

**LODGING & CONFERENCE SPACE INVENTORY
CITY OF NAPA & SOUTH NAPA COUNTY**

**SUMMARY OF EXISTING AND PROPOSED LODGING PROJECTS IN THE CITY OF
NAPA AND SOUTH COUNTY
Updated November, 2015**

Status	Hotel/Motel Timeshare Cottage Rooms	B&B/ Inn Rooms & Vacation Rentals	Total Rooms/ Units	Meeting and Conference Space Square Footage
Napa Rooms In Existing Lodging Facilities	2,206	232	2,438	93,670
Napa Rooms Under Construction	298	0	298	7,000
Napa Rooms Approved / Pending Construction	587	41	628	21,850
Lodging Applications in Process or Design Phase	153	31	184	10,000
Hosted Accommodations Permits Pending	0	60	60	0
TOTALS	3,244	304	3,548	132,520

CITY OF NAPA LODGING AND CONFERENCE FACILITIES

Existing and Proposed

Facility Name	Address & APN	Rooms	Meeting Space / Amenities / Status
EXISTING HOTELS, MOTELS AND TIMESHARE CONDO HOTELS			
Andaz / Hyatt	1450 1st Street 003 330 003	142	12,600 sf retail: John Anthony Vineyards Tasting Room, Tarla Grill
Bel Abri (Boutique Resorts)	829 CA Blvd 004-491-12, 13	15	Breakfast Buffet
Best Western Elm House Inn	2294 Third Street 004-493-013	22	Small Meeting Room
Best Western Inn at the Vines	100 Soscol Avenue 046-261-035	68	Pool
Best Western Ivy Hotel	4195 Solano Ave 007-081-002	115	9,264 sf Conference Facility; Pool
Chablis Lodge	3360 Solano Ave 042-054-008	34	Pool
Chardonnay Lodge	2640 Jefferson St 001-081-005	19	
Discovery Inn	500 Silverado Trail 046-020-025	15	
Embassy Suites	1075 California Blvd 002-200-001	205	9,000 sf Conference space; Restaurant; Indoor Pool
Hawthorn Inn & Suites by Wyndham	314 Soscol Avenue 046-051-001	60	Indoor Pool
Hilton Garden Inn	3585 Solano Ave 007-240-009	80	1,100 sf meeting space; Wine bar; Pool and Spa
Meritage Hotel Resort & Spa	875 Bordeaux Way 046-620-017	323	50,000 sf indoor and outdoor meeting space; 525 parking spaces; ultra lounge/bowling lanes; café; spa cave and boutique; fitness studio and outdoor events/wedding venue.
Motel 6 (formerly NV Redwood Inn)	3380 Solano Ave 042-054-007	58	Pool
Napa River Inn	500 Main Street 003-277-002	66	3,500 sf meeting space; dining, retail, and spa.
Napa Valley Marriott	3425 Solano Ave 007-300-004	275	11,000 sf meeting space; new restaurant & bar; fitness center and spa; lounge and boutique
Napa Winery Inn (formerly John Muir Inn)	1998 Trower Ave 038-120-042	60	3,500 sf meeting space; Pool. Currently in renovation process Summer 2012)
River Terrace Inn	1600 Soscol Ave 044-250-032	97	1,016 sf meeting room space; Pool, Gym, Spa, Outdoor Patio, Firepit, Bocce Court, and off-site Restaurant. Originally 106 rooms; 5 removed during 2013 renovation; 4 more rooms converted to spa in 2014
Senza Hotel (formerly La Residence)	4066 Howard Lane 036-213-009	41	Re-branding, renovations and additions to boutique hotel completed in Summer, 2014. Heated pool, spa, fitness center, reception areas, vineyards.
Three Palms Napa Valley Hotel & Suites (former Travelodge)	853 Coombs Street 003-212-002	45	Pool; Breakfast
Westin Verasa	1314 McKinstry St 044-540-001 & 002	160	5,290 sf meeting space; LaToque and Bank café restaurants on-site; Pool & Spa; Bocce Court
Wine Valley Lodge	200 South Coombs 005-171-015	54	Pool
Vino Bello Resort	865 Bordeaux Way 044-620-015	182	Timeshare resort shares facilities with Meritage: Pool; restaurant; bar; spa cave
22 Facilities: Total Number of Hotel/Motel Rooms		2,136	Total SF Meeting Space: 93,670

