



CITY OF NAPA

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

MEETING MINUTES - Draft

CITY COUNCIL OF THE CITY OF NAPA

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

Tuesday, December 19, 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: 5 - Councilmember Alessio, Councilmember Luros, Councilmember Narvaez, Vice Mayor Painter, and Mayor Sedgley

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 4.F. - Thirteen email communications.

Item 5.A. - PowerPoint presentation from Robert Eyler, PhD.

Item 5.B. - PowerPoint Presentation from City staff.

Item 5.D. - Memo from City Staff.

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

3. PUBLIC COMMENT:

Kevin Miller, City of Napa Materials Diversion Administrator - announced that the City was awarded \$10 million dollar grant for anaerobic digestion to renewable natural gas technology.

Reesa Jarvey - shared concerns regarding the treatment of the unhoused community members at Kennedy Park.

Philip Trood - shared concerns regarding the encampment clean up at Kennedy Park.

Jim Hinton - provided comments regarding the salaries of Visit Napa Valley staff members.

4. CONSENT CALENDAR:**Approval of the Consent Agenda**

A motion was made by Councilmember Luros, seconded by Vice Mayor Painter, to approve the Consent Agenda with item 4.F. pulled for discussion. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

4.A. [467-2023](#)

City Council Meeting Minutes

Approved the minutes from the December 5, 2023 Regular Meeting of the City Council.

4.B. [463-2023](#)

City Attorney's Office Staffing Plan Update

Approved the second reading and final passage, and adopted Ordinance O2023-012 amending Napa Municipal Code Section 2.24.070 regarding the designation of appointive officers in the City Attorney's Office.

Enactment No: O2023-012

4.C. [408-2023](#)

"Maddy Act" 2024 Local Appointments List for the City of Napa Boards, Commissions and Committees

Received the Annual Appointments List highlighting upcoming term vacancies occurring in the next year of City of Napa Boards, Commissions and Committees.

- 4.D.** [462-2023](#) Community Project Funding/Congressional Directed Spending Grant
1. Authorized the City Manager or Deputy City Manager to accept a \$750,000 Community Project Funding/Congressional Directed Spending Grant on behalf of the City to increase the number of mental health permanent supportive housing units in partnership with Mentis and execute any and all documents with the U.S. Department of Housing and Urban Development required for acceptance of the Grant; and
 2. Authorize the City Manager or Deputy City Manager to negotiate and execute a loan agreement with Mentis in the amount of up to \$750,000 to provide a no interest loan for the acquisition and rehabilitation of housing units for the purpose of providing additional mental health permanent supportive housing for a period of no less than 55 years; and
 3. Determined that the actions authorized by this item are exempt from CEQA.
- 4.E.** [460-2023](#) Amendment to Agreement with Abode Services for North Napa Center Operations
- Authorized the City Manager to execute Amendment No. 2 to City Agreement No. 2023-170 with Abode Services increasing the amount by \$100,000 to an amount not to exceed \$1,520,000 to rent additional hotel or motel rooms to add additional temporary shelter capacity in the winter weather months and determining that the actions authorized by this item are exempt from CEQA.

- 4.F. [459-2023](#) Agreement with Stantec Consulting Services Inc. for Environmental Review Services related to the South Oxbow Mixed-Use Project (PL23-0082).

(See supplemental documents in Attachment 1)

This item was pulled for comment.

Community Development Director Vin Smith provided a brief report.

Mayor Sedgley called for public comment.

Chuck Shinnamon - shared some concerns regarding the scope of the agreement; would like it expanded, and suggested additional public participation sessions following the environmental review.

Celeste Mirassou - shared concerns with the addition of hotel rooms in the mixed-use project.

Elizabeth McKinne - shared various concerns with the mixed-use project.

Tom Timar - shared various concerns regarding the mixed-use project; would like to see more public participation.

Sharon Macklin - provided comments regarding housing; suggested Council ask Developer to build affordable housing to support.

Francie Winnen, on behalf of Friends of the Napa River - shared concerns about the proposed mixed-use project and its impacts on the Napa River. Would like to see additional analysis in the EIR.

Discussion was brought back to Council; individual comments and questions ensued. Community Development Director Smith, and Trevor Macenski, with Stantec Consulting Services, Inc., responded to questions.

A motion was made by Vice Mayor Painter, seconded by Councilmember Narvaez, to authorize the Community Development Director to execute, on behalf of the City, a Professional Services Agreement with Stantec Consulting Services Inc. in an amount not to exceed \$239,156 to provide environmental review services for the South Oxbow Mixed-Use Project (PL23-0082) located at 585-601 First Street and 933 Water Street, with the inclusion of both a scoping session and a future report back to Council on the determination of the transit priority project assessment. The motion carried by the following vote:

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

No: 1 - Luros

- 4.G.** [392-2023](#) Street Preventive Maintenance Construction Contract - Slurry Seal Treatment
- Adopted Resolution R2023-137 (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Sierra Nevada Construction, Inc. for the Street Preventive Maintenance project in the bid amount of \$278,007.00; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$74,801.00 for a total project amount not to exceed \$352,808.00; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2023-137
- 4.H.** [397-2023](#) On-Call Geotechnical Services for Material Testing & Special Inspections
- Authorized the Public Works Director to execute on behalf of the City agreements for a term of four years with four geotechnical services consulting firms: (1) Construction Testing Services, Inc., (2) Geocon Consultants, Inc., (3) Miller Pacific Engineering Group, and (4) Ninyo & Moore Geotechnical & Environmental Sciences Consultants for task order based on-call geotechnical material testing and inspection services during construction each in an amount not to exceed \$500,000.
- 4.I.** [398-2023](#) On-Call Construction/Management Services
- Authorized the Public Works Director to execute on behalf of the City agreements with three construction management consulting firms for a term of four years: (1) Park Engineering, Inc. (2), Gannett Fleming, Inc., and (3) CM Consolidated for task order based on-call construction inspection/management services, each in an amount not to exceed \$750,000.
- 4.J.** [413-2023](#) Napa Pipe Block 13 Subdivision Final Map, a 15 Residential Lot Project Located on Coral Bell Drive
- Adopted Resolution R2023-138 approving the Final Map of Napa Pipe - Block 13 (Project No. ENG23-0012), to subdivide property located on Coral Bell Drive into 15 residential lots, authorizing the Mayor to sign said Final Map, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- Enactment No: R2023-138
- 4.K.** [440-2023](#) Alta East Subdivision Final Map, a 5 Lot Single-Family Project Located at 1568 East Avenue
- Adopted Resolution R2023-139 approving the Final Map of Alta East Subdivision (Project No. ENG22-0003), to subdivide property located at 1568 East Avenue into 5 single-family lots, authorizing the Mayor to sign said Final Map, and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2023-139

4.L. [443-2023](#) Bullet Trap Installation at Police Department Shooting Range

Adopted Resolution R2023-140 (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Action Target, Inc., for the purchase and installation of a Bullet Trap at the Police Department Shooting Range located at 2295 Monticello Road in the amount of \$217,912; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$51,791 for a total project amount not to exceed \$269,703; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-140

5. ADMINISTRATIVE REPORTS:**5.A. [375-2023](#) Financial and Economic Indicator Update, December 2023**

(See supplemental document in Attachment 1)

Brendan Hurley, Economic Development Division, Program Coordinator, introduced the item.

Dr. Robert Eyler, provided the report.

Discussion was turned over to Council. Individual questions and comments ensued.

There were no requests to speak from members of the public.

5.B. [321-2023](#) Department Spotlight: Community Development Department Economic Development Division

(See supplemental document in Attachment 1)

Community Development Director Vin Smith opened the report.

Economic Development Manager Neal Harrison and Economic Development Program Coordinators Jennifer Owen and Brendan Hurley provided the report.

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

Mayor Sedgley called for public comment; there were no requests to speak.

Due to time constraints, and the need for Closed Session, Mayor Sedgley announced that items 5.C. and 5.D. would be heard following the Closed Session recess.

6. COMMENTS BY COUNCIL OR CITY MANAGER: None.

7. CLOSED SESSION:

City Attorney Barrett announced the closed session items.

Before the meeting went into recess, Mayor Sedgley announced his recusal from participation item 7.C. due to ownership of property within 1,000 feet of the properties to be considered for that item.

7.A. [475-2023](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8). Property: an approximately 8,000 square foot property located at 1126 First Street (APN 003-166-017). City Negotiators: Steve Potter, Vin Smith, Neal Harrison, and Michael Barrett. Negotiating Parties: City of Napa and Coombs Street LLC. Under Negotiation: price and terms of payment.

- 7.B.** [476-2023](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8). Property: an approximately 0.75 acre property located at 1051 – 1199 Pearl Street (APNs 003-166-008; and 003-166-011). City Negotiators: Steve Potter, Vin Smith, Neal Harrison, and Michael Barrett. Negotiating Parties: City of Napa and Coombs Street LLC. Under Negotiation: price and terms of payment.
- 7.C.** [477-2023](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8): City Negotiators: Julie Lucido, Jessica Lowe, Ian Heid, Michael Barrett, and Steve Potter. Under Negotiation: price and terms of payment for the potential acquisition of each of the following properties, with a corresponding identification of the property owner as the negotiating party for each parcel.
- 2415 Trower Avenue (APN 007-172-023): Partial acquisition of 1,650 square foot fee simple interest and 525 square foot temporary construction easement; Property Owner: Sabrina Wolfson
 - 2427 Trower Avenue (APN 007-172-020): Partial acquisition of 1,650 square foot fee simple interest and 800 square foot temporary construction easement; Property Owner: Gabriel Gundling
 - 2433 Trower Avenue (APN 007-172-019): Partial acquisition of 1,413 square foot fee simple interest and 341 square foot temporary construction easement; Property Owner: Gabriel Gundling
 - 2437 Trower Avenue (APN 007-172-018): Partial acquisition of 1,635 square foot fee simple interest and 462 square foot temporary construction easement; Property Owner: Mary Ann Marof, Trustee of the Mary Ann Marof Living Trust 2006

CITY COUNCIL RECESS:

The meeting recessed to Closed Session at 5:45 P.M.

The meeting reconvened at 6:30 P.M.

- 5.C.** [409-2023](#) 2024 Vice Mayor Selection
- A motion was made by Vice Mayor Painter, seconded by Councilmember Luros, to appoint Councilmember Bernie Narvaez to serve as Vice Mayor for a term ending December 17, 2024. The motion carried by the following vote:**
- Aye:** 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

5.D. [410-2023](#) 2024 City Council Appointments to Local, Regional, and State Boards, Councils, Committees, and Commissions

(See supplemental document in Attachment 1)

City Clerk Carranza provided a brief report and summarized suggested changes to the 2024 appointments.

Brief discussion ensued regarding appointments.

There were no requests to speak from members of the public.

A motion was made by Vice Mayor Painter, seconded by Councilmember Luros, to adopt Resolution R2023-141 appointing members of City Council to local, regional, and state boards, councils, commissions, and committees for the year 2024, with direction to staff to finalize Resolution Exhibit A to incorporate the same appointees and alternate appointees as what was previously approved by Council for 2023 (as outlined in Attachment 2), with the following exceptions:

- * Appoint Councilmember Alessio as an alternate to the Napa County Flood Control & Water Conservation District Board.

- * Appoint Councilmembers Alessio and Luros to serve as the City of Napa Nomination Committee members, and appoint Mayor Sedgley to serve as an alternate.

- * Correct record to reflect Councilmember Painter as appointed alternate to the Napa County Climate Action Committee.

- * Update Meeting dates/time for the Napa Vallejo Waste Management Authority meetings to the 2nd Thursday of the month at 10:00 a.m.

The motion carried by the following vote:

Enactment No: R2023-141

6:30 P.M. EVENING SESSION**8. CALL TO ORDER: 6:36 P.M.****8.A. Roll Call:**

Present: 5 - Councilmember Alessio, Councilmember Luros, Councilmember Narvaez, Vice Mayor Painter, and Mayor Sedgley

9. PLEDGE OF ALLEGIANCE:

10. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 12.A.:

- PowerPoint Presentation by City staff.
- 17 submitted email comments.

Item 12. B.: PowerPoint presentation by City Staff.

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

11. PUBLIC COMMENT: None.

12. ADMINISTRATIVE REPORTS:

12.A. [345-2023](#)**Fuller Park Playable Art Project**

(See supplemental documents in Attachment 2)

Recreation Manager Katrina Gregory and Parks Program Manager Ali Koenig provided the report.

Mayor Sedgley called for public comment.

Kimberly Menager - spoke in support of the item.

Jock McDonald - spoke in opposition of the item.

Mikey Kelly - spoke in opposition of the use of Public Art Funds for the project.

Connie Brennan - spoke in opposition of the use of Public Art Funds for the project.

Mary Fullerton - spoke in support of the item.

Cindy Worthington- spoke in opposition of the use of Public Art Funds for the project.

Gordon Huether - spoke in opposition of the use of Public Art Funds for the project.

Clifford Rainey - spoke in opposition of the use of Public Art Funds for the project.

Josephine - spoke in support of the item.

Alicia Garcia - spoke in support of the item.

Greg Brun - posed questions regarding funding and public input; opposed to use of Public Art Funds for the project.

Chris Craiker - shared concerns that there was no plan proposed, and questioned the project budget.

Todd Zapolski - spoke in opposition of the use of Public Art Funds for the project.

Garret Murphy - spoke in support of the item.

Wayne O'Connell - shared concerns regarding the funding of the project.

John Hannaford - spoke in support of the item.

Darcy Huether - spoke in opposition of the use of Public Art Funds for the project.

Bob Massaro - posed questions regarding project design, and also shared concerns with regard to proposed funding.

Michael Holcomb - spoke in opposition of the use of Public Art Funds for the project.

Beverly Shotwell - asked if there was any funding in budget to replace and/or upgrade existing structure.

Melissa - spoke in support of the item.

Staff responded to various questions posed during public comment.

Discussion was turned over to Council

At Council's request, Dan Wodarczyk, selected Artist, provided remarks regarding the project and his professional background.

Individual Council questions and comments ensued.

A motion was made by Councilmember Alessio to continue the item and bring it back once Council has received the audited financial review of surplus funds. The motion failed for lack of a second.

A motion was made by Councilmember Luros, seconded by Vice Mayor Painter, to adopt Resolution R2026-142: (1) authorizing the Parks and Recreation Services Director on behalf of the City to accept a grant from the State of California in the amount of \$177,952 and to execute any and all agreements and other documents required for acceptance of the grant; (2) amending the City Capital improvement Project Plan and approving revenue and expenditure budget updates to the FY2022/23 Adopted Budget, as documented in Council Budget Amendment #8P6; (3) authorizing the Parks & Recreation Services Director to negotiate and execute agreements with S2 Associates, Inc. and Specified Play Equipment Company for the design, fabrication, delivery and installation of the Fuller Park Playable Art Public Art Project for a total amount not-to-exceed \$1,277,952; and (4) determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:

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

No: 1 - Alessio

Enactment No: R2023-142

12.B. [424-2023](#) Homeless Services

Mayor Sedgley called for a break at 9:00 P.M. The meeting reconvened at 9:06 P.M.

(See supplemental document in Attachment 2)

Deputy City Manager Molly Rattigan provided the report.

Mayor called for public comment; there were no requests to speak.

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

13. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett stated there was no reportable action from the December 19, 2023 Closed Session; however, there was reportable action from a previous Closed Session meeting:

During the City Council meeting on October 3, 2023, the City Council met in closed session to discuss the potential initiation of litigation in one matter, and there had now been a final reportable action. During that October 3rd meeting, the Council unanimously authorized the City Attorney to file a petition seeking abatement of nuisances and appointment of a receiver in connection with the real property known as 1938 Brown Street in Napa. Based on Council authorization, that petition was filed in Napa County Superior Court on December 13, 2023. A copy of the petition would be made available upon request to the City Clerk's Office.

14. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Narvaez wished everyone a safe and happy holiday season.

15. ADJOURNMENT: 9:42 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is January 16, 2024.

Submitted by:

Tiffany Carranza, City Clerk

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

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

December 19, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

4. CONSENT CALENDAR:

4.F Agreement with Stantec Consulting Services Inc. for Environmental Review Services related to the South Oxbow Mixed-Use Project

- 1) Email from Charles Shinnamon, John Salmon, Cass Walker received December 18, 2023.
- 2) Email from Bill Allen received December 18, 2023.
- 3) Email from Christina Benz received on December 17, 2023.
- 4) Email from Steve Carlin received on December 17, 2023.
- 5) Email from Joe and Diana Wilcox received on December 19, 2023.
- 6) Email from Napa Housing Coalition received on December 19, 2023.
- 7) Email from Christine McClure received on December 19, 2023.
- 8) Email from Michele Grupe received on December 19, 2023.
- 9) Email from Alan Charles Dell'Ario received on December 19, 2023.
- 10) Email from Grania and Charles Lindberg received on December 19, 2023.
- 11) Email from Culinary Institute of America at Greystone received on December 19, 2023.
- 12) Email from Celeste Mirassou received on December 19, 2023.
- 13) Email from Carol Barge received on December 19, 2023.

5. ADMINISTRATIVE REPORTS:

5.A. Financial and Economic Indicator Update, December 2023

- PowerPoint Presentation from Robert Eyler, PhD.

5.B. Department Spotlight: Community Development Department Economic Development Division

- PowerPoint Presentation from Staff.

5.D. 2024 City Council Appointments to Local, Regional, and State Boards, Councils, Committees, and Commissions

- Memo from City Staff.

SUBMITTED AFTER THE CITY COUNCIL MEETING

4. CONSENT CALENDAR:

4.F. Agreement with Stantec Consulting Services Inc. for Environmental Review Services related to the South Oxbow Mixed-Use Project (PL23-0082).

- 1) Email from Rebecca Webster received December 19, 2023.
- 2) Letter from Friends of the Napa River received December 19, 2023.

From: [Charles Shinnamon](#)
To: [Clerk](#)
Cc: [John Salmon](#); ["Dorothy Salmon"](#); [Cass Walker](#)
Subject: Council Agenda - Item 4-F; South Oxbow Mixed Use
Date: Monday, December 18, 2023 9:10:25 AM
Attachments: [City Council - South Oxbow Mixed Use Project - 12-17-2023.pdf](#)
[Oxbow Exhibit 06-14-23.pdf](#)
[Plan Comm - Oxbow South 6-14-2023.pdf](#)

[EXTERNAL]

Mayor Sedgely and Council Members,

We are asking that Item 4-F be removed from tomorrow afternoon's Consent Calendar. We and other members of the public would like to address the Council regarding this item.

Enclosed for your review are three documents:

- Our June 14th Letter to the Planning Commission regarding our concerns about The Oxbow.
- Our June 14th graphic we shared with the Planning Commission that shows hotel development potential in The Oxbow.
- Today's letter to you regarding the proposed Stantec consulting contract for environmental review of the South Oxbow Mixed Use Project.

Thank you for your consideration,

Felicia and Chuck Shinnamon

Dorothy and John Salmon

Cass Walker

Charles W. Shinnamon, P.E.



"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

Napans Who Love The Oxbow

June 12, 2023

Napa City Planning Commission
c/o Ricky Caperton, Napa City Planning Department
1600 First Street
Napa, CA 94559

rcaperton@cityofnapa.org

Re: Oxbow South – End of the Magic?

Dear Chair Massaro and Commissioners,

Over the years since the American Center for Wine, Food, and the Arts was envisioned, the Planned Development ordinance passed and Copia built, The Oxbow has become a special place in our community. It is special to both locals and visitors alike. Great effort has been made over the last four or five years to craft mechanisms, both visionary and practical, to allow further development in The Oxbow while maintaining the magic that has been created.

The City-sponsored 2018 ULI report was clear that the Oxbow District should be treated as its own unique area separate and distinct from the Downtown. It emphasized that the Napa River should be the focus of The Oxbow and that it should celebrate the River creating access and recreational opportunities. Further, the report recommended maximizing The Oxbow's river and hillside views, that it be human scale with lower heights and massing, that the concept of "building small" should be implemented, that it be pedestrian friendly, eclectic, and artsy, all of the qualities loved by locals and visitors alike.

As you might know, a City-staff led process has been on-going for the last eighteen months in an effort to address some of the above goals. There has been good dialog and much effort to work together on some of the goals. Others, though, appear to be unresolved and development seems to be moving ahead without benefit of shared solutions.

Our concern is that the magic that is The Oxbow is going to be lost. Somehow, it feels like there is the real potential of killing the proverbial 'Golden Goose.' In addition to the goals described in the ULI report, there are very real issues of traffic, parking, utility systems, and any number of environmental issues. If these projects continue to be processed by the City one at a time, in a piecemeal fashion, it is like death by a thousand cuts (or by a thousand rooms!). Clearly, an overall plan / vision for The Oxbow needs to be crafted using the underlying ULI recommendations.

What is the vision for the future of The Oxbow?

Is it really going to be a place limited to visitor-serving hotels along with expensive second homes? Are we locals no longer going to feel like The Oxbow is our hangout place, too? As can be seen on the enclosed aerial exhibit, there is the potential of over **Eleven Hundred (1,100+) hotel rooms** just within the bounds of The Oxbow. Is that really our community's vision for our future?

Where are all the hotel employees going to live or come from? Based on the City's own commissioned studies (Bay Area Economics Study and Economics Planning Systems Study for the Trinitas Draft EIR), anywhere from half to 90% of hotel employees qualify for affordable housing at 80% AMI and lower. Are these hotels going to fund most of that housing? We acknowledge the recent 1% Hotel Tax that helps fund affordable housing but those funds don't come close to offsetting the housing impacts caused by new hotels. How about the vehicle miles traveled (VMT's) from folks commuting in and out of Napa to work in these hotels?

Parking in The Oxbow today can often be difficult. We haven't yet seen an overall parking plan for The Oxbow. We do understand that there might be a parking garage somewhere in The Oxbow but there is no plan for its location nor for its funding. The notion that future owners of the proposed condominiums might not be able to fully park in their own buildings or within close proximity is mind boggling. We do understand that a parking study will be conducted to assess how the residential, hotel, and retail uses might be able to share parking based on time demands and the like. As the vast majority of the proposed uses are residential and hotel, it strikes us that the parking demands will primarily happen simultaneously. That, again, speaks to the need for an overall plan for the entirety of The Oxbow and not just for this project.

We observe that the development team is proposing to use the State's "Housing Accountability Act". Our impression of the Legislature's intent in passing this measure was to encourage communities and developers to create much needed new housing throughout California and not second homes. Although there are no legal restrictions from selling residential units as second or third homes, we believe the use of the "Housing Accountability Act" suggests an appropriate moral quid pro quo from the developers: in exchange for all of the rights granted by the Act, the developers agree to include language in any future Development Agreement that limits marketing and /or sale and use of these residential units to permanent residents rather than as second homes.

As noted earlier, the ULI report and its follow-up spoke to the notion of "building small", maximizing river and hillside views, and adding to the special nature of what has been created in The Oxbow. We fully understand that "building small" doesn't necessarily mean buildings that are low in height, for example. Yet, our understanding of that term is that development occurs incrementally and organically much like it has so far. Think Copia, Oxbow Market, Gotts, Feast it Forward, wine tasting rooms, and the like.

To contemplate this large project, even broken into two phases, it certainly does not feel like "building small". Does this project bring to mind the image we think of when we hear the words, "eclectic", "artsy", "magical", "building small", and "local and visitor serving"? We don't think so. We also question the suggestion that the project will maximize river and hillside views as outlined in the Project Description. It seems like those views are only being had from the rooms on the top floor of the hotel and not from First Street nor through the project unless one is on the future river trail.

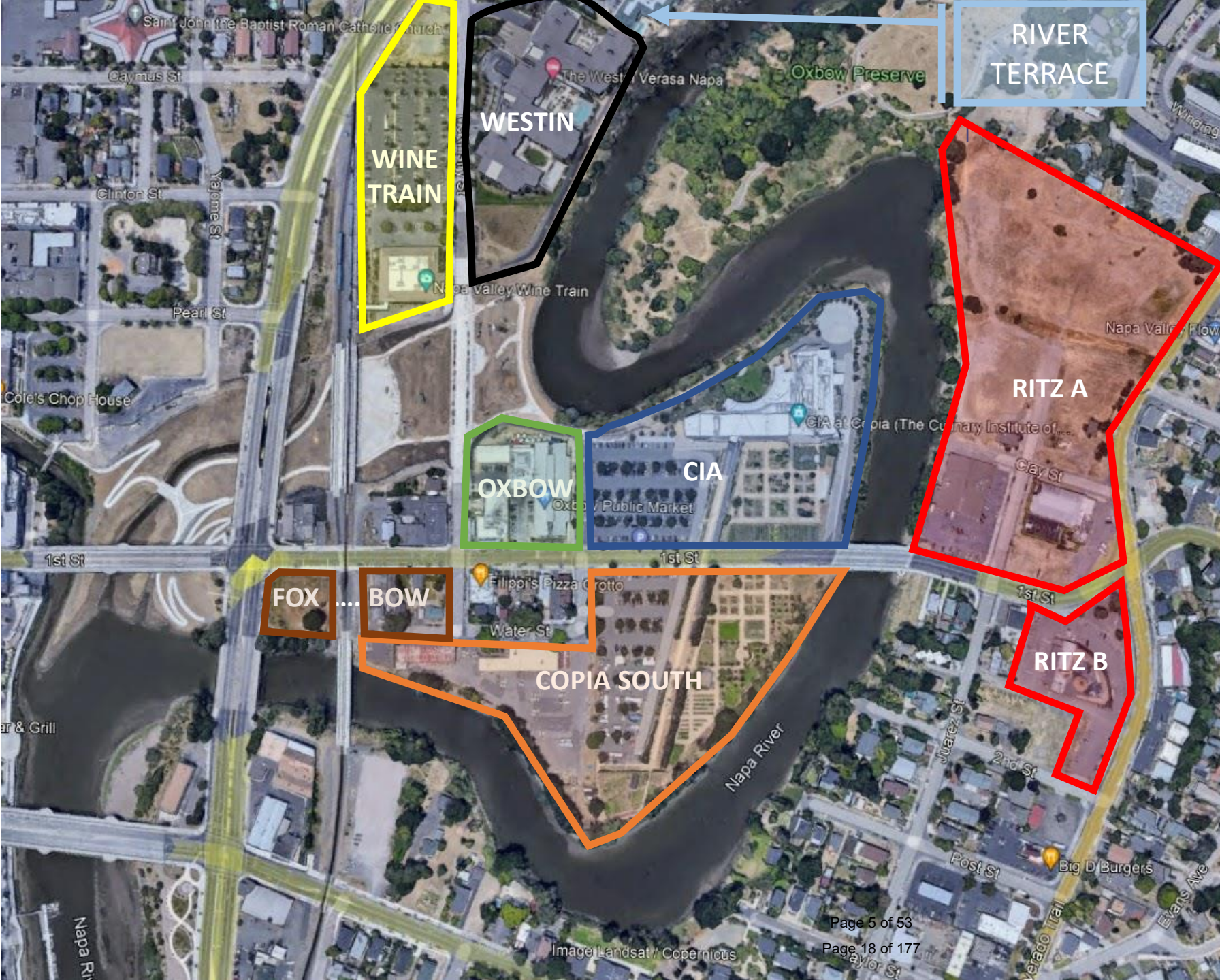
To make this long story short, it is our considered opinion that several things need to happen:

- The Copia "South Garden" zoning and usage are still under the control of the overall Copia Planned Development Permit. How can this project come before the Commission while the underlying zoning authority and status of the PD Permit and Zoning are in question?
- As alluded to above, an overall plan and vision needs to be crafted for the entirety of The Oxbow.
- Subsequent to the above, a full Environmental Impact Report (EIR) is needed to address all of the issues that we and others will raise. Traffic, parking, infrastructure, employee housing, cumulative impacts of eleven hundred hotel rooms, and the like all need to be addressed. Continuing to process applications one at a time in this piece meal approach flies in the face of the intent of CEQA.

