.

July 2008 - The Director approved Use Permit Modification P08-00233 to allow up to two outdoor events per week associated with hotel conference center clients and up to one outdoor event per month for retail and office businesses. The outdoor events were allowed to utilize a tent and may have amplified or non-amplified music.

November 2008 - The Director approved Use Permit Modification P08-00607 amending the comprehensive Sign Plan for Napa Gateway Plaza addressing signage for the hotel.

January 2012 - The Board of Supervisors approved a Specific Plan Amendment (P11-00118) to increase the number of rooms for the hotel from 100 to 160.

Code Compliance History: None

Discussion:

1. Building design, layout & materials - The new hotel rooms are proposed in a new three-story wing, west of the existing hotel, connected to by a breezeway at the second and third floors. The proposed breezeway has been designed to provide required vertical clearance for emergency vehicles. The design and building materials will match those of the existing hotel (cement plaster walls and trim, standing seam metal roofing, and metal clad doors and windows). The proposal also includes a 673 sq. ft. addition to the breakfast room, a 760 sq. ft. addition to the conference room, and approximately 12 new carport structures in the existing parking lot with solar panels on the roofs. New solar panels are also proposed on the existing hotel as well as the new room addition.

As a result of the proposed hotel expansion, the other approved buildings have been revised. The previously approved site plan included five freestanding buildings which have been reduced to three with the floors area noted above. The exterior building materials would be same as previously approved (cement plaster walls and trim, standing seam metal roofing, decorative metal railing, decorative vinyl shutters, stained wood trellis and metal clad doors and windows.

2. Access - Access to the hotel is provided from an existing driveway on Gateway Road East with a second approved driveway on Gateway Road East that will be shifted to the west to accommodate the hotel expansion. There is also a third existing driveway on Gateway Road East as well as an existing driveway on Devlin Road that provide access to Phase 1. Access will be shared through interconnected on-site drive aisles between both phases once the project is built.-out.

3. Parking - The proposal includes 396 parking spaces provided at build-out for both Phases 1 and 2. County code would require a total of 558 parking spaces for both phases if the code were applied directly to each of the uses. Analysis of the original project looked at shared parking based on combined demand and supply. The original project approval included a 30% reduction to the number of parking spaces provided, based on the conclusion that the reduced parking supply was offset because parking demands vary at different times of the day. The current proposal is consistent with the previously approved reduction. A reciprocal parking agreement allows shared

parking between both phases and between the lots within the master site plan area.

4. Building setbacks/landscaping - The specific plan requires a building setback with a 40-foot average, 25-foot minimum from Gateway Road East. The 25-foot adjoining the street is required to be landscaped. The proposed hotel expansion is generally setback 40 to 120 feet from property line adjoining Gateway Road East. The area between the proposed building and the property line along the street will be landscaped. The three revised buildings comply with setbacks from Gateway Road East and from Airport Boulevard.

The specific plan also requires 10-foot building and landscaping setbacks from the side and rear property lines when the property lines do not adjoin a street. As was the case with the previous master site development, the buildings will encroach into these setbacks. Adjustments to the existing lot lines will be needed to accommodate the revised site plan.

5. Greenhouse Gas Reduction Strategies – As noted in the environmental review section, the potential impacts of the proposed hotel addition and concurrent overall reduction to previously approved commercial floor area were analyzed in conjunction with the Specific Plan amendment in 2012. In addition, the applicant team has completed the Department's Greenhouse Gas Emission Reduction Worksheet, which is attached to this report. The applicant proposes to incorporate or has implemented GHG reduction methods including: solar panels on the roof of the hotel, the proposed addition, and on 12 new carport structures, using recycled-water from Napa Sanitation District for irrigation, a cool roof or equivalent, energy conserving lighting; building to CALGREEN Tier 1, water efficient fixtures, five electric vehicle charging stations, and new landscaping and bio-swales.

6. Water Service - Comments from American Canyon were received in November 2013 indicating that water demands for the project were within previous allocations, based on information provided by the applicant. However, as conditions regarding water supply have changed, City staff is revisiting project requests within their water service area and working with applicants to achieve a zero water footprint where development offsets all of its water demand. County staff will provide any updated information to the Commission prior to or at the hearing.

Consistency with Standards:

All reviewing departments/agencies have found the project as proposed and conditioned to be consistent with their respective requirements and regulations.

1. Zoning - The IP:AC (Industrial Park: Airport Compatibility) allows warehousing, distribution and office uses with the approval of a use permit. Site layout, building design, coverage, and setbacks comply with all applicable Airport Industrial Area Specific Plan (AIASP) and zoning regulations as modified.
2. Building/Fire Code - The project has been designed to comply with all applicable building and fire codes.
3. Engineering Services - Engineering Services finds the the project, as conditioned, complies with industrial park development standards. An encroachment permit will be required for the new driveways. Engineering Services has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.
4. Environmental Health - Conditions are required that address businesses generating and/or storing hazardous materials, solid waste and recyclable materials.
5. Other Agencies - The project has a will-serve letter from the Napa Sanitation District regarding the provision of, and connection to, sewer services, respectively. Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

SUPPORTING DOCUMENTS

- A . Findings
- B . Conditions of Approval
- C . Review Agency Comments
- D . GHG Checklist
- E . Application Materials
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina