



CITY OF NAPA

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

MEETING MINUTES - Final

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 4, 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: 3:30 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:

City Clerk Carranza announced the following supplemental documents:

Item 4.: Email from Jarvis Peay

Item 6.A.:

- Letter from Randy Gularte
- Email from Jim Napier

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

3. SPECIAL PRESENTATIONS:

3.A. [2180-2019](#) 2019 Helen Putnam Award for Economic Development through the Arts

Nancy Bennett, Regional Public Affairs Officer North Bay Division, presented the award to Mayor and City Councilmembers.

Mayor and Councilmembers also thanked the Parks and Recreation Department staff.

Following the presentation from Ms. Bennett, Mayor Techel announced that Utilities Director Phil Brun had another recognition for staff.

Utilities Director Brun announced that Paradise Irrigation District (PID) recognized Utilities Department staff members David Hassell and Brandon Abernathy for their assistance in restoring water service and replacing water meters following the 2018 Campfire in Paradise, CA. They were recognized for their productive volunteer work with a proclamation from the PID and a book of thank you notes from Paradise community members.

4. PUBLIC COMMENT:

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

James Hinton, resident - Thanked Police Lieutenant Chase Haag for responding to a call relating to illegal signatures and first amendment rights of petition signature-gathering harassment.

Susan Rushing-Hart, resident - Noted flooding concerns regarding development near her property and posed questions about the Heritage House/Valle Verde project.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

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

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

5.A. [2237-2019](#) City Council Meeting Minutes

Approved the November 19, 2019 Regular City Council Meeting Minutes.

- 5.B.** [2195-2019](#) Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane
- Determined there is 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.
- 5.C.** [2199-2019](#) Fiscal Year 2018-19 Annual Tax Report for City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway)
- Received the Annual Tax Report for the City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway) for the fiscal year ended June 30, 2019.
- 5.D.** [2224-2019](#) Budget Staffing Plan for the City Manager's Office and Finance Department
- Approved the second reading and final passage, and adopted Ordinance O2020-001 amending Napa Municipal Code Section 2.08.090 Regarding the Designation of a Deputy City Manager position as an Appointive Officer Employee in the City Manager's Office.
- Enactment No: O2020-001
- 5.E.** [2225-2019](#) Napa Pipe Amendments
- Approved the second reading and final passage, and adopted Ordinance O2020-002 amending the Zoning Map established under Napa Municipal Code Section 17.04.050 to rezone a 31.48 acre property located at 1025 Kaiser Road (APN 046-400-054) from Master Plan: Napa Pipe - Light Industrial: Airport Compatibility (MP:NP-IL:AC) to Master Plan: Napa Pipe-Mixed Use Residential Waterfront: Airport Compatibility (MP:NP-MUR-W:AC) and reconfigure the area zoned Master Plan: Napa Pipe-Industrial/Business Park: Airport Compatibility Zoning District (MP: NP-IBP:AC) and amending the text in Napa Municipal Code Sections 17.32.160 and 17.32.390 for the Napa Pipe Master Plan District and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and approved the second reading and final passage and adopted Ordinance O2020-003 approving a Development Agreement Amendment pursuant to Government Code Sections 65864 et seq., by and between the City of Napa and Napa Redevelopment Partners LLC, directing its execution and recordation and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action.
- Enactment No: O2020-002 O2020-003
- 5.F.** [2174-2019](#) Forgiveness of Housing Loan
- Adopted Resolution R2020-014 authorizing the City Manager to forgive an unsecured CDBG Housing Rehabilitation Loan for improvements to a mobile home located at 770 Lincoln Avenue, #46 in the amount of \$9,975 and accrued interest of \$2,511.66 due to the death of the borrower.
- Enactment No: R2020-014

5.G. [2176-2019](#) CalHome Funding Application

Adopted Resolution R2020-015 authorizing the Community Development Director to submit a grant application to the California State Department of Housing and Community Development for a CalHome Program grant of up to \$1,200,000.

Enactment No: R2020-015

6. ADMINISTRATIVE REPORTS:

6.A. [2215-2019](#) Discussion on the Use of Official Titles and Vice-Mayor Selection

City Manager Potter provided a brief staff report.

Brief Council comments ensued.

Mayor Techel called for public comment.

Kamron Jones, resident - Spoke in support of retaining the Vice-Mayor appointment as it stood and thanked the Council for coming together.

Kimberly Richard, resident - Supported Vice-Mayor Gentry keeping her title and is pleased the matter has been resolved.

Mike Harris, resident - Spoke in support of Vice-Mayor Gentry keeping her title.

James Hinton, resident - Voiced frustration with the Vice-Mayor issue and suggested the Council focus on failed policies.

Renee Cazares - Read about the issue on Facebook and recognized it has been resolved.