Thank you all for your consideration.

Sincerely yours,

Chuck and Felicia Shinnamon John and Dorothy Salmon Cass Walker Kirsten Shinnamon



Owner	ATTACHMENT 1			
	Built Rooms	Entitled	Potential Added Rooms	Potential Total Rooms
Ritz A		351		351
Ritz B				0
CIA				0
OXBOW				0
Copia South			170	170
Foxbow		74	49	123
Wine Train			148	148
River Terrace	114			114
Westin	180	32		212
	294	457	367	1,118

Napans Who Love The Oxbow

December 17, 2023

Napa City Council
c/o City Clerk
1600 First Street
Napa, CA 94559

Re: South Oxbow Mixed Use Project
Item 4-F; Consent Calendar

Via Email: clerk@cityofnapa.org

Honorable Mayor and Councilmembers,

We respectfully request that Item 4-F, the proposed contract for environmental review for the South Oxbow Mixed Use Project, be removed from the Consent Calendar such that we and other members of the public might address you with our concerns regarding the scope of the review.

Over the years since the American Center for Wine, Food, and the Arts was envisioned, our historic Flood Control Measure approved, the Planned Development ordinance passed and Copia built, The Oxbow has become a special place in our community. It is special to both locals and visitors alike. Great effort has been made over the last four or five years to craft mechanisms, both visionary and practical, to allow further development in The Oxbow while maintaining the magic that has been created.

The City-sponsored 2018 ULI report was clear that the Oxbow District should be treated as its own unique area separate and distinct from the Downtown. It emphasized that the Napa River should be the focus of The Oxbow and that it should celebrate the River creating access and recreational opportunities. Further, the report recommended maximizing The Oxbow's river and hillside views, that it be human scale with lower heights and massing, that the concept of "building small" should be implemented, that it be pedestrian friendly, eclectic, and artsy, all of the qualities loved by locals and visitors alike.

Our concern is that the magic that is The Oxbow is going to be lost. Somehow, it feels like there is the real potential of killing the proverbial 'Golden Goose.' In addition to the goals described in the ULI report, there are very real issues of traffic, parking, utility systems, and any number of environmental issues. If these projects continue to be processed by the City one at a time, in a piecemeal fashion, it is like death by a thousand cuts (or by a thousand rooms!). Clearly, an overall plan / vision for The Oxbow needs to be crafted using the underlying ULI recommendations. And, we believe a full and comprehensive Environmental Impact Report needs to be prepared to analyze that plan / vision.

What are our concerns about the Scope of Services outlined in the consulting proposal prepared by Stantec Consulting Services?

- **Hotels in the Oxbow.** Full review of the cumulative impacts of the existing, approved, and foreseeable projects within The Oxbow is imperative. Both the River Terrace Inn and the Westin Hotel are built and successfully operating. The Westin has an additional thirty two (32) rooms approved and not yet built. The Ritz Carlton Hotel was approved for three hundred and fifty one rooms (351) almost sixteen years ago. Although we don't know its status, its entitlements allow it to move forward in its current configuration without further discretionary review. The First & Oxbow Hotel was approved for seventy four (74) rooms in 2020 and new developers are proposing to add an additional forty nine (49) rooms. All of the foreseeable impacts of these projects need to be addressed. We believe, that under CEQA, that we cannot make the assumption that these won't all be built. We note that the Wine Train has appeared twice before the City Planning Commission in previous years with their proposed one hundred and forty eight (148) room hotel yet this proposal must probably be seen to be speculative at this time.

Speculative or not, new hotel rooms on the horizon could add as many as 367 new hotel rooms to the 751 currently existing or previously entitled hotel rooms in the Oxbow, for a potential total of 1,118 hotel rooms. The impacts of a concentration of hotel rooms of that magnitude has not, to our knowledge, been previously considered in any EIR.

- **Piecemealing.** As noted above, the First & Oxbow Hotel has been approved for seventy four rooms. We now understand from the developers that their proposed expansion of an additional forty nine rooms is scheduled for the January 18, 2024, Planning Commission for review. We don't presume to be CEQA experts yet this is a project that is clearly foreseeable. How can that project move forward without being required to be included in this Scope of Services for the South Oxbow Mixed Use Project?
- **Parking.** In both the ULI report and its subsequent review, the issue of parking was at the absolute top of the list of issues that need resolution in the Oxbow District. We were surprised to read that Stantec's Scope of Services excludes this work:

*"We anticipate a parking evaluation will be prepared by the Applicant in working with the City".
 (Page 10 of the Scope of Services).*

We know that City staff and some of the Oxbow District property and business owners have made concerted efforts toward the creation of a parking plan for the District. To our knowledge, there has been no progress toward such an overall plan. We do understand that there might be a parking garage somewhere in The Oxbow but there is no plan for its location nor for its funding. We believe that the Public-Private cooperation that led to the development of the Fifth Street Garage could, with the City's leadership, serve as a model for the Oxbow.

We urge the Council to require that a full parking review and plan for Oxbow be prepared and fully reviewed as part of the proposed environmental document. Clearly, this effort will need to involve all of the property and business owners in some way to ensure that their disparate needs are addressed. To do otherwise would be a disservice to our community and to those businesses currently operating in the Oxbow.

- **Sustainable Communities Environmental Assessment (SCEA).** We read the reasoning in the Stantec Proposal (pages 13-14) outlining why the South Oxbow Mixed Use Project would qualify for a limited environmental review because the project lies within a prescribed distance from the Soscol Gateway Transit Center. Although we are not deeply conversant with the law and its requirements, we have a common-sense view of the Legislature's purpose in adopting such a mechanism. We suspect that the Legislature intended to encourage and fast track housing affordable to working individuals and families. We have heard second hand from several sources that this property is for sale by its owners with a sale to be consummated upon entitlements. Further, we understand that the sales literature suggests that the sales prices of the new condominiums, other than the thirteen "affordable" units, are expected to sell in the two million dollar (\$2M) range and more.

Stantec also claims that the South Copia site qualifies because it is less than 2/10ths mile from the Soscol Gateway Transit Center. While that measurement may be accurate as the crow flies, Google Map walking directions from 601 First Street to the Transit Center via First to Soscol to Third to 675 Burnell is one-half mile. Should someone prefer to first head east on First Street, the walk to the Transit Center will be 7/10ths mile.

We seriously question any notion that more than a handful of new residents or guests of the hotel are going to be traveling to Napa by local or regional buses and then walking to their home or their accommodations. We urge the Council to see through this approach and require a full EIR. This, in our common-sense view, was not the Legislature's purpose in crafting this law.

- **Housing Accountability Act (ACA).** We observe that the development team is proposing to use the State's "Housing Accountability Act". Our impression of the Legislature's intent in passing this measure was to encourage communities and developers to create much needed new housing throughout California and not second homes. Although there are no legal restrictions from selling residential units as second or third homes, we believe the use of the "Housing Accountability Act" to build multi-million dollar homes and associated luxury hotel suggests an appropriate moral quid pro quo from the developers: in exchange for all of the rights granted by the Act, the developers agree to include language in any future Development Agreement that limits marketing and /or sale and use of these residential units to permanent residents rather than as second homes. We fully understand that there are no constraints in the law to preclude such sales yet, as noted, our common-sense view of the ACA is that such use of its statutes was not the Legislature's intent.

As noted earlier, the ULI report and its follow-up spoke to the notion of "building small", maximizing river and hillside views, and adding to the special nature of what has been created in The Oxbow. We fully understand that "building small" doesn't necessarily mean buildings that are low in height, for example. Yet, our understanding of that term is that development occurs incrementally and organically much like it has so far. Think Copia, Oxbow Market, Gotts, Feast it Forward, wine tasting rooms, and the like.

To contemplate this large project, even broken into two phases, it certainly does not feel like "building small". Does this project bring to mind the image we think of when we hear the words, "eclectic", "artsy", "magical", "building small", and "local and visitor serving"? We don't think so.

To make this long story short, we hope that the Council will address the issues that we and others are raising.

- As alluded to above, an overall plan and vision needs to be crafted for the entirety of The Oxbow, to include, or perhaps begin with, resolution of the siting of a parking structure.
- Subsequent to the above, a full Environmental Impact Report (EIR) is needed to address all of the issues that we and others are raising. Please don't be swayed by the arguments that a limited EIR is possible due to SCEA standards. That, to us, is not a common-sense approach given the type of housing being contemplated. Lastly, continuing to process applications one at a time in a piece meal approach flies in the face of the intent of CEQA.

Thank you all for your consideration.

Sincerely yours,

Chuck and Felicia Shinnamon John and Dorothy Salmon Cass Walker

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Environmental Report for 1100 Rooms in the Oxbow District
Date: Monday, December 18, 2023 10:06:53 AM

Begin forwarded message:

From: William Allen [REDACTED]
Subject: Environmental Report for 1100 Rooms in the Oxbow District
Date: December 18, 2023 at 8:53:41 AM PST
To: Sedgley@cityofnapa.org, LAlessio@cityofnapa.org,
BPainter@cityofnapa.org, bnarvaez@cityofnapa.org,
mluros@cityofnapa.org

[EXTERNAL]

Dear Council Members,

As a resident of Alta Heights, I am very concerned about the prospect of 1,100 hotel rooms in the Oxbow District. Just as Downtown Napa is no longer a place for locals, will that be the future for the Oxbow district as well? Please **reconsider** pulling the consulting contract from the consent agenda on the 19th. Please **consider** a full Environmental Impact Report on the entirety of the Oxbow. And, **consider spending some time to develop a plan** for the district that allows for public input on issues of traffic, water supply, and flooding.

Bill Allen

[REDACTED]
Napa

Allen, Shea & Associates
Certified California Disabled Veteran Business Enterprise and Small Business #0001707
www.allenshea.com

From: [Christina Benz](#)
To: [Clerk](#)
Cc: [Charles Shinnamon](#); [Cass](#)
Subject: Item 4F-Environmental Review for South Oxbow Project
Date: Sunday, December 17, 2023 7:25:57 AM

[EXTERNAL]

Please give these comments to the Mayor and City Council members.
Thank you!

Dear Mayor and City Councilmembers,

We are asking that you remove item 4F from the Consent Calendar and discuss a plan to review all of the potential Oxbow projects under one Environmental Impact Report. Currently there are 457 entitled hotel rooms in addition to the 294 built rooms. The South Oxbow Project would add another 170 hotel rooms.

As always the question comes down to housing: where will the workers for these projects live?

As our Mayor and City Council, you have been diligent about prioritizing residents' needs. Please continue to do so by calling for an overall plan for the Oxbow District with a thorough understanding of the opportunities and limitations, before approving any further work on projects in the area.

Thank you,

[REDACTED]

December 17, 2023

Dear Mayor Sedgley and Napa City Council Members,

We continue to watch with great interest the proposed development of the South Lot at Copia and the old Napa Corporate Yard site at 933 Water Street. From what we have seen on the city's website and submittals from the developer, the scale of the project is massive, and its impacts will almost certainly be detrimental to the neighborhood. As such, we support the City following a thorough environmental review process.

Our concern is that the magic of "The Oxbow" is going to be lost through the environmental and societal impacts caused by over developing these two sites. It's the classic 10 pounds of potatoes in a 5-pound bag. The developer is using new housing laws to circumvent existing height, density, and parking limitations historically imposed by the city. Because the developer is circumventing the typical review process, all environmental impacts must be closely studied.

While local serving housing is certainly welcomed, and we fully support, we understand there is a potential for more than 1,100 hotel rooms in the Oxbow District if this project and others that have been previously approved or proposed are built. All of this is to say that we believe it is incumbent upon the City to clearly understand the cumulative impacts of adding all these hotel rooms and homes before proceeding any further on any new development proposal.

In conjunction with a comprehensive environmental analysis, a complete parking and traffic study should be conducted by the City and not by the developer as it appears is currently being suggested in the Stantec proposal. It is not hyperbole to state that the future of The Oxbow is in your hands. We hope you will proceed with great caution in determining what level of environmental review is necessary for Oxbow South before making any determination on the future of this neighborhood altering project.

With respect,


Steve Carlin

Oxbow Public Market

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Oxbow Development
Date: Monday, December 18, 2023 5:42:07 PM

Begin forwarded message:

From: Joe and Diana Wilcox [REDACTED]
Subject: Oxbow Development
Date: December 18, 2023 at 4:26:47 PM PST
To: BPainter@cityofnapa.org

[EXTERNAL]

We ask you sincerely to slow down the development of the Oxbow area, particularly the proposal to add many more hotel rooms in the current parking area. We need a thorough environmental impact report and a long-term, big-picture vision of the Oxbow's future. The limited parking, congested traffic, and urbanization of a lovely natural area could compromise quality of life for local residents and rob the Oxbow of its charm for tourists.

Counting on you—

Diana and Joe Wilcox
[REDACTED]

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Oxbow project
Date: Monday, December 18, 2023 7:51:58 PM

Begin forwarded message:

From: Chris McClure [REDACTED]
Subject: Oxbow project
Date: December 18, 2023 at 7:42:15 PM PST
To: SSedgley@cityofnapa.org, LAlessio@cityofnapa.org
Cc: BPainter@cityofnapa.org, bnarvaez@cityofnapa.org,
mluros@cityofnapa.org

[REDACTED]

[EXTERNAL]

Dear Mayor Sedgely and Council Members, Ms. Alessio, Ms. Painter, Mr. Narvaez, and Ms.Luros,

I am VERY concerned about the apparent piecemeal project being proposed near the site of the Oxbow Market that includes over a thousand hotel rooms and NO parking structure. For a project like this we need an Environmental Impact Report and an OVERALL plan that includes ALL aspects.

Think about when any of you wants to remodel your house. You have to consider everything: site plan, entrances, exits, heights, how one aspect relates to another, what the flow is, lighting, water and on and on.
So here we have a proposal for multiple new buildings being built in a small area without any of that unified forethought and parking not addressed at all. That is crazy.

I visit the Oxbow area about twice a week to shop or walk along the flood control project park or river trail. I love the views, the waterfowl, the sunsets over the area and just the general ambiance. That could all be destroyed by approving this project without taking into consideration the whole site and its natural elements. Some of the recommendations from the Urban Land Institute specified a focus on the river and to nurture public life. Soooo let's do it!

PLEASE rule in favor of, at the very least, 1. an EIR, 2.a unified plan that encompasses all of the various proposed hotel rooms and 3.solid plans for a parking garage.

Let's do it right for residents and visitors alike.

Sincerely,
Christine McClure

From: [Michele Grupe](#)
To: [Clerk](#)
Cc: [Scott Sedgley](#); [Beth Painter](#); [Bernie Narvaez](#); [Mary Luros](#); [Liz Alessio](#)
Subject: 12/19 Agenda Item 4F - remove from consent agenda
Date: Tuesday, December 19, 2023 8:58:52 AM

EXTERNAL]

Dear Mayor and Council Members,

I am writing to request that the City Council remove Consent Agenda Item 4F from the Consent Calendar to allow a discussion with citizens who are concerned about the number of developments/projects planned for the Oxbow District. As a resident and new member of the Napa Housing Coalition, I agree with the concept that a **FULL Environmental Impact Report (EIR)** needs to be performed on the entirety of the Oxbow District that includes all of the projects that are being proposed currently or that have been approved but not yet built.

Thank you for your consideration of this request.

Michele Grupe

From: [Alan Charles Dell'Ario](#)
To: [Mary Luros](#); [Scott Sedgley](#); [Beth Painter](#)
Cc: [Charles Shinnamon](#); [Thomas B Timar](#); [Karin Troedsson](#)
Subject: Fwd: Oxbow Area - South Copia Hotel Development - City Council - Tuesday Dec. 19th - WE NEED YOUR HELP!!!
Date: Sunday, December 17, 2023 9:49:07 AM
Attachments: [ATCH 1 - Stantec Proposal.pdf](#)

[EXTERNAL]

Mary, Beth, Scott,

I'm sure you're aware of the groundswell of concern about the proposed development in Oxbow. There needs to be comprehensive EIR, in my opinion. Putting this item on the consent calendar does not promote transparency and fails to address questions I and my neighbors have about this project.

~Chuck Dell'Ario

Alan Charles Dell'Ario

2019 California Lawyer Attorney of the Year

Certified Specialist, Appellate Law

State Bar of California Board of Legal Specialization

Begin forwarded message:

From: "Charles Shinnamon" [REDACTED]
Subject: Oxbow Area - South Copia Hotel Development - City Council - Tuesday Dec. 19th - WE NEED YOUR HELP!!!
Date: December 17, 2023 at 9:33:17 AM PST
To: "Charles W. Shinnamon" [REDACTED]

Friends and Neighbors,

As we promised when we emailed you, here is the information about the City Council meeting this Tuesday afternoon at 3:30 pm. The session is held at City Hall at 955 School Street.

A contract with an environmental consulting firm to perform the environmental review of the "South Oxbow Mixed Use" area is currently on the Council's Consent Calendar at 3:30. We intend to ask the item to be removed from the Consent Calendar such that we can all address the Council and express our concerns about the project and the manner in which the environmental review is being handled. We have included a copy of the consultants' proposal if you wish to dig deeper into the scope they propose.

As we outlined in our earlier email, we believe that there are many issues that need to be addressed and we fully suspect that you will have others of deep concern to you and your friends and neighbors.

- There is a need for a **comprehensive** review of the Oxbow District based on the potential of 1,100 hotel rooms as was shown to the Planning Commission last summer. We fully understand that they probably won't all be built but the Ritz has been approved and could move forward, the Westin expansion has been approved and could move forward, the First & Oxbow was approved and the developers are asking for more rooms. The impacts from all of these need to be included in the environmental review.
- Although we all know parking is a huge issue, the environmental consultant's contract specifically excludes parking: ***"We anticipate a parking evaluation will be prepared by the Applicant in working with the City"***. How is this going to be addressed?
- We were amazed that the item is on the Consent Calendar. It does not speak well for open and transparent government, or for the good of the community, that a project of this magnitude is brought to Council on the "Consent Calendar" in an afternoon session less than a week before Christmas. What is this about?

It is vitally important that the Council hears from you and it would be terrific if many of you could attend the Tuesday afternoon meeting. If you don't want to personally address the Council, raising a hand in support of us when asked would be wonderful.

NOW is the time for the Council to hear all of our concerns. The longer this project proceeds without questions being raised, the higher the probability of its being approved.

We hope to see you Tuesday!! For those of you who cannot join us, you can email your concerns to the City Council via the City Clerk: clerk@cityofnapa.org

Chuck and Felicia Shinnamon Dorothy and John Salmon Cass Walker

Charles W. Shinnamon, P.E.



"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

From: [REDACTED]
To: [Scott Sedgley](#); jallessio@cityofnapa.org; bnarvaez@cityofnapa; [Mary Luros](#)
Subject: Oxbow area-south Copia hotel development
Date: Friday, December 15, 2023 2:03:07 PM

[EXTERNAL]

Dear Council Members

The prospect of a 170 room hotel and 130 condominiums is alarming for the south copia area. The already congested area is not the right place for visitor-serving development with no requirement for housing for the workforce that will be needed to support this development. And new development must be evaluated as part of already approved development in the area. With a potential of 1100 hotel rooms a comprehensive parking plan should be done. Please don't approve this proposal before further study is completed. Yes we need more housing but what is proposed will make our city worse, not better.

Respectfully,
Grania and Charles Lindberg

[REDACTED]

Sent from my iPad



Culinary Institute
of America

18 December, 2023

Mayor Sedgley
City Hall
955 School Street
Napa, California, 94559

Dear Mayor Sedgley and Napa City Council Members,

We, at The Culinary Institute of America have been closely watching the progress of the proposed development of the South Lot at Copia and the old Napa Corporate Yard site at 933 Water Street. From what we have seen, based on the city website and submittals from the developer, the scale of the project is massive, and its impacts will almost certainly be detrimental to the neighborhood.

Our concern is that the special place the Oxbow District holds with locals and visitors alike will be negatively impacted by the scale of this development. Over the last few years Oxbow District businesses have been working together with city staff to identify what makes the district so special. There have been several studies done, Urban Land Institute as well as a student project by UC Berkeley students. Our intent as "Oxbow Stakeholders" was and is to assist in developing a comprehensive plan for the district instead of a piece by piece approach. We believe the residents, visitors, and the city deserve that attention to detail in a comprehensive plan.

We also understand that the developer is using new housing laws to circumvent existing height, density, and parking limitations historically imposed by the city.

While local housing is certainly welcomed, and we fully support, the possibility of more than 1,100 hotel rooms in the Oxbow District if this project and others that have been previously approved or proposed are built would overwhelm the area.



Culinary Institute
of America

We believe a truly comprehensive environmental study is called for at this time. Although it may not be the intent of this current meeting the CIA believes a full Environmental Impact Report (EIR) on this project should be considered. The CIA is also concerned that at this early-stage parking and traffic is not one of the important topics being studied. This has been an issue the Oxbow Stakeholders and city staff have been meeting and discussing for the past three years or more. A study of this importance and impact to the district should be incorporated, and not leave this critical component to the developer as is currently being suggested in the Stantec proposal.

Sincerely,

Thomas Bensel
Managing Director
Culinary Institute of America - California

From: [Tiffany Carranza](#)
To: [Clerk](#)
Subject: FW: Today's City Council Meeting
Date: Tuesday, December 19, 2023 11:43:17 AM
Attachments: [Oxbow Comments.docx](#)

Tiffany Carranza

City Clerk

Pronouns: She/her

City of Napa – City Hall

955 School Street, Napa, CA 94559

Phone (707) 257-9661

Email tcarranza@cityofnapa.org

Website www.cityofnapa.org

From: Celeste Mirassou [REDACTED]
Sent: Tuesday, December 19, 2023 11:28 AM
To: Tiffany Carranza <tcarranza@cityofnapa.org>
Subject: Today's City Council Meeting

[EXTERNAL]

Tiffany,

I will read this statement today at the City Council meeting. Please include my statement in the record for the meeting.

Happy Holidays!

Celeste Mirassou

I am concerned about the information and methodology on which future development decisions are being made:

Information

The focus on existing dominant industries like the wine and hotel businesses is troublesome as I hear different economic projections:

Robert Eyler, Phd who is presenting is economic dashboard indicates that the “wine industry is beginning to come back in full” and the “end of summer surge led to good tourism growth.”

Christopher Thornberg who spoke at the Chamber’s Economic Conference suggests the “wine economy is shifting” and that “retail sales for beer and wine have flattened.” He also indicated that Napa Valley lodging revenue is down.

Despite their differences, both economists point out the lack of housing supply for workers.

What is needed is a comprehensive plan for our low to moderate housing needs and especially as it relates to significant in-fill opportunities.

New hotel rooms, rooms that currently exist, and rooms that have been previously entitled in the Oxbow area now total 1,100 plus hotel rooms.

Building hotels exacerbates our low to moderate income housing deficiencies as most hotel jobs don’t support living in Napa.

This project includes \$2 – 4 million properties. These are not the projects that should be pushed forward at this time.

Methodology

I say “pushed forward” as I particularly don’t like the timing of this discussion taking place within days of Christmas as an item on the consent calendar.

Everything the city does should be considered through a prism of fighting climate disruption.

You’ve committed to being climate neutral by 2030.

With transportation being the largest area of carbon impact, I don’t understand adding a disproportionate # of low income jobs to an area that can’t house these employees. Jim Wilson says it better, but I would say “When you’re in a hole, stop digging.”

We need a comprehensive plan to manage the development of in-fill projects for land much needed low to moderate income housing in a sustainable way.

Let’s take a pause this development to consider how we can solve some of our housing issues and diversify our economic development instead of steaming ahead blindly.

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: South Oxbow Mixed-Use Project
Date: Tuesday, December 19, 2023 12:52:39 PM

Begin forwarded message:

From: Carol Barge [REDACTED]
Subject: South Oxbow Mixed-Use Project
Date: December 19, 2023 at 12:51:45 PM PST
To: Undisclosed recipients;;

[EXTERNAL]

I am writing today to lend support to the letter you received from the Shinnamons, the Salmons and Cass Walker, dated December 17. Their thoughtful and detailed letter regarding the Oxbow and surrounding area slated for development by various developers can really help in your careful consideration going forward. As happened with the HHS project, Heritage Housing Partners was able to incorporate improvements to the project and buy-in by the neighbors based on their robust outreach to the community and the feedback they received. Ideally an ongoing and robust outreach to the community at large for input, ideas and concerns would help Oxbow and surrounding area, as well.

I understand that 4.F. on this afternoon's agenda will be removed, allowing for public comment. I am unable to attend the meeting, but wanted to lend my voice to this very important topic.

