



CITY OF NAPA

CITY COUNCIL OF THE CITY OF NAPA

REGULAR MEETING AGENDA

Mayor Scott Sedgley
Vice Mayor Chris DeNatale
Councilmember Mary Luros
Councilmember Bernie Narvaez
Councilmember Beth Painter

City Hall Council Chambers
955 School Street
Napa, CA 94559

July 21, 2026
cityofnapa.org
3:30 PM Afternoon Session
6:30 PM Evening Session

****Effective July 21, 2026 - Remote Participation Available for City Council Meetings****
(See page 9 for details)

3:30 PM AFTERNOON SESSION

Note: The City Council meeting will begin immediately following the adjournment of the Housing Authority meeting, which is also scheduled for 3:30 PM.

1. CALL TO ORDER:

1.A. Roll Call:

2. PLEDGE OF ALLEGIANCE:

3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

4. SPECIAL PRESENTATIONS:

4.A. [152-2026](#) Presentation of Pet of the Month

4.B. [242-2026](#) Parks and Recreation Month

Recommendation: Proclaim July as Parks and Recreation Month.

Attachments: [ATCH 1 - Proclamation](#)

4.C. [284-2026](#) Recognizing CanDo's Pro-Inclusion Napa

Recommendation: Recognize the efforts and leadership of CanDo's Pro-Inclusion Napa.

Attachments: [ATCH 1 - Proclamation](#)

4.D. [162-2026](#)**Board, Committee & Commission Presentations****Recommendation:**

Receive informational presentations from the Parks, Recreation and Trees Advisory Commission, the Public Art Steering Committee, the Senior Advisory Commission and the Napa County Mosquito Abatement District regarding their membership, work plans, recent accomplishments and current initiatives.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS:**6. CONSENT CALENDAR:**6.A. [308-2026](#)**City Council Meeting Minutes****Recommendation:**

Approve the minutes from the June 16, 2026 regular meeting of the City Council.

Attachments:

[ATCH 1 - June 16, 2026 Draft Regular Meeting Minutes](#)

6.B. [288-2026](#)**Cultural Heritage Commission Membership****Recommendation:**

Appoint three individuals to the Cultural Heritage Commission as follows:

1. Appoint incumbents, Elizabeth McKinne and Sarah Van Giesen to serve a term beginning immediately and ending on June 30, 2028; and
2. Appoint incumbent William Tuikka, designated as a Preservation Professional, to serve a term beginning immediately and ending on June 30, 2028.

Attachments:

[ATCH 1 - Applications](#)

6.C. [289-2026](#)**Building and Fire Code Board of Appeals and Disability Access Board of Appeals Membership****Recommendation:**

1. Reappoint incumbent, Gina Biter-Mundt, and appoint new member, Ian Heid, to serve concurrently on the Building and Fire Code Board of Appeals and the Disability Access Board of Appeals for terms effective immediately and ending on September 30, 2029; and
2. Appoint new member, Consuelo Higdon, to serve on the Disability Access Board of Appeals, for a term effective immediately and ending on September 30, 2028.

Attachments:

[ATCH 1 - Applications](#)

6.D. [290-2026](#)**Napa Valley Transportation Authority (NVTa) Active Transportation Advisory Committee (ATAC) Membership****Recommendation:**

Direct the City Clerk to transmit a letter to the Napa Valley Transportation Authority (NVTa) Board of Directors recommending the nomination of Ray Baxter to serve as a City of Napa representative to the Active Transportation Advisory Committee (ATAC) for a two-year term following the NVTa Board appointment.

Attachments:

[ATCH 1 - Application](#)

- 6.E. [286-2026](#) **Gann Appropriation Limits for Fiscal Year 2026/27**
- Recommendation:** Adopt a resolution establishing the Gann appropriations limit for Fiscal Year 2026/27.
- Attachments:** [ATCH 1 - Resolution with EX A - Appropriations Limit Formula](#)
[ATCH 2 - Fiscal Year 2026-27 Tax Appropriation Limit](#)
- 6.F. [293-2026](#) **Microsoft Enterprise License Agreement (EA)**
- Recommendation:** Approve and authorize the City Manager to execute a five (5) year Microsoft Enterprise License Agreement with SHI International Corporation for a total contract amount of \$1,630,000.00.
- Attachments:** [ATCH 1 - SHI International Corp. Microsoft EA Quote](#)
- 6.G. [281-2026](#) **Response to the 2026 Napa County Grand Jury Final Report “Strengthening Napa’s Planning Division: Technology, Coordination, and Workforce Stability”**
- Recommendation:** Approve the City of Napa Response to the 2026 Grand Jury Report "Strengthening Napa’s Planning Division: Technology, Coordination, and Workforce Stability" and authorize the City Manager to submit the response on behalf of the City Council to the Presiding Judge of the Superior Court of Napa County.
- Attachments:** [ATCH 1 - City Response to the Grand Jury Report](#)
[ATCH 2 - Grand Jury Report \(English version\)](#)
[ATCH 3 - Grand Jury Report \(Spanish version\)](#)
- 6.H. [282-2026](#) **Citywide Striping - Phase 1 Bid Award**
- Recommendation:** Adopt a resolution: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with Chrisp Company, for the Citywide Striping - Phase 1 project in the bid amount of \$239,872.60; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$68,988 for a total project construction cost amount not to exceed \$308,860.60; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
- 6.I. [283-2026](#) **License Agreement with Napa Valley Transportation Authority for Electric Bus Charging at 720 Jackson Street**
- Recommendation:** Adopt a