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Agenda Date: 6/4/2014  
Agenda Placement: 9A  
Continued From: May 7, 2014

## Napa County Planning Commission Board Agenda Letter

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**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

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### **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](mailto:billm@mastonarchitect.com)

### **CONTINUED FROM MAY 7, 2014 PLANNING COMMISSION MEETING**

### **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:**

A public hearing was opened on May 7, 2014 with a request that this item be continued to June 4, 2014 in order to allow additional time for the applicant to work with the City of American Canyon to resolve water service for the proposed project. Staff has received verbal acknowledgement from the City of American Canyon that they will be recommending a condition indicating that a new well serve letter for water service shall be issued prior to the issuance of a building permit for the hotel expansion. A copy of the Staff Report discussing details of the proposed project is included as Attachment 1. Furthermore, upon receipt of the letter from the City of American Canyon, staff will forward this letter to the Commission along with a revised condition of approval.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

### **BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

A . Staff Report of May 7, 2014

Napa County Planning Commission: Approve

Reviewed By: John McDowell