Thank you for your time and consideration.
Carol

Carol Barge
[REDACTED]

City Council Regular Meeting
12/19/2023
Supplemental - Item 5.A.
From: Robert Eyler, PhD



CITY OF NAPA: DASHBOARD CITY COUNCIL PRESENTATION

NAPA, CA

DECEMBER 2023

Robert Eyler, PhD

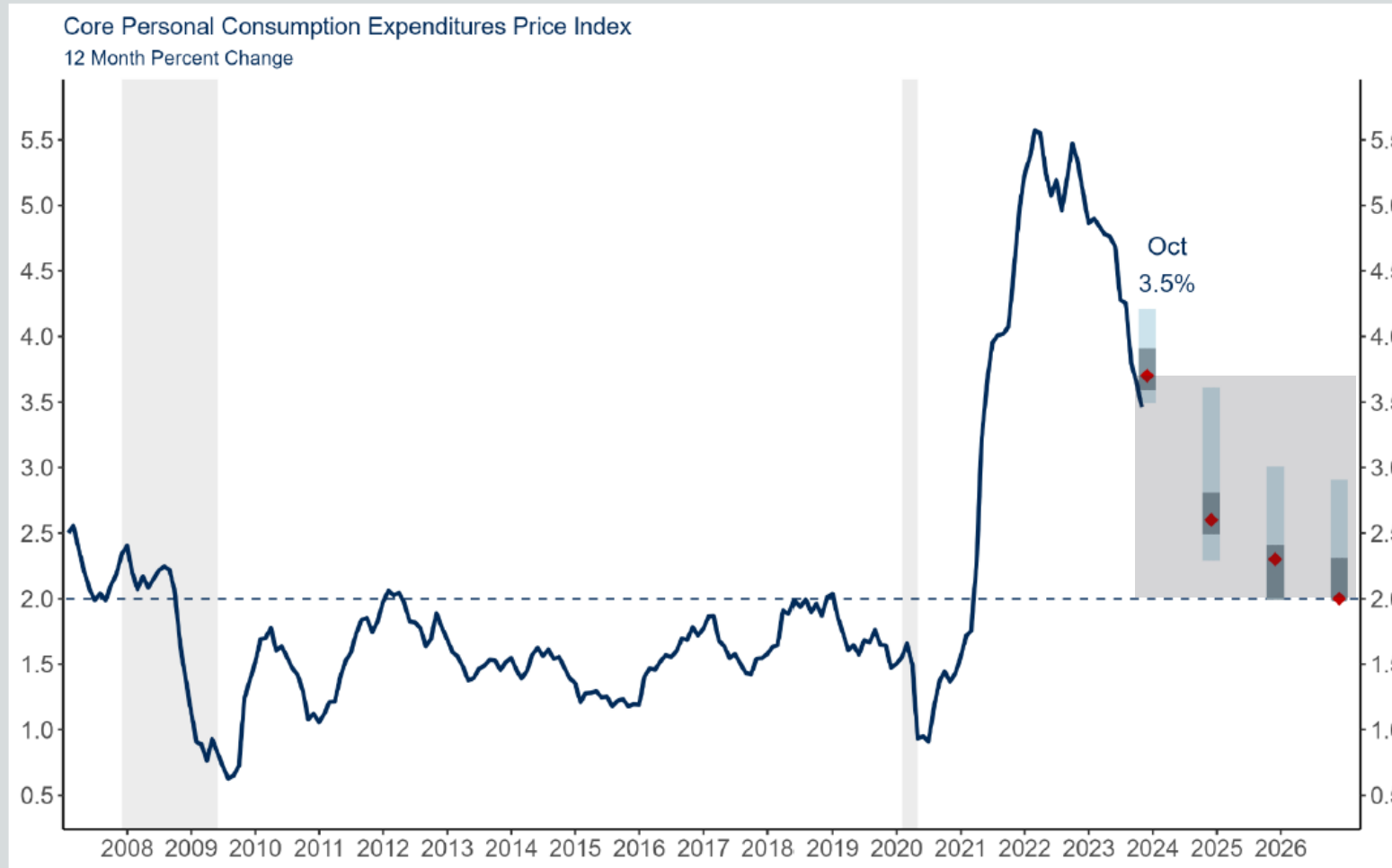
President, Economic Forensics and Analytics Inc.

Professor, Economics, Sonoma State University

eyler@econforensics.com

Core PCE Prices, 2007 to 2026: Is the FED's job done?

Core Personal Consumption Expenditure Price Index



What to Watch

- Slow fall through forecasted inflation to 2026
- Rates likely to fall in 2024: how far and when?

FED will not move rates down quickly unless:

1. Job losses/slower growth
2. Continued fall toward dotted line



Federal Reserve Philadelphia

Forecast, Survey of Professional Forecasters

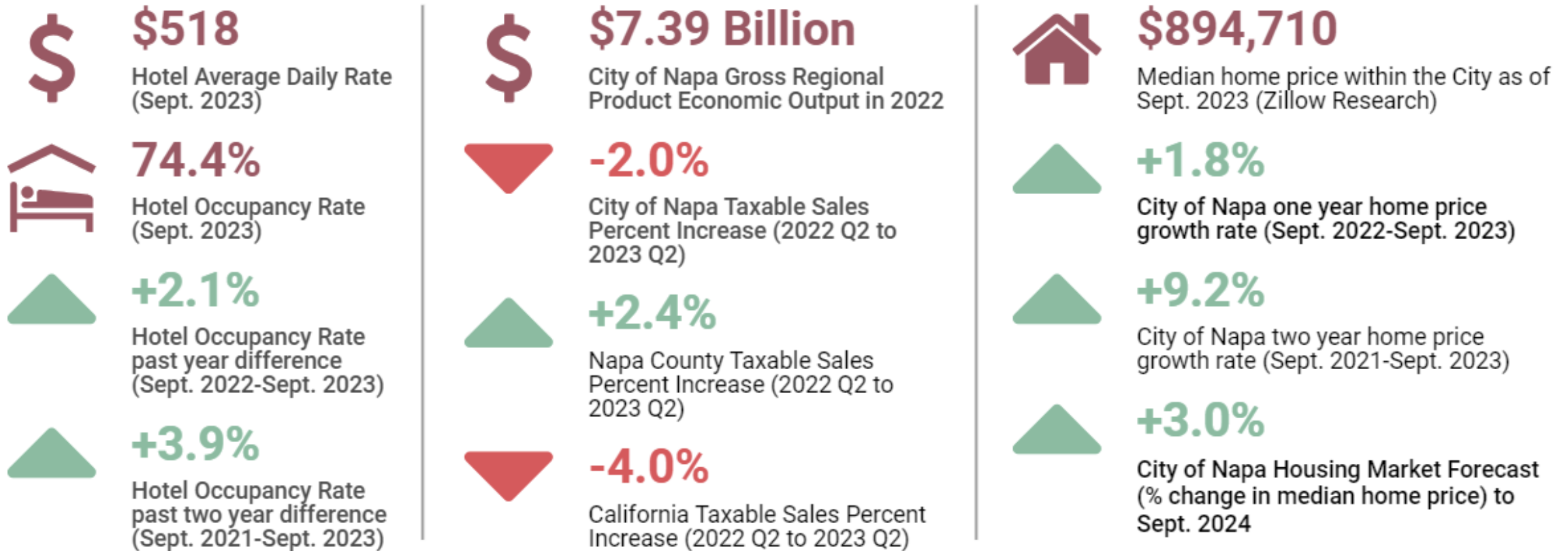
These data are from November 2023

Bottom Line: Economy more resilient than previous forecasts, inflation beginning its descent; relatively high interest rates will continue pressure economy to 2025

	Real GDP (%)		Unemployment Rate (%)		Core PCE Inflation (%)	
Annual data (projections based on annual-average levels):						
	Previous	New	Previous	New	Previous	New
2023	2.1	2.4	3.6	3.7	3.7	3.5
2024	1.3	1.7	4.0	4.1	2.4	2.4
2025	2.1	1.8	4.2	4.2	2.1	2.1
2026	1.7	2.1	4.1	4.0	N/A	N/A

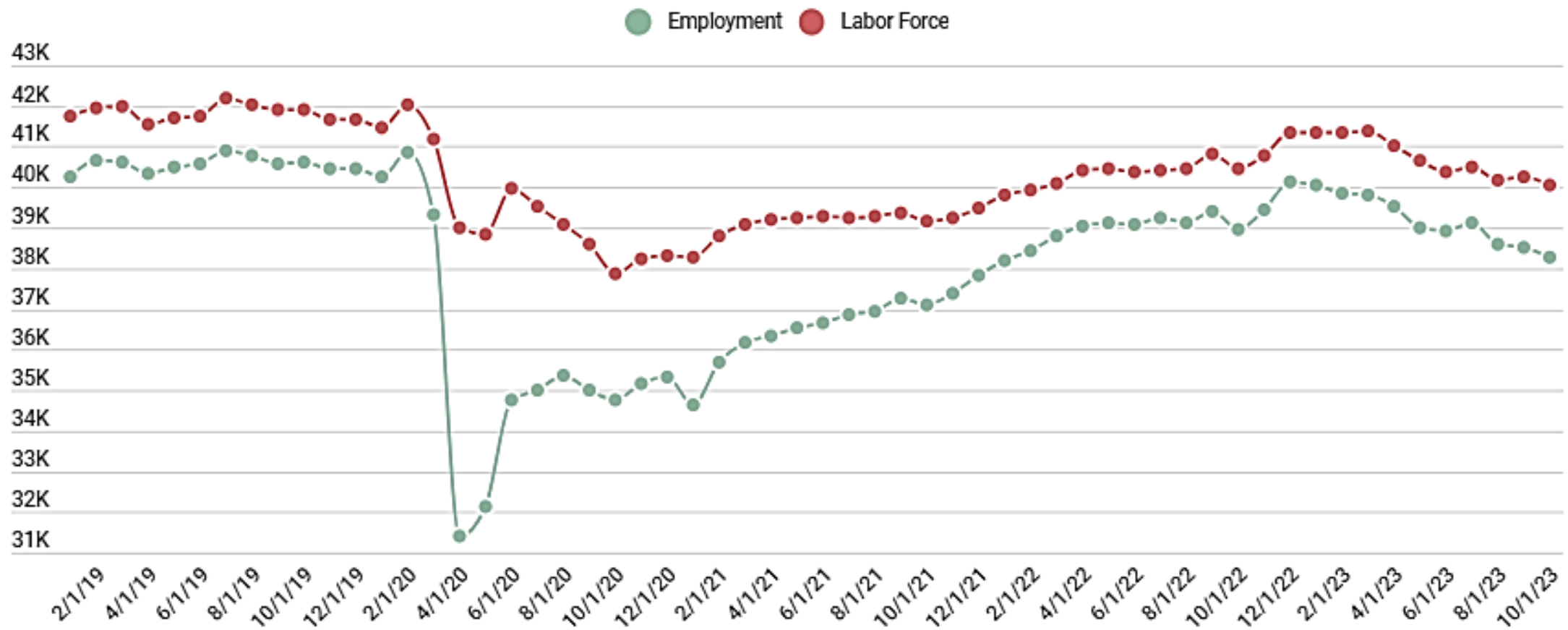
Napa at a Glance: end of Q3 2023

The City's Economy at a Glance



Labor Market: Napa Residents, Quarterly 2019 Q1 to 2023 Q3

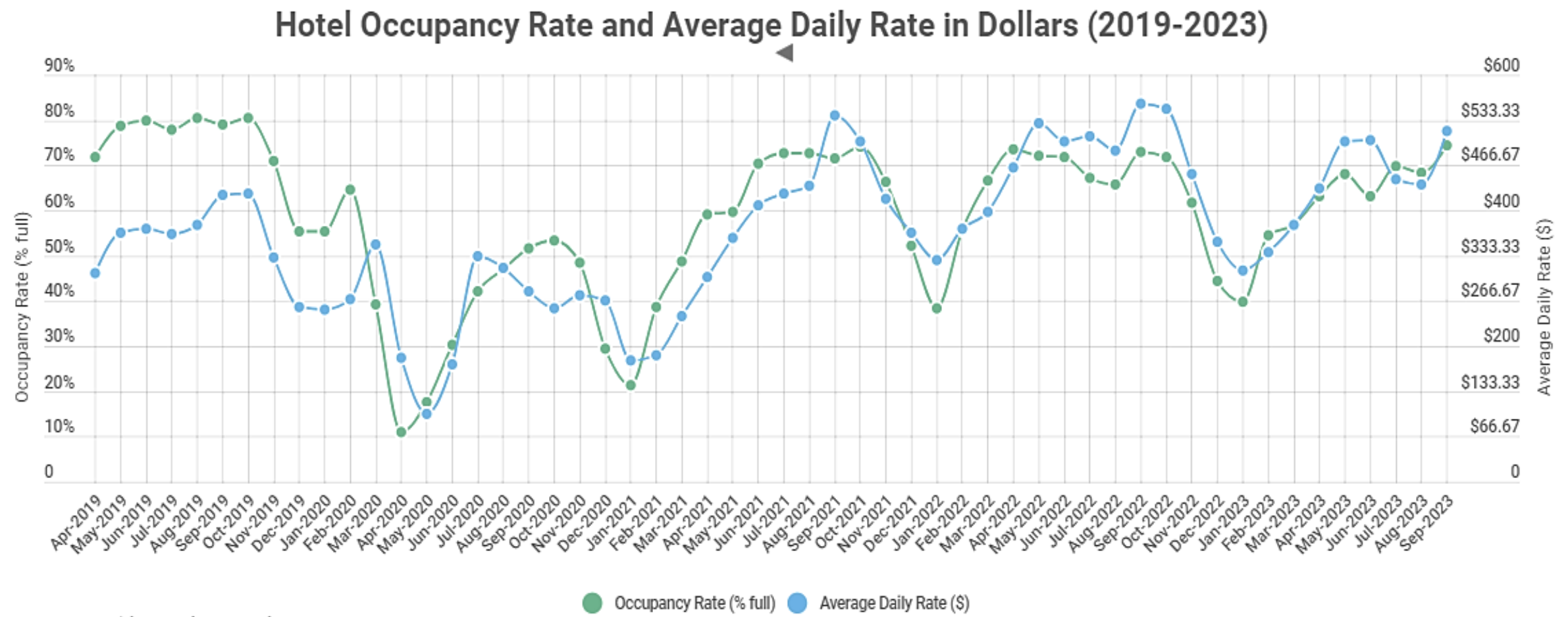
Labor Force and Napa Residents Employed (2019-2023)



Source: California EDD and Bureau of Labor Statistics. Seasonally adjusted.
Page 27 of 53
Page 40 of 177



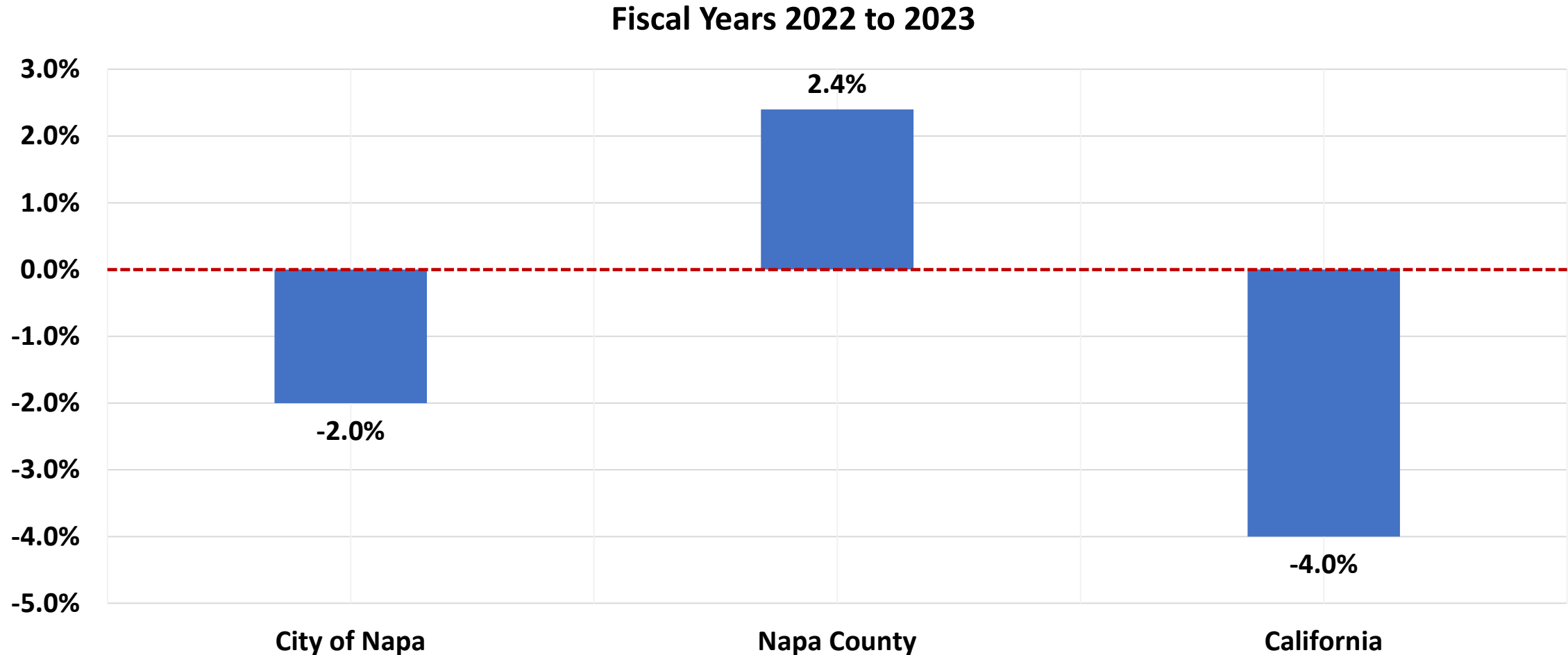
Occupancy Rates and Average Daily Rates Napa, April 2019 to Sept 2023, Monthly



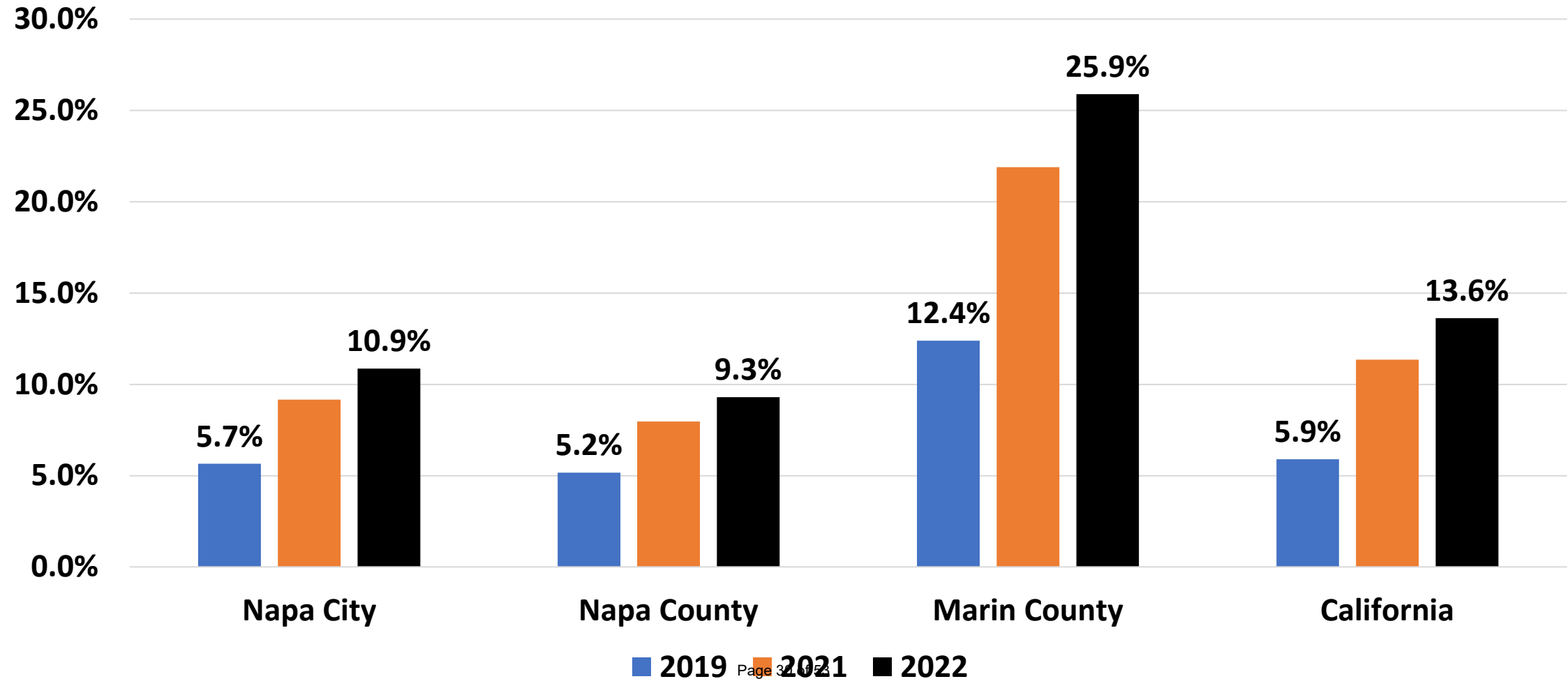
Source: Smith Travel Research

Taxable Sales, Growth from Q2 2022 to Q2 2023

Current Dollars, Napa, Napa County and California



Work From Home: % of Working Residents 2019, 2021 and 2022, 5-Year Averages



City of Napa: Economic Development

- Tourism to remain strong for Napa in 2024
 - 2024 likely a mixed year given slower economy and uncertainty
 - Global threats may keep people from traveling to Europe and Middle East
 - Expect more competition from the core Bay Area in 2024 and 2025
- Wine industry moving toward new “steady state”
 - Changes in retail and restaurants continue, with direct-to-consumer markets and competition settling into long-term patterns
 - Napa to remain global space for food and wine: consumers changing
- Shifting housing markets: the next steps for Napa supporting needs for local workers



ECONOMIC DEVELOPMENT

Community Development Department
Economic Development Division
Council Spotlight
12.19.2023

City Council Regular Meeting
12/19/2023
Supplemental - Item 5.B.
From: City Staff



Share with the Council some of the Community Development Department Economic Development Division's recent activities and future projects.

Agenda:

- Introduction / Economic Development Focus Areas
- 2023 Highlights
- 2024 Initiatives for Napa EIFD

Economic Development Team



Neal Harrison,
Economic Development
Manager



Jennifer Owen,
Economic Development
Program Coordinator



Brendan Hurley,
Economic Development
Program Coordinator

Economic Development Division

Focus Areas

ATTACHMENT 1



Business Support

Improve business climate and experiences for the small business community.



Facilitate Development

Facilitate development initiatives that strengthen the City's economic growth.



Place Making & Branding

Develop and support programs that improve Napa's image and sense of place.



Collaboration & Relationship Building

Foster partnerships in economic development activities with community partners.



Data Research & Analysis

Track economic data in order to inform decision making to further economic development.



Economic Growth & Resilience

Support a diverse, equitable, and resilient economic ecosystem for industry growth.

Why Communities Invest in Economic Development



2023 Highlights



Business Support

- ~20 Business Concierge Direct Support
- Business Concierge Roundtable (Broker)
- 3 Napa Makes Events (100+ participants)
- New maker spaces (100 Coombs, Lab Creative, etc)
- SBDC – 16 Success Accelerator (\$40K grants)
- 735 new businesses

Data & Communication

- ED Public Dashboard & Internal Indicators
- Quarterly Council w/ Dr. Eyler + Guests
- Monthly ED Newsletter (4k subscribers; 48% OR)
- 13 Napa Makes Newsletters (300 subscribers; 75% OR)
- Conferences (Chamber Summit, WANB Labor Report, MMNAC)
- Website refresh & project clearinghouse

Tourism Improvement District

- 8 Local Governing Committee Meetings
- Notice of Grant Funding & Application (~30 applicants)
- \$600k in grants (Lighted Arts, Vine Trail, etc)
- \$800k in DoNapa marketing contract (Augustine)
- Launched TID 5-Year Strategic Plan process

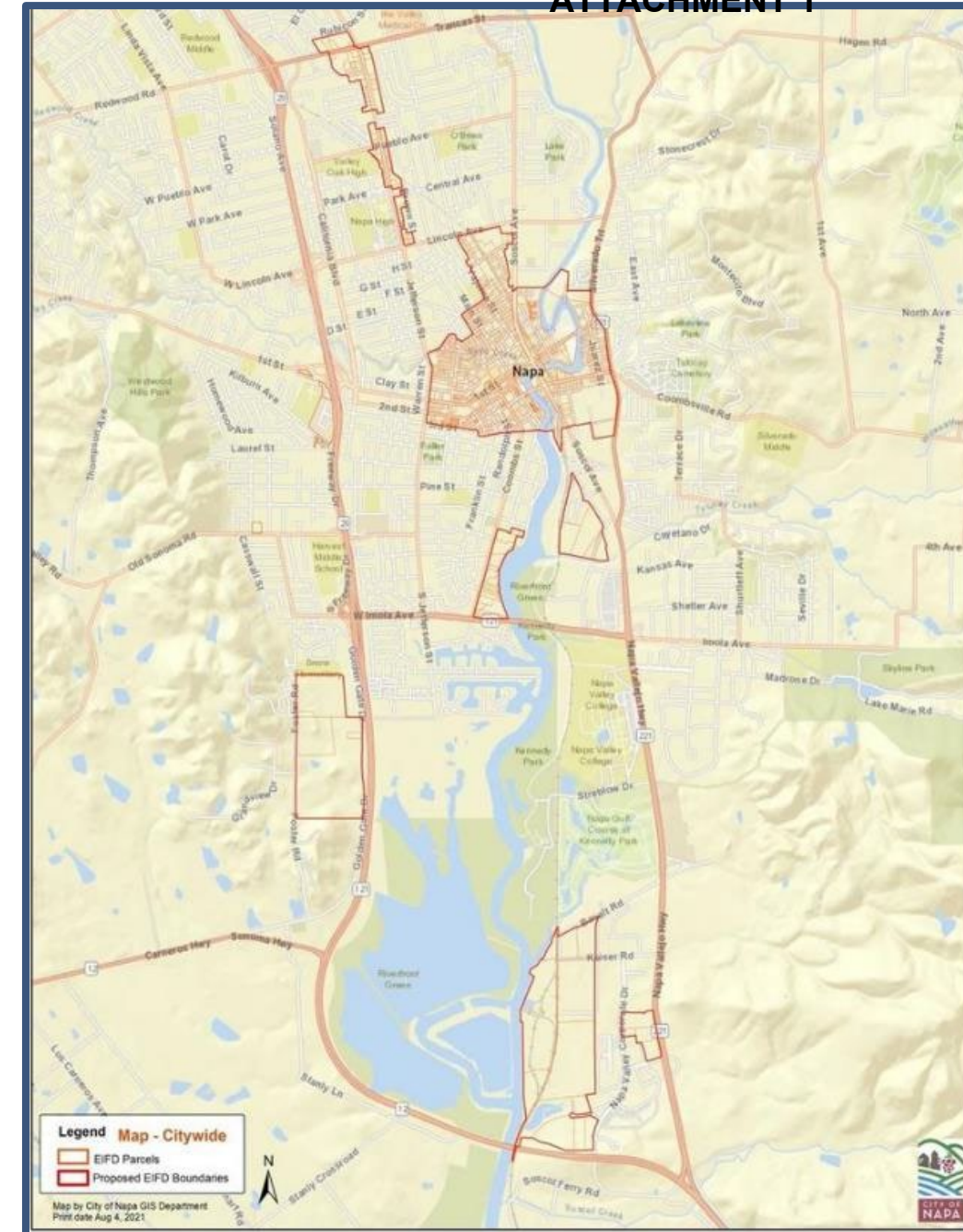
Placemaking

- \$450k PBID Downtown Wayfinding (Phase 1 complete; Phase 2 2024)
- \$25k Downtown Banners (TID funded)
- 10 Oxbow Stakeholder meetings
- Public Art Collaboration w/ Recreation Division (Mural First/Main, Fire Museum, etc.)
- Supported other Downtown/Oxbow Events

