



MEETING MINUTES - Final

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

CITY COUNCIL OF THE CITY OF NAPA

*Mayor Jill Techel
Vice Mayor Doris Gentry
Councilmember Liz Alessio
Councilmember Mary Luros
Councilmember Scott Sedgley*

Tuesday, February 18, 2020

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: 3:49 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Alessio, Vice Mayor Gentry, Councilmember Luros, Councilmember Sedgley, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS: None.

3. PUBLIC COMMENT:

James Hinton, resident - Spoke regarding freedom of speech and asked the Council to adopt a recreational cannabis ordinance.

4. CONSENT CALENDAR:

Vice Mayor Gentry requested removal of Item 4.F.

A motion was made by Councilmember Sedgley, seconded by Vice-Mayor Gentry, to approve the Consent Calendar, with Item 4.F pulled. The motion carried by the following vote:

Aye: 5 - Alessio, Gentry, Luros, Sedgley, and Techel

4.A. 2168-2019 Monthly Budget and Investment Statement

Received and filed the Monthly Budget and Investment Statement as of December 31, 2019

4.B. 2227-2019 Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane

Determined there was a need to continue the emergency action to execute and implement contracts for the design, permitting and construction of the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, and determine that the actions authorized by this item are exempt from CEQA.

4.C. 2188-2019 Workers' Compensation Insurance for Peace Officers
Adopted Resolution R2020-018 authorizing the City to accept liability for compensation, under Workers' Compensation and Insurance laws, for an injury sustained by a City police officer ("peace officer") while outside the State of California, who was not at the time acting under the immediate direction of his or her employer, subject to the limits identified in California Labor Code Section 3600.2(b)(4).
Enactment No: R2020-018

4.D. 2232-2019 Public Safety Dispatching Services Provided to American Medical Response for Emergency Medical Services
Adopted Resolution R2020-019 authorizing the City Manager to execute a one-year contract amendment for Public Safety Dispatching Services provided to American Medical Response (AMR).
Enactment No: R2020-019

4.E. 18-2020 Senior Activity Center Public Art
Approved the installation of a public art sculpture at the Senior Activity Center; authorize the City Manager to execute the agreement on behalf of the City in an amount not to exceed \$15,000, with the artist, Tiimo Mang, for the purchase and installation of the sculpture entitled "Northern Sojourner"; determine that the actions authorized by this item are exempt from CEQA; and approve the transfer of \$15,000 from the Public Art Fund to the Capital Improvement Fund and an increase to the Senior Center Project (FC16PR01) of \$15,000 as documented in Budget Adjustment No. BE2002503.

4.F. 2116-2019 North Bay BMX
Katrina Gregory, Recreation Manager, provided a brief report.
Vice Mayor Gentry acknowledged the program and commended staff and Donny.
Jeremy Sill with North Bay BMX (past board member), highlighted the program and provided a brief history.
A motion was made by Councilmember Gentry, seconded by Councilmember Alessio, to authorize the City Manager to execute a lease agreement with North Bay BMX for the BMX track at John F. Kennedy Park for a term of 5 years with an option to renew for an additional 5 years at an annual rent of \$5000, increased each year by the percentage increase in the Consumer Price Index and determine that the actions authorized by this item are exempt from CEQA. The motion carried by the following vote:
Aye: 5 - Alessio, Gentry, Luros, Sedgley, and Techel

4.G. 4-2020 Budget Adjustment to Materials Diversion Fund for FY2019/20
Approved a revenue budget increase of \$2,504,000 and an expenditure budget increase of \$3,715,000 in the Materials Diversion Fund and an expenditure budget decrease of \$300,000 in the Non-Recurring Materials Diversion Fund, as documented in Budget Adjustment No. BE2002501.

4.H. 2181-2019 Penny Lane Water Main Reimbursement Agreements
Authorized the Utilities Director to execute agreements with the property owners of 2137, 2139 and 2159 Penny Lane to reimburse the City for the property owners' fair share proportionate costs associated with a water main extension project to provide City water service to the properties, which were recently annexed into the City of Napa, and determine that the project is exempt from CEQA.

