



CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

MEETING MINUTES - Final

CITY COUNCIL OF THE CITY OF NAPA

Mayor Scott Sedgley
Vice Mayor Beth Painter
Councilmember Liz Alessio
Councilmember Mary Luros
Councilmember Bernie Narvaez

Tuesday, May 2, 2023

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Luros, Vice Mayor Painter, and Mayor Sedgley

Absent: 1 - Councilmember Narvaez

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 4.: Emails from Jim McNamara and Kirk Mann.

(Copies of all supplemental documents are included in Attachment 1)

3. SPECIAL PRESENTATIONS:

3.A. [145-2023](#) National Bike Month and Bike to Work and School Day

Mayor Sedgley and members of Council read the proclamation. Kara Vernor, Executive Director, Napa County Bicycle Coalition, accepted the proclamation and provided remarks.

3.B. [146-2023](#) Proclaim May 2023 as Older Adults Month

Mayor Sedgley and members of Council read the proclamation. Members of the Napa/Solano Area Agency on Aging, Dane Reeves, Susan Ensey, and Neil Watter, accepted the proclamation and provided remarks.

3.C. [153-2023](#) Historic Preservation Month

Mayor Sedgley and members of Council read the proclamation. Ernie Schlobohm, Napa County Landmarks' Executive Director, accepted the proclamation and provided remarks.

3.D. [156-2023](#) Napa County Mosquito Abatement District Presentation

Wesley Maffei, District Manager, Napa County Mosquito Abatement District, provided the report.

Following the report, Mr. Maffei responded to brief questions from Councilmembers.

4. PUBLIC COMMENT: None.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Councilmember Luros, seconded by Vice Mayor Painter, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Alessio, Luros, Painter, and Sedgley

Absent: 1 - Narvaez

5.A. [152-2023](#) City Council Meeting Minutes

Approved the minutes from the April 18, 2023 Regular Meeting of the City Council.

5.B. [149-2023](#) Escheatment of Unclaimed Funds

Adopted Resolution R2023-039 approving the escheatment of unclaimed funds, which results in a transfer of unclaimed funds to the City in the total amount of \$16,574.82, in accordance with California Government Code Sections 50050-50057.

Enactment No: R2023-039

5.C. [150-2023](#) Classification Plan for Street Maintenance Worker I/II, Water Distribution Operator I/II and Water Plant Maintenance Mechanic I/II

Adopted Resolution R2023-045 amending the City Classification Plan by Adopting the Revised Classification Specifications for Street Maintenance Worker I/II, Water Distribution Operator I/II and Water Plant Maintenance Mechanic I/II to reinstate as flexible staffing positions.

Enactment No: R2023-045

5.D. [138-2023](#) Community Development Block Grant (CDBG) Program Annual Action Plan

Adopted Resolution R2023-040 approving the Community Development Block

Grant (CDBG) Fiscal Year 2023-2024 Annual Action Plan (the “Annual Action Plan”) and program budget, approving program certifications, authorizing the City Manager to execute all documents and determining that the actions authorized by this resolution are either not subject to CEQA or are exempt from CEQA.

Enactment No: R2023-040

5.E. [157-2023](#) Animal and Licensing Services

Authorized the City Manager to execute on behalf of the City an amendment to Agreement No. 8350 with Napa County for animal and licensing services, in the amount of \$400,197 for Fiscal Year 2023-2024.

5.F. [134-2023](#) Napa Valley Corporate Park Landscape and Lighting Assessment District, Fiscal Year 2023-2024

1. Adopted Resolution R2023-041 to order the City Engineer to prepare and file the Preliminary Engineer’s Report describing the improvements to be maintained by the Annual and Supplemental Napa Valley Corporate Park Landscape and Lighting Assessment District for Fiscal Year 2023-2024, and determining that the actions authorized by this resolution are exempt from CEQA.

2. Adopted Resolution R2023-042 of intention to approve the Preliminary Engineer’s Report, levy and collect assessments, and give notice of a Public Hearing to consider approval of the Annual and Supplemental Napa Valley Corporate Park Landscape and Lighting Assessment District for Fiscal Year 2023-2024, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-041; R2023-042

5.G. [147-2023](#) On-Call Concrete Cutting Services for Sidewalk Repair

Authorized the Public Works Director to execute on behalf of the City a contract with Precision Emprise, Inc. dba Precision Concrete Cutting, Inc. for on-call concrete cutting services to assist in repair of sidewalks in an amount not to exceed \$500,000 through June 30, 2027, and determine that the actions authorized by this item are exempt from CEQA.

6. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Alessio shared that the evening prior she and Mayor Sedgley recognized Prolific Prep with a Proclamation to celebrate their accomplishments of the 2023 basketball program. She thanked and congratulated the players.

7. CLOSED SESSION:

City Attorney Barrett announced that while there was a closed session item agendaized, it would be rescheduled and therefore there would be no closed session that evening.

- 7.A. [171-2023](#) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
(Government Code Section 54956.9(d)(2)): Significant exposure to
litigation in one potential case.

This item was rescheduled and not heard.

CITY COUNCIL RECESS: 4:07 P.M.

6:30 P.M. EVENING SESSION

8. CALL TO ORDER: 6:30 P.M.

8.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Luros, Vice Mayor Painter, and Mayor
Sedgley

Absent: 1 - Councilmember Narvaez

9. PLEDGE OF ALLEGIANCE:

10. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 12: Email from Helen Evans.

Item 13.A.:

- PowerPoint Presentation from City Staff.
- Emails from Chris Benz, on behalf of Napa Climate NOW!, and Tobias
Lovallo.

(Copies of all supplemental documents are included in Attachment 2)

11. SPECIAL PRESENTATIONS:

- 11.A. [158-2023](#) Jewish American Heritage Month

Mayor Sedgley and members of Council read the proclamation. Rabbi
Niles Goldstein, of Congregation Beth Shalom, accepted the proclamation
and provided remarks.

12. PUBLIC COMMENT:

Cindy Worthington - voiced concerns regarding signs posted outside of a
home off of Browns Valley Road.

13. PUBLIC HEARINGS:

13.A. [114-2023](#) Old Sonoma Road Mixed Use Development

(See supplemental documents in Attachment 2)

Senior Planner Michael Allen provided the report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Charles Loveman, of Heritage Housing Partners, introduced himself and his partners. He provided a brief statement, thanked City staff, Council, and members of the public, and shared the he and his team were available for any questions.

Mayor Sedgley opened public testimony.

Ernie Schlobohm, Napa County Landmarks - spoke in support of the project.

Carol Barge - spoke in support of the project.

Chuck Shinnamon, Napa Housing Coalition, and Dan Cutright - spoke in support of the project.

Cass Walker on behalf of Napa Housing Coalition, and as the Grants and Housing Consultant for Gasser Foundation - spoke in support of the project.

Nancy Snowden - spoke in support of the project.

A motion was made by Vice Mayor Painter, seconded by Councilmember Alessio, to close public testimony. The motion carried unanimously.

Mayor Sedgley offered a rebuttal to the applicant; Mr. Loveman declined.

Discussion was brought back to Council. Individual Council comments and questions ensued.

A motion was made by Vice Mayor Painter, seconded by Councilmember Lueros, to:

(1) Approve the first reading and introduction of an ordinance amending Napa Municipal Code (NMC) Title 17 to add a new Chapter 17.33 establishing the Old Sonoma Road Mixed-Use Master Plan zone district (MP: OSR-MU) and amending the zoning map to rezone an 8.6 acre parcel at 2344 Old Sonoma Road, APN: 004-291-015, and an adjacent parcel of approximately 2,911 square feet from Public, Quasi-Public (PQ-P) district to the MP: OSR-MU, and determining that the actions authorized by the ordinance were adequately analyzed by a previous

CEQA action;

(2) Adopt Resolution R2023-043 approving a Design Review Permit and Tentative Subdivision Map for the subdivision of an 8.6-acre property into 20 parcels with 162 residential units for the Old Sonoma Road Mixed-Use Project at 2344 Old Sonoma Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

(3) Adopt Resolution R2023-044 approving a Certificate of Appropriateness for major alterations to a Local Landmark located at 2344 Old Sonoma Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:

Aye: 4 - Alessio, Luros, Painter, and Sedgley

Absent: 1 - Narvaez

Enactment No: 2023-043, R2023-044

14. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett stated that was no reportable action.

15. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Luros shared that swim lesson registration was open on the City's Parks and Recreation Department webpage.

Councilmember Alessio asked for support in asking staff to bring back a future agenda item to further discuss a local housing preference ordinance. Brief Council discussion ensued. The request was not supported by member of Council. City Manager Potter acknowledged the request and comments made by members.

16. ADJOURNMENT: 7:38 P.M.

Submitted by:

Tiffany Carranza, City Clerk

ATTACHMENT 1

SUPPLEMENTAL REPORTS & COMMUNICATIONS
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

May 2, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

4. PUBLIC COMMENT:

- 1) Email from Jim McNamara received on April 30, 2023.
- 2) Email from Kirk Mann received on May 2, 2023.

From: [James McNamara](#)
To: [Clerk](#)
Subject: 5/2/23 City Council Meeting
Date: Sunday, April 30, 2023 7:35:46 PM

[EXTERNAL]

Sure wish I could make it to the meeting to witness the Proclamation of Older Adults Month, but I do have to work. A question I do have however is when exactly will the groundbreaking for the traffic circle cactus be taking place? I do believe it was explained to be installed as a tribute to the many field workers who contribute greatly to make Napa what it is for all of us. Our neighborhood houses a great many of those workers and it is in grave need of something uplifting for ALL people who live in it. Please do something to make us think you care,

Jim McNamara
[REDACTED]

From: [kirk.mann](#)
To: [Clerk](#)
Subject: Written comment for May 2, 2023 City Council Meeting to be read or submitted as per standard practice
Date: Tuesday, May 02, 2023 10:54:24 AM
Attachments: [City Council Mann - 5-2-23.pdf](#)

[EXTERNAL]

Word count less than 500 words
Thank you.

Hello. I am a native Napan with 8 years commercial property management experience with the State of California and 15 years in the private sector prior to that. The total of the line items listed below would be less than the new City building you recently floated.

City buildings – If research (publications) reveal specific operating costs are excessive, older buildings are updated via new ceilings, flooring, paint inside and out, remedial maintenance of deferred maintenance building systems, updating restrooms, reconfiguration of hard wall office interiors if necessary, and new building façades and. The same concepts can be applied to school facilities.

1. Parking – metered parking would be a net loss to the City and negative influence on Napans going downtown and bay area people making one day trips here. The goal of meters is to direct people to paid public parking, usually structures.
2. Safeway – The blight condition of the vacant downtown Safeway violates current building code. Force action; the City has the power to get it remedied and leased. Any toxic issue can be fenced and tested annually by an agency as I observed in buildings I managed.
3. Update Fuller park – restrooms, two tennis courts, outdoor weather proof gym equipment, proscenium for aggressively marketed summer music programs.
4. Install outdoor gym equipment in appropriate spaces downtown.
5. Update green spaces or parks in north, south and east Napa as in Fuller Park above, as space allows.
6. Evans bus service – re-establish
7. Local bus service – re-establish and fight the scourge of loneliness associated with an aging population.
8. Buy, convert or build multi-use arts center driving film and blues festivals in Yountville back to Napa, and giving local theater a downtown performing space.
9. Convert to one way one lane streets with wide sidewalks and access for service or transport vehicles, and “cut outs” for allowable vehicles parking unloading/loading. Choose streets not just servicing tourists.
10. Current budget
 - adding an assistant DA in a town with declining crime rate associated with an aging population makes no sense.
 - half a million dollars for a backflow - I never saw a commercial backflow cost of more than \$1800.
 - if administrative costs were 60% of City revenues a decade ago they shouldn't be 60% now. Administrative costs do not increase with increased revenue. That's “make work.”
11. Put pre-school programs where needed.
12. Create other senior centers appropriately located and modernize the existing.

I have observed all of the above in towns in the US, whose proud citizens seem to enjoy a shared place to live, legacies to be proud of. Your proposal for a new City building would exceed the combined cost of the above thus one can't argue about the costs of the above

A citizen-focused forward-thinking City Council with professional support these and other pressing items and encourage us all to get out of our homes and enjoy our town.

ATTACHMENT 2

**SUPPLEMENTAL REPORTS & COMMUNICATIONS
Office of the City Clerk**

**City Council of the City of Napa
Regular Meeting**

May 3, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

EVENING SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

12. PUBLIC COMMENT:

- 1) Email from Helen Evans received on May 2, 2023.