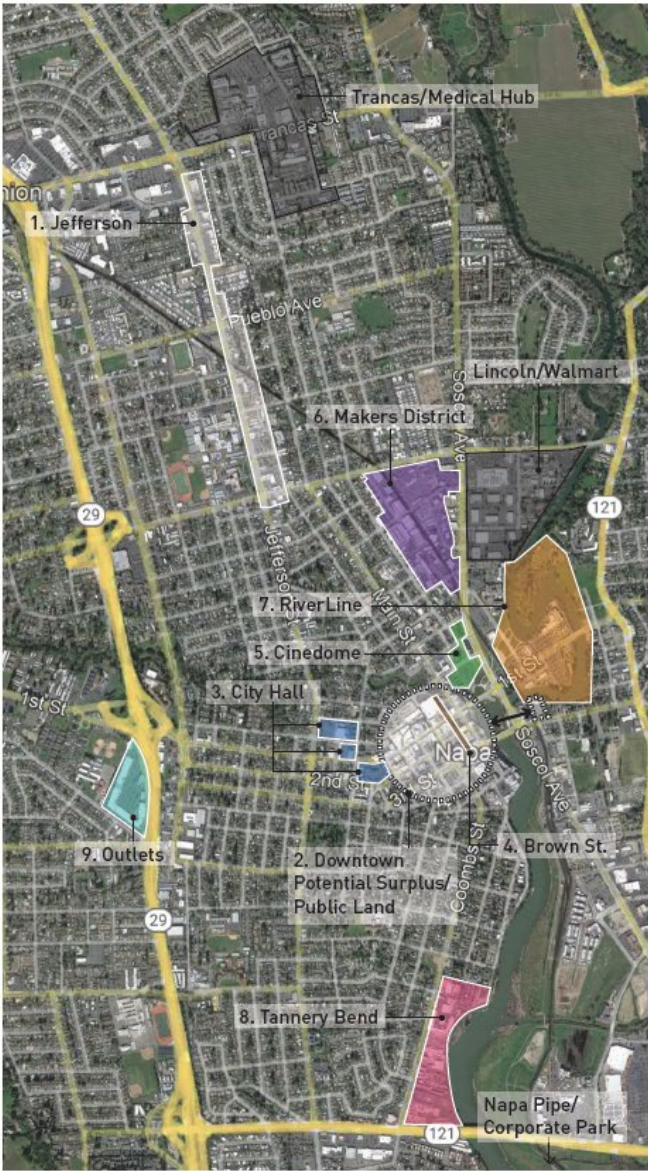
City of Napa

Enhanced Infrastructure Financing District (EIFD)

- Napa EIFD formed in July 2022
- Noncontiguous: 50% of future property tax increment; estimated ~\$65M in present-value
- Goal = capture value from private sector investments to direct funding for infrastructure and other public improvements



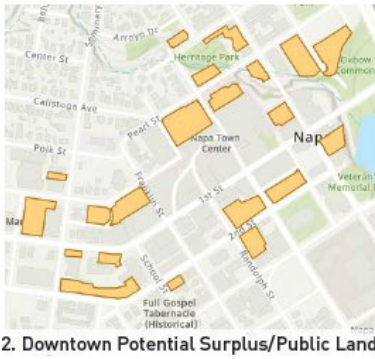
Get the
“EIFD Wheels Turning”



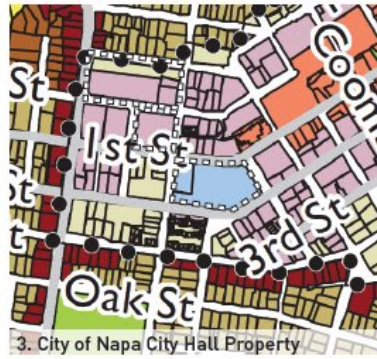
List of potential EIFD-funded projects



1. Jefferson Street



2. Downtown Potential Surplus/Public Land



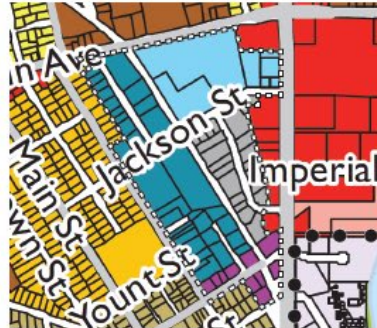
3. City of Napa City Hall Property



4. Brown Street Corridor



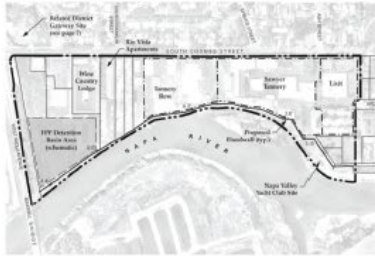
5. Cinedome



6. Makers District



7. RiverLine



8. Tannery Bend Development

Residential	Downtown Specific Plan
Very Low Density Residential	Onslow Commercial
Low Density Residential	Downtown Neighborhood
Medium Density Residential	Downtown Mixed Use
High Density Residential	Downtown Core Commercial
Traditional Residential	Downtown Public
Commercial	Industrial
Hospitality Commercial	Plex Industrial
General Commercial	Light Industrial
Business Professional	Business Park
Mixed-Use	Public-Serving
Residential Mixed Use	Public-Serving
Corridor Mixed Use Low	Open Space & Parks
Corridor Mixed Use High	Conservation
Foster Road Mixed Use	Greenbelts
Napa Pipe Mixed Use	Agriculture

- Other Potential Projects:
- Outlet redevelopment
 - Lincoln/Walmart area
 - Trancas/Medical Hub
 - Napa Pipe/Corporate Park 1/23/2023

Prioritizing 4 Subarea Projects based on key criteria

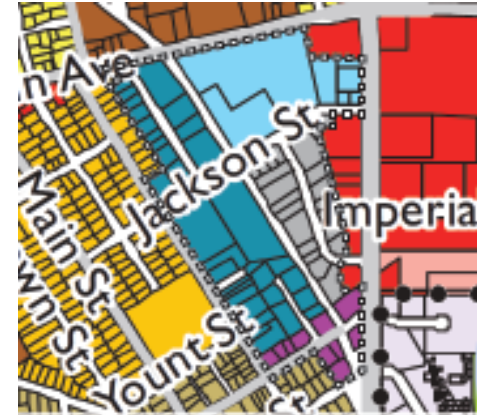


Potential Community and Economic Benefits
(jobs, fiscal revenue, housing, public amenities)

Potential Catalytic Impacts
(unlock private sector investment & OPM)

Feasibility for Implementation
(potential to implement in the near term)

4 EIFD Subareas Selected



Potential Surplus Land /
Downtown Parking Lots
& Cinedome

Napa Makes &
“Maker’s District”

Napa Riverwalk, eg
“RiverLine”

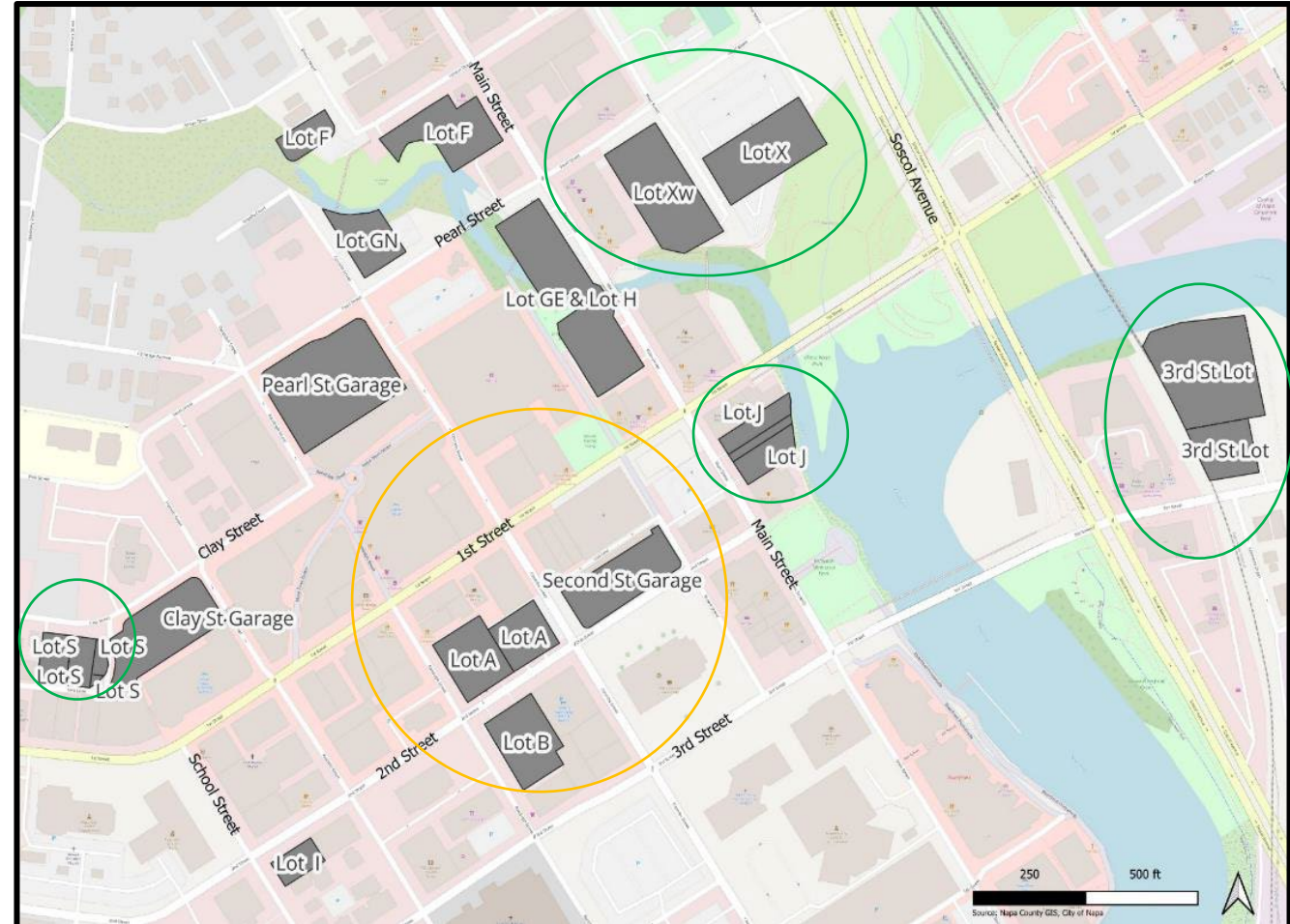
City-Owned Land in Downtown



- Potential community and economic benefits
- Catalytic for housing + development
- Fill in holes in urban fabric and pedestrian experience
- One time funding from sale and ongoing source of revenue

Explore Surplus Land in Downtown

- Council Directed Staff to further explore a Surplus Land Act Disposition Plan (December 5th Council Meeting)
- Next Steps Include:
 - Ensure we understand larger publicly-owned inventory
 - Exemptions in SLA
 - Connection to Parking Management & impact
 - Site constraints and current use (farmer's market, shared trash fencing, easements, parking)
 - Community & developer outreach
 - Valuations



Napa Makes

Napa Makes is the City of Napa's initiative to support and grow the artisan makers, small-scale manufacturers, and artist + creatives sectors within the City of Napa - resulting in a more diversified, resilient economy.



2023 efforts + highlights

New creative spaces

Events

Partnerships



Napa Makes

Laying the foundation for a Makers District, providing business support and resources



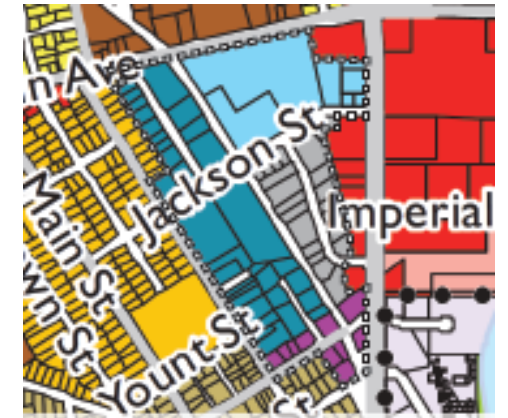
2024 efforts

17.52.273 Makers/Artisanal Use
A. Purpose. The purpose of this chapter is to foster creativity, innovation, and local economic growth by recognizing and supporting makers, creators, and artisanal production and sales within the city. This chapter aims to provide a framework for the sustainable development of these activities while ensuring the health, safety, and well-being of residents and visitors. The purpose of establishing a Makers/Artisanal Use comes from the 2019 City of Napa Economic Development Action Strategy, the Napa Creative Space and Local Manufacturing Action Plan, and the Napa General Plan, 2015.
B. Definitions.
 1. A "Maker Space" is a commercial area where light industrial or manufacturing activities, with the intention of making locally produced goods, occurs. Examples include communal kitchens; communal workshops including shared equipment; business incubation and coworking spaces.
 2. "Maker" refers to an individual or group engaged in the creation of unique or small-batch products, often utilizing traditional techniques or advanced skills. Examples include woodworkers, potters, ceramicists, bookbinders, paper designers and makers.
 3. "Artisanal Production" encompasses the production, fabrication, and assembly of custom-made, high-quality goods that highlight craftsmanship, creativity, and attention to detail. Examples include coffee roasters, distillers, micro-breweries and winemaking, clothing manufacturing, jewelry production, including printing and publishing, and jewelry making.
 4. "Non-annoying" are uses that create minimal vibrations, dust, noise, noxious fumes, or other nuisances that would adversely affect the health or safety of adjacent properties.
 5. "Small scale" can describe the size of a commercial space (for example, no larger than 4,000 square feet) or size of staff (for example, no more than 15 FTE), but will be determined on a case-by-case basis.
 6. "Ancillary" uses provides necessary support to the primary activity or operation of the use. For example, a storage area for wood materials for a carpenter (a "maker") would be acceptable, whereas a commercial storage facility would not be acceptable.
C. Applicability. A Makers/Artisanal Use is applicable to non-residential properties that seek to have either a maker space or a maker/artisanal production area as defined above. This section applies to applicants who are seeking a Makers/Artisanal Administrative Use Permit as listed under Section 17.58.030. The Makers/Artisanal Administrative Use Permit meets the Conditional "C" requirement for Makers and Artisanal Production uses for industrial and commercial districts and meets the Conditional requirement for the following industrial uses:

Makers/Artisanal Use
 In all non-residential zones
 Administrative permit
 Designed to remove barriers

Makers District

Redevelopment of the Makers District area could generate a potential increase of \$37.5M in average value of parcels, equaling an additional \$46K annually for the General Fund and \$46K annually for the EIFD.



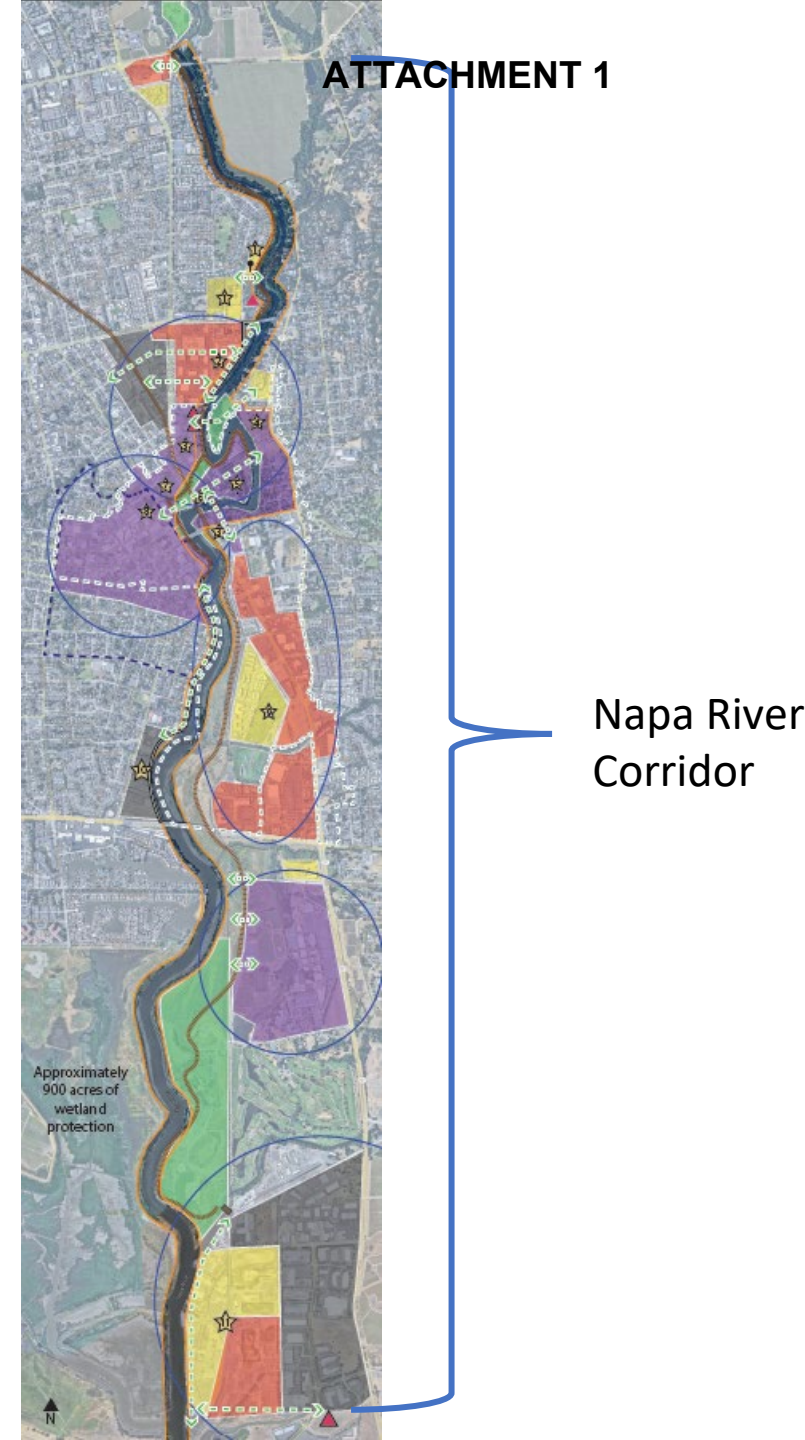
Accelerator Program

Provide support to makers taking the next step

The Napa RiverLine/Riverwalk Project Overview

What is the Napa RiverLine/Riverwalk?

- The Napa RiverLine is a continuation of past projects; it implements the General Plan and other transportation/trail plans to activate and connect the river.
- An opportunity to create a community-driven, forward-looking story of what the River could be for Napa's long-term future.
- Will expand The Living River concept established in County Flood Control Project and tie in recreational opportunities to the River.
- Complements the \$40 million federal investment for flood retaining walls north and south of downtown to address the design and economic impact.



The Napa RiverLine/Riverwalk

Project Benefits

The project would connect to:

- Major job centers that account for **15,930 jobs or 56%** of citywide jobs.
- **630 acres** of river and adjacent land.
- Better connect river access to **13,000 residents**.
- Hundreds of millions of dollars worth of private investment across **11 development sites**.
- Connects to **470 acres** of parks and open space and **900 acres** of wetland protection.

Potential private sector investment and economic benefit from the project:

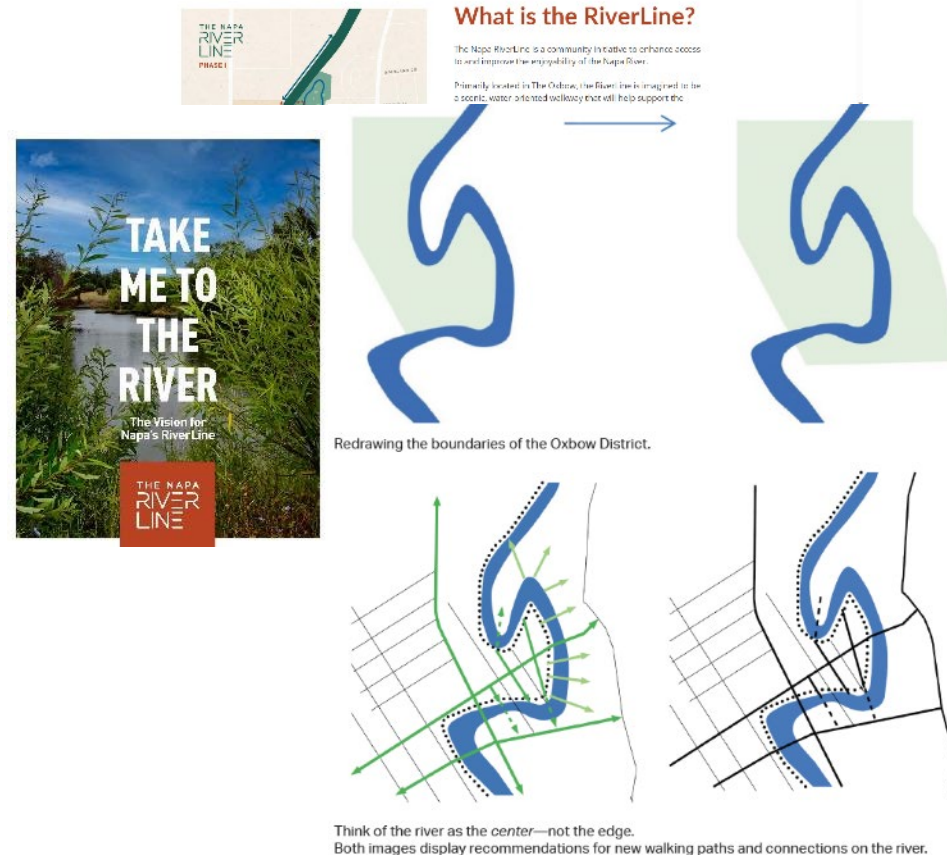
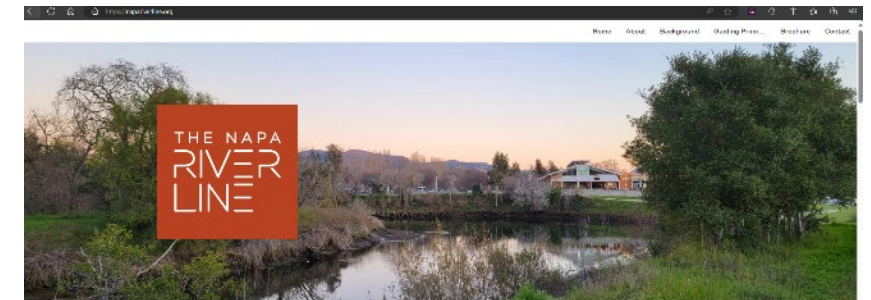
- New development (housing, hotel, commercial)
- **\$150M +** in new assessed value
- **\$200K+** in annual tax increment to EIFD
- **\$5M+** in annual hotel transient occupancy tax (TOT) to General Fund
- Additional regional “draw” as a diverse outdoor destination
- Additional mixed-income housing, commercial development, pedestrian activity, indirect impacts

The Napa RiverLine/Riverwalk

2024 Work Efforts

- Continue to build a public-private partnership to develop and implement a vision and plan.
- City partnership with grant applications to plan for the Riverline and fund infrastructure improvements.
 - Submitted an Economic Development Administration Economic Disaster Resiliency grant, up to \$250k for planning.
 - Other grants include Cal. Dept. of Parks and Recreation Trails program, Clean California Local Grant Program, CA Parks Program, other EDA, CA, and fed grants.
- Explore district funding mechanisms as an ongoing funding stream

www.napariverline.org



THANK YOU!
QUESTIONS OR COMMENTS?






MEMO

TO: Mayor and City Council Members
FROM: Tiffany Carranza, City Clerk
DATE: December 18, 2023
SUBJECT: Correction to Agenda Item 5.D. Exhibit A to Attachment 1 - 2024 City Council Appointments to Local, Regional, and State Boards, Councils, Committees, and Commissions

Subsequent to publishing the agenda material for the December 19, 2023, City Council meeting, an edit to Agenda Item 5.D., 2024 City Council Appointments to Local, Regional, and State Boards, Councils, Committees, and Commissions, was identified.

The below graphic identifies redline changes to Exhibit A of Attachment 1 as follows:

1. There is an appointed alternate to the Napa County Climate Action Committee (CAC)

Napa County Climate Action Committee (CAC)	Two Councilmembers	None <u>One Councilmember</u>	----- Councilmember ----- and ----- Councilmember -----	Councilmember ----- <u>N/A</u> -----  (Ct)
--	--------------------	---	---	--

Attachment 2, as published, correctly identifies the current appointees and alternate appointee for the Napa County Climate Action Committee (CAC).

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

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

December 19, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED AFTER THE CITY COUNCIL MEETING

4. CONSENT CALENDAR:

4.F. Agreement with Stantec Consulting Services Inc. for Environmental Review Services related to the South Oxbow Mixed-Use Project (PL23-0082).

- 1) Email from Rebecca Webster received December 19, 2023.
- 2) Letter from Friends of the Napa River received December 19, 2023.

From: [REDACTED]
To: [Clerk](#)
Subject: Oxbow Area Development
Date: Tuesday, December 19, 2023 4:59:12 PM

~~[EXTERNAL]~~-----
Dear Council Members,

I was hoping to join the meeting this afternoon in support of the Napa housing coalition as I echo many of their concerns, but I have to work during this time. This is the case for many residents, who are impacted by the decisions made at these meetings.

There is a huge need for a comprehensive review of the Oxbow District based on the potential of 1,100 hotel rooms as was shown to the Planning Commission last summer. While they probably won't all be built, the Ritz has been approved and could move forward, the Westin expansion has been approved and could move forward, the First & Oxbow was approved and the developers are asking for more rooms. The impacts from all of these need to be included in a current environmental review.

I am further disappointed that projects of this size are on the Consent Calendar, in an afternoon session, less than a week before Christmas.

We need more housing all around - not more hotels, and not more second or third homes for visitors.

Respectfully,

Rebecca Webster, MPH



Item 4 E
ATTACHMENT 1

The community's voice for the protection, restoration, responsible development, and celebration of the Napa River and its watershed through education and advocacy.