CITY OF NAPA LODGING AND CONFERENCE FACILITIES

Existing and Proposed

Facility Name	Address & APN	Rooms	Meeting Space / Amenities / Status
EXISTING TIMESHARE COTTAGES			
Riverpointe/CA Vacation Club	500 Lincoln Ave 044-204-003	70	Timeshare cabins on Napa River; Pool, Club House, Event Center and Outdoor Spa
Total Number of Timeshare Cabins		70	
EXISTING B&B INNS & OWNER/OPERATOR			
1801 Inn	1801 First Street 002-154-010	8	RJH Real Estate Investments / Blair & Carrie Johansen
Arbor Guest House	1436 G Street 002-036-005	5	Dan & Candy Cocilova
Beazley House	1910 First Street 003-151-031	11	Jim and Carol Beazley
Blackbird Inn	1755 First Street 003-193-007	8	Four Sisters Inns
Candlelight Inn	1045 Easum Drive 042-300-002	10	George Kelts; Managing Partner Sam Neft
Cedar Gables Inn	486 Coombs Street 005-101-022	9	Kendall & Susan Pope
Churchill Manor	485 Brown Street 005-101-019	10	Joanna Guidotti
Hennessey House	1727 Main Street 003-062-030	10	Kevin & Lori Walsh
Inn on First	1938 First Street 002-151-028	10	Jamie Cherry & Jim Gunther
Inn on Randolph	411 Randolph St 005-052-009	9	Karen Lynch
La Belle Epoque	1386 Calistoga 003-133-021 & 022	6	Select Inns of Wine Country
La Petite Maison	1406 Calistoga 003-151-011	4	Select Inns of Wine Country
Main Street Vintage Farmhouse B&B	2531 Main St 001-083-014	4	Tom & Judy Snell
McClelland Priest House	569 Randolph St 003-263-004	5	Celeste Carducci
Milliken Creek Inn	1815 Silverado Tr 052-060-003	12	MCN, LP / David Jessup, GM
Napa Inn B&B	1137 Warren St 002-133-050	14	James & Brooke Boyer
Old World Inn Original B&B: Merlot & Cabernet Houses	1301 & 1271 Jefferson St 002-133-033 & 035	14	Russell Herschelmann
Old World Inn: Cottages & Hotel Napa Valley	1556 Polk; 1469 & 1475 Calistoga: 003-152-003, 004, 018 & 019	21	Russell Herschelmann
Stahlecker House	1042 Easum Drive; 042-300-003	5	Ron Stahlecker
White House Inn	443 Brown Street 005-101-003	17	Kim Fox
19 Facilities: Total B&B/Inn Rooms		192	
TOTAL HOTEL, TIMESHARE & B&B ROOMS IN THE CITY OF NAPA		2,398	TOTAL SQUARE FOOTAGE CONFERENCE & MEETING SPACE: 93,670