4.I. 2226-2019 Caltrans Maintenance Agreement for Interchange at SR29 and First Street, the Roundabouts Project
Adopted Resolution R2020-020 authorizing the City Manager to execute a Project Specific Maintenance Agreement with the State of California Department of Transportation for the Interchange at State Route 29 and First Street, the Roundabouts Project, in the City of Napa, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
Enactment No: R2020-020

4.J. 2197-2019 Amended First Time Homebuyer Loan Down Payment Assistance Program Guidelines
Adopted Resolution R2020-021 approving amended First Time Homebuyer Loan Program Guidelines.
Enactment No: R2020-021

4.K. 11-2020 Affordable Housing Infill Infrastructure Grant Application for Napa Pipe
Adopted Resolution R2020-022 authorizing the City Manager to jointly submit an Application with Napa Redevelopment Partners LLC to California Department of Housing and Community Development for an Infill Infrastructure grant of up to \$15,000,000 for the Napa Pipe Project and determining that the actions authorized by this resolution was adequately analyzed by a previous CEQA action.
Enactment No: R2020-022

5. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter thanked James Hinton and the Parks & Recreation Department. James identified graffiti on public art and the Parks Department had it cleaned up within two hours.

CITY COUNCIL RECESS: 4:03 P.M.

6:30 P.M. EVENING SESSION

6. CALL TO ORDER:

6.A. Roll Call:

Present: 5 - Councilmember Alessio, Vice Mayor Gentry, Councilmember Luros, Councilmember Sedgley, and Mayor Techel

7. PLEDGE OF ALLEGIANCE:

8. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Items 10.A., 10.B. and 11.A.

- Joint PowerPoint Presentation by City Staff.
- Email from William McGuire.
- Video Clip of Salvador Creek from Susan Rushing-Hart.

Item 12.A.: Westin Hotel Addition.

- PowerPoint Presentation by City Staff.
- Email from Joelle Gallagher.

(Copies of all supplemental documents are on file in the City Clerk's department)

9. PUBLIC COMMENT:

Bill Chadwick, resident – Spoke about the need for housing versus hotel rooms.

James Hinton, resident - Spoke regarding housing and access to recreational cannabis.

Valerie Wolf, resident - Read an excerpt from "The Invisible Rainbow."

10. PUBLIC HEARINGS/APPEALS:

Public Hearing items 10.A., 10.B. and Administrative Report item 11.A. were opened and heard together.

10.A. 25-2020 Heritage House/Valle Verde Project

10.B. 2233-2019 Abandonment and quit claim of a portion of Valle Verde Drive to The Peter A. and Vernice H. Gasser Foundation for the Heritage House/Valle Verde Project

11. ADMINISTRATIVE REPORTS:

11.A. 10-2020 Heritage House Apartments Loan

Mayor Techel opened the two Public Hearings on Items 10.A and 10.B. along with the Administrative Report on Item 11.A. in order to hear the three agenda items together since they were regarding the same project. She announced that Council would consider the adoption of the three resolutions regarding the Valle Verde and Heritage House Continuum of Housing Project at 3700, 3710, and 3720 Valle Verde Drive.

Erin Morris, Planning and Code Enforcement Manager, Jeff Freitas, Property Manager, and Lark Ferrell, Housing Manager, provided the staff report.

Mr. Freitas reviewed the right-of-way abandonment.

Ms. Lark reviewed the loan reservation.

Individual Council comments and questions ensued.

Mayor Techel opened public testimony

Rosemarie Vertullo, resident - Voiced safety concerns and opposed the project.

Earle Craigie, resident - Southeast Vintage Neighborhood Association, voiced concerns with safety and asked to relocate NPLH individuals.

Gladys Castillo, resident – Spoke of comments made at the last meeting by Felix Cuban about Abode Services being under investigation by the California Department of Justice District.

Susan Rushing-Hart, resident - Voiced concerns with abandonment of property to Valle Verde, flooding, and site location concerns.

Lisa Reifers, resident - Voiced NPLH safety concerns, accountability, and asked if a committee will be established.

Bill McGuire, resident – Voiced parking, creek, and property value concerns.

Veronika Sumbera, resident – Voiced concerns with safety and project site location and said they have been unable to sell their home.