13. PUBLIC HEARINGS:

13.A. Old Sonoma Road Mixed Use Development

- PowerPoint Presentation from City Staff.
- 1) Email from Chris Benz, on behalf of Napa Climate NOW!, received on April 30, 2023.
- 2) Email from Tobias Lovallo received on May 2, 2023.

From: Beth Painter <bpainter@cityofnapa.org>
Sent: Tuesday, May 2, 2023 4:45 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Fwd: Mayor Sedgley and City Council re Smart City Technology and Napa

Begin forwarded message:

From: HELEN EVANS [REDACTED]
Subject: Mayor Sedgley and City Council re Smart City Technology and Napa
Date: May 2, 2023 at 3:35:13 PM PDT
To: ssedgley@cityofnapa.org
Cc: lalessio@cityofnapa.org, bpainter@cityofnapa.org, mluros@cityofnapa.org, bnarvaez@cityofnapa.org

[EXTERNAL]

Dear Mayor Scott Sedgley:

I am greatly concerned about the current trajectory Napa elected and non-elected officials are pursuing to make Napa a Smart City. Although Smart Cities are being touted as “Sustainability” and “Equitable” and “Convenience,” Smart Cities are not being accurately described for what they really are - they are mass surveillance cities, which remove any sense of individual privacy. In fact, a euphemism for “smart cities” could be called “surveillance.” This means that Napa will deploy surveillance technologies powered by automatic data mining, facial recognition, and other forms of artificial intelligence at a scale never seen before. As you know urban surveillance is a multibillion-dollar industry, with Napa readily handing out money to contractors and nonprofits and creating new divisions in the city government to build the smart city industry and maintain it. While “smart cities” have been described by proponents with soothing promises of greener energy solutions, lower-friction mobility, and safer streets, the honest fact is these cities will be supercharged surveillance that encroach on free speech, privacy, and data protection. And, the facial recognition and related technologies at the scale that smart cities will employ are extremely worrisome. Moreover, the deployment and integration of surveillance technologies, such as sensors and biometric data collection systems - electronic, infrared, thermal, and LIDAR sensors form the basis of the smart grid. They do everything from operating streetlights to optimizing parking and traffic flow to detect crime. Therefore, these cities will become a veritable thicket of video surveillance. Identity collection devices will become commonplace, exploding across public and private spaces.

Can you imagine a world where you’re watched every second? Is that what you want for Napa? While we do have these technologies now, we don’t have them at the scale that Smart Cities employ. I am asking that you rethink the Smart City plan for Napa. I am asking that you remember a time when privacy was valued. I am including an article that I ask you to read. I know that many of the council members are approving everything with a rubber stamp that has to do with Smart Cities, but I wonder if they are really considering the future that they are creating for us residents?

I am expressing my extreme concern about Napa and am asking that you and the council members reevaluate making Napa a Smart City. I know I’m just a regular person, but I needed to express myself to you. You appear to be very reasonable and “Holistic.” Surely, it cannot be your dream to bring this massive surveillance state to Napa. Smart Cities are the “shiny new button” that are being touted as the best thing around. However, there appears little thought for the implications smart cities bring and nobody would vote for digital prisons if they understood how vast the surveillance will be in smart cities. As

previously stated, I know that money is being handed out like water and many of those who represent us are caught up in the euphoria of being on this new trend, but I can't help but think this Pandora's Box is going to bring great regrets in the future. I've done considerable research on this, using my own free time because I care about the future of Napa. I don't have any lobbyists or campaign donations to rush after - I'm just a concerned person.

Thanks for listening and for your service. May you have a very successful term. I've cc'd the City Council Members on this email.

Best wishes,

Helen Gallegos Evans

<https://foreignpolicy.com/2021/04/17/smart-cities-surveillance-privacy-digital-threats-internet-of-things-5g/>



City Council Regular Meeting
5/2/2023
Supplemental - Item 13.A.
From: City Staff

PL23-0002 Old Sonoma Road Mixed Use Master Plan – Design Review Permit May 2, 2023

Former Health and Human Services 2344 Old Sonoma Road



Project Location

2344 Old Sonoma Road

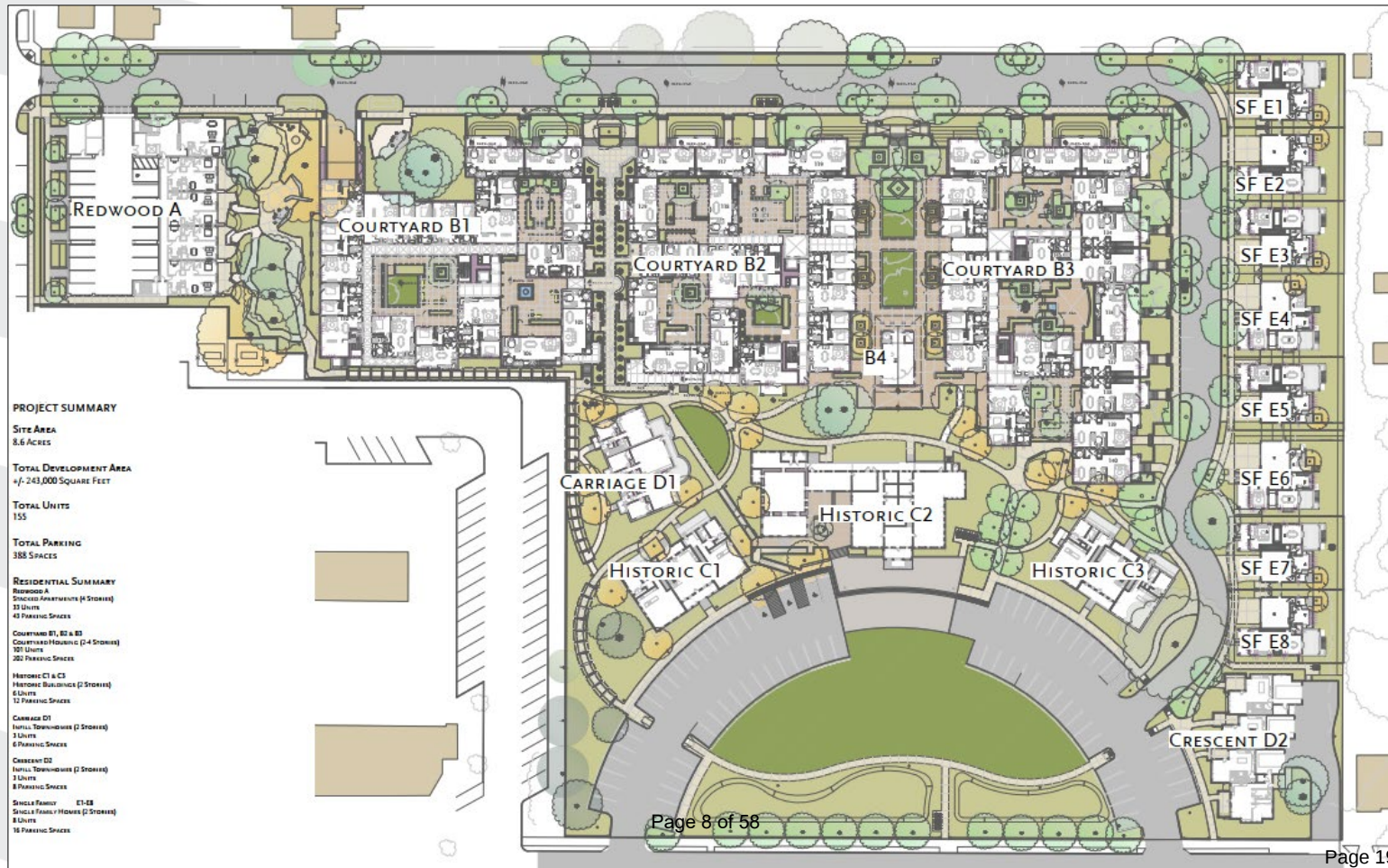


Project Description

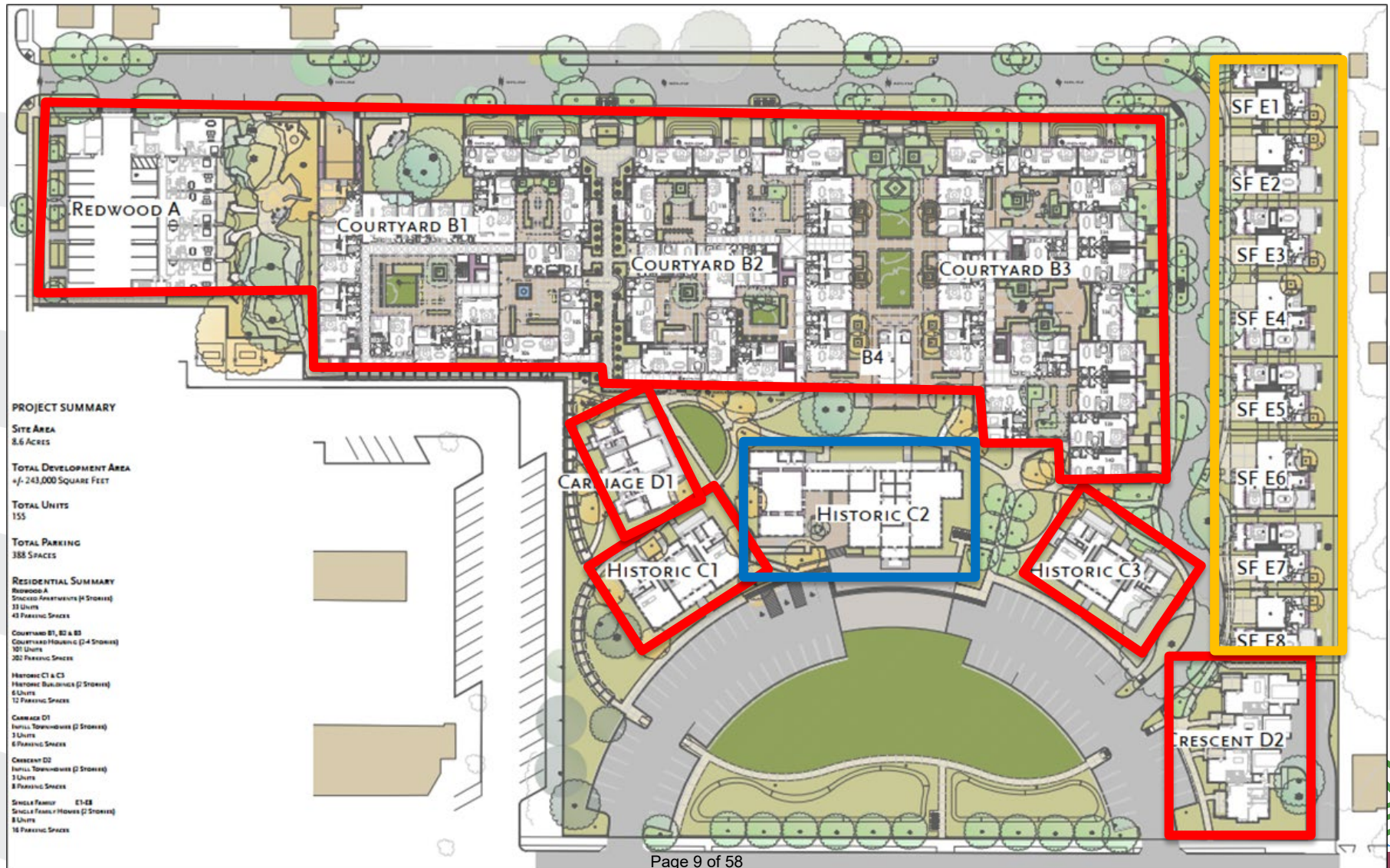
- **Zoning Amendment** to Master Plan District (MP: OSR-MU).
- **Tentative Subdivision Map 20** parcels – 8 for single family lots; 6 further subdivided into 154 condominium units; 5 common areas, 1 commercial parcel.
- **Design Review Permit** for 162-unit mixed income residential development at the former Health and Human Services facility at 2344 Old Sonoma Road.
- **Certificate of Appropriateness** for renovations and modifications to three Local Landmark buildings that were the former Napa Infirmary at the former Health and Human Services facility.