CITY OF NAPA LODGING AND CONFERENCE FACILITIES

Existing and Proposed

Facility Name	Address & APN	Rooms	Meeting Space / Amenities / Status
Name		EXISTING VACATION RENTAL HOMES	
		Address	
1648 B St		1648 B Street	
2057 Main: Ahnfeldt/Carducci		2057 Main Street	
Armstrong Vacation Rental		27 Windsor Court	
BJ's Nest		109 Woodland	
Casa Alta		1105 East Avenue	
Corner Cottage		866 Clinton	
Cottage Petite		1452 Ash Street	
Davis & Cotten		160 Brown	
De Curtin House		1631 Main Street	
De Mar House		2010 First Street	
Downtown Splendor		2130 Brown	
Elm St. Retreat		1725 Elm Street	
Fox Cottage		2125 First Street	
Frog Hollow		472 Seminary	
Gansky Rental		534 Coombs Street	
Harvest Ln Vacation Villa		2594 Harvest Lane	
Il Giardino		205 First Street	
Integrity Properties		3 Highland Drive	
La Casita		1344 B Street	
La Casita Bonita		2122 Second Street	
La Maison Bleue		2998 First Street	
Laurel House Napa		2136 Laurel Street	
Magnolia House		406 Brown	
Martin Wong Rentals		1343 B Street	
Massa House		2240 First Street	
Montecito View		583 Montecito Blvd	
Montecito View II		435 Montecito	
Napa Cape & napagetaway.com		380 Brown Street	
Napa Rental K Bany		1315 Pine Street	
Napa Sans Souci		2270 Main Street	
Napa Vacation Villa LLC		2700 Redwood Road	
Napa Yellow House		105 First Street	
NV Escape		544 Monroe Street	
Purple Victorian		1526 Third Street	
RooHoo Rentals		205 South Montgomery	
Stoddard House		2230 First Street	
Villa Murialdo		1125 Division Street	
Wine Country Vacations		1550 Ora Drive	
Wise Choice Vacation Rental		1893 Wise Drive	
Your Home in Napa		2558 Harvest Lane	
TOTAL NUMBER ACTIVE PERMITTED VACATION RENTALS		40	
INACTIVE VACATION RENTAL HOMES - RELINQUISHED PERMIT OR CLOSED			
Adler's Nest		1733 Third Street	
Harvard House		48 Harvard Lane	
Megandina House		4463 Sandalwood Street	
The Seymour Cottage		256 South Seymour	

CITY OF NAPA LODGING AND CONFERENCE FACILITIES

Existing and Proposed

Facility Name	Address & APN	Rooms	Meeting Space / Amenities / Status
PROJECTS UNDER CONSTRUCTION			
Hampton Inn	Gasser South: 935 Hartle Court	115	OTO: Fitness Center; Business hotel w/ 2,000 sf meeting space; Pool; Firepits
Archer Hotel	1212 First Street 003-164-019 and 021	183	Napa Lodgeworks Hotel Association; 5-story, 5,000 s.f. meeting space; 6,500 s.f. restaurant; 7,000 s.f. rooftop bar, and 15,840 s.f. of retail.
ROOMS UNDER CONSTRUCTION		298	CONFERENCE & MEETING SPACE: 7,000 S.F.
PROJECTS APPROVED / CONSTRUCTION PENDING			
Eliza Yount Mansion Inn	423 Seminary St 005-021-011	25	Keller: B&B with amenities for guests only; CC approved 2/02 Planned Development; PC amended 2006
Milliken Creek Inn Expansion	1815 & 1821 Silverado Tr 052-060-001, 002, & 003	16	MCN Resorts, LLC : 16 room addition of 12,798 sf approved December 2009; expansion would bring total number of rooms to 28. Extension granted until Dec 2015.
Napa River Inn Expansion	500 Main Street 003-277-002	26	Napa Mill: 3rd-story addition to Embarcadero and a new 3-story bldg; 5,600 sf spa and commercial areas; brings total room count to 92. CC approved 8/2012.
Ritz Carlton Napa Valley	1515 Silverado Trail 045-100-002; Blocks 006-061, 062, 063, 064 & 065	351	Napa Valley Development Partners: 5 Star full service hotel; 21,100 sf meeting/banquet space; 9,200 sf restaurant; 14,800 sf retail; 9,000 spa. CC approved PD 7/15/08
Soscol Hotel	320 Soscol Avenue 046-160-019	90	George Altamura: 750 sf potential conf space above lobby. Approved 10/21/10.
Stanly Ranch Resort / Auberge	1201 & 1301 Stanly Lane; 047-230-049, 050, 051 and 052	120	Entitlements approved under "St. Regis" name, with 150 room hotel resort; 25 fractional ownership and 70 whole ownership vineyard homes. New ownership is Auberge Resorts: Rooms to be phased in with 120 in 1st phase. Destination spa. 20,000 s.f. Restaurant, 15,500 s.f. banquet / bridal space; 17,000 s.f. spa areas; 40,000 s.f. winery
NEW ROOMS APPROVED NOT YET CONSTRUCTED		628	CONF SPACE APPROVED NOT CONSTRUCTED: 21,850 SF +