Sue Hepple, resident – Questioned plans for removal of trash and displaced cars at the north end of Valle Verde.

Mayor Techel asked the applicant if they would like to provide testimony.

Cassandra Walker, Housing Consultant, Gasser Foundation, provided responses to comments.

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

Discussion was turned over to Council, and individual comments and questions ensued.

A motion was made by Councilmember Luros, seconded by Vice-Mayor Gentry, to:

Adopt Resolution R2020-023 approving a Use Permit and Design Review Permit to remodel an existing building to create 66 Single Room Occupancy (SROS) units, including 33 units of permanent supportive housing, (Heritage House), and a Design Review Permit for the construction of a 24-unit affordable apartment complex (Valle Verde) and three Density Bonus Concessions (two for Heritage House and one for Valle Verde) on a 2.88-acre property located at 3700, 3710 & 3720 Valle Verde Drive (APNS 038-170-042, 043 & 046), and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

Adopt Resolution R2020-024 authorizing the conditional abandonment and quit claim of a portion of Valle Verde Drive to The Peter A. and Vernice H. Gasser Foundation in support of the Heritage House and the Valle Verde Apartments Projects (PL17-0114) located at 3700, 3710 and 3720 Valle Verde Drive, and Determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

Adopt Resolution R2020-025 authorizing the City Manager to negotiate and execute loan documents with Heritage House Partners LP for a 55-year residual receipts loan of up to \$2,200,000, with 3 % interest, from the City of Napa Affordable Housing Impact Fee Fund for the Heritage House Apartments Project, which includes 66 rehabilitated and repurposed units, located at 3700 Valle Verde Drive and determining that the potential environmental effects of the actions authorized by this resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:

Aye: 5 - Alessio, Gentry, Luros, Sedgley, and Techel

Enactment No: R2020-023, R2020-024 and R2020-025

Mayor Techel called for a break at 7:43 P.M. The meeting reconvened at 7:53 P.M.

12. PUBLIC HEARINGS/APPEALS:

12.A. 19-2020 Westin Hotel Addition

Mayor Techel opened the hearing.

Mike Allen, Senior Planner, provided the staff report.

Mayor Techel asked, and Council provided disclosures.

Sara Southam, Property Manager, Westin Verasa Napa, introduced the team of Troy Crosby, Managing Director of BY Napa Holdings; owner; Don Shindle, General Manager; Jeff Goodwin, Principal Architect from BAR Architects; and Paul Warnock, RSA.

Troy Crosby, Managing Director of BY Napa Holdings and owner, provided additional remarks on the project.

Jeff Goodwin, Architect - Provided further clarification on the project's design.

Mayor Techel opened up the public testimony.

Sharon Macklin, resident, and Napa Housing Coalition – Spoke of development of new hotel rooms and assurances for workforce housing.

Emmanuel Lara, Westin Verasa Napa employee - Spoke in support of the project.

Fernando Salinas, Westin Verasa Napa employee - Spoke in support of the project.

Shanti Hernandez, Westin Verasa Napa employee - Spoke in support of the project.

Chuck Shinnamon, resident, and member of the Napa Housing Coalition - Spoke of Napa's strong tourist base and the need to house them.

Mayor Techel closed public testimony.

Don Shindle, General Manager, recognized comments regarding workforce housing and its funding through TOT, and commented that 80% of Westin associates live in the Napa Valley.

Discussion was turned over to Council, and individual comments and questions ensued.

Mayor Techel and Councilmembers voiced support.

A motion was made by Vice Mayor Gentry, seconded by Councilmember Alessio to adopt Resolution R2020-026 approving a Use Permit and Design Review Permit for a 32-room expansion of the Westin Hotel on the vacant parcel located at 1274 McKinstry Street adjacent to the existing Westin Hotel and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:

Aye: 5 - Alessio, Gentry, Luros, Sedgley, and Techel

Enactment No: R2020-026.

13. COMMENTS BY COUNCIL OR CITY MANAGER: None.

14. ADJOURNMENT: 8:28 p.m.

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, March 3, 2020.

Submitted by:

Tiffany Carranza, City Clerk