Overall Mixed-Use Project Context

- 154 condo units in 8 buildings
- 8 single family homes
- 9,575 sq. ft. commercial space



Site Plan Breakdown



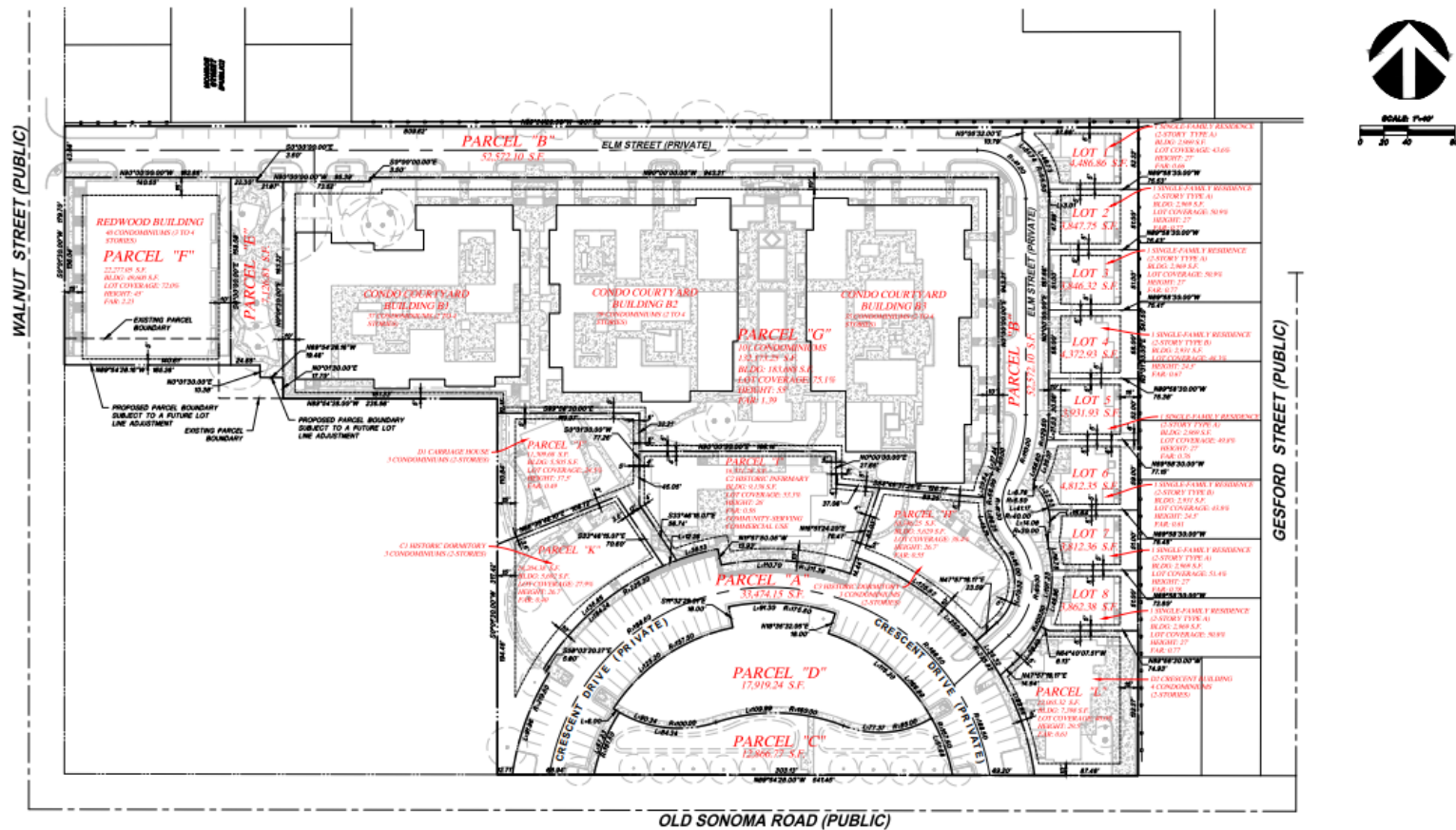
Tentative Subdivision Map

ATTACHMENT 8

TENTATIVE MAP FOR CONDOMINIUM PURPOSES FOR OLD SONOMA ROAD HOUSING

DECEMBER 15, 2022

REVISED MARCH 29, 2023



PROJECT PARCELIZATION EXHIBIT

Design Resources, Inc.
Planning • Engineering • Surveying
3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635 TEL (925) 210-9300

11
OF 12



Zoning Amendment to Master Plan District (MP: OSR-MU)

- General Plan 2040: New Land Use Designation:
Residential Mixed Use (RMU)
- Current Zoning Designation:
Public Quasi-Public (PQ-P)
- Master Plan District:
Old Sonoma Road – Mixed Use (MP: OSR-MU)

Certificate of Appropriateness



Infirmiry Building - (B, 3)

Existing South Elevation



Proposed South Elevation



Infirmiry Building - (B, 3)

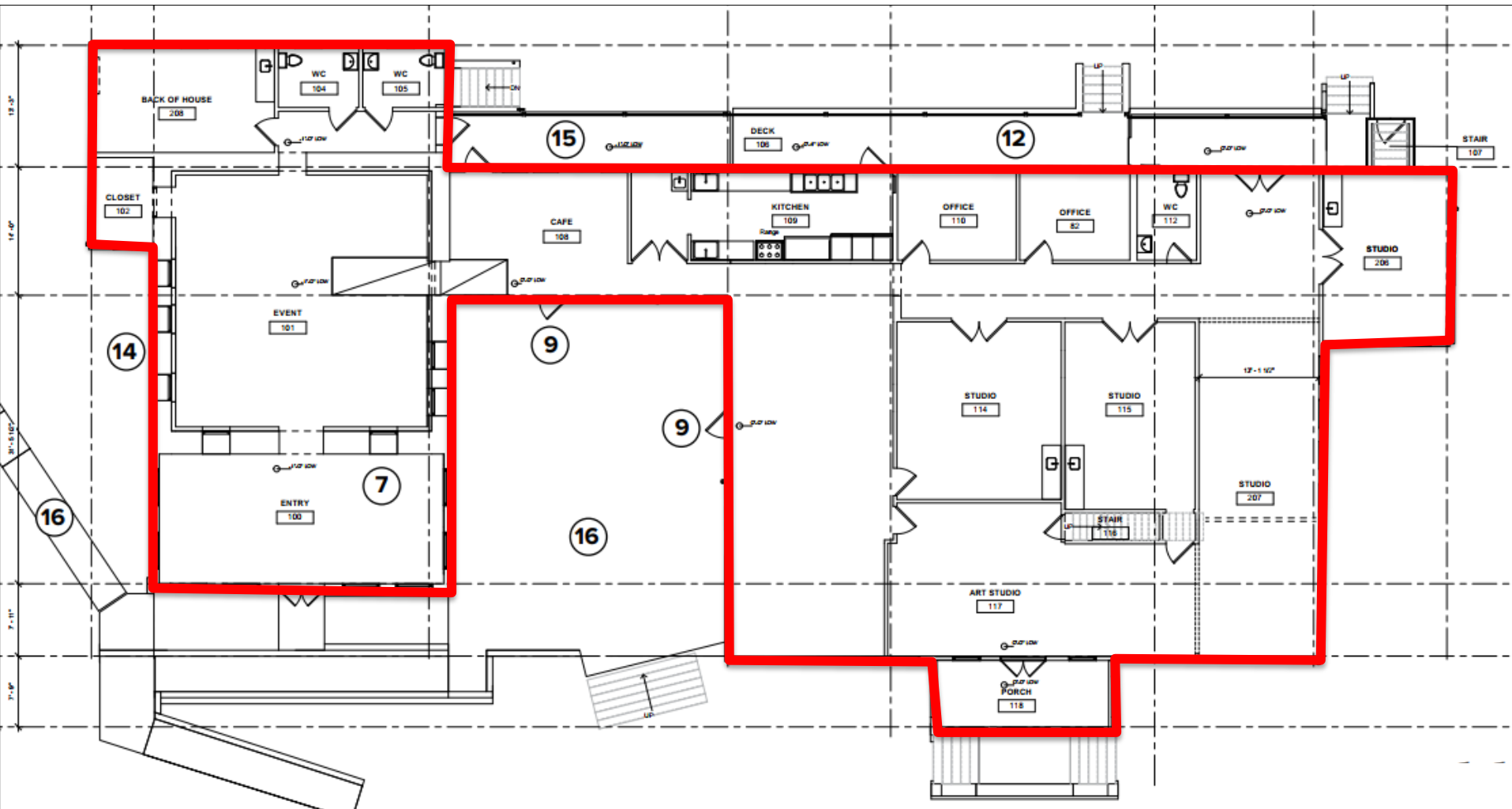
Existing North Elevation



Proposed North Elevation



Proposed Floor Plan



Dormitory Building - (A, 2)

Existing South Elevation

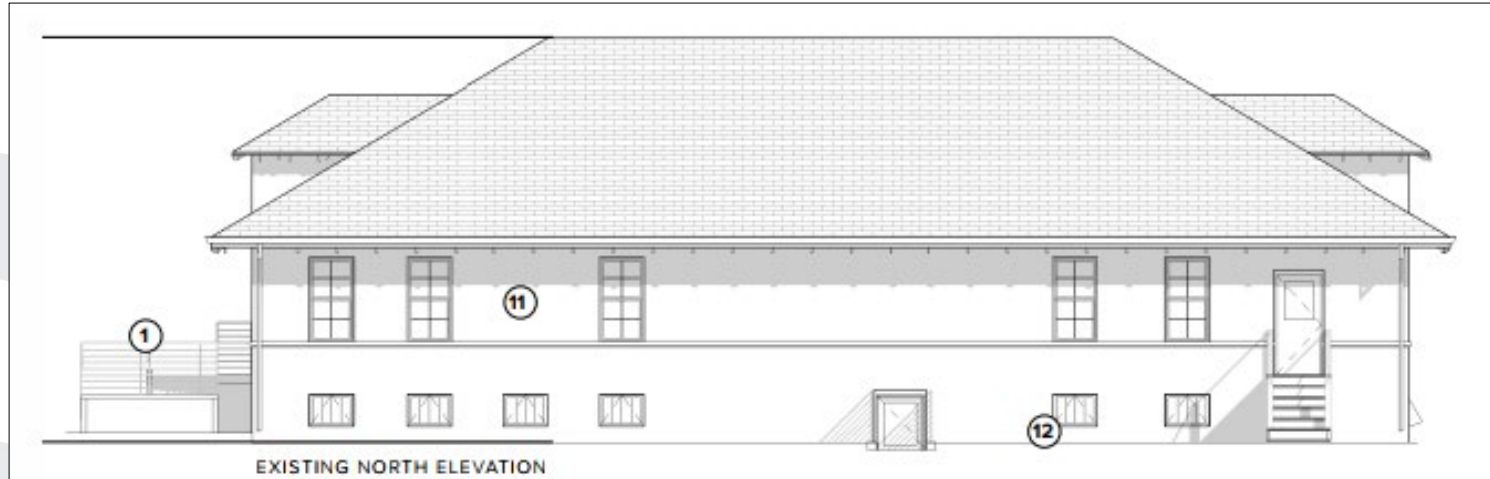


Proposed South Elevation

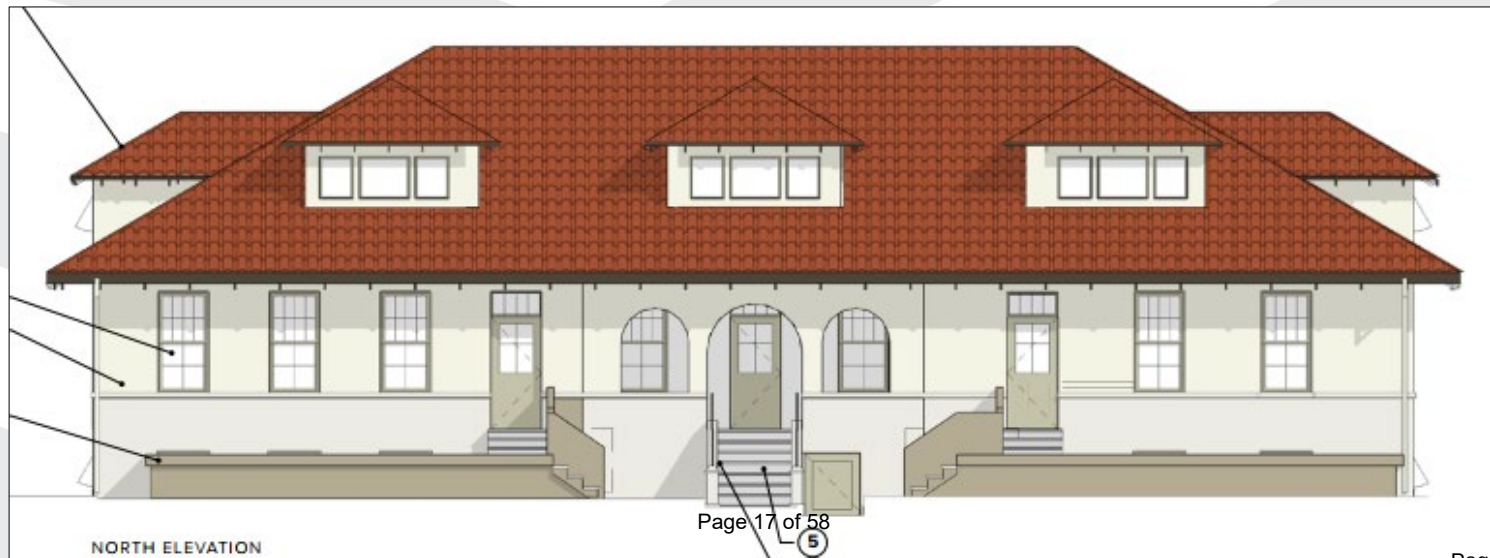


Dormitory Building - (C, 4)

