



PLANNING APPLICATION FORM

Mailing Address:
PO Box 660
Napa, CA 94559

Planning Division
1600 First Street
707.257.9530

APPLICATION TYPE – check all applicable items

- | | |
|---|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Extensions / Project Modification |
| <input type="checkbox"/> Accessory Dwelling Unit (ADU) / Junior ADU | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Carports and Shade Structures in Side Yard | <input type="checkbox"/> Lot Line Adjustment / Lot Merger |
| <input type="checkbox"/> Detached Accessory Structure with Plumbing | <input type="checkbox"/> Pre-Application |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Reasonable Accommodation |
| <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Tentative Map |
| <input type="checkbox"/> Certificate of Appropriateness | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Zoning Amendment |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Zoning Letter |
| <input type="checkbox"/> Non-Residential | <input checked="" type="checkbox"/> Other <u>flood waiver approval, tree removal permit</u> |
| <input checked="" type="checkbox"/> Major | |

SITE INFORMATION – type or print

Address(es) 585-601 First Street & 933 Water Street

APN(s) 003-242-004; -005; -006; -007; & -008

General Plan Napa 2040 General Plan Historic N/A

Zoning OBC - Oxbow Commercial Size 6.7 Acres

CONTACT INFORMATION – type or print

Applicant Oxbow Holdings, LLC & 933 Water, LLC

Address 180 Grant Avenue, Suite 1400

City Oakland State CA ZIP 94610

Phone (707) 812-3809 Email poconnell@harvestproperties.com

Authorized Agent Preston O'Connell

Address 4110 Dry Creek Road

City Napa State CA ZIP 94558

Phone (707) 812-3809 Email poconnell@harvestproperties.com

Property Owner Oxbow Holdings, LLC & 933 Water, LLC

Address 180 Grant Avenue, Suite 1400

City Oakland State CA ZIP 94610

Phone (707) 812-3809 Email poconnell@harvestproperties.com

Planning Division Use Only

Project Number _____

Project Name _____

Project Planner _____

Date Stamp

CONDITIONS OF APPLICATION

1. All materials and representations submitted in conjunction with this form shall be considered a part of this application.
2. The Applicant shall inform the Planning Division in writing of any changes.
3. **Indemnification.** The Applicant(s) agree(s) to defend, indemnify and hold the City, its agents, officers, and employees harmless from any claim, action or proceeding to attack, set aside, void or annul an approval of the City concerning the project, as long as the City promptly notifies the applicant of any such claim, action or proceedings and the City cooperates fully in the defense.
4. **Fees.** The Applicant(s) hereby agree(s) that he/they shall be jointly and severally liable for the payment of any and all processing fees imposed by the Napa Municipal Code Chapter 15.92, "Development Project Processing Fees", and Policy Resolution 16. The applicant(s) hereby represent(s) and warrant(s) that he/they understand that fees include, but are not limited to: staff time billed at an hourly rate; production or reproduction of materials and exhibits; and postage. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
5. I hereby authorize employees of the City of Napa to enter upon the subject property, as necessary, to inspect the premises and process this application.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge.

Applicant	<u> P O'Connell </u>	Date	<u> Apr 24, 2023 </u>
Authorized Agent	<u> P O'Connell </u>	Date	<u> Apr 24, 2023 </u>
Property Owner*	<u> P O'Connell </u>	Date	<u> Apr 24, 2023 </u>
Property Owner*	<u> P O'Connell </u>	Date	<u> Apr 24, 2023 </u>

*All property owners holding a title interest must sign the application form. If there are more than two, list name, address, phone number, and signature on a separate sheet.

CONTACT INFORMATION INSTRUCTIONS

An “**Applicant**” is any person, firm, partnership, association, joint venture, corporation or any entity, combination of entities or consortium who seeks approval of a City permit or other Project entitlement for the use of property. The **Applicant** shall be the primary billing contact for all processing and development fees associated with the application. The **Applicant** may additionally identify an “**Authorized Agent**.” An **Authorized Agent** is any person, firm, partnership, association, joint venture, corporation or any entity, combination of entities or consortium authorized by the **Applicant** to represent and act on behalf of the **Applicant**. If identified in this application, the **Authorized Agent** shall receive all written correspondence from the City regarding the application and any hearings or proceedings scheduled before the Planning Commission, City Council or other appointive City Boards and Commissions, but shall not be responsible for the payment of development or processing fees. The **Applicant** shall receive all billing invoices for the project, and under the “Conditions” set forth below, shall be liable for the payment of all development and processing fees associated with the application.

The “**Property Owner**” of property means a person, persons or corporation holding fee title to the real property within the City as shown on the most recent assessor’s roll in the County of Napa upon which the Project is proposed. **Property Owner** and **Applicant** may be the same person or legal entity, or may be different. For example, in the case of a person or entity holding an option on the land, or other contractual relationship with the property owner, the fee owner(s) of the property would be the **Property Owner**, and the person or entity seeking the approvals or permits and holding an option to purchase the property would be the **Applicant**. If **Applicant** and **Property Owner** are the same person or entity, please enter “*Same as Applicant*” in the area provided for **Property Owner** information. In the event that **Applicant** and **Property Owner** are different, all **Property Owners** must sign on the following page to authorize the **Applicant** to file an Application for the City permit or Project entitlement on his or her property.

PO

SUBMITTAL REQUIREMENTS

This form must be submitted to the Planning Division with the materials identified in the **Submittal Requirements** handout(s) for the appropriate City permit or Project entitlement. If your application requires multiple permits or entitlements, submit the number of plan sets for the permit or entitlement that requires the largest number of plans sets.







1. Planning Application Form[8]

Final Audit Report

2023-04-25

Created:	2023-04-24
By:	Greg Lagiovane (greg@starbrookmodular.com)
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"1. Planning Application Form[8]" History

-  Document created by Greg Lagiovane (greg@starbrookmodular.com)
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-  Document emailed to preston oconnell (poconnell@harvestproperties.com) for signature
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-  Signer preston oconnell (poconnell@harvestproperties.com) entered name at signing as NA
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-  Document e-signed by NA (poconnell@harvestproperties.com)
Signature Date: 2023-04-25 - 6:30:34 AM GMT - Time Source: server- IP address: 71.198.230.27
-  Agreement completed.
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