PO Box 537, Napa, CA 94559

SUPP II
info@fonr.org

www.fonr.org

Francie Winnen

Board of Directors

Francie Winnen
President

Dennis Rinehart
Secretary

Chuck Shinnamon
Treasurer

Bernhard Krevet
President Emeritus

Phill Blake

Barry Christian

David Graves

Rex Stults

Andy Szmidt

Honorary
Advisory Board

Moira Johnston Block
(In Memoriam)

Chip Bouril

David Garden
(In Memoriam)

Shari Gardner

Roger Hartwell

Tracy Krumpen

Tony Norris

Laurie Puzo

Mike Rippey

Kent Ruppert

Ginny Simms
(In Memoriam)

Barbara Stafford
(In Memoriam)

Karen Bower Turjanis

December 18, 2023

Napa City Council
School Street
Napa, CA 94559

Via Email: clerk@cityofnapa.org

Re: South Oxbow Mixed Use EIR

Dear Mayor Sedgely and Councilmembers,

The Friends of the Napa River are deeply concerned about the proposed environmental review of the South Oxbow Mixed-Use area. This project and the proximate First and Oxbow Hotel front on approximately 1,500 to 2,000 feet of the Napa River. Impacts to the river and its banks are of key importance to us and to the Napa community.

Several Friends' Board members actively participated as technical members of the Flood Control District's Technical Advisory Panel (TAP) and are familiar with the riverbanks in the project area. We want to have assurance that the project will not disturb the riverbank now or in the future. As part of the overall project, we understand that the developers are required to construct a public pedestrian trail along the entirety of the project's river frontage. We are very supportive of the development of this trail while also having concerns about its precise location. Given the steepness of multiple portions of the riverbank, it will be imperative that the trail is situated sufficiently far from the top of bank to allow future, natural erosion to occur with no current or future need for artificially buttressing the bank to prevent such erosion.

We suggest that the EIR include a detailed analysis of the trail's location with adequate, surveyed cross sections showing appropriate setbacks and possible access locations. The environmental document is the proper place for this analysis. It should not be postponed to some future date when the project is in design.

We fully support a complete and comprehensive environmental document that covers not only the South Oxbow Mixed-Use project but also the river frontage of the proposed First and Soscol Hotel project. They are clearly being processed by the City in a concurrent fashion.

Friends are also very concerned about the lack of community outreach and education regarding this large project. Example- the lack of notice and subsequent lack of attendance at the Planning Commission's Oxbow South study session this summer. Oxbow South as proposed will have a tremendous impact on the Oxbow District and the Napa River. You, our City Council Members, will determine if it is positive or negative for us locals. A full EIR could help you.

Thank you for your consideration.

Francie Winnen, President

Dennis Rinehart, P.E., Vice-President

*A "living" Napa River
conveys equilibrium
and harmony with all
that it touches and
resonates through
the human and*

ATTACHMENT 2

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

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

December 19, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

EVENING SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

12. ADMINISTRATIVE REPORTS:

12.A. Fuller Park Playable Art Project

- PowerPoint Presentation from Staff.
- 1) Email from Gordon Huether received December 4, 2023.
- 2) Email from Cindy Worthington received December 4, 2023.
- 3) Email from Dona Bonick received December 4, 2023.
- 4) Email from Diane Curry received December 13, 2023.
- 5) Email from Tica Lubin received December 13, 2023.
- 6) Email from Andrea Saenz received December 15, 2023.
- 7) Email from Nadia Kinkade received December 16, 2023.
- 8) Email from Amy Deck received December 16, 2023.
- 9) Email from Matt Eisenberg received December 18, 2023.
- 10) Email from Marlena Garcia received December 18, 2023.
- 11) Email from Julie Eppich received December 19, 2023.
- 12) Email from Lara Young received December 19, 2023.
- 13) Email from Hanh Randall received December 19, 2023.
- 14) Email from Courtney Cayford received December 19, 2023.
- 15) Email from Erin Rosen received December 19, 2023.
- 16) Email from Terra Albee and Mike Mathews received December 19, 2023.
- 17) Email from John Hannaford received December 19, 2023.

12.B. Homeless Services

- PowerPoint Presentation from Staff.

Fuller Park Playable Art Project

City Council Meeting
December 19, 2023

Agenda

- Project Description
- Public Art Master Plan & Ordinance
- Public Art Fund Historic Use
- Background on Applied Art & Playable Art
- Project Planning & Process
- Project Location
- Project Implementation Team: Artist + Fabricator & Installer
- Community Engagement Plan
- Next Steps
- Financial Impact
- Recommended Action



Project Scope

Replace existing playground equipment and poured-in-place surfacing within the existing footprint of the play area with Playable Art



5-12 Play Area installed in 2002



2-5 Play Area installed in 2017



Project Goals

- Create the **first playable public art project designed specifically for Napa's Youth and Families**
- Advance Public Art as a critical contributor to community and social development
- Diversify Public Art portfolio and project location outside of Downtown in a diverse area of Napa (Fuller Park)
- Ensure inclusive play opportunities for children with different abilities and interests



Rome, Italy

**PLEASE,
TOUCH
THE ARTWORK**

Public Art Master Plan (PAMP)

What is public art? Page 5 of 54

"In addition to encouraging the familiar forms of sculptures, mosaics and murals, public art can be expressed a variety of artistic media and approaches. **Public art can include artist-designed play equipment,** street furniture, bridges, gates, paving patterns, lighting, landscape treatments and water features."

"As provided in the Public Art Ordinance, the Public Art Fund is established and maintained by the City for the purpose of funding public art and cultural programming **consistent with the Public Art Master Plan.**"

III.B PARKS AND PLAZAS Page 13 of 54

"Public art in parks and plazas should **engage users** of the site. It should enhance gathering spaces, **create focal points**, enrich park and plaza amenities, respond to the site's natural elements and landscape features, share the history of the site, and offer surprises that **activate the site** and **create a sense of discovery**. It may be **interactive**, tactile or otherwise engaging to the public. The scale of artwork at these locations may range from intimate to **monumental**, reflecting the integration of the artwork into the space."

Napa Municipal Code 15.108

"**Artist** means a person who has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment as judged by the reviewing body with final design review authority for the development project."

Public Art Forms & Locations (PAMP)

Forms:

- Sculptures
- Mosaics
- Murals
- Street furniture
- Play Equipment
- Bridges
- Gates
- Paving patterns
- Lighting
- Landscape treatments
- Water features

Locations:

- Gateways/Major Intersections
- Parks and plazas
- Pedestrian paths and bikeways
- Public buildings and facilities
- Bridges
- Roadways

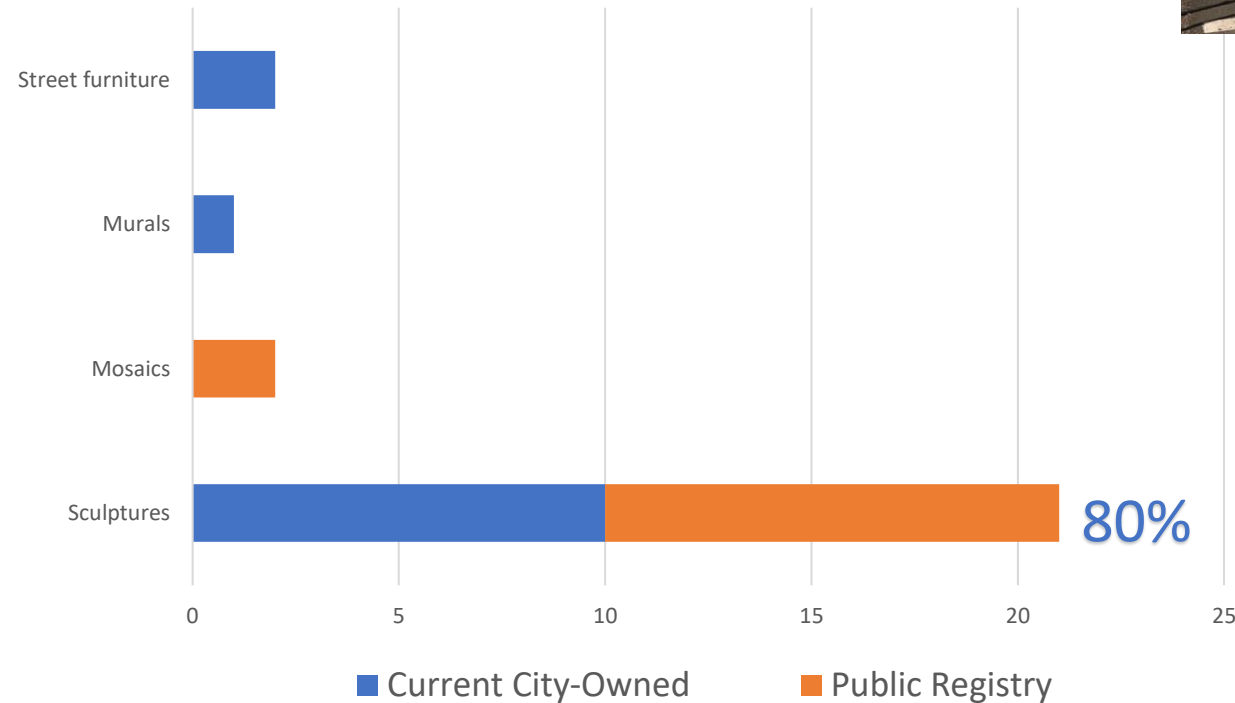


Public Art in Napa

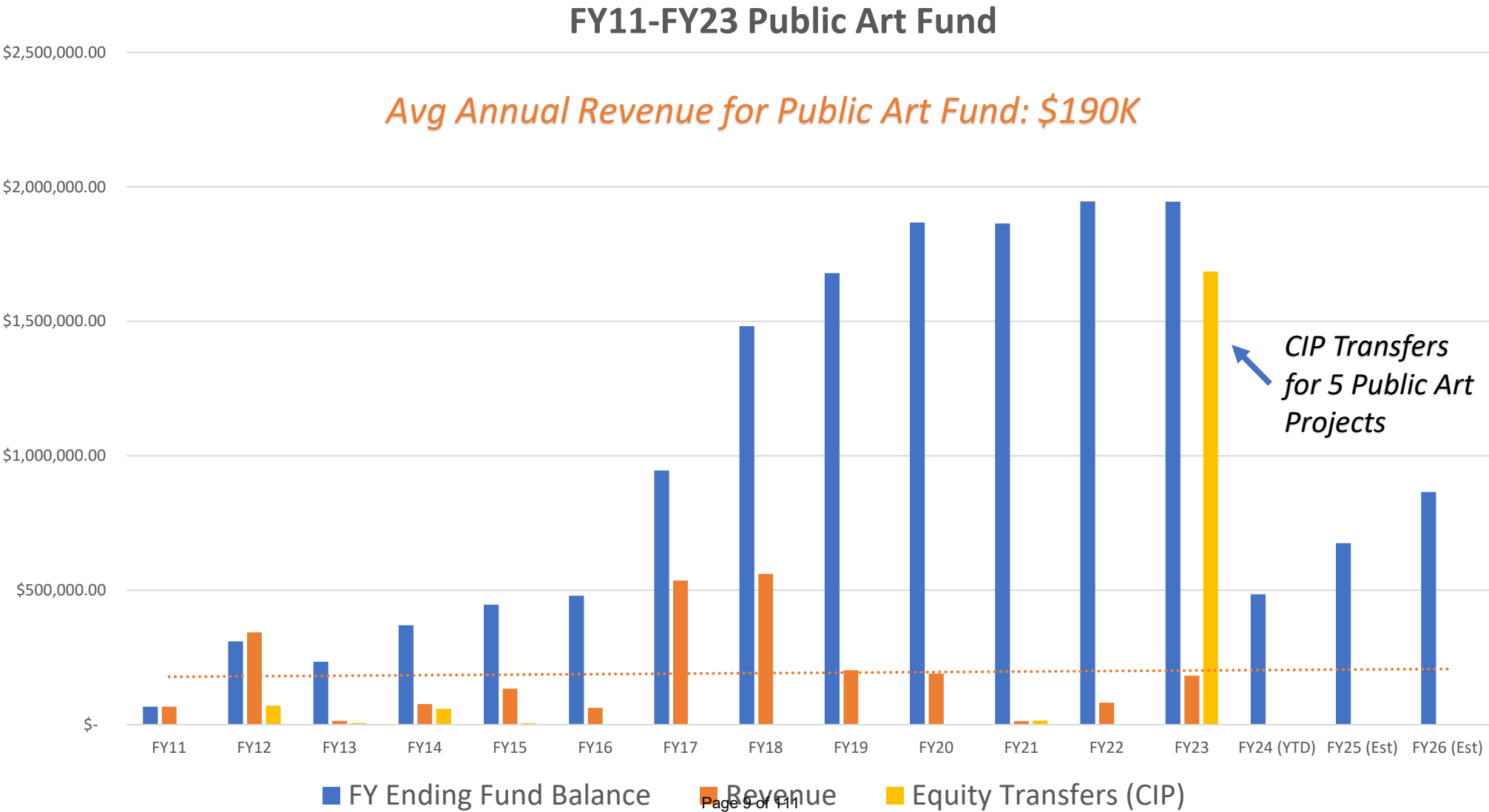
- **Sculptures**
- **Mosaics**
- **Murals**
- **Street furniture**
- *Play Equipment*
- *Bridges*
- *Gates*
- *Paving patterns*
- *Lighting*
- *Landscape treatments*
- *Water features*



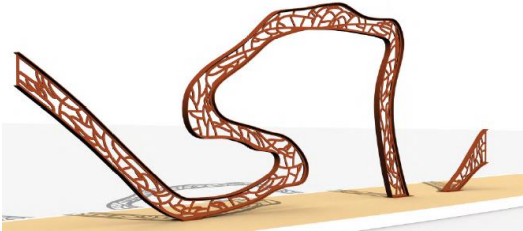
Public Art by Type



Public Art Fund



Public Art Fund – Multi-year CIP Projects



PUBLIC ART FUND PROJECTS	APPROVED BUDGET
Gateway Roundabout Public Art (PK22PA01)	\$375,000
Soscol Medians Public Art (PK22PA04)	\$250,000
29 Undercrossing Mural (PK23PA02)	\$75,000
Fuller Park Playable Art (PK22PA03)	\$750,000
2 nd & Main Street Pedestrian Scramble Pavement Artwork (PK23PA03)	\$200,000

Applied Art

Applied Arts are art forms that have a practical application and functional purpose

Bike racks



Page 11 of 111

Page 77 of 177

Benches



Applied Art

ATTACHMENT 1

Bridges

Lighting



Fences



Gates & Doors

Applied Art



Spain



ATTACHMENT 1



New York City, NY

Youth-Centric
Public Art
Inspiration



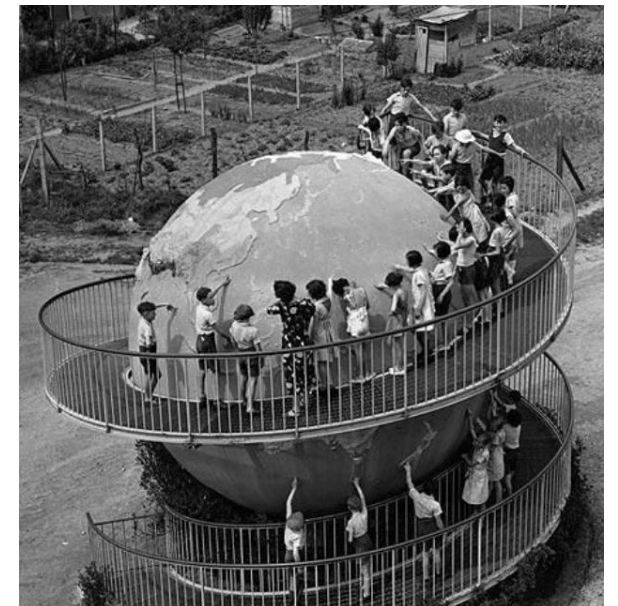
Toledo, OH

Playable Art

One-of-a-kind, **artistic playground** for kids and families, that is designed to be a **community landmark** and inclusive space, supporting and promoting social interaction and movement.



ATTACHMENT 1





Search Artsy



Creativity

From Picasso to Noguchi, 11 Artists Who Designed Spectacular Playgrounds

Demie Kim

Feb 23, 2017 11:47AM



Playgrounds as we know them today can be traced back to the sand gardens of late 19th-century Germany, which resemble what we now know as sandboxes. But it wasn't until the 1940s that urban planners and landscape designers across Europe broke from that restrictive holding-pen style, in favor of experimenting with what they called "adventure playgrounds." These new models were meant to foster problem-solving and



Visitors to the City Museum in St. Louis can climb and interact with structures, including on the roof of the building.

At an All-Ages Playground, an Art Collection Grows

City Museum in St. Louis, where visitors are invited to explore and get lost, is acquiring contemporary art and architectural works to offer them more.

Page 16 of 111

Page 82 of 177



AD

ATTACHMENT 1

SUBSCRIBE



ART + AUCTIONS

Beautiful Playgrounds That Are Works of Art

From a basketball court in downtown Manhattan to a children's recreation area in Santiago, Chile, these works were created to be crawled over, slid down, and jumped on

By Gay Gassmann

January 7, 2019

In a continuing series on uncovering art in unexpected places—from churches to swimming pools—AD now turns its focus on art made for the purpose of play.

ATTACHMENT 1
Copenhagen









Playable art

Written by colinluzio 29th August 2018



Abernathy Greenway Park, located in Sandy Springs, Ga., demonstrates what positives are possible when collaboration and cooperation exists among governing entities and the community. With little undeveloped land available to add park area, the community and civic leaders were able to visualize a potential opportunity within a road improvement project. With help from two civic organizations, playable art was added to the park, introducing children to fine art through active outdoor play, promoting the concept of art in public open and green space, as well as encouraging community health and well being.

Page 20 of 111

Page 86 of 177

Abernathy Greenway Park

..."Introducing children to fine art through active outdoor play, promoting the concept of art in public open and green space, as well as encouraging community health and well-being."

Sandy Springs, GA


Kenilworth Playground Public Art

City of Petaluma sought artist to design public artwork-playground structure at Kenilworth Park (2023)

Project Funding Source:

- Public Art Fund
- Bond Measure Funding
- State Grant

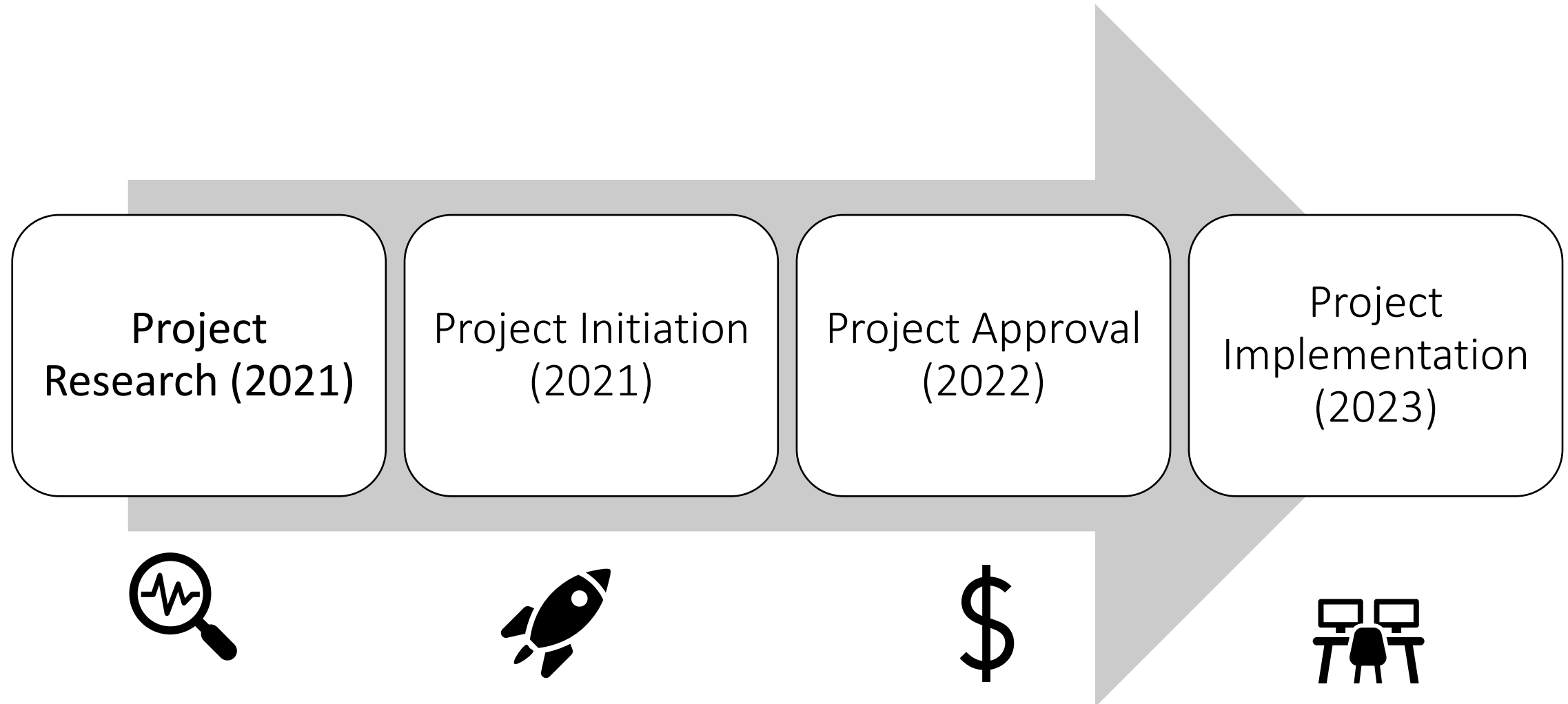
City taps artist to design playground

The city has hired Bay Area artist Oleg Lobykin as part of a larger revitalization effort for Kenilworth Park. | 



Petaluma, CA

Project Planning Process (2021-2023)



Public Discussion

ATTACHMENT 1



Public Art Steering Committee

- Project Concept and Direction

City Council

- Project Budget

Parks, Recreation and Trees Advisory Commission

- Project Goals

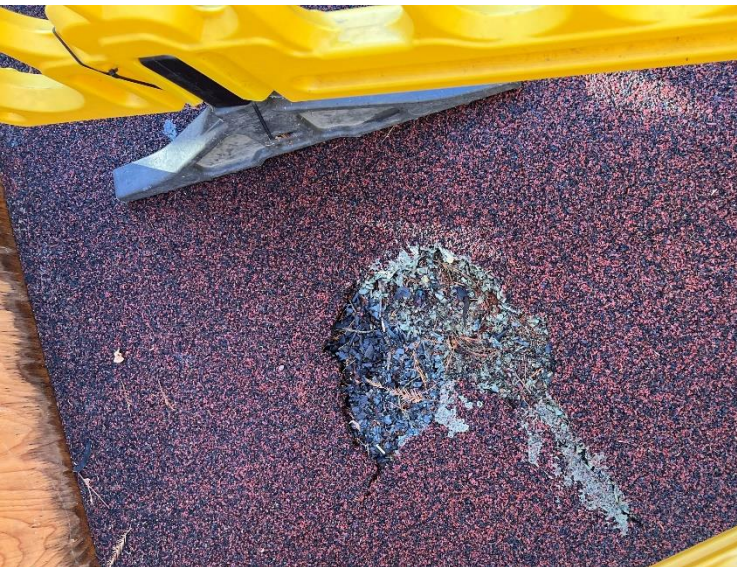
Selection & Significance of Project Location

- Focus on 'Community Park' to reach and connect broader Napa community
- Focus on park with diverse cross-section of Napa community within 10-min walk
- Identify monumental opportunity in area of need (~10,000 square feet)
- Commemorate historical and significant area of Napa through Public Art
- Identified as 'Severely Disadvantaged Community' by State Grant Funding Opportunity



Condition of Fuller Park Playground

- 5-12 Play Area installed in 2002 (21+ years old)
- "Poured-in-place" Rubber installed in 2002 and "topped off" in 2008
- Inoperable swing set and play areas due to failed parts
- 2-5 Play Area replaced in 2017



**Project
Implementation**

Artist

Fabricator & Installer

Thematic Committee

Dan Wodarczyk *Artist*



Dan Wodarczyk

"**Artist** means a person who:

- *Has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works,*
- *OR educational attainment: **Bachelor of Fine Arts Degree from Columbus College of Art and Design in Columbus, Ohio***

...as judged by City Council."

- Lead designer and content developer for children's area of Cayton Children's Museum, Santa Monica
- Lead designer and content developer, "Voyage to Vietnam," San Jose Children's Discovery Museum
- Lead designer, Tot Spot, Bay Area Discovery Museum
- Lead designer, Young Learner Gallery, Liberty Science Center
- Lead designer and project manager, Nevada Discovery Museum
- Lead designer and project manager, The Lab
- Lead designer and project manager, North Country Children's Museum



Selection Process: Invitational

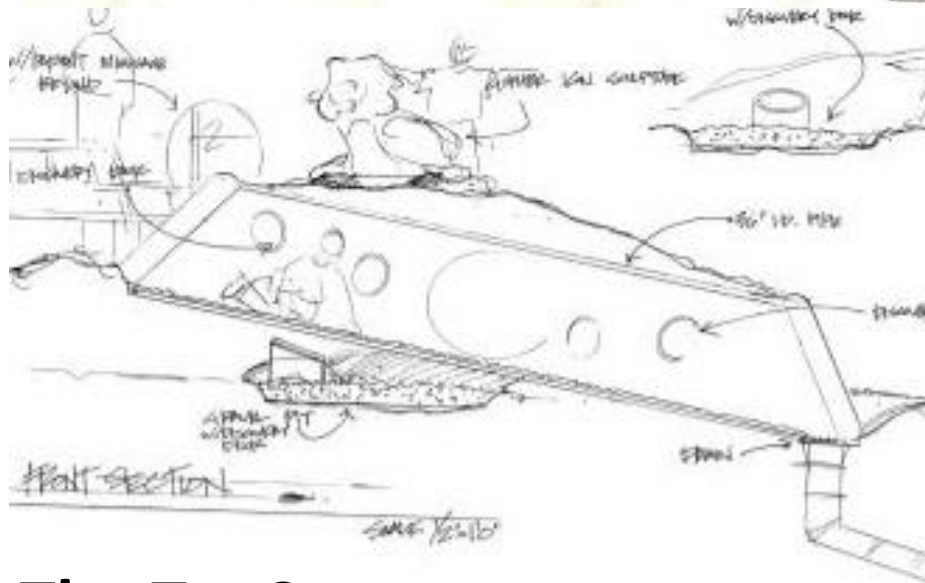
Desired artist qualifications:

- Combined education and portfolio in the arts that is applied to environments for youth and families
- Ability to create 'open-ended' and meaningful youth exploration
- Capacity to work hand-in-hand with fabricators and installers to bring ideas come to life on a large-scale
- Ability to work with the community to integrate feedback and interests

Public Art Master Plan:

“Invitational artists can be located through a variety of means including review of current public works, contacting specific local arts organizations, speaking with local arts professionals, and/or contacting national organizations. Invitational projects may include artists with established careers or those with whom the City has worked with previously.”