Existing North Elevation



Proposed North Elevation



Dormitory Building - (C, 4)

Existing South Elevation



Proposed South Elevation

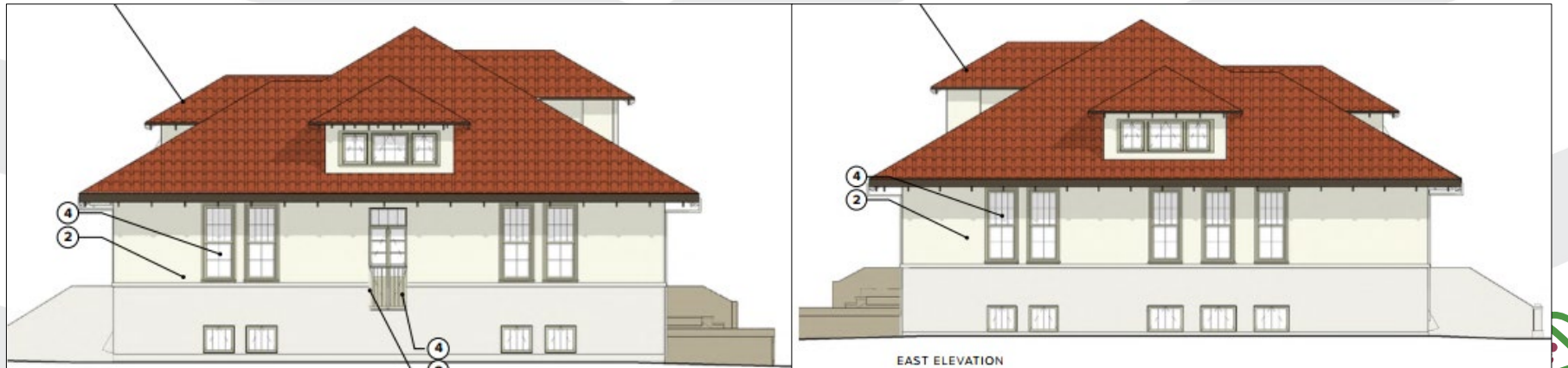


Dormitory Building - (C, 4)

Existing West & East Elevations

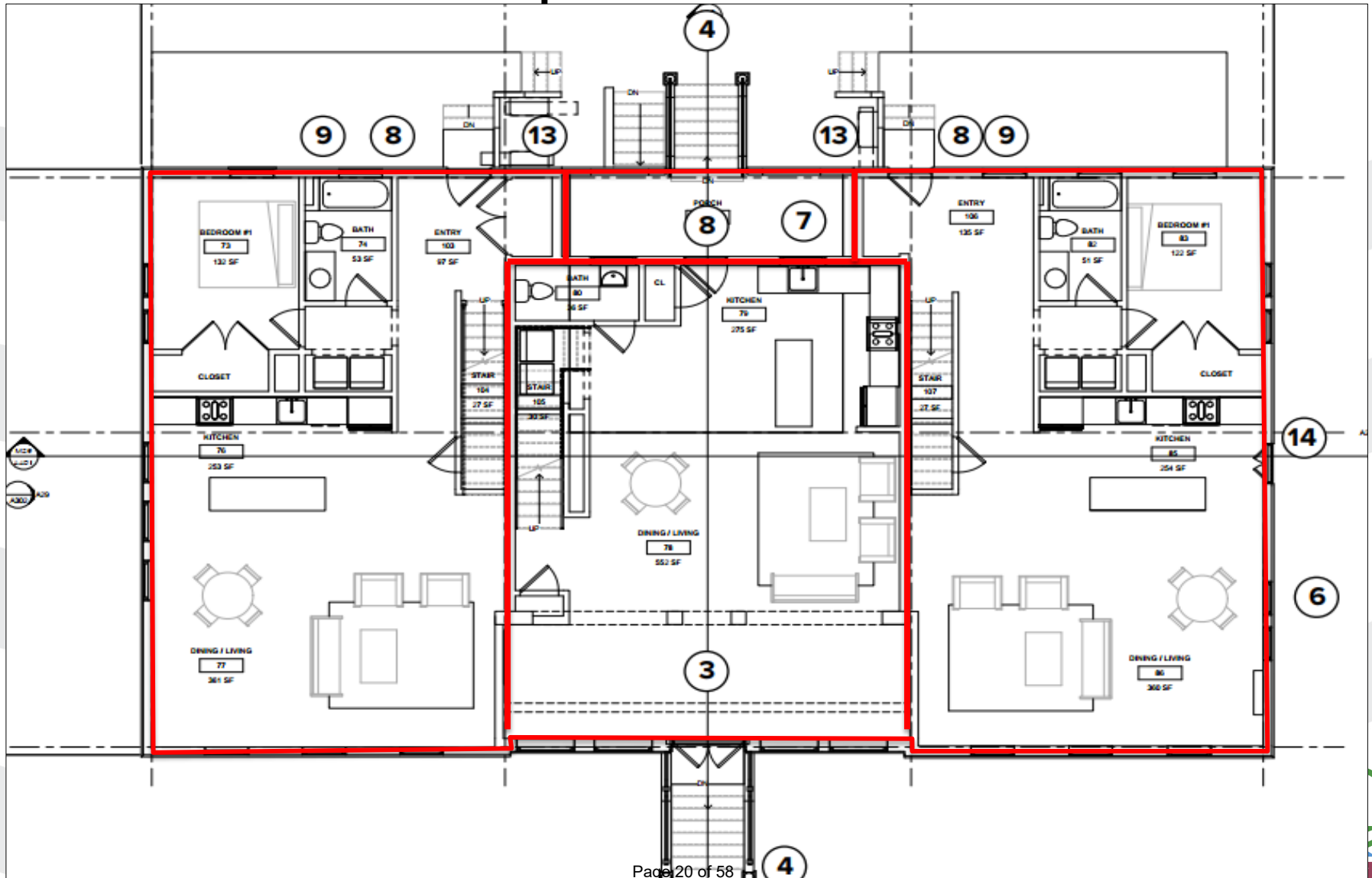


Proposed West & East Elevations



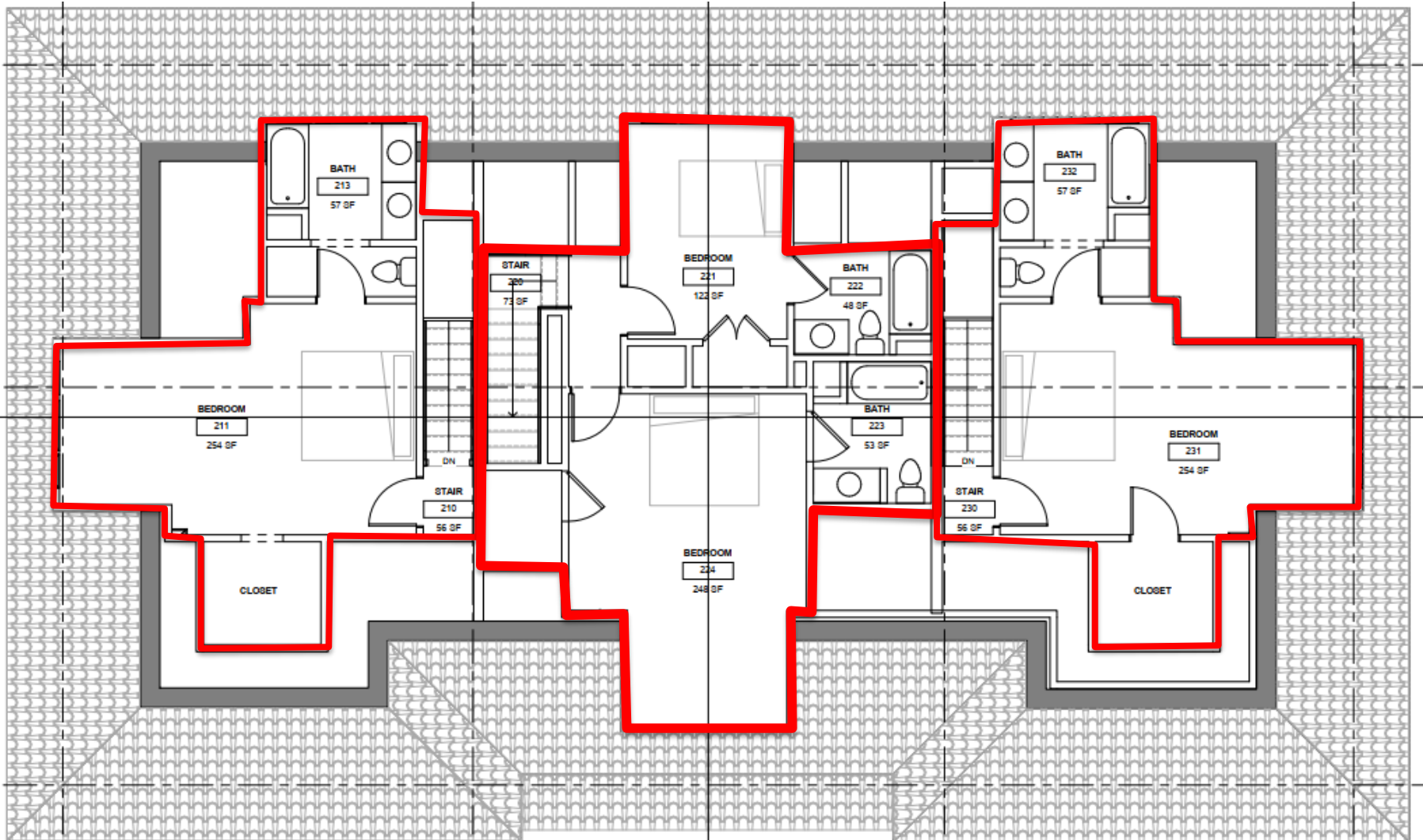
Dormitory Buildings

Proposed 1st Floor Plan



Dormitory Building - (A, 2)

Proposed 2nd Floor Plan



Carriage Building - (D1, 8)