A motion was made by Vice Mayor Gentry, seconded by Councilmember Alessio, to accept the staff report and that Councilmember Gentry keep her title as Vice-Mayor. The motion carried by the following vote:

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

7. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Sedgley cited the workshop discussion regarding Council support of Measure K and proposed the Council support the measure.

Council discussion ensued and Mayor Techel clarified that the campaign body was not interested in the entire Council's support but rather individual support.

8. CLOSED SESSION:

City Attorney Barrett announced the closed session items.

- 8.A.** [7-2020](#) Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9(d)(1)): Napa Superior Court Case No. 18CV001654.
- 8.B.** [8-2020](#) Conference with Real Property Negotiators (Government Code Section 54956.8): Property: Surface parking lot (approximately 0.74 acres) at the southeast corner of Pearl Street and Coombs Street, APN Nos. 003-166-011 and 003-166-008; City Negotiators: Steve Potter, Jeff Freitas, Vin Smith, Robin Schabes, Fran Robustelli, and Michael Barrett; Negotiating Party: Zapolski Real Estate, LLC; Under Negotiation: price and terms of payment.

CITY COUNCIL RECESS: 4:13 P.M.

6:30 P.M. EVENING SESSION

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

9.A. Roll Call:

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

10. PLEDGE OF ALLEGIANCE:

11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item. 13. Handout received on 2/4/2020 regarding "Request for Investigation of Public corruption."

Item 14.A.:

- PowerPoint Presentations by City staff and Applicant.
- Attachment 2 staff Report - Correction made to Page 11 of Resolution under #45(c)(4) removing language and formatting changes (deletion and formatting changes noted in redline).
- Written communication of support from: Linsey Gallagher, Visit Napa Valley, Randy Gularte, Mitch Wipperfurth, Congressman Mike Thompson, Karen Garcia, Assemblymember Cecilia Aguiar-Curry and Senator Bill Dodd.
- Written communication of opposition from: William McGuire, Donna Sullivan, Charles Kuntz, Susan Rushing-Hart, and Bill McGuire who submitted a petition with 308 signatures from Concerned Neighbors.
- Video Clip of Salvador Creek from Susan Rushing-Hart.
- Voicemail of opposition from John Muresca.

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

12. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett announced that there was no reportable action taken in Closed Session.

13. PUBLIC COMMENT:

Felix Kubin, resident - Spoke in regard to alleged corruption against his family by Abode Services.

Elba Gonzales-Mares, Maria Cisneros, and Karla Gomez-Pelayo - Spoke in regard to the transition from at-large to by-district elections, and read a letter into the record.

Valerie Wolf, resident - Read an article from the 5G Action Crisis relating to health risks from 5G cell towers and antenna installations.

Xulio Soriano (needed translation) - Reminded the Council of non-English speaking indigenous people, spoke of their rights under Title 6 of the Civil Rights Act, and the ability for their participation in the redistricting discussion.

James Hinton, resident - Spoke of recreational cannabis and asked Council to revisit a recreational cannabis ordinance.

Barbara Barstad, resident - Voiced concerns regarding parking along Elm Street.

14. PUBLIC HEARINGS/APPEALS:

14.A. [2012-2019](#) Heritage House/Valle Verde Environmental Impact Report/Environmental Assessment and Project

Mayor Techel opened the Public Hearing.

Erin Morris, Planning and Code Enforcement Manager, introduced Kathy Pease, Planning consultant and Project Manager for the City, David J. Power Associates representatives, Tim Woods, Senior Civil Engineer with Public Works, Dan Deporto, Special Counsel, Lark Farrell, Housing Manager, and Vin Smith, Community Development Director. Also present were representatives from WRA and Schaaf and Wheeler, who assisted with the EIR.

Kathy Pease, Planning Consultant, provided the staff report and staff recommendations.

Molly Rattigan, Director of Housing and Homeless for Napa County, provided an overview of the County's role in the project, goals to reduce homelessness, and assistance with housing needs.

Mayor Techel asked Council for disclosures, and disclosures were then provided by Councilmembers.

Nancy Watt, Executive Officer with the Gasser Foundation, spoke of the Foundation's mission.

Larry Floren, CEO and President of Burbank Housing, gave a background of the Gasser Foundation and said they were proud to be part of the project.

Cass Walker, Housing Consultant, Gasser Foundation, provided the presentation.

Mayor Techel opened up public testimony

1. Clay Parker, resident - Spoke in opposition.
2. Alex Pader, on behalf of Senator Bill Dodd - Read a letter of support.
3. Rosemarie Vertullo, resident and on behalf of the Southeast Vintage Neighborhood Associations - Spoke in opposition; her comments were submitted to the record.
4. Earle Craigie, resident - Spoke in opposition; his comments were submitted to the record.