Bay Area Discovery Museum: Sausalito, CA



The Tot Spot



Nevada Discovery Museum: Reno, NV



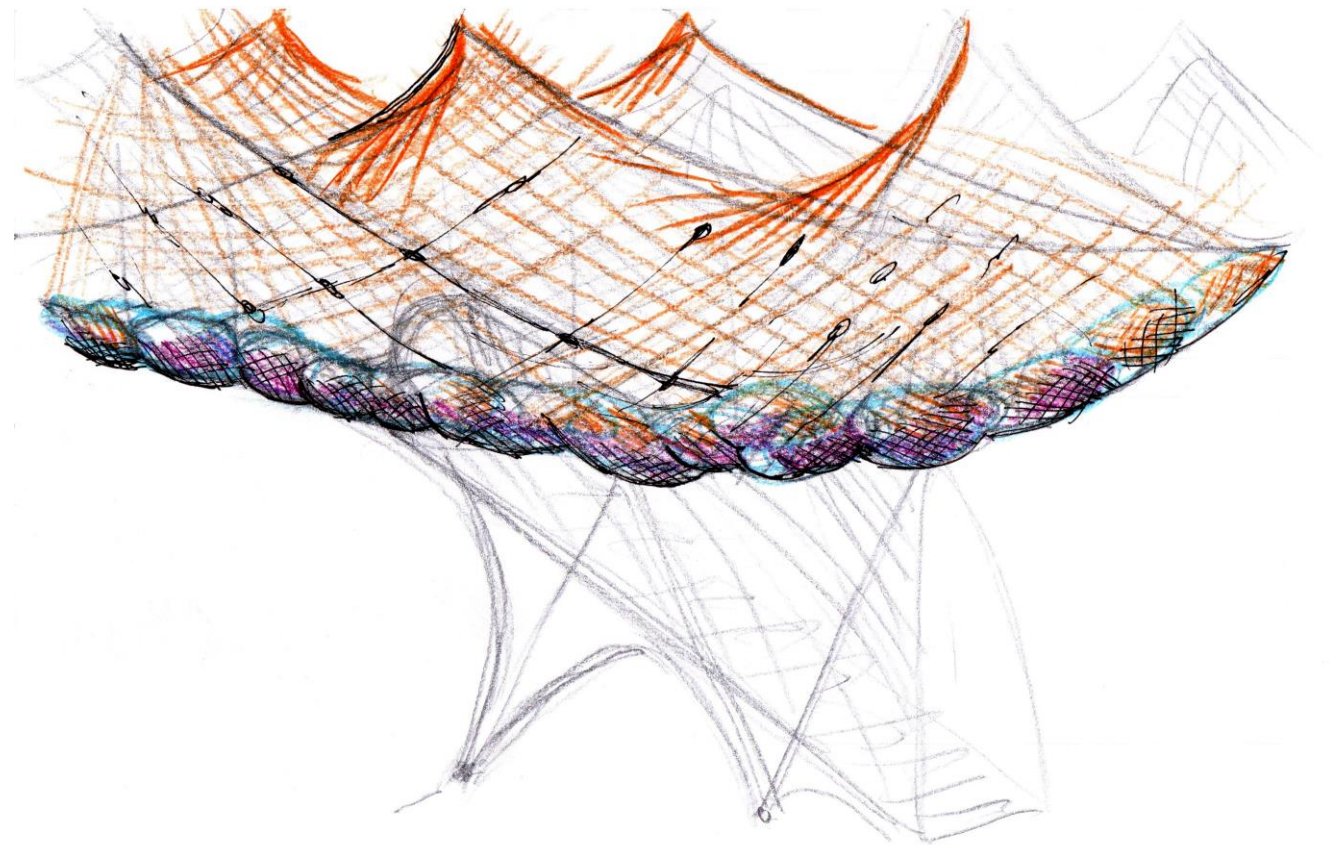
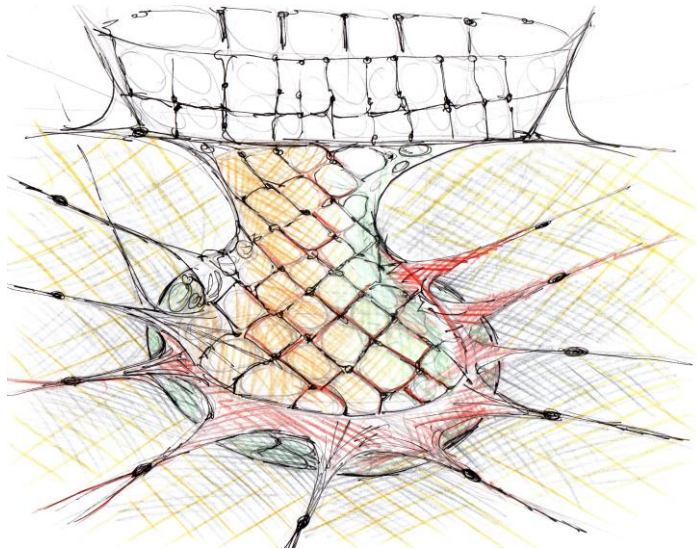
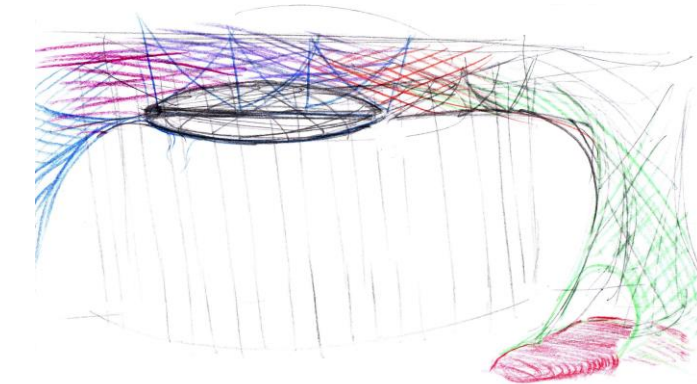
The Cloud Climber

Cayton Children's Museum: Santa Monica, CA



The Courage Climber

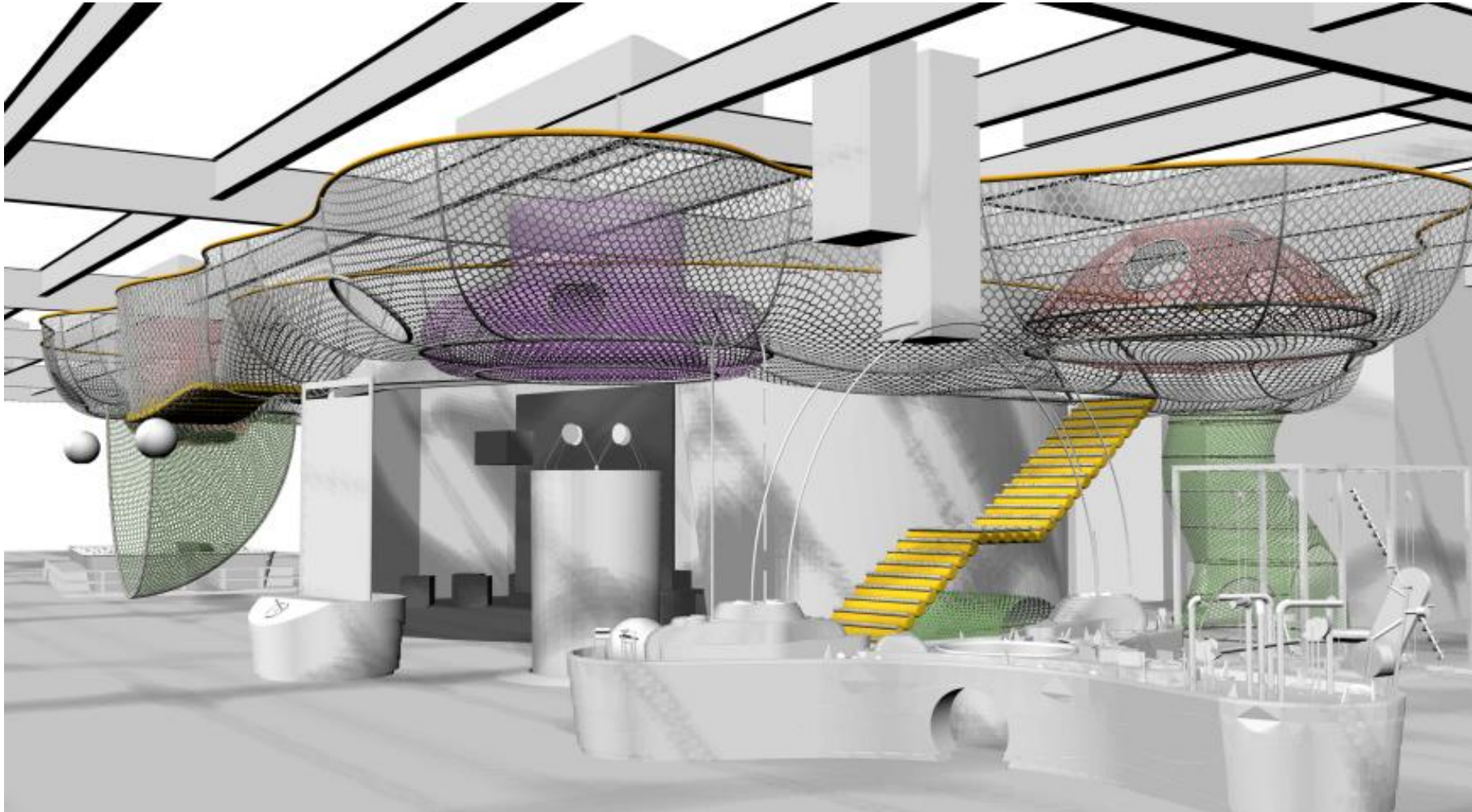
Cayton Children's Museum – Sketch



Cayton Children's Museum – Conceptual



Cayton Children's Museum – Conceptual



Cayton Children's Museum – Rendering



Cayton Children's Museum – Now Open!



SPEC *Fabricator & Installer*

SPEC

- Based out of Belmont, CA
- Designs and constructs award winning play spaces for all ages and abilities to experience risk, failure, and mastery
- Team of structural engineers, project managers, product specialists, designers, and community outreach coordinators.

Selection Process: RFQ

Desired fabricator and installer qualifications:

- Firm profile
- Portfolio of past projects
- Experience in community engagement
- Certified playground inspection abilities
- Maintenance and warranty
- Fee structure
- Referrals

*Recommended to staff by a four-person **Art Selection Panel** based on their relevant portfolio, creative talents, capacity to work with a variety of materials, and track record with providing community engagement support.*

Design Process

Schematic
Design

Design
Development

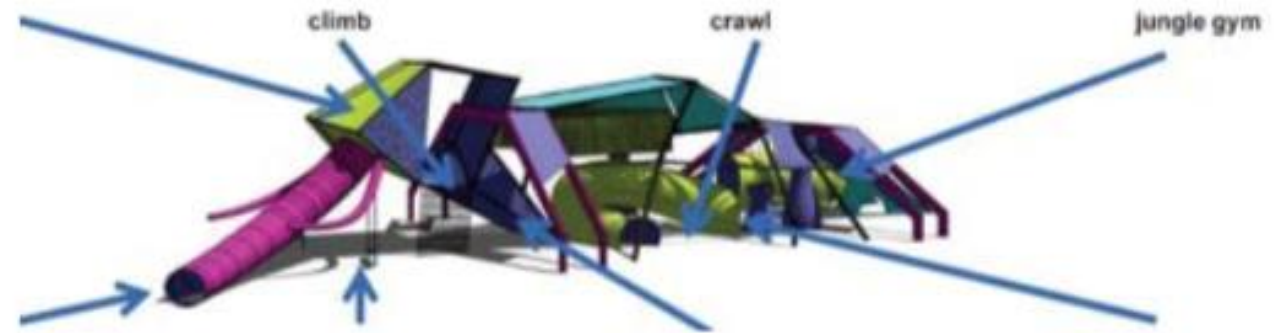
Construction
Documentation



Sketch



Conceptual v.1



Conceptual v.2



Rendering



ATTACHMENT 1
Now Open!



Theming & History



Page 45 of 111
Page 111 of 177

ATTACHMENT 1



Materiality



Inclusivity

Thematic Committee

Preliminary Community Engagement

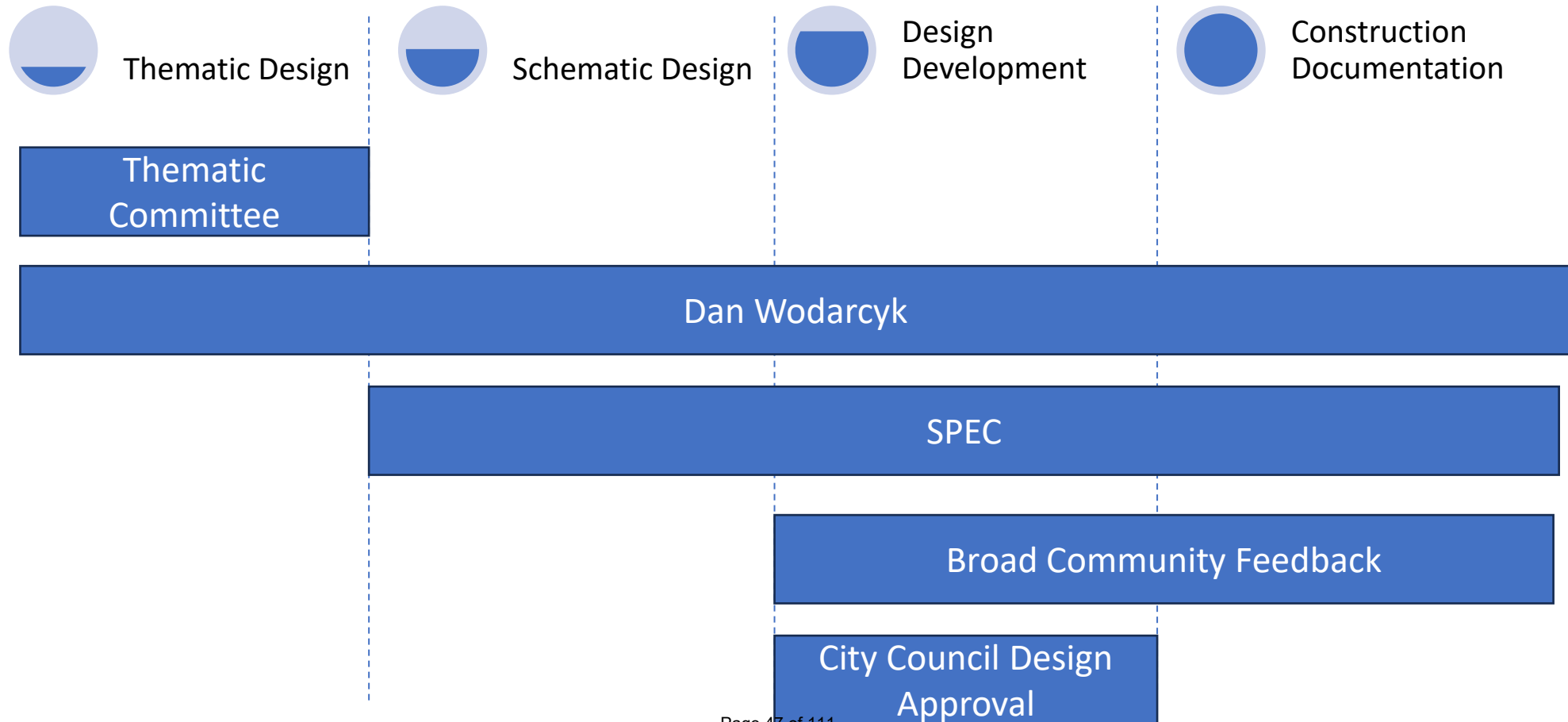
- Develops recommendations for the **project theme** that will advise the conceptual design direction of the project
- New ~16-person, limited-term City legislative body that is subject to the Brown Act

Community Expertise:

Art + **Childhood Development** + **Inclusivity**



Design Coordination



Next Steps

Agreement Negotiation & Execution

Thematic Development

Establish the project theme and play types

Draft Conceptual Development

Develop conceptual plans for the playground design with feedback from broader community outreach

Final Conceptual Development

 *Seek approval from Council on proposed conceptual design*

Fabrication and Installation

Financial Impact

- Resolution to accept State of California grant with grant match waived
- No additional funding requested
- Prior Budget Approval for PAF & CIP funding:
 - April 5, 2022 City Council CIP Budget Workshop
 - June 7, 2022 City Council Budget Public Hearing
 - June 21, 2022 City Council Budget Adoption
- Execution of agreements with existing project budget

Project Funding
\$750,000 Public Art Fund (PK22PA03)
\$350,000 Playground Projects Equipment Replacements/Retrofits (PK18PR07)
\$177,952 State of California Grant
Total: \$1,277,952

Estimated Overall Project Budget

Item	Estimate
Playable Art Equipment	\$500,000
Playground Surfacing (\$25-\$30/sf)	\$250,000-\$300,000
Tax & Freight (20% Equipment Costs)	\$100,000
Certified Installation (35% Equipment Costs)	\$175,000
Construction Bonding (3% of Total Project)	\$32,250
Certified Playground Inspection	\$6,000
2-5 Play Area Transfer (TBD)	\$30,000
Contingency (15% of Non-Equipment Costs)	\$45,000
Design Fees for Artist and Fabricator & Installer	\$90,000

Public Art Fund:

- Playable Art Equipment
- Artist Fees
- Tax & Freight (portion)
- Certified Installation (portion)

CIP Playground Equipment Fund

- Playground Surface (portion)
- Tax & Freight (portion)
- Certified Installation (portion)
- Construction Bonding
- Certified Playground Inspection
- 2-5 Play Area Transfer
- Contingency
- Design Fees for Fabricator & Installer

State of CA Grant

- Playground Surface (portion)

**Benefits of the
Reimagined Fuller Park
with Playable Art**

**Community
Development**

**Public Health &
Social Equity**

Placemaking



São Paulo, Brazil

Recommended Action

Adopt a resolution: (1) authorizing the Parks and Recreation Services Director on behalf of the City to accept a grant from the State of California in the amount of \$177,952 and to execute any and all agreements and other documents required for acceptance of the grant; (2) amending the City Capital improvement Project Plan and approving revenue and expenditure budget updates to the FY2022/23 Adopted Budget, as documented in Council Budget Amendment #8P6; (3) authorizing the Parks & Recreation Services Director to negotiate and execute agreements with S2 Associates, Inc. and Specified Play Equipment Co. for the design, fabrication, delivery and installation of the Fuller Park Playable Art Public Art Project for a total amount not-to-exceed \$1,277,952; and (4) determining that the actions authorized by this resolution are exempt from CEQA.

Feedback & Questions

Park Development Impact Fees

Park Acquisition as of December 18, 2023
Quad 1 \$4,297,725
Quad 2 \$1,852,354
Quad 3 \$1,975,676
Quad 4 \$2,531,213
Total \$10,656,968

Park Development as of December 18, 2023
Quad 1 \$470,712
Quad 2 \$101,225
Quad 3 \$319,285
Quad 4 \$(138,693)
Total \$752,529

Existing Projects:

- Kennedy
Park Improvements
Phase I
 - \$10MM - \$12MM
- Las Flores Community
Center Renovation
 - \$2MM

05 November 2023

Re: Fuller Park Playground Equipment

Dear Mr. Mayor and Councilmembers,

I love Parks and Recs idea of partnering an Industrial Designer with a creative playground equipment manufacture.

Having said that and having said it before, funds to finance this kind of project should not come out of our public art fund. Public art requires that an artist take the lead and this project has no artist. An industrial designer is not an artist and the one being proposed by Parks and Rec has no resume that includes any experience in art and public art in particular. He simply does not meet the definition of an artist.

And here are the most recent numbers from Parks and Rec as I understand them:

There is currently \$2,300,000 in our public art fund with \$1,600,000 earmarked for specific projects leaving \$700,000 which at best will get us couple, maybe 3 sculpture projects in the future. The fund will be decimated if this playground happens as planned.

Total cost is of the playground is \$1,250,000. \$300,000 from the general fund, a grant for \$175,000 and an eye popping, whopping \$750,000 from the public art fund.

Most of this money will go to a playground manufacture, totally inappropriate for a public art fund especially with no artist involved.

\$750,000 is the single largest spend out of the public art fund since its inception 13 years ago and for playground equipment that's not even needed? It's outrageous.

To add insult to injury the playground equipment currently at Fuller Park is in excellent condition. I personally visited the playground and have attached a couple images.

Art in playgrounds is awesome. Playground Fantastico is a wonderful example. It was built as a public private partnership and was done primarily with donations and volunteers. I personally donated a major gateway sculpture. An image is attached.

Parks and Rec will tell you that this has been a public process going on since 2021. I wonder how many people from the public are aware of what's going on here. I have been ringing this bell for at least 18 months and it feels as if no one is listening.

One alternative would be to direct Parks and Rec to issue a national Request for Qualifications (RFQ) or a Request for Proposals (RFP) and find an artist who would be interested in this kind of project.

Another alternative is to get this project funded similar to Playground Fantastico or our 911 Memorial which were public private partnerships and built by volunteers and donations and not by raiding the public art fund.

We got the 911 Memorial sculpture and gardens built for several hundred thousand dollars and we got a value of easily over a million dollars. Both Playground Fantastico and our 911 Memorial are wonderful examples of a community

coming together and making something big and beautiful happen.

I hope Council will reject this kind of funding for this kind of project. I hope we can work together to find a different path to getting playground equipment at Fuller Park, playground equipment which is not even needed.

Gordon Huether

PS: Chris Craiker's column on Fuller Park:

https://napavalleyregister.com/eedition/page-a9/page_913b7ff2-6420-5227-aad1-0017d45ad25a.html









From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: Parks and Rec- playground funds
Date: Monday, December 4, 2023 12:15:32 PM

Begin forwarded message:

From: Cindy Worthington [REDACTED]
Subject: Parks and Rec- playground funds
Date: December 4, 2023 at 11:05:56 AM PST
To: "lalessio@cityofnapa.org" <lalessio@cityofnapa.org>, Beth Painter <bpainter@cityofnapa.org>, "mluros@cityofnapa.org" <mluros@cityofnapa.org>, "bnarvaez@cityofnapa.org" <bnarvaez@cityofnapa.org>, "ssedgley@cityofnapa.org" <ssedgley@cityofnapa.org>

[EXTERNAL]

Good Morning,

I am unable to attend tomorrows meeting but wanted to comment on the playground funds agenda item.

I recently read in the Register, that monies from the public art fund are being requested by Parks and Rec to fund a playground art installation at Fuller Park. I am obviously unsure of exactly what this proposal is, and I was hoping to get more information at the council meeting. If it is being used entirely for an art installation at the park, I could support that. But, if the money is being diverted from the Art Fund to replace (fairly new) playground equipment, I must object. I am a local artist here, and I have been proud to see how much public art is viewable in Napa. As we've become a destination spot, it has been wonderful to see the support of the arts as well. I want to see that fund kept to fund the arts, not replace equipment. There should be a clear division of these two items.

As I recall, the playground at Fuller Park was replaced not too long ago. I can't imagine that it is no longer functioning. There are many needed upgrades and maintenance at our parks, such as bathrooms

and better vegetation management at Westwood Hills Park. If the playground at Fuller Park is truly in decline, then by all means use Parks funds for that, but I object to any proposal to use the Public Art Fund for this purpose. This should be used solely for art, not replacing capital funds items.

Respectfully

Cindy Worthington

[REDACTED]

[REDACTED]

From: [dona](#) [REDACTED]
To: [Clerk](#)
Subject: Art Funds for Playground Improvement
Date: Tuesday, November 28, 2023 8:45:07 PM

[EXTERNAL]

Hello Clerk of City of Napa,

As a Napa Resident, Artist and grandmother of a two year old, I totally support the ArtsFunds going for playground improvement or expansion. It's a much better use of funds than going into the pocket of Gordon Huether.

Thank you,

Dona Bonick

From: [Diane Curry](#)
To: [Clerk](#)
Subject: Fuller Park Playable Art
Date: Wednesday, December 13, 2023 9:49:30 AM

You don't often get email from diane@haywardareahistory.org. [Learn why this is important](#)

[EXTERNAL]

Hello,

I'm writing today to recommend S2 Associates for this project. Dan Wodarczyk and his team have worked on several projects here at the Hayward Area Historical Society, including temporary and permanent exhibit spaces and common areas. One of our most impactful projects was our Children's Gallery, a fully interactive, history-based exhibit. It was a huge hit with school groups, mom's groups, toddlers, and even adults. For several years, it was the main draw to our museum and vastly contributed to our increase in attendance.

Dan's creativity, design and project management skills make S2 my go to design firm. He listens to his clients, pays attention to community input, and is very conscious of budget. They are just great to work with. I would highly recommend them!

If you have further questions, please do not hesitate to contact me.

Sincerely,
Diane Curry

--

Diane Curry
Executive Director/ Curator
Hayward Area Historical Society
22380 Foothill Blvd.
Hayward, CA 94541
510.581.0223 x141 (office)
510.331.9022 (cell)

www.haywardareahistory.org

Follow HAHS: [Facebook](#) | [Twitter](#) | [Instagram](#)

Please consider making making a [donation to HAHS!](#)

From: [Tica Lubin](#)
To: [Clerk](#)
Subject: Fuller Park Playable Art
Date: Wednesday, December 13, 2023 6:45:34 PM

To Whom it May Concern,

I had the privilege of working with S2 on a ground up 4 year long project at the Nevada Discord Museum in Reno from 2007 to 2011. I was exhibits director and hired Dan/S2 as exhibit designer and project manager. The job entailed 15,000 sq ft of exhibit space development including of the content design, fabrication, and graphics. The project timelines had to be adhered to strictly as the building was going through a complete renovation and so exhibit installs had to dovetail with that building schedule.

Each and every exhibit was designed to be reflecting the voices of all the local stakeholders and various community members as well as the rich and varied historical perspectives of Northern Nevada. To ensure this happened S2 took the time to run in depth focus groups and work with 100's of local volunteers, artisans and educators to fold their voices into the exhibit designs and graphic panels.

S2 did an amazing job - we never had any issues with timing or budget and they were a delight to work with throughout the 4 years of the project. I could not have asked for a better partnership - their sincere interest and dedication in developing unique and quality exhibits shone through in every way.

I am happy to answer any questions you may have.

Best,

Tica Lubin

T I C A L U B I N

7 7 5 8 3 0 7 0 6 3

[My Website](#)



December 15, 2024

RE: Fuller Park Playable Art Project

Dear Honorable Mayor and Members of City Council:

This letter is in support of the Fuller Park Playable Art Project proposed by the City of Napa Parks and Recreation Department. From Pablo Picasso to Orly Genger, artists have long designed sculptures that occupy the dualistic space of public art and playscape. These invaluable artworks lift communities and create safe spaces where children can expand their physical, social, emotional, and imaginative skills. A playable artscape would enhance and elevate the diverse local experience in Fuller Park and could become a destination for tourists.