North & South Elevations

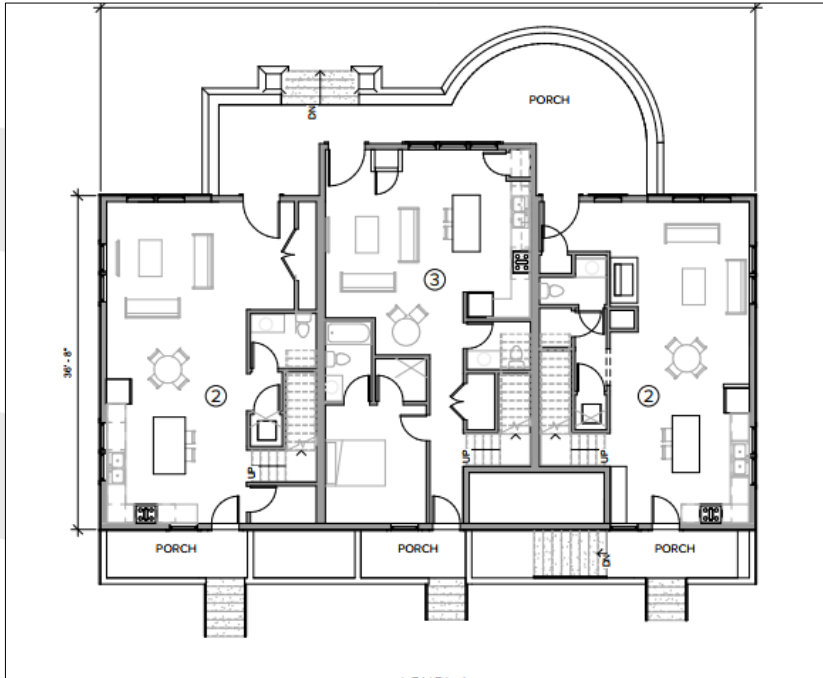


West & East Elevations

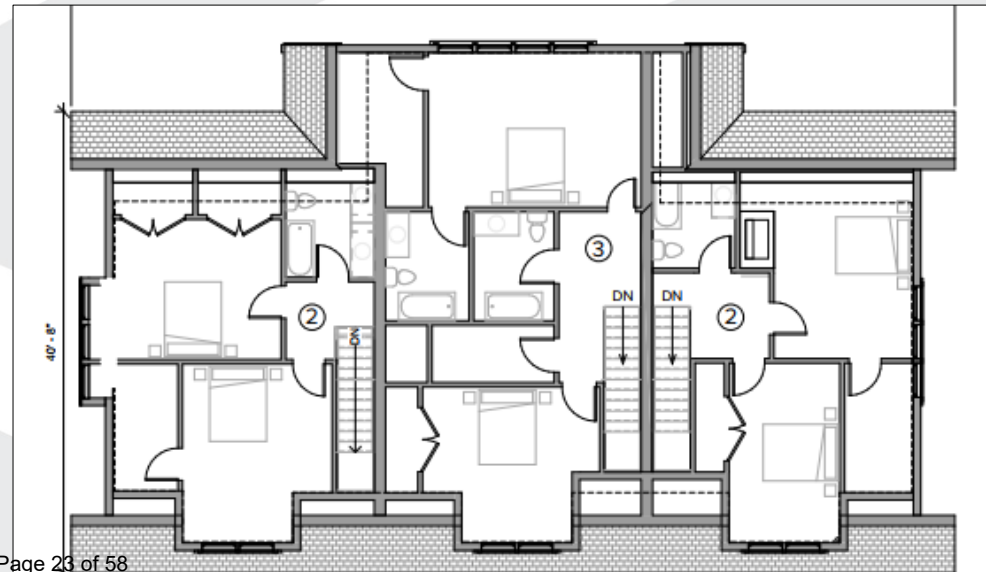


Carriage Building - (D, 8)

First Floor Plan



Second Floor Plan



Crescent Building - (D2, 5)

North & South Elevations

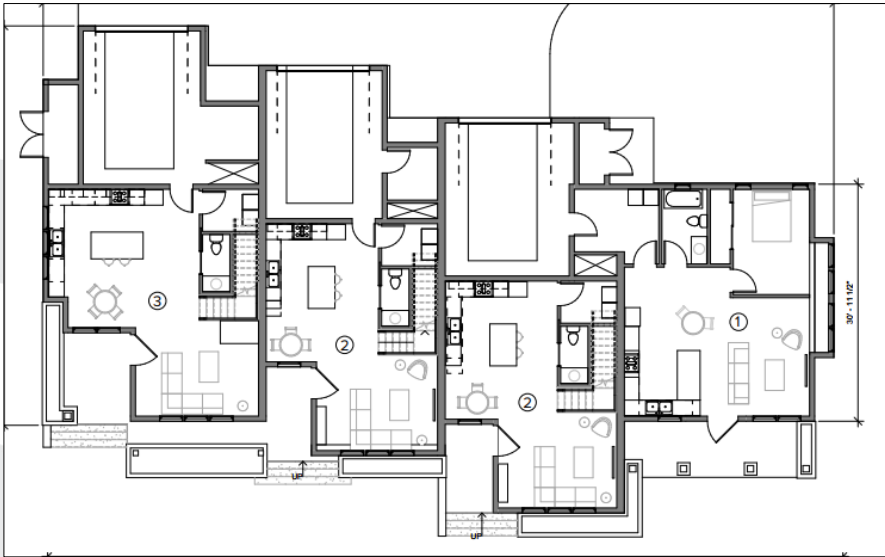


West & East Elevations

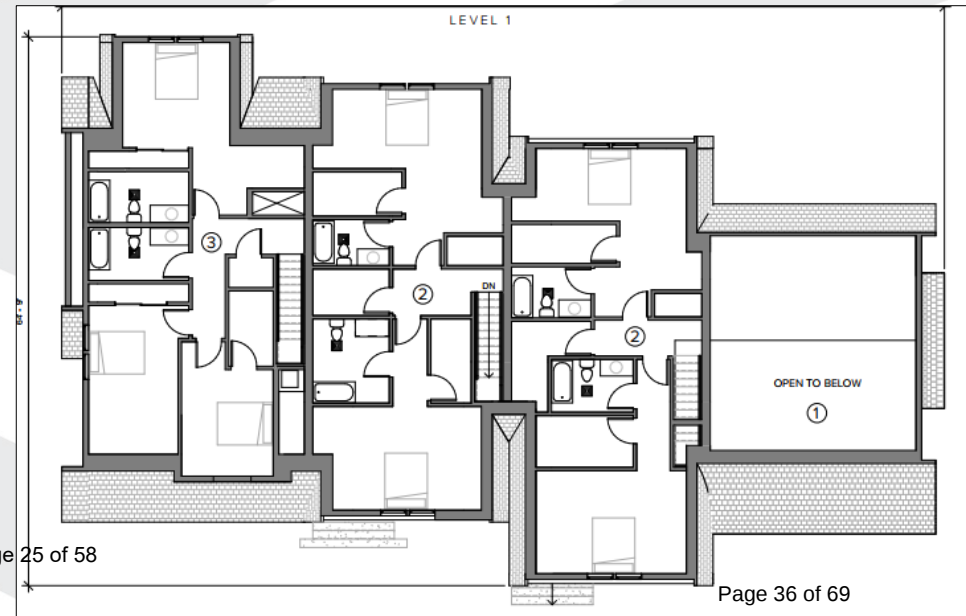


Crescent Building – (D2, 5)

1st Floor Plan



2nd Floor Plan



Crescent Building - (D2, 5)