5. David Henry, resident - Spoke in opposition.
 6. Lisa Reifers, resident - Spoke in opposition; her comments were submitted to the record.
 7. Pete Shaw, Pastor at CrossWalk Community Church - Spoke in support.
 8. Sue Hepple, resident - Spoke in opposition.
 9. Reverend Linda Powers, Covenant Presbyterian Church - Spoke in support; her comments were submitted to the record.
 10. Nancy Henry, resident - Spoke in opposition.
 11. Susan Rushing-Hart, resident - Noted environmental concerns regarding the project.
 12. Andrea Clarke, resident and President of Napa County Medical Society - Spoke in support.
 13. Jenna Bolyarde, resident and Abode staff member - Spoke in support.
 14. Dave Whitmer, resident - Spoke in support.
- Mayor Techel called for a break at 8:01 P.M. The meeting Reconvened at 8:11 P.M.*
- Public Comment Continued.
15. Kate Moon, of Common Ground - Spoke in support.
 16. Brenda Perry, resident - Spoke in opposition.
 17. Kerry Ahearn, resident and CEO of Aldea Children and Family Services - Spoke in support.
 18. Randi Storm, mental health professional providing therapeutic services and support - Spoke in support.
 19. Tim Streblow, resident and Gasser Foundation Trustee - Spoke in support.
 20. John Lawson, resident - Spoke in opposition.

21. Dana Codran, Regional Director of Community Health Investment for Providence St. Joseph Health on behalf of Queen of the Valley Medical Center and their Community Benefit Board Committee - Spoke in support.

22. Lyn Collins, resident - Spoke in support.

23. Bonnie Richardson, resident - Spoke in support.

24. Larry Kromenn, President and CEO of the Calistoga Affordable Housing - Spoke in support.

25. Mary Steinbacher, resident - Spoke in opposition.

26. Chris Anderson, resident - Spoke about unknowns of the project.

27. Alan Hagyard, resident - Spoke in opposition.

28. Jim Featherstone, resident - Spoke in support.

29. Doug Hawker, resident - Spoke in support.

30. Michele Grupe, resident and Director of Cope Family Center - Spoke in support.

31. Reverend Robin Denney, St. Mary's Episcopal Church - Spoke in support.

32. Henry Gundling, resident and Gasser Foundation Trustee - Spoke in support.

33. David Spieth, resident - Spoke in opposition.

34. Joyce Kingery, Acting Chair of League of Woman Voters - Spoke in support.

35. Joelle Gallagher, resident and Chair of the Napa Housing Coalition, on behalf of the coalition - Spoke in support.

36. Bill McGuire, resident - Spoke in opposition.

37. Rob Weiss, Executive Director of Mentis, and Chair of the Behavioral Health Committee, on behalf of the committee - Spoke in support.

38. John Stewart, Project Manager for the Gasser Foundation - Spoke in support, read a letter submitted by Lefi D, which Mr. Stewart submitted to

the record.

39. Tracy Lamb, Executive Director NEWS and member of the Napa Continuum of Care - Spoke in support.

40. Grania Lindberg, resident, and on behalf the Non-Profit, Napa Valley Can-Do - Spoke in support.

41. Monty Preiser - Spoke in opposition.

42. Allison Tauziet, resident - Spoke in opposition.

43. Chuck Shinnamon, resident - Spoke in support.

44. Colleen Chappellet read a letter of support submitted by Alicia Hardy, CEO of Ole Health.

45. Phil Vandertoolen - Spoke in support.

46. David Busby, resident - Spoke in support.

47. Geoff Wood, resident - Suggested forming a neighborhood committee, provide smaller buses, and to require conversion of half of the NPLH units to affordable housing.

48. Philip White, resident - Spoke in opposition.

49. Gail Gilman, State Coordinating Homelessness and Financing Council - Spoke in support.

Mayor Techel called a break at 10:00 P.M. The meeting reconvened at 10:06 P.M.

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

Ms. Walker responded to supportive housing comments.

Discussion was turned over to the Council. Individual comments and questions ensued. Council indicated their general support.

A motion was made by Vice-Mayor Gentry, seconded by Councilmember Sedgley, to adopt a resolution certifying the Final Environmental Impact Report/Environmental Assessment/Finding of No Significant Impact for

the Valle Verde and Heritage House Continuum of Housing Project (3700, 3710 & 3720 Valle Verde Drive), adopting Findings of Fact, and adopting a Mitigation Monitoring and Reporting Program. The motion carried by the following vote:

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

A motion was made by Vice Mayor Gentry, seconded by Councilmember Alessio, to continue the public hearing to February 18, 2020 at 6:30 P.M. to consider final action regarding adoption of the resolution 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. The motion carried by the following vote:

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

Enactment No: R2020-016

15. COMMENTS BY COUNCIL OR CITY MANAGER: None.

16. ADJOURNMENT: 10:39 P.M.

Submitted by:

Tiffany Carranza, City Clerk