CITY OF NAPA LODGING AND CONFERENCE FACILITIES

Existing and Proposed

Facility Name	Address & APN	Rooms	Meeting Space / Amenities / Status
APPLICATIONS UNDER REVIEW			
Meritage Village II / Meritage Resort Expansion and Renovation	Bordeaux Way; 9.3 acres . 046-620-003	145	Applicant Kory Kramer/Pacific Hospitality: 145-room Meritage Commons hotel, "The Village" outdoor event space, tasting rooms, public kitchen and market. Includes renovation of existing rooms and new 10,000 s.f. ballroom/meeting space/outdoor event lawn.
1929 Bed & Breakfast Inn	1929 First Street; 002-142-011	9	Conversion of single-family historic home into a 9-room bed and breakfast inn; requires Certificate of Appropriateness and Use Permit.
Blackbird Inn Annex	952 Jefferson Street; 003-193-009	4	Conversion of commercial, Queen Anne structure to a 4 room annex on property adjacent to the Blackbird Inn, a Four Sisters Property.
River Terrace Inn Expansion	1600 Soscol Avenue; 044-250-032 & 033	8	Application includes expansion of banquet facilities; construction of a wedding venue facility, future pool area, modifications to porte cochere.
Black Elk Inn	728 First Street; 003-182-007	16	Application to modify previous retail/residential mixed-use building entitlements; new application is for ground floor restaurant with 16 room inn on 2nd and 3rd floors.
Mendez Bed & Breakfast	1743 Main Street; 033-062-013	2	Conversion of single-family historic home into a 2-guestroom bed and breakfast inn.
ROOMS IN PROCESS AND PENDING		184	POTENTIAL MEETING & EVENT SPACE: 10,000 S.F.
HOSTED ACCOMMODATIONS			
Permits for up to 60 homes permitting hosted accommodations; maximum two rooms per home	TBD	60	Applications and permit process to begin 2016.
INACTIVE PROJECTS / PERMIT EXPIRED			
California Blvd Hotel	920 California Blvd 004-492-001 & 012	46	Applicant Mark Power: Use Permit Expired 2010

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Facility Name	Address & APN	Rooms	Meeting Space / Amenities / Status
NAPA COUNTY / SOUTH COUNTY / AIRPORT AREA PROPERTIES			
Carneros Inn	4048 Sonoma Hwy	113	Plumpjack Resorts: 3 Restaurants; Spa; 9,600 sf meeting space in 4 rooms; 8 additional rooms approved
Springhill Suites Business Hotel	101 Gateway Rd East	160	NV Gateway/Chasik: 6,200 sf meeting room space; Fitness Room; 81,766 sf total. 60 room addition in progress.
Number of Existing South County Hotel Rooms		273	15,800 SF Meeting Space
SOUTH COUNTY PROJECTS APPROVED, NOT YET CONSTRUCTED			
Montalcino Resort Hotel	383 Devlin Road 057-210-002; 057-020-006, 017, 018, 020	379	HCV Napa Associates LLC: 58,062 SF conference space; 11,786 Restaurant & Retail; Golf Course. 71 acre project approved in 2004.
EXISTING ADJACENT LODGING YOUNTVILLE, AMERICAN CANYON, NAPA COUNTY			
Bardessono	Yountville	62	1,665 SF indoor mtg space; 2,335 SF outdoor mtg space
Hotel Yountville	Yountville	41	3,025 SF indoor space; 2,272 outdoor reception/mtg space
Maison Fleurie	Yountville	13	Four Sisters Inn
Napa Valley Lodge	Yountville	55	2,540 SF meeting space
North Block Hotel (formerly Hotel Luca)	Yountville	24	On-site Redd Wood restaurant
Villagio Inn & Spa	Yountville	112	30,000 SF indoor and outdoor meeting space
Vintage Inn	Yountville	80	12,888 SF meeting/event space
Silverado Resort & Spa	Napa County	380	12,000 SF meeting and conference facilities; 16,000 SF spa, 10 swimming pools, 13 tennis courts
DoubleTree by Hilton (former Gaia)	American Canyon	132	4,000 SF meeting and event space
Fairfield Inn and Suites	American Canyon	80	500 SF meeting room
Holiday Inn Express & Suites	American Canyon	101	2,000 SF meeting space
Revised: November, 2015			