North & South Elevations



West & East Elevations



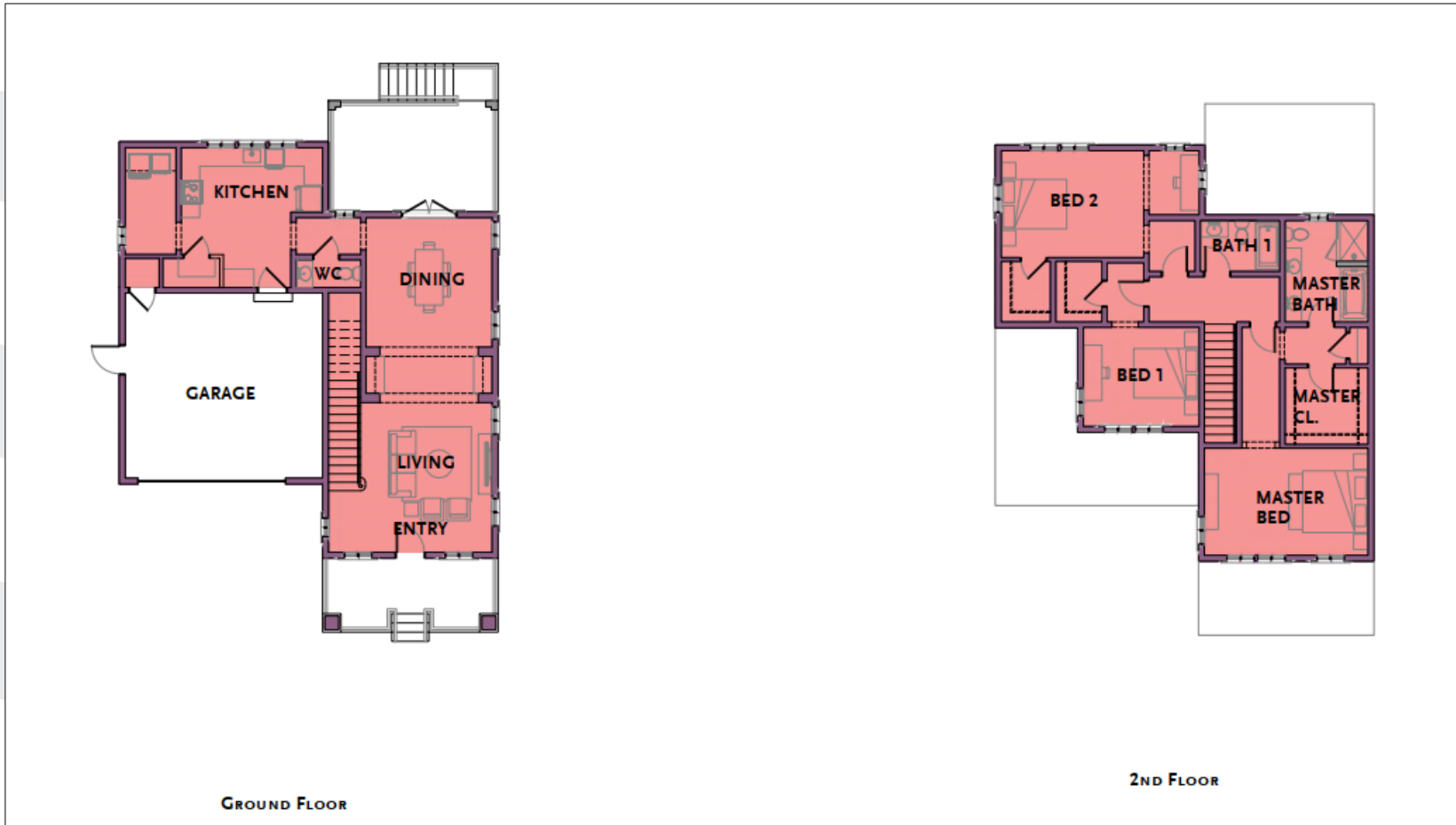
Design Review -Single Family Homes

Type A Elevation



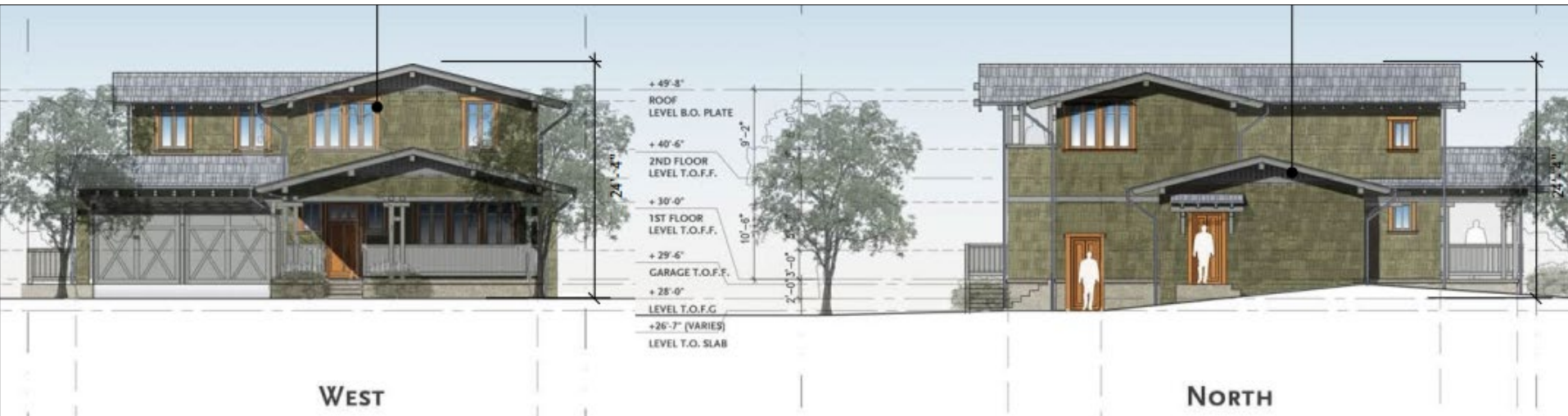
Single Family Homes

Type A Floor Plan



Design Review - Single Family Homes

Type B Elevation



Single Family Homes

Type B Floor Plan



Design Review - Condominium Buildings



ELM STREET NORTH ELEVATION



SOUTH ELEVATION

Condo Building B1



BLDG B1 - NORTH

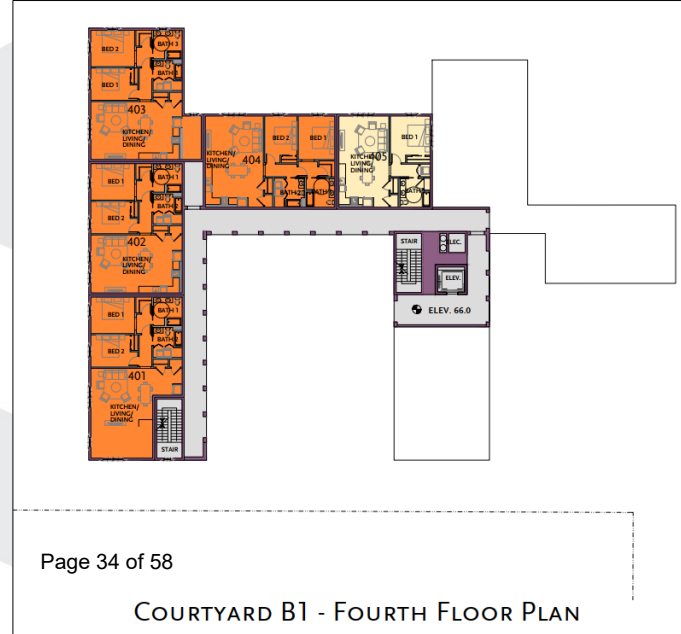
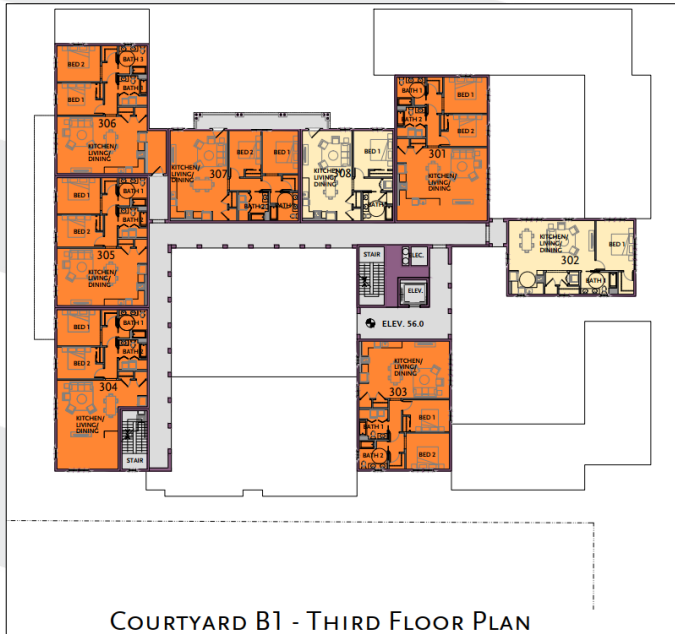
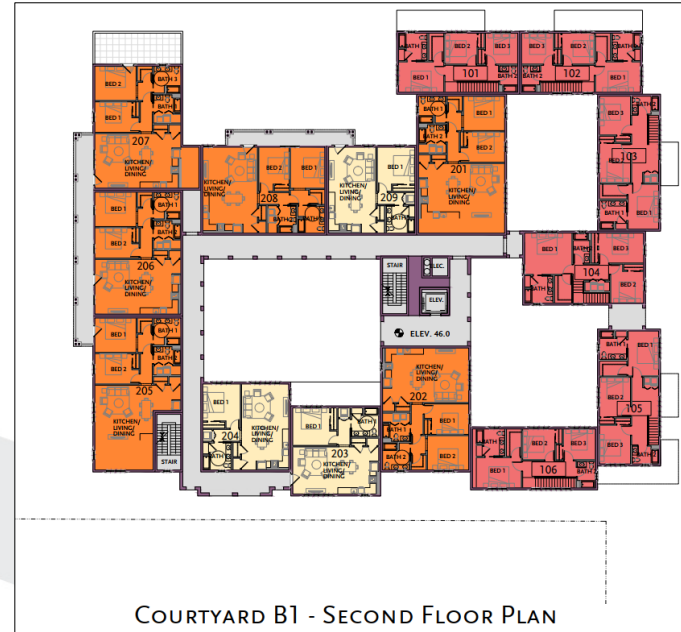
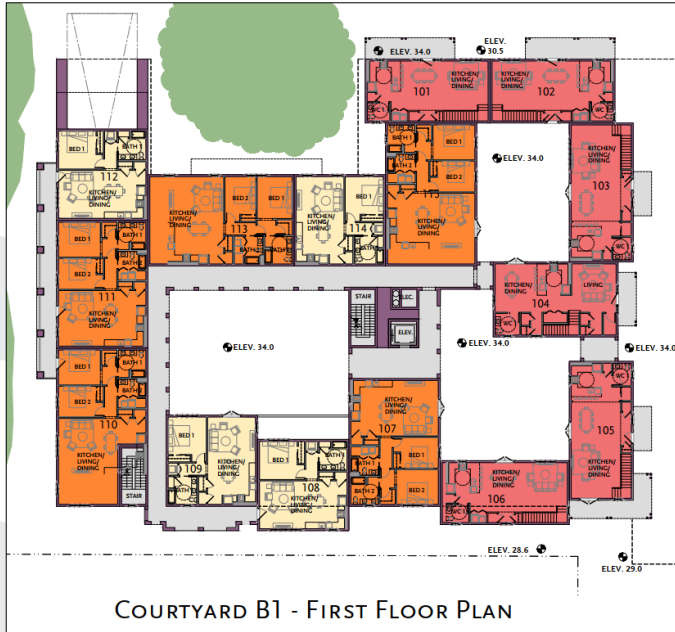


BLDG B1 - SOUTH

Condo Building B1



Condo Building B1- Floor Plans



Condo Building B2



Condo Building B2



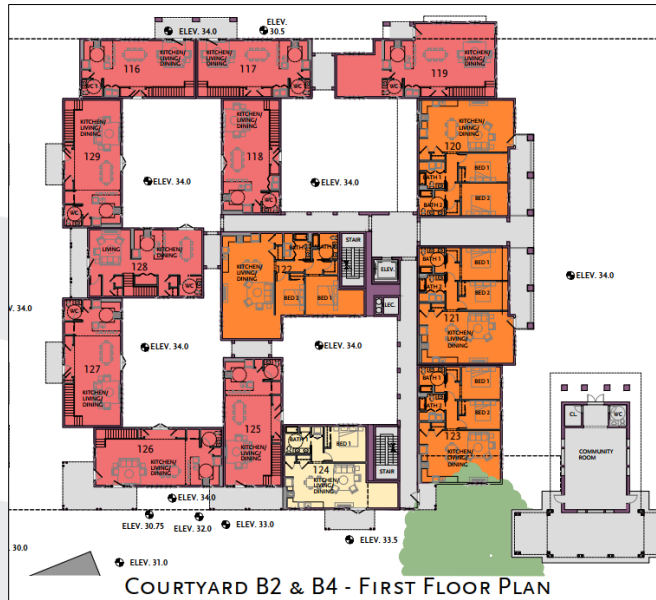
Condo Building B3



Condo Building B3



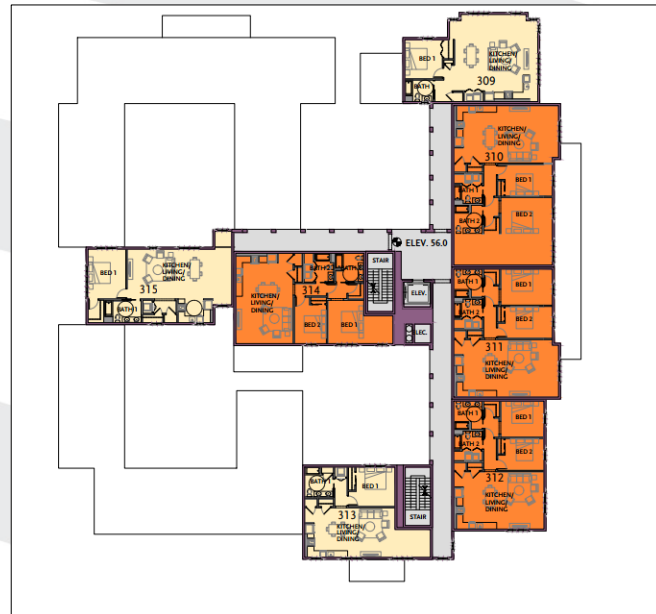
Condo Buildings B2 & B4 - Floor Plans



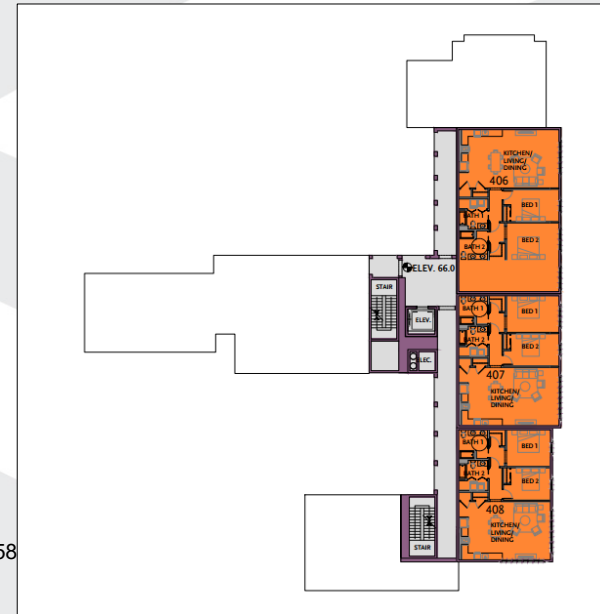
1st Floor



2nd Floor



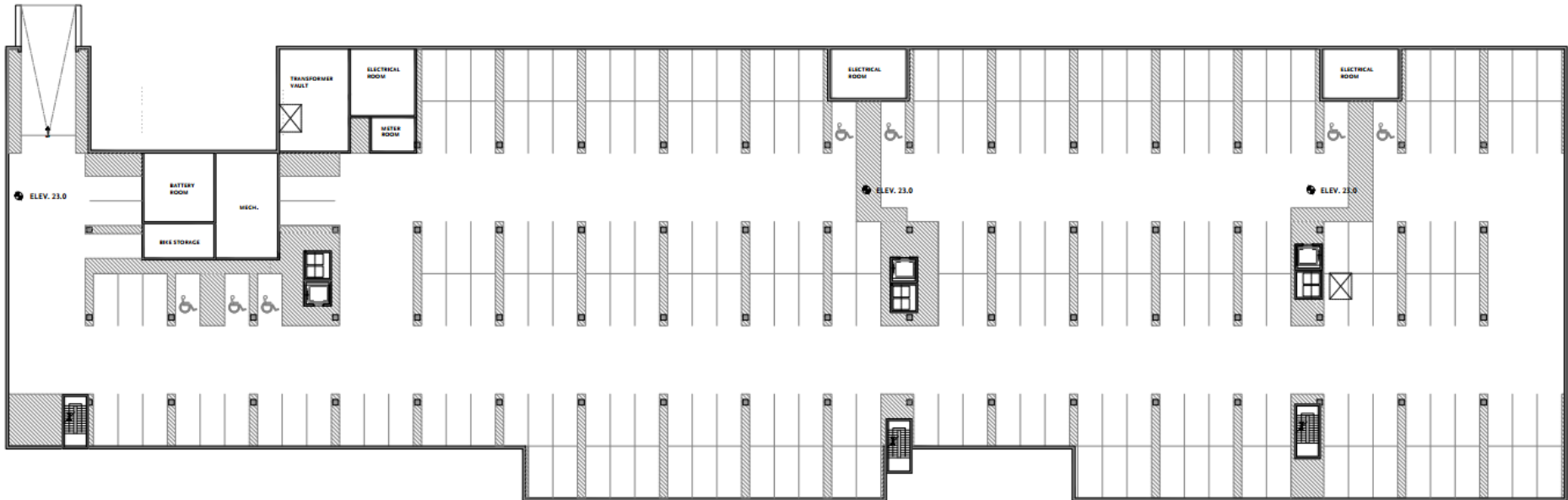
3rd Floor



4th Floor

Courtyard Buildings - (B1, B2 & B3)

Semi-Subterranean Garages



PARKING PROVIDED	241 TOTAL
SINGLE SPACES	168
TANDEM SPACES	66
ADA VAN SPACES	3
ADA SPACES	4

BIKE STORAGE PROVIDED	11 TOTAL
1 PER EVERY 10 UNITS; 110 UNITS TOTAL	
(COURTYARD B1, B2 & B3 + HISTORIC C1 & C3 + CARRIAGE D1)	

Condo Building A – Redwood Bldg.