The Fuller Playable Art Project proposes to:

- Create the first-ever playable public artwork designed specifically for Napa's youth and families
- Advance the City's Public Art Program as a critical contributor to community and social development
- Diversify Napa's public art portfolio and expand project locations outside of Downtown in a diverse area of Napa (i.e. Fuller Park)
- Provide inclusive play opportunities for children with different abilities and interests.

I am in full alignment with the above project goals, as a resident of the City of Napa, and in my position at di Rosa. I further support the project as a member of the Arts Council Napa Valley Board of Directors and member of the Napa County Arts & Culture Advisory Committee. Please don't hesitate to reach out if I can be of help in this decision. I may be reached at 707.226.5991 x22 or by email at andrea.saenz@dirosaart.org.

Thank you for your time and consideration of my opinion.

Yours sincerely,

Andrea Saenz
Deputy Director
Director of Education & Civic Engagement

From: [REDACTED]
To: [Clerk](#)
Subject: Fuller Park Playable Art
Date: Saturday, December 16, 2023 10:57:57 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL]

Hi,

I can't make the meeting to protect the Playable Art playground project to replace the existing structures at Fuller Park. As a community we could use more usable, vibrant play structures for our children.

Thank you,

Nadia Kinkade

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Support for Fuller Park Playable Art Project
Date: Sunday, December 17, 2023 1:30:55 PM

Begin forwarded message:

From: Amy Deck <[REDACTED]>
Subject: Support for Fuller Park Playable Art Project
Date: December 16, 2023 at 3:23:43 PM PST
To: "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>

You don't often get email from amy_deck@yahoo.com. [Learn why this is important](#)

[EXTERNAL]

Dear Councilmember Painter,

I am writing to request your support for the Fuller Park Playable Art Project. I have been a Park, Recreation and Trees Advisory Commissioner for the City of Napa since 2019, served as the Vice Chair since 2023, and am a representative on the committee for the Fuller Park Playable Art Project. I have been identified as the "Person with demonstrated experience in an identified field" on the Commission, with nearly 20 years of experience working in urban national park management. I have also spent a significant amount of time playing at Napa parks as the mother to a 7-year-old boy.

I am asking for you to support the Fuller Park Playable Art Project for the following reasons:

- **Playable Art is Important for Napa Youth and Families** – I'm thrilled to see a plan for art in Napa that is not a mural or a sculpture that is often more appealing to adults and Napa visitors. We should all be proud to be able to introduce art in a medium that is most accessible to youth and families – art that youth are invited to physically interact with and experience first-hand. There have been numerous studies documenting the value of getting [youth outdoors](#), incorporating art into outdoor play will be a wonderful asset Napa and support a healthier and happier community. Additionally, art has proven to be an important tool for community engagement in parks as it brings unique perspectives to foster conversations about place and creates an inclusive environment for all.
- **Aligning with the [Public Art Master Plan](#)** – The City of Napa Park and Recreation staff have worked hard to ensure that this project achieves the Public Art Master Plan vision of providing diverse public art in Napa. This includes meeting the definition of what public art can include (play equipment) and meeting the definition of an Artist for the project.
- **Fiscal Responsibility** – As I've learned as a Park, Recreation, and Trees Commissioner, a significant amount of work has already been dedicated to this project. It would be wasteful to not proceed with a project that aligns with previously approved plans and is this far along in the planning process.

In closing, I strongly support the Fuller Park Playable Art Project and know that it could benefit our community and become a model for playable art projects throughout California and the nation.

Thank you,

Amy Deck



Napa, CA

Amy Deck Short Bio

Amy has worked in urban national park management since joining the Presidio Trust in San Francisco, CA in 2004. In her current role as a Senior Community Partnerships Specialist, Amy focuses on welcoming the public to the Presidio and forming and maintaining community partnerships. Amy manages community outreach and engagement projects focused on increasing access to the Presidio, including managing several public outdoor art installations.

In Amy's previous role at the Presidio Trust, she managed large-scale open space projects that focused on watershed restoration and improving and building the Presidio's trail and bikeway network.

She received her B.S. in Biological Sciences from the University of the Pacific and M.S. in Environmental Management from the University of San Francisco. As a Returned Peace Corps Volunteer (Jamaica 01-03) and LEED Accredited Professional, Amy brings her experience in partnership building, community outreach, green building design and sustainability to her work.

From: [Matt Eisenberg](#)
To: [Clerk](#)
Subject: Fuller Park Playable Art
Date: Monday, December 18, 2023 11:23:16 AM

You don't often get email from matt@matteisenberg.com. [Learn why this is important](#)

[EXTERNAL]

Please consider this a public comment to the Fuller Park Playable Art agenda item on the December 19, 2023 meeting of the Napa City Council at 6:30 pm:

I first met Dan Wodarczyk back in 2000 when I was the General Coordinator for the Playground Fantastico project. I was amazed that we had in our community someone of Dan's caliber, who had designed and fabricated countless children's museum exhibits and recreational spaces for both regional and national projects. Dan volunteered his time for Playground Fantastico and took a lead role on the Design Committee and was integral to maintaining a very high creative bar for the wooden components, the public art/play pieces, even the landscaping. Dan is both a serious artist and designer who works very well on a team, which was important to me given the community-designed and community-built nature of the project. Dan also contributed to our fundraising/grant efforts allowing the project to obtain the first-ever Napa County grant from the National Endowment for the Arts, not to mention significant support from the City of Napa and countless community members, foundations, businesses and service clubs.

I worked again with Dan on the renovation and reimagining of Playground Fantastico in 2018 in which Dan was again a key volunteer participant and vital team member of the Design/Community Committee. He again brought focus and discipline and creative to the job and was highly valued.

Under the City of Napa Municipal Code Section 15.108.020, "Artist" means a person who has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment as judged by the reviewing body with final design review authority for the development project."

Dan satisfies all elements of this definition. He has a twenty+ year record of exhibits, public commissions, sales and also has the educational attainment requirement through the Columbus College of Art & Design. Plus he is a longtime Napa local and committed community member and parent. I couldn't recommend Dan more highly and hope that he is decisively approved.

MATT EISENBERG

Attorney at Law

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Napa, California 94559
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From: [Marlena Garcia](#)
To: [Clerk](#)
Subject: Public Comment-Fuller Park Playable Art
Date: Monday, December 18, 2023 5:05:06 PM
Attachments: [Outlook-1nqx2lv2.png](#)
[Outlook-sljea2u4.png](#)
[Outlook-pjval0m.png](#)

You don't often get email from marlenag@parentscan.org. [Learn why this is important](#)

[EXTERNAL]

Please find my public comment for tomorrow night's city council meeting, regarding the Fuller Park Playable Art agenda item.

Thank you

Marlena

Public Comment

Re: Fuller Park Playable Art

December 18, 2023

Honorable Mayor and Members of City Council:

This email is to show support of the proposed resolutions by the Napa Parks and Recreation Department to be authorized by the City Council for Napa's first-ever public art project for youth and families, known as the Playable Public Art Project at Fuller Park.

Since 2005, ParentsCAN has provided services to Napa County children with disabilities and their families. We have had the opportunity to work in collaboration with the Napa Parks and Recreational Department for the past 5 years on working towards making local playgrounds accessible to all children. ParentsCAN was most recently involved in the park improvement project of Playground Fantastico.

We believe that every child's journey is different and unique and we fully support any opportunity to create spaces where all children, regardless of ability, can come together and play side by side.

We look forward to being members of the thematic committee to establish the parks design to provide inclusive play opportunities for children with different abilities and interests.

Thank you for your support of this project.

Marlena Garcia

Executive Director

ParentsCAN

Marlena Garcia

Marlena G. Garcia
Executive Director
ParentsCAN

1909 Jefferson Street - Napa, CA 94559
(707) 253-7444 x102
www.parentscan.org



December 18, 2023

Dear City Council Members,

I am writing today in absolute support of the Playable Art Project at Fuller Park. I'm excited to see the public debate that is surrounding this project. This public discussion and debate only furthers the idea that art, and the conversation and impact it brings, thankfully, cannot be contained – nor should it be, as art and conversation are part of the backbone of what defines a community.

For public record, I want to be clear to the public that the use of these funds comes from the Public Art Fund, and not citizens taxes. The Public Art fund is named just that – PUBLIC ART. If the structure were to stand alone, and be titled with a name & artist, and NOT be categorized as Playable Art – and the recommendation was made here today - “let's put a sculpture in the public park for all our community to enjoy” – I don't think we would be having this same conversation. Just because kids can play on it, doesn't mean it isn't art. Just because we have artists in our community that think a designer, architect, or furniture fabricator isn't a type of artist as *they* define it, doesn't mean the broader international art community doesn't view them as such.

According to Architectural Digest in March 2022 – “A new wave of international makers is creating highly functional furniture that **carries out its specific purpose** while adding an **undeniable artistic element to a room.**” To City Council, in our case here today – the proposed structure will add an **undeniable artistic element to our PUBLIC park**, therefore, this incredible art structure, CANNOT and SHOULD NOT be denied what it is.... Art.

I must ask each of you, to ask yourselves the following questions:

- Do the children, who will likely be captivated by the sculpture they are looking at, think it's a misuse of funds?
- Do the children benefit from such a creative & age-approachable form of art when they get to play on it, feel it, touch it, be inspired by it, or become a part of it?

Children's Museums from all over the world would likely agree that a creative, publicly installed, community accessible structure, designed to appeal to ALL AGES, whether they are playing on it or not, is a form of art. The public art being installed all over our city is checking many public art boxes – murals, sculptures, fence wraps & paintings – so I must ask the question - WHY can't our children, and the many, many communities of people that use Fuller Park also benefit from the use of these funds? Even Porchfest uses Fuller Park as its hub! The Public Art Master plan calls for the use of funds for playground equipment – and this project, and the artist (designer) who is creating it, goes above and beyond to satisfy all the necessary definitions of “art” and “artist” as carefully laid out in the Master Plan.

On a final, and equally important note to the above, developers have asked “that they contribute to things that will be in the public environment that enhance the community from an art point of view” – developers have asked, and with this project, they shall receive. And they shall receive in ways from our children and community that cannot and should not be denied. Dan Wodercyk's sculpture adds to the world-class, art & community-driven town we all live in and share – and sets the example that ALL should benefit from the Public Art Fund.

With Thanks for your Consideration,

Julie Eppich

From: [REDACTED]
To: Clerk
Subject: Fuller park- support for artistic refresh
Date: Tuesday, December 19, 2023 6:52:01 AM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL]

Good morning,

I'm writing in support a playable artistic space at Fuller Park. As a mom of two Napa natives under 3, we regularly go to Fuller Park and have noted it is increasingly in need of repair to be safe and usable. What better way to incorporate art into our children's lives on a daily basis? Surely those with concerns about the use of funds can appreciate that art is not only for distant observation - not only for round abouts and behind glass in a museum. I appreciate your time and consideration - although I am unavailable to attend the meeting, I'd be happy to speak over the phone with you or any council member.

Best,

Lara Young, Mom of Joey (1) and Clyde (2.5)

[REDACTED]

Napa 94558

From: [REDACTED]
To: Clerk
Subject: Fuller Park Playable Art
Date: Tuesday, December 19, 2023 11:56:44 AM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL]

Dear City of Napa,

I am a relatively new resident to Napa as we only moved here at the end of 2016. I was apprehensive about moving here because we came from a suburban community outside of Boston which had so much to offer families. We had easy access to Boston via the commuter rail or driving into the city if we wanted more activities.

I was sad to see there is no community pool here or splash pad which was an affordable and easy activity we enjoyed previously. In hearing about the possible upgrade to Fuller Park, I was excited that there might be an update to this worn out playground (I do appreciate the improvement made to the toddler part of this park). I was very happy with the improvements to Park Fantastico and I am hoping the city will also extend this upgrade to a park so centrally located in our city.

I love the idea that this park would have playable art. Everyone should have access to art that speaks to them. The idea that we can encourage this love at an early age makes me so happy. We were able to take our kids to many art museums in Boston from the Isabella Stuart Gardner to the Boston Fine Art museum. I know parents are hesitant to do this with young children as children can't be expected to quietly enjoy a museum. I believe by providing the art in a setting such as a public park playground is an innovative way to spark that joy or curiosity.

I would hope that you would consider moving forward with this project to provide something for the local residents and the visitors to Napa. Let's make something that will draw families to Napa whether they are here to live or just visiting.

We are so happy that we found a community in Napa. We hope that this community will grow into a place where families want to stay and raise their children. We can start by providing a free space for the children that they will love.

Sincerely,

Hanh Randall

From: [REDACTED]
To: [Clerk](#)
Subject: Fuller Park Playable Art
Date: Tuesday, December 19, 2023 12:16:43 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City Clerk,

I am unable to attend tonight's city council meeting, so instead I wanted to write to you to share my full support of the Playable Art playground project at Fuller Park.

We bring our two young children to Fuller Park regularly and have enjoyed it over the last few years, but definitely agree that it needs updating. I believe that functional, hands-on art has wonderful benefits for children and this type of structure will not only bring such a unique new park to our community, but it will be aesthetically pleasing as well.

I hope that the city will move forward with this playable art structure project at Fuller Park and I know it will be enjoyed by so many families for years to come.

Thank you,
Courtney Cayford, Napa Resident

--

Courtney Cayford

From: [REDACTED]
To: [Clerk](#)
Subject: Public Comment - Fuller Park Playable Art Project
Date: Tuesday, December 19, 2023 1:08:59 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Hello,

I am a resident of 1559 Laurel Street and live two blocks from Fuller Park. I also have a 20 month old daughter who plays at Fuller Park as often as she can.

We understand there is opposition to using money earmarked for public art in a playground setting, and I am writing in support of using the funding to create Napa's first ever playable art project in Fuller Park.

The children of the City of Napa have as much right to experience art in their communities as adults, and by supporting projects like this we are creating spaces that will inspire the next generation of artists.

I believe in and support functional, hands-on art that families can enjoy year round.

Regards,
Erin Rosen



From: [REDACTED]
To: [Clerk](#)
Subject: Fuller Park Playable Art
Date: Tuesday, December 19, 2023 3:24:31 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Hi,

I won't be able to make it to the meeting tonight, but I want to express my support for Parks and Recs being able to access the grant that would update the playground and add playable art to Fuller Park.

Not only do I think that art absolutely can be played on, should be played on and with, and having kids playing with art fosters a deeper connection with art, I strongly oppose Gordan Huether being able to vote on and bid on himself getting yet another commission in town. This feels like double dipping / nepotism.

I trust Parks and Rec to come up with something great.

Thank you,

Terra Albee & Mike Mathews
[REDACTED] Napa, CA 94558

From: [REDACTED]
To: [Clerk](#)
Cc: [Sedgley, Scott \(External\)](#); [Liz Alessio](#); [Beth Painter](#); [Mary Luros](#); [Bernie Narvaez](#); [REDACTED]
Subject: Playable Art Structure
Date: Tuesday, December 19, 2023 3:38:46 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

To all concerned

I wanted to speak in enthusiastic support of the Playable Art Project currently under review by the Napa City Council. My name is John Hannaford, an exhibiting Artist with a Masters degree in Fine Arts; as well I am speaking as just one of the Public Art Steering Committee members, not on behalf of PASC. I would like to address some of the premises proffered here.

When the Napa Valley Register First ran an article on the Playable Art Structure, it presented erroneously to the public as if the project was to tear out the children's playground, and put up an Artwork in its place. Now an article appears, made largely from the opinion of two parties, and asserts the opposite, that it isn't Art at all, that it's just a playground being labeled as Art, and therefore a misuse of Public Art Funding.

Both positions rise out of a misunderstanding. The whole issue rests on the premise that you think of this project as just a playground being labeled as Art, or understanding that the Playable Art Structure is not just a playground, but rather an aesthetic experiential work of Art, engaged in by its users in a ways that go way beyond a simple one dimensional playground experience, and engage in the Full Aesthetic experience Kinetically, Visually, Cognitively, and Affectively, as it is a Work of Art.

I want to interject here that when the Playable Art Structure first came before PASC, I too as one of those proposing Fuller Park as the site of an Artwork, and myself being an exhibiting Artist with a Master's Degree in Fine Arts; I too was opposed to this project, I too thought a playground couldn't be Art.

But as I delved into this, and researched, I found that Playable Art structures weren't creative or custom playgrounds (such as Playground Fantastico) being labeled as Art, they were in fact works of Art, that went far beyond the one dimensional playgrounds we encounter.

They are amazing works of Art, as this one will be a wonderful work of Art. Mr. Huether, a wonderful Artist and personal friend of mine for decades, himself states "that within the Public Art Master Plan, it does include playground equipment." In fact, nationally and internationally there is a large movement of "Playable Art", being created in municipalities. Again, these are not just visually creative or custom playgrounds; they are interactive constructions in which children engage in aesthetic experiences as they interact with the structures

beyond the one-dimensional play of traditional playgrounds. ie... kinetic movement, color, sound shape and form. In a Playable Art Structure all of the children's senses are engaged and stimulated through their "play". These are not simply playgrounds; they engage children on many levels Physically, Visually, Cognitively, and Affectively. These are in Fact works of Art, and is an absolutely legitimate use of the Public Art Fund. Yes, in fact Art can meet the aesthetic qualities of Fine Art, and as well be utilitarian. The fact that children will interact with it doesn't diminish its aesthetic value, or demean it as not being Art; it is in every sense, a work of Art. The Playable Art Structure will be an asset for the Children of this community., as well as the entire community.

Mr. Zapolski's assertion that the use of the Public Art Fund for a playground is misleading, is based on his opinion that it's a playground and not Art, with all due respect that is his opinion, not a fact. It is a Playable Art Structure. It is a misunderstanding of this project to assert that this is a playground being labeled as Art. Playable Art is a fully accepted form of Art being installed all over the World. The Art community Nationally and Internationally does see interactive Art Structures, Playable Art, as Art. As stated earlier, I too shared that misconception before I researched the genre of Art, Playable Art Structures.

Because in Mr. Zapolski's opinion, which he certainly is entitled to, he doesn't see this as an Art project, and as such he states that approving the project could cause developers to question the use of fees going toward public Art. Again However, the Playable Art Project is an Artwork meeting all of the criteria of the City of Napa's Arts Master Plan, as it was adopted with the participation of Napa's developers, and is in alignment and consensus of the Art community Nationally/Internationally. As well, Mr. Zapolski, who is a respected developer, who within his developments has included many works of Art, has always opted out of, and already has not participated in the City of Napa's Public Art Process.

Throughout its history the City of Napa's Public Art Steering Committee has followed a strict adherence to the City of Napa's Arts Master Plan, focusing on bringing the highest quality Public Art to the Community of Napa, presenting a range of stylistic forms and mediums throughout the community of Napa. Each and every project received, reviewed, and brought to fruition has gone through multi dozens of stakeholders: inclusive of City Staff; the Public Art Steering Committee; open public meetings, attended by, and input received from community members; input from jury pools made up of business leaders/interests, experts from various fields (depending on the project), members of the public, and Consultants sought for their particular expertise. Outside agencies such as CalTrans, Department of Fish and Game as well make up the large number of individuals to arrive at a meaningful consensus.

After any initial decisions are made at open public meetings, the process moves forward to a final decision by The individual council members of the Napa City

Council. When a developer elects to bypass that Public Arts Process, those decisions are made solely by them, or assigned colleagues.

Each and every project, including the Playable Art Project, has followed all guidelines set out by the City's Arts Master plan, as well as all protocols set forth by Napa City Council. Within the range of public Art installed throughout the City of Napa, there has been a conscious practice of presenting the highest quality of Art, but as well include a wide range of media, stylistic genre, and communities represented.

The committee members, jury panels, and consultants all held that this project must meet the merit and excellence of Fine Art.

I hope that the Napa City Council will support the findings and considerable of the City's Staff, and the Public Art Steering Committee and fully endorse this Playable Art Structure, as a work of Art, for the city of Napa's children.

Thank you, John Hannaford

ATTACHMENT 1



Homeless Services Report

December 19, 2023

Purpose of this Discussion

- Brief Updates
 - General Information
 - Mini PIT Count
 - Shelter Status
 - Kennedy Park
 - Valley Lodge
 - North Napa Center
 - On The Horizon
- No recommended action



Homeless Services Definitions

- **Point In Time Count-** A count of sheltered and unsheltered individuals on a single night in January. Data is used to determine funding sources and standard metrics.
- **Continuum of Care (CoC)-**A regional or local body that coordinates housing and funding services for homeless individuals and families. CoC is responsible for PIT count.
- **HMIS-**A Homeless Management Information System is a local information technology system used to collect client level data and data on the provision of housing and other services. Data is entered by all CoC providers.



Homeless Services Definitions

- **VI-SPDAT-** The Vulnerability Index-Service Prioritization Decision Assistance Tool is a survey administered to determine risks and needs of individuals that are homeless or at risk of homelessness.
- **Coordinated Entry System-**Facilitates the coordination and management of resources to ensure that those experiencing a housing crisis are effectively and efficiently connected to the intervention that best meets their needs. Prioritizes highest needs and most vulnerable clients in a fair and equitable way.



Homeless Services Definitions

- **Emergency Shelter-** A temporary place for families and individuals experiencing homelessness to live for generally 180 days or less.
- **Transitional Housing-** A short-term place for families and individuals exiting homelessness to live and prepare for next step. Usually 24 months or less.
- **Permanent Supportive Housing-** An intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless individuals/families. The services are designed to build independent living and tenancy skills, and connect clients with community-based health care, treatment, and employment services.



Homeless Services Definitions

- **Rapid Re-Housing-** An intervention designed to help individuals and families that don't need intensive and ongoing supports to quickly exit homelessness and return to permanent housing. Assistance generally lasts less than 24 months.
- **Diversion-** A strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing.



Continuum of Care

- Required under McKinney-Vento Homeless Assistance Program
- Conduit to Federal and State Funds
- Oversight of PIT Count and Coordinated Entry
- Housing First Model Requirement
- 13 current members
- Napa County is Fiscal and Administrative Agent



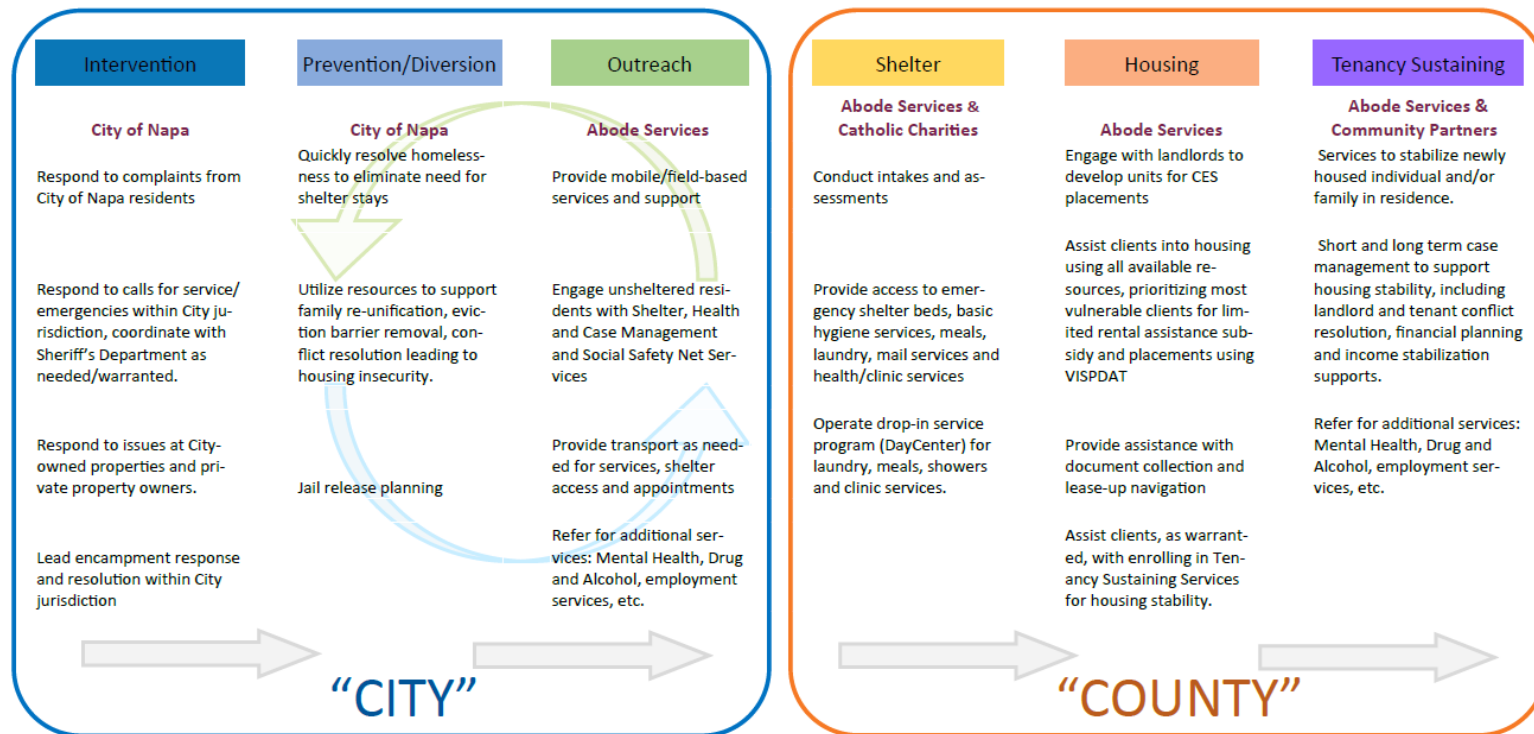
Challenges of Encampments

- City must manage competing legal obligations:
 - Respect individual rights of people experiencing homelessness
 - Provide notice and due process for encampment cleanups
 - Provide access to shelter and services
 - Limited ability to mandate mental health treatment
 - Do not criminalize homelessness
 - Protect the public health and safety from adverse impacts of encampments
- Further complicated by ongoing changes of law and criminal justice system
- Limited resources to navigate complex and competing obligations



City-County System Workflow

Intervention & Resolution Workflows



Shelter Capacity

- South Napa Shelter
 - 102 Beds
- North Napa Center
 - 56 units, maximum of 65 people
- Rainbow House Family Shelter
 - 7 Units or 27 Beds
- Nightingale Facility
 - 11 Beds



Mini PIT Count

	January 2023	October 2023	Difference
Overall Count	506	422	-17%
Sheltered	157	201	+28%
Unsheltered	349	216	-38%



Kennedy Park

- Voluntary Relocations
 - Embankment Stability- Complete
 - Areas Leased To BMX- Complete
 - Flood Prone Area- Incomplete

- Fire and Safety Hazard Removal
 - Firewood
 - Lumber
 - Propane Tanks
 - Live Wires



Valley Lodge

- Fully Operational
 - Phase 1: April 2023
 - Phase 2: August 2023
- Updates
 - Four units turned over; no evictions
 - Neighborhood Concerns
 - Ongoing agency collaboration
 - Look at outcomes at one year mark

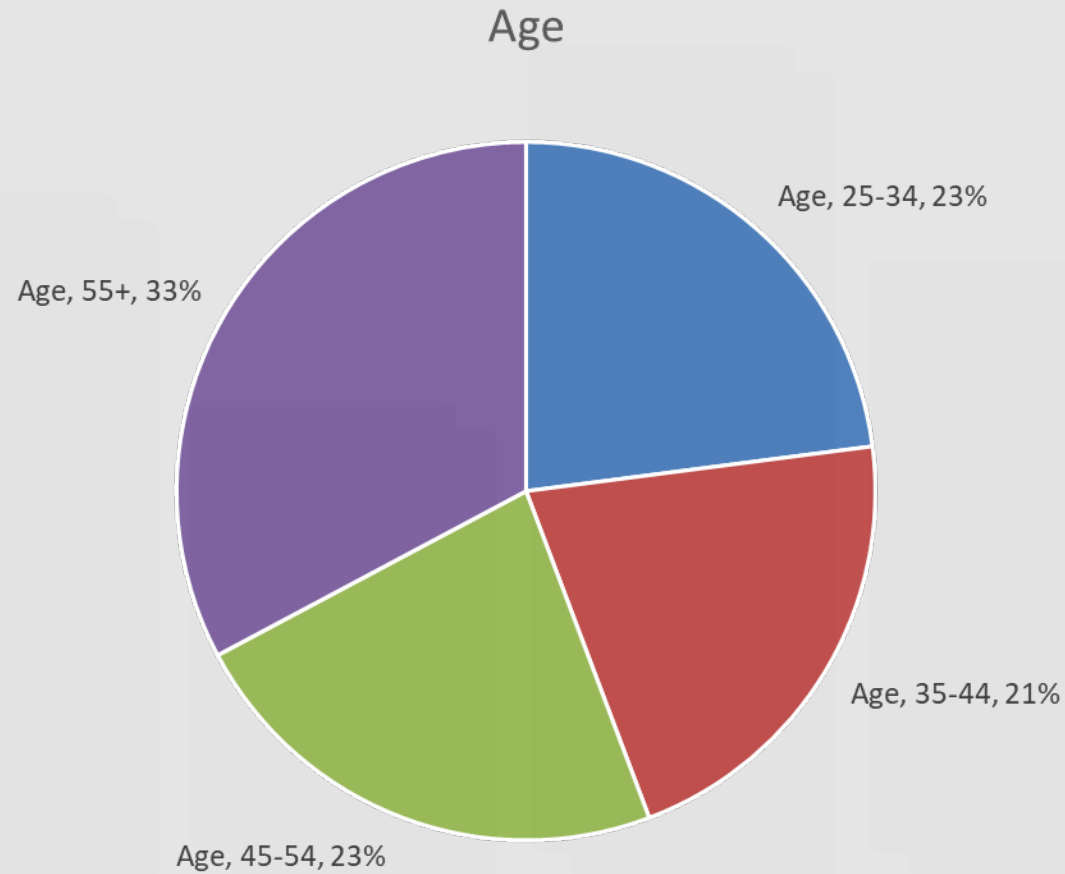


North Napa Center

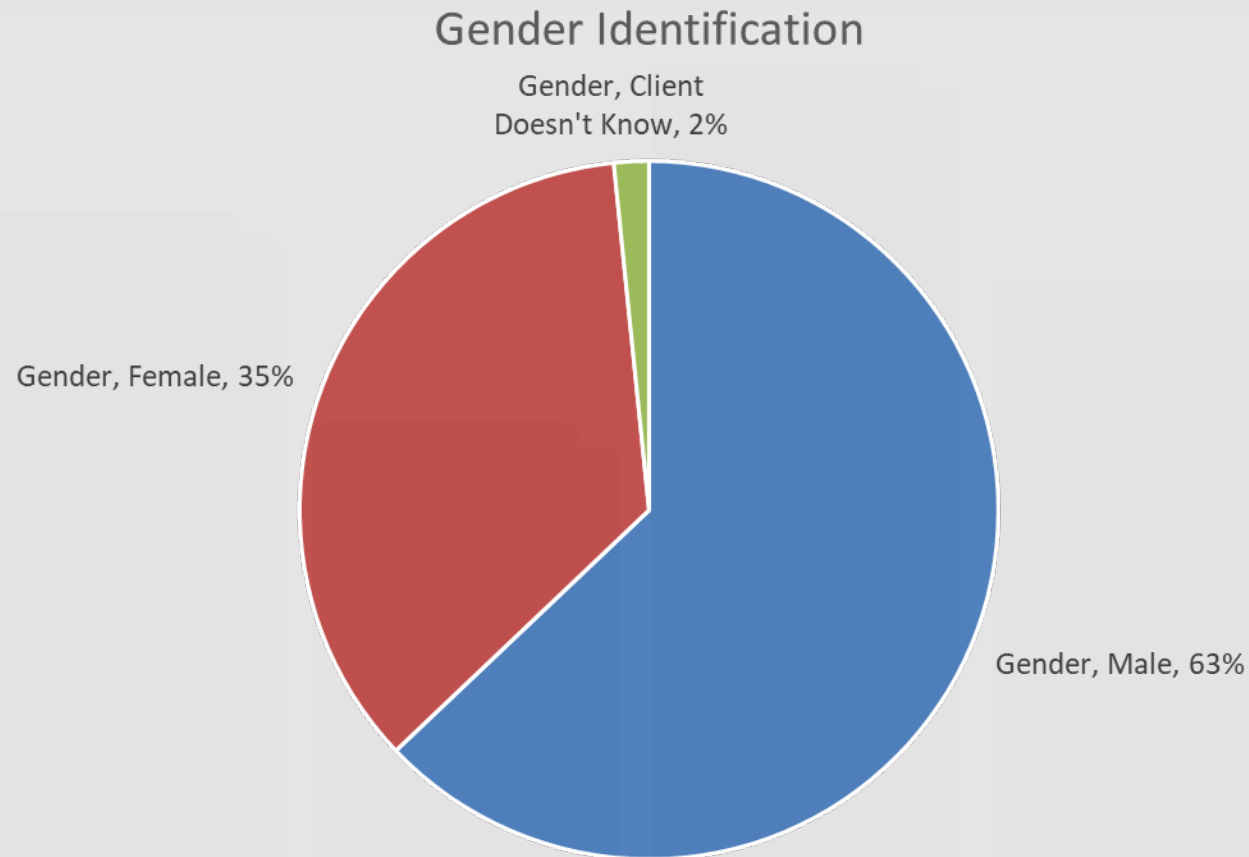
- Opened August 21, 2023
 - Current occupancy: 62
 - # of Exits to Date: 9
 - 1 to Permanent Housing
 - 1 Diversion to Family
 - 2 to Shelter/Unsheltered Homelessness
 - 3 to Institutional Setting
 - 2 Unknown Destination
- Total Served: 71
- 12 pending housing opportunities



NNC Demographics



NNC Demographics



Other Demographics

- Race:
 - 84% White
 - 6% American Indian, Alaska Native, or Indigenous
 - 2% Black, African American, or African
 - 3% Multiple Races
 - 5% No Answer
- Hispanic Ethnicity:
 - 69% Non Hispanic/Non-Latin (a)(o)(x)
 - 27% Hispanic/Latin (a)(o)(x)
 - 4% No Answer



Other Demographics

- Disabled/Health:
 - 74% Report a Disability
 - 66% Report a Chronic Medical Condition
- Other:
 - 73% Homeless One Year or Longer
 - 8% Veteran Status
 - 74% Report No Income



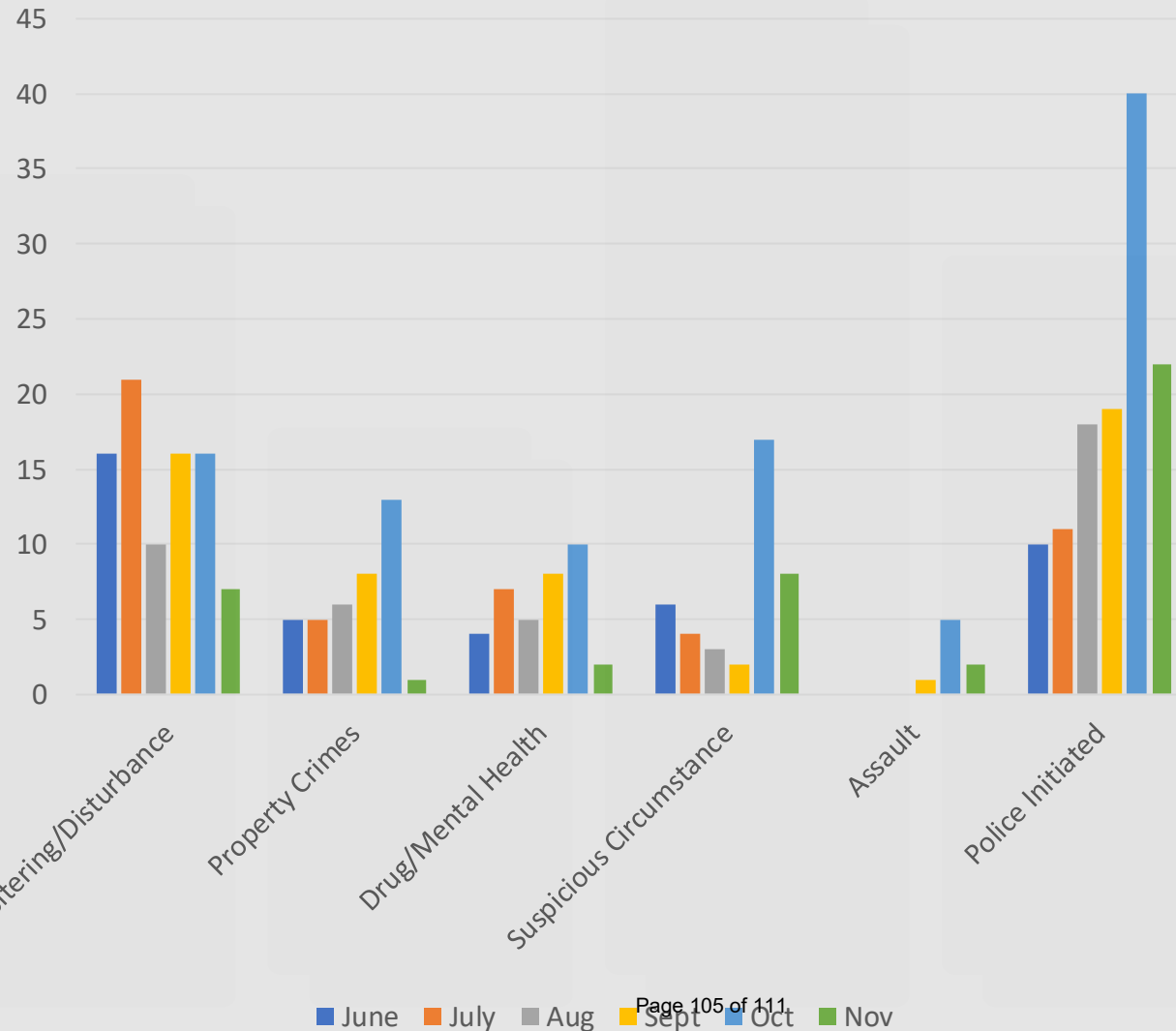
North Napa Center

- Updates
 - Programmatic Adjustments Made
 - Security Protocols
 - Emails and Social media monitoring
 - Call for Service Data
 - Ongoing agency collaboration



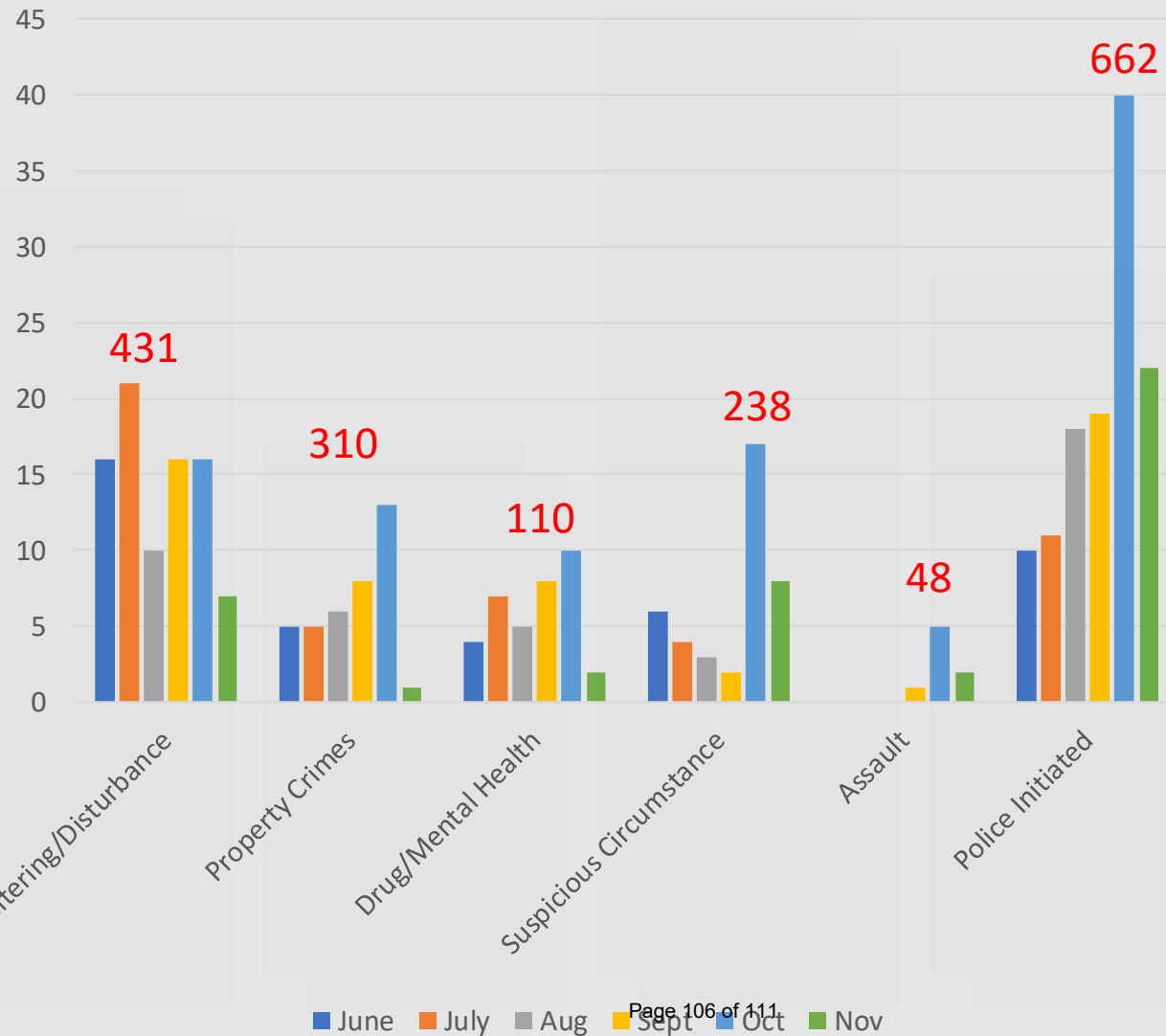
Calls for Service

¼ Mile Radius-3380 Solano Avenue



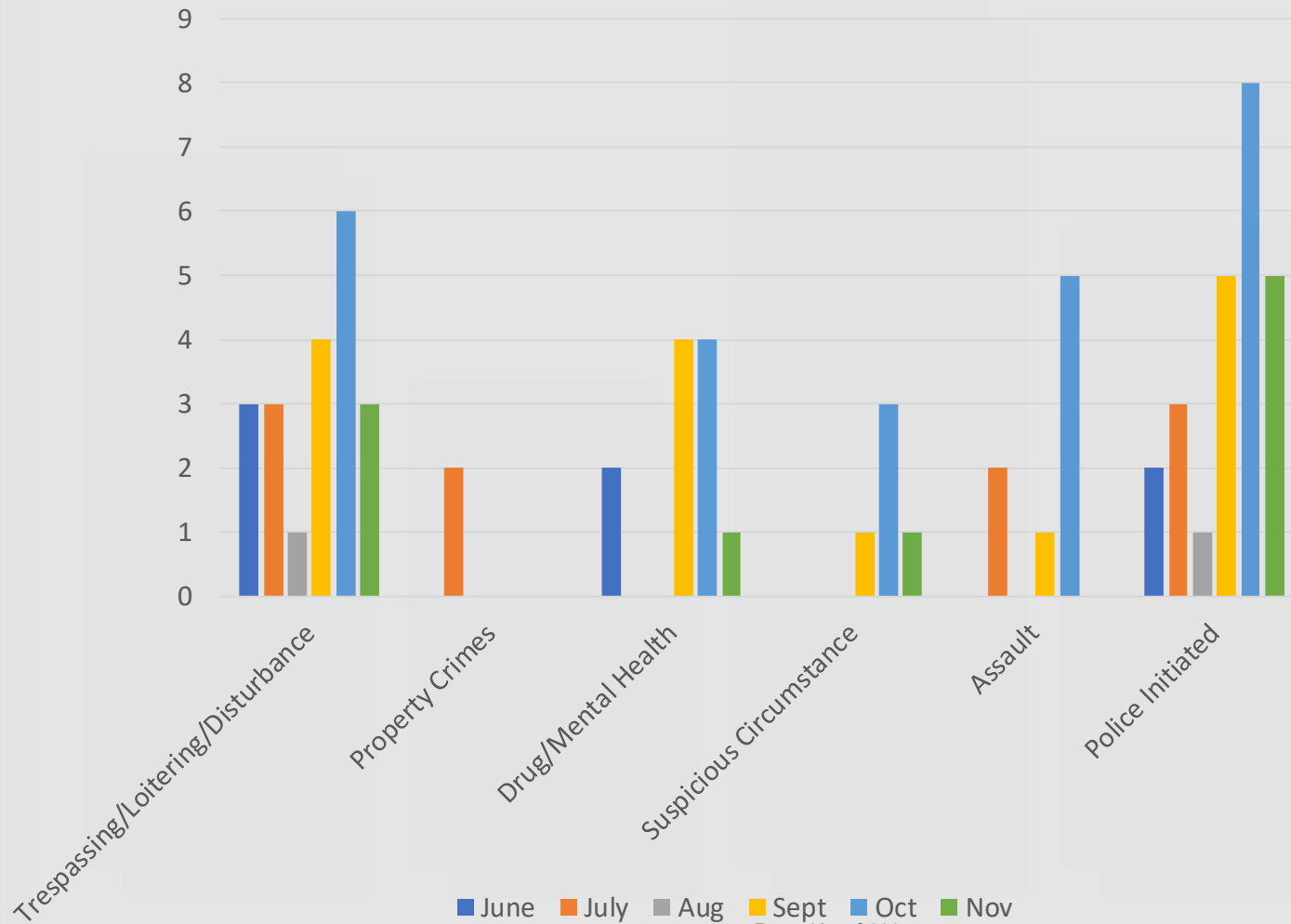
Calls for Service

¼ Mile Radius-3380 Solano Avenue With Citywide Average Per Month



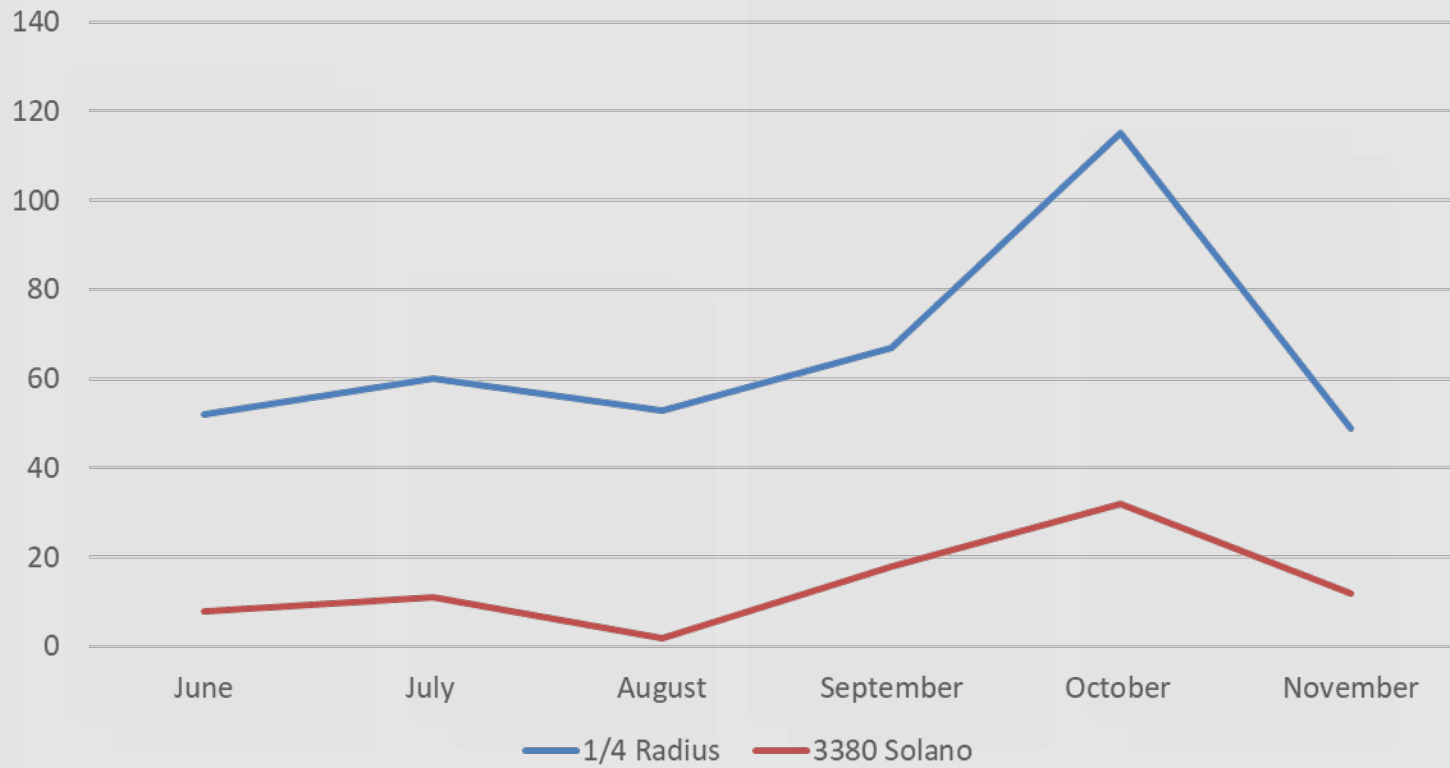
Calls for Service

3380 Solano Avenue

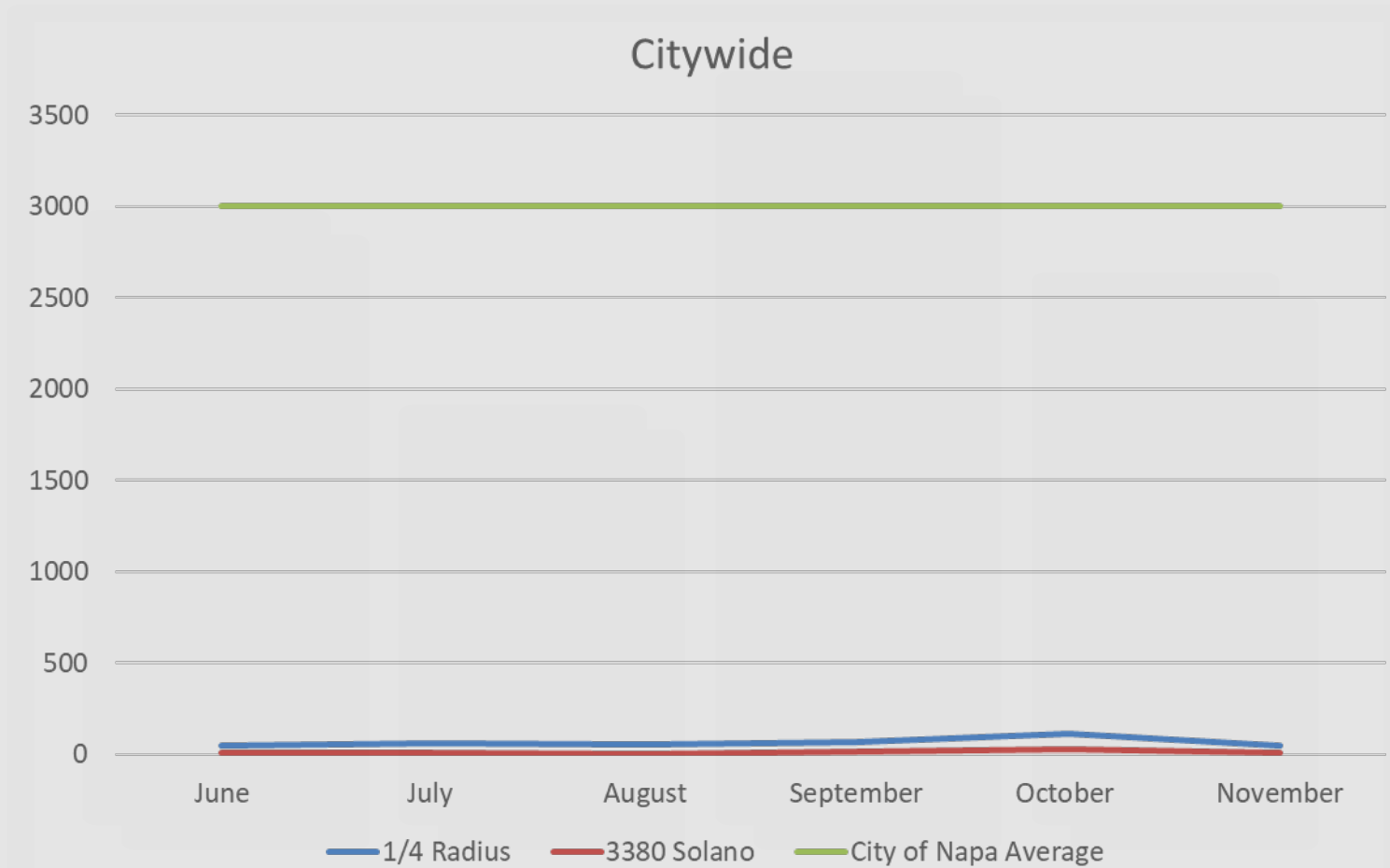


Total Calls for Service

North Napa Center



Total Calls for Service



Other City Updates

- Heritage House Move In: Mid-January-Mid February
- Valle Verde Move In: Late March/Early April
- Mental Health Program Updates



Questions?