EAST ELEVATION

East Elevation



WEST ELEVATION

West Elevation

Condo Building A – Redwood Bldg.

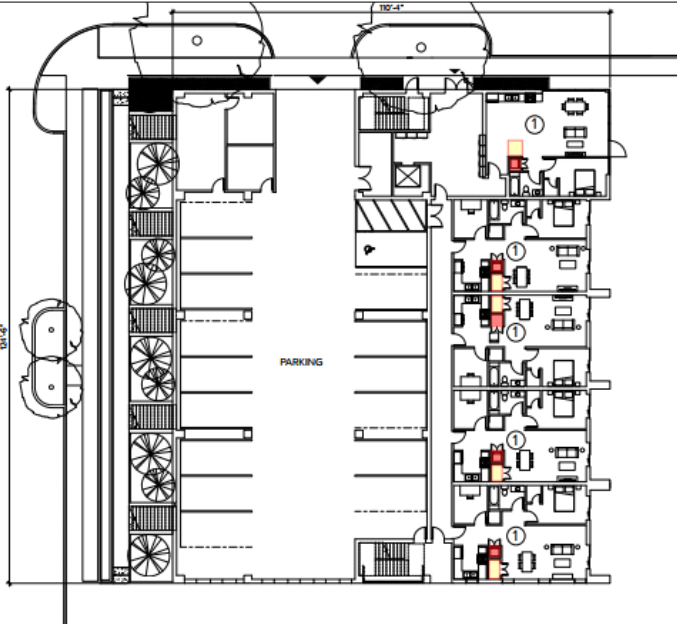


North Elevation

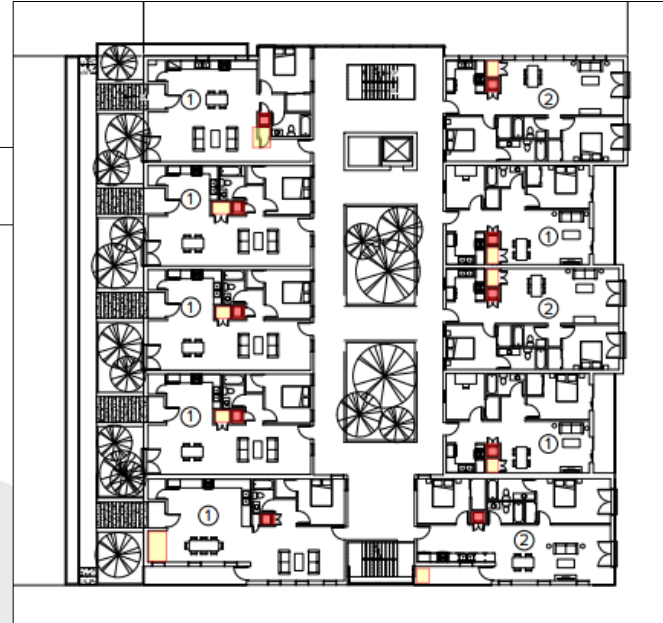


South Elevation

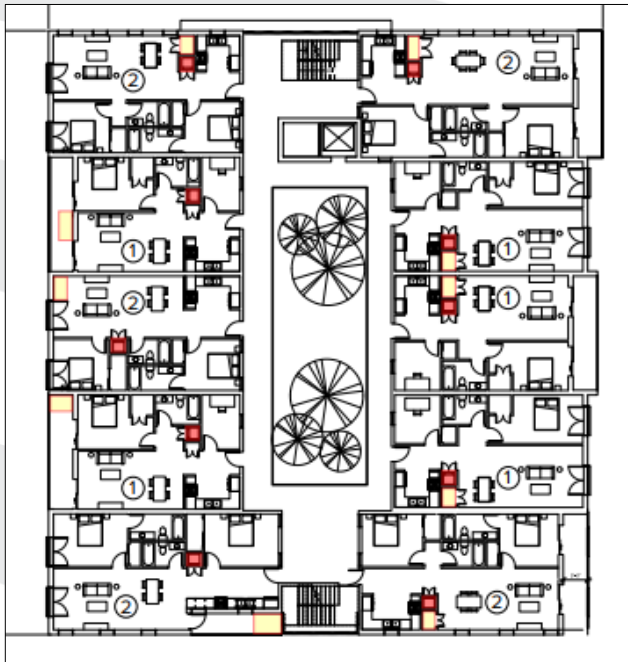
Condo Building A - Floor Plan



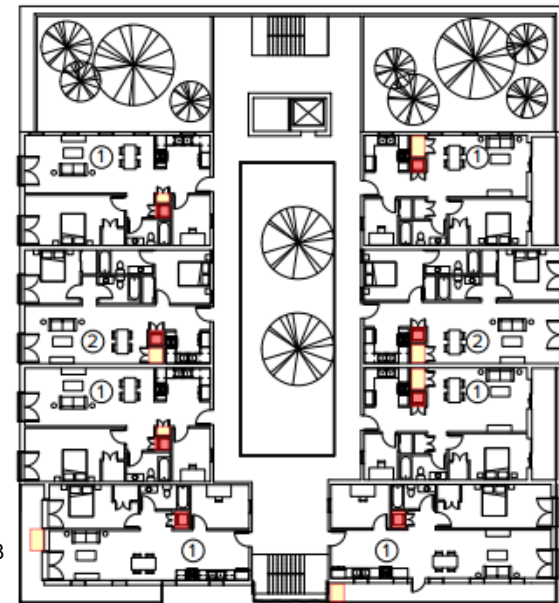
1st Floor



2nd Floor



3rd Floor



4th Floor

Materials

ATTACHMENT B

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES,
COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD
WINDOWS AND DOORS



TINTED CAST-IN-PLACE CONCRETE
PAVING



COURTYARD B1 & B4

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES,
COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD
WINDOWS AND DOORS



TINTED CAST-IN-PLACE CONCRETE
PAVING



COURTYARD B2

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES,
COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD
WINDOWS AND DOORS



TINTED CAST-IN-PLACE CONCRETE
PAVING



COURTYARD B3

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES,
COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD
WINDOWS AND DOORS



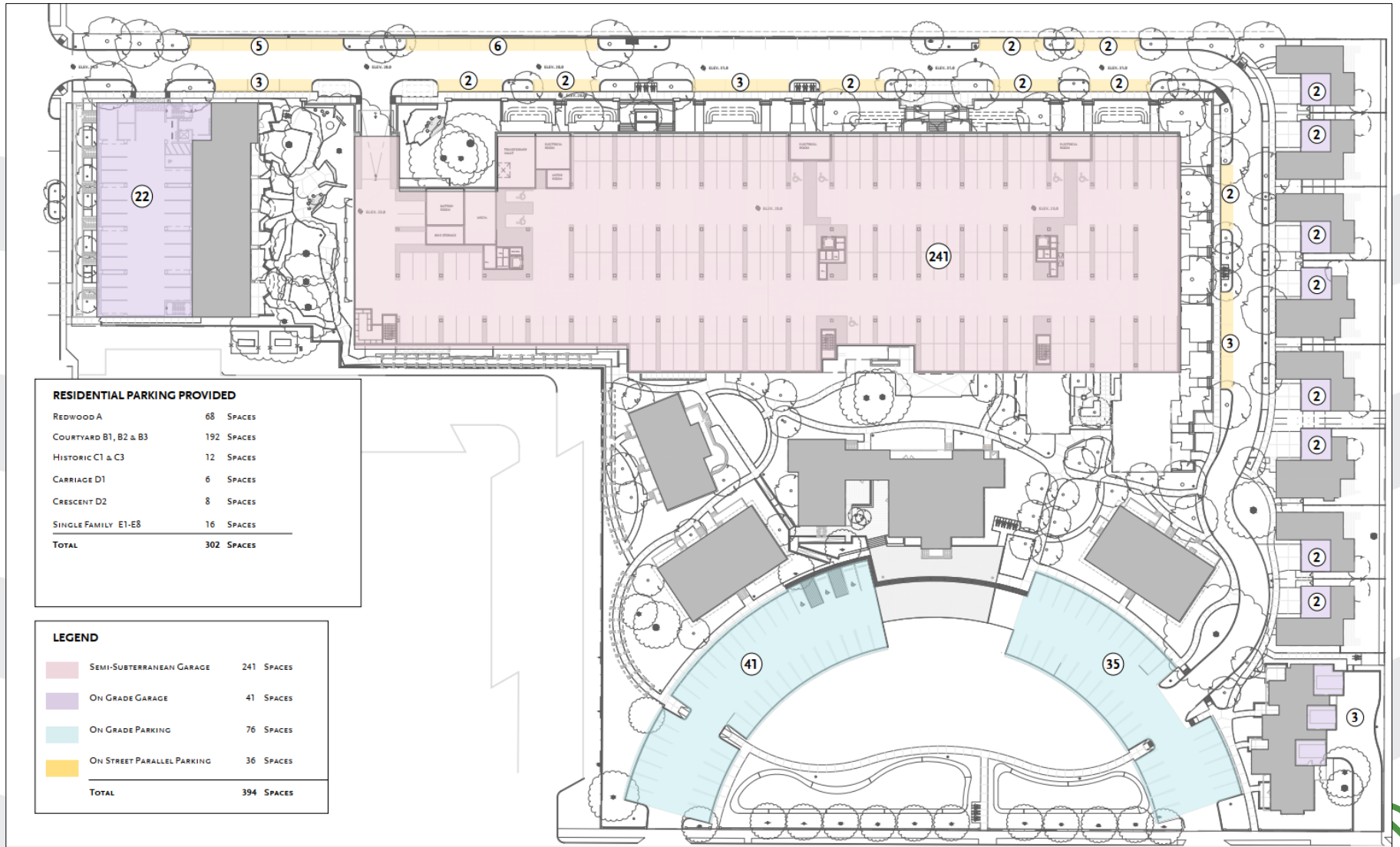
TINTED CAST-IN-PLACE CONCRETE
PAVING



SINGLE FAMILY E1-E8

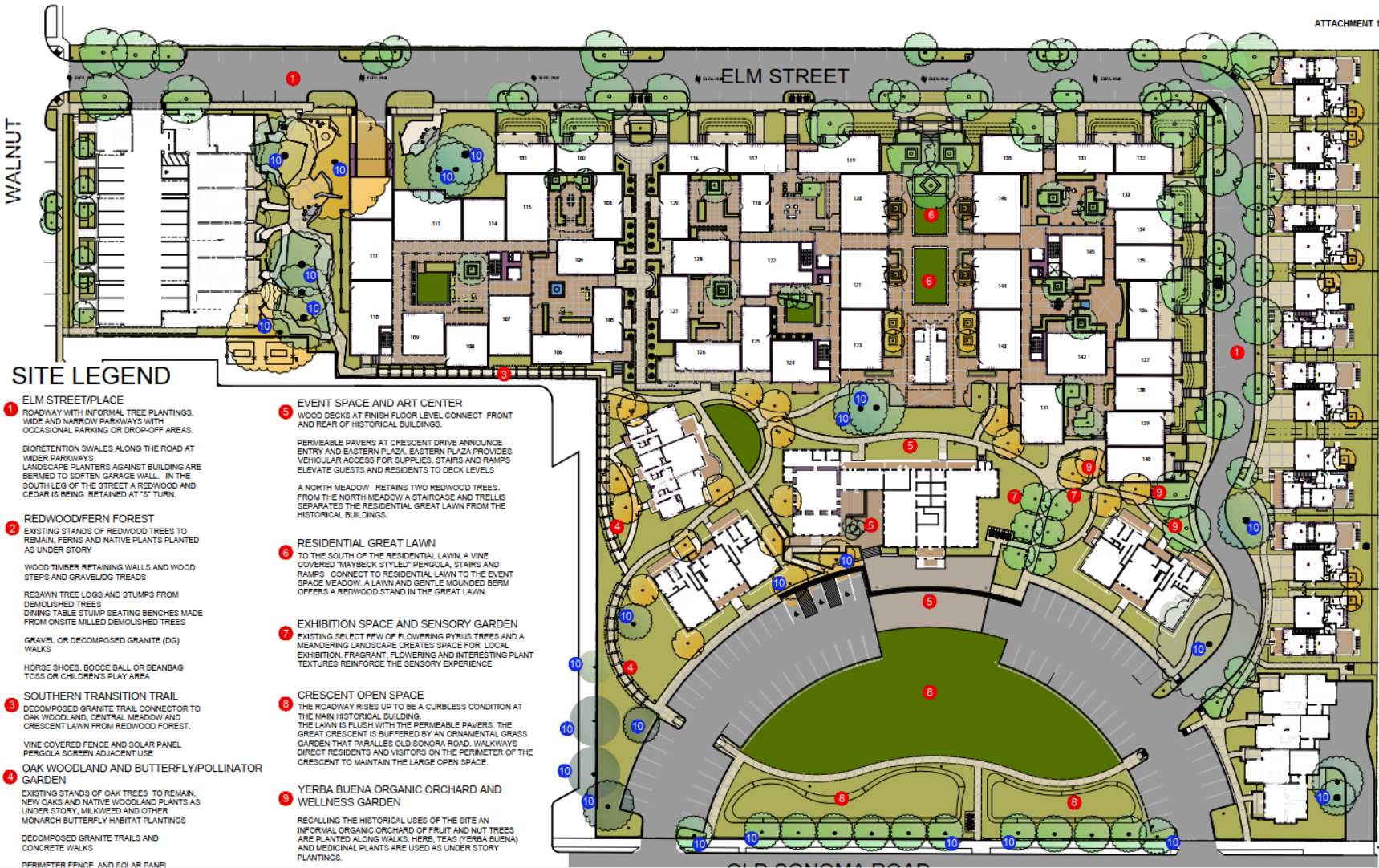
MATERIALS

Parking Plan



Landscape Plan

ATTACHMENT 17



Rendering



Rendering



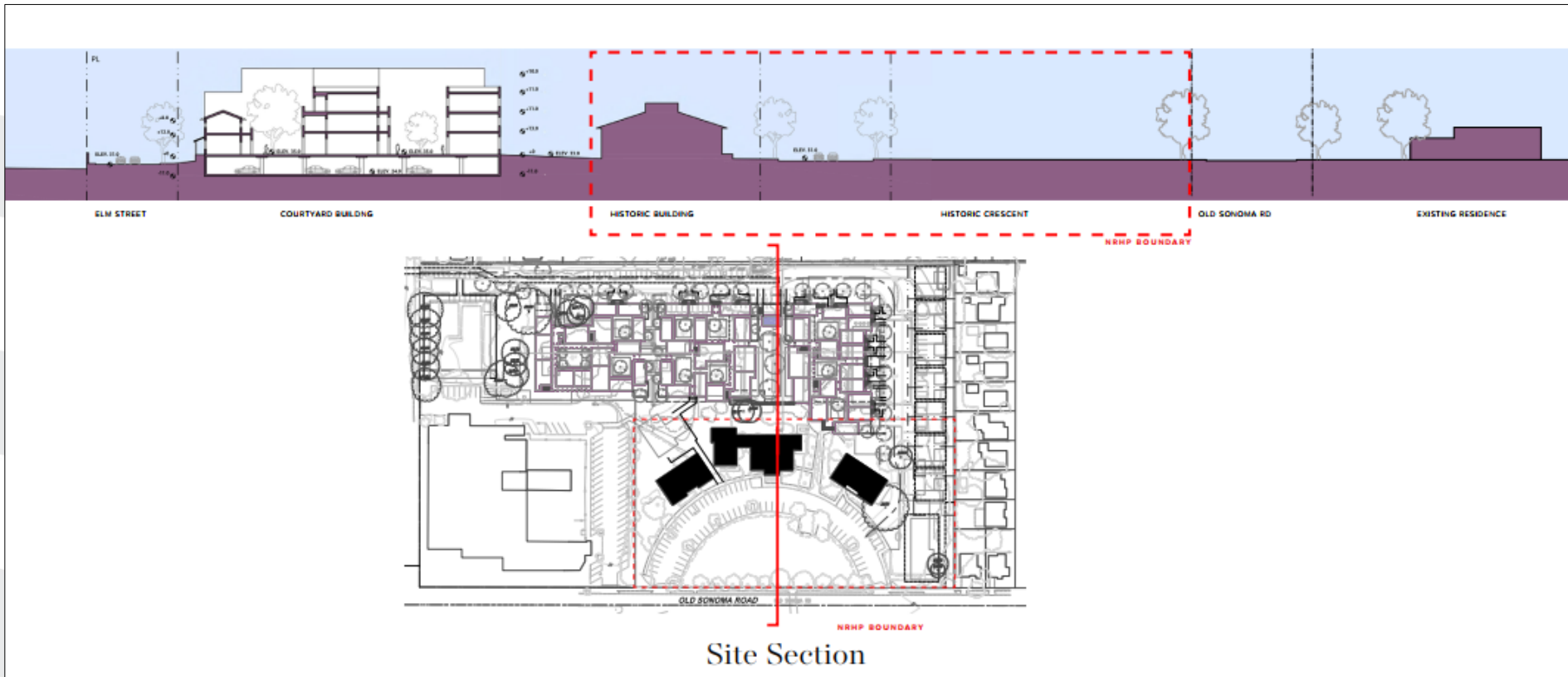
Rendering



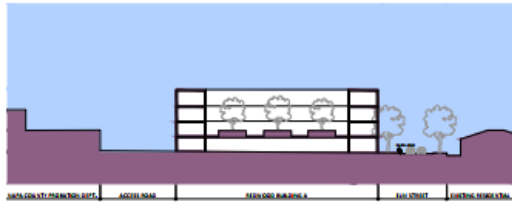
Rendering



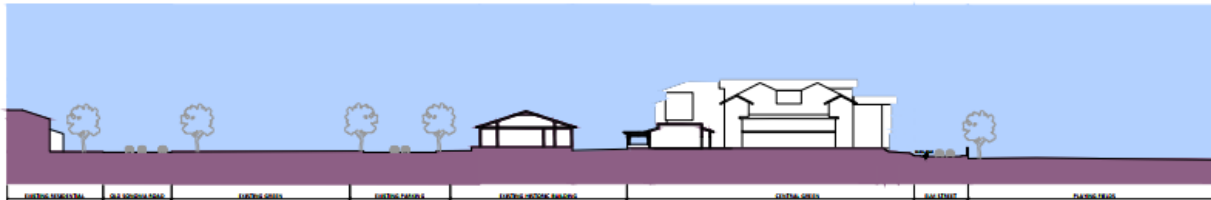
Site Cross Sections



Site Cross Sections



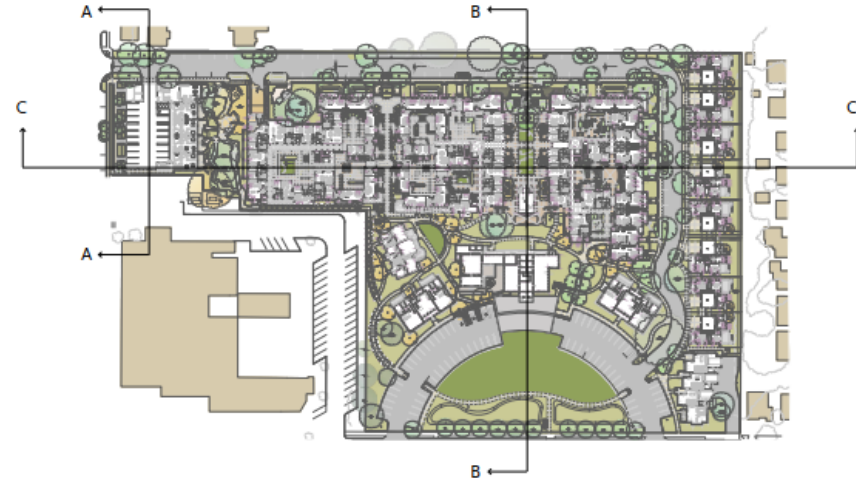
SECTION A



SECTION B



SECTION C



SITE SECTIONS

Affordable Component

March 30, 2023 - City Council approved staff to submit as co-applicant with the Applicant, an application to the State for the Affordable Housing and Sustainable Communities (AHSC) Grant.

AHSC funds not to exceed \$50 million allow project to increase the number of for-sale units affordable to households **at or below 80% of area median income (AMI) from 25 units to 65 units** and increase the number of for-sale units affordable to households **at or below 120% of AMI from 23 units to 47 units**. This would result in a net increase of an additional **64 deed-restricted for-sale units**.

Cultural Heritage Commission meeting – March 23, 2023

- Commission was pleased with the proposed renovation and supportive of the project.
- Three members of the public spoke in support of the project.
- Cultural Heritage Commission recommended approval (5 - 0)

Planning Commission meeting – April 6, 2023

- Planning Commission was also pleased with the project.
- Seven members of the public spoke in support of the project.
- Planning Commission recommended approval (4 - 0 - 1; Hurtado absent).

Recommendation

The Planning Commission and Cultural Heritage Commission recommend the City Council:

- (1) Approve the first reading and introduction of an ordinance amending Napa Municipal Code (NMC) Title 17 to add a new Chapter 17.33 establishing the Old Sonoma Road Mixed-Use Master Plan zone district (MP: OSR-MU) and amending the zoning map to rezone an 8.6 acre parcel at 2344 Old Sonoma Road, APN: 004-291-015, and an adjacent parcel of approximately 2,911 square feet from Public, Quasi-Public (PQ-P) district to the MP: OSR-MU, and determining that the actions authorized by the ordinance were adequately analyzed by a previous CEQA action;
- (2) adopt a resolution approving a Design Review Permit and Tentative Subdivision Map for the subdivision of an 8.6 acre property into 20 parcels with 162 residential units for the Old Sonoma Road Mixed-Use Project at 2344 Old Sonoma Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and
- (3) Adopt a resolution approving a Certificate of Appropriateness for major alterations to a Local Landmark located at 2344 Old Sonoma Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

End of Presentation



From: [Christina Benz](#)
To: [Clerk](#)
Cc: [Lynne Baker](#); [Charles Shinnamon](#); [Kara Vernor](#)
Subject: Comments for May 2 Council meeting, Item 13.A
Date: Sunday, April 30, 2023 11:33:09 AM

[EXTERNAL]

To the Mayor and Napa City Councilmembers,

I am writing on behalf of Napa Climate NOW! to reiterate our support of the Old Sonoma Road Mixed Use Development.

We have submitted a letter of support for AHSC funding for the project because it will achieve the following (with the funding):

- provide 96 units of affordable housing for low-income and moderate-income households in an urban in-fill project close to shopping, an elementary school, and public transportation
- reduce building GHG emissions by incorporating rooftop solar and battery storage
- reduce transportation GHG emissions by funding EV car charging stations and building bike paths in the area
- improve air quality and reducing heat island effect through the planting of street trees

The project will bring further benefits to the community (and help to decarbonize our building stock and meet the City's goal of Net-Zero climate pollutants by 2030) if the buildings are all-electric with no natural gas infrastructure. With the current California building code requirements for prewiring for all appliances, this also makes the homes more affordable than dual-fuel houses. **Please ask the project developers if this will be the case.**

The project will also include enhanced bike facilities, especially on Old Sonoma Road. The segment from Jefferson to Hwy 29 is a very important east-west segment that currently has no facilities and will be even more important once the development is built and traffic in the area increases. The Bike Plan currently calls for a class II there (a standard bike lane), and the City's sustainable communities grant application does include funding for Class II's on this segment. However, even if the AHSC grant funding is not received, it is imperative that the bike lanes go in when the development is built.

Thank you for your consideration,
Chris Benz
Napa Climate NOW!
707-492-0089

From: Toby Lovallo [REDACTED]
Sent: Tuesday, May 2, 2023 8:56 AM
To: Liz Alessio <lalessio@cityofnapa.org>
Subject: The Crescent Housing Project

[EXTERNAL]

Dear Councilmember Alessio,

I want to applaud the proposal for redevelopment of the historic Crescent, former home of the county's health and human services department.

The attention to the historic buildings and the crescent drive and green is terrific.

The proposed development should also be supported enthusiastically because of another, rarely used, technique: harnessing the power of home ownership to create local pride and care for a neighborhood. Making most or all of the new units resident-owned rather than rented is a great feature of this proposal, and this feature should be encouraged much, much more.

Thank you,
Tobias Lovallo

[REDACTED]
Napa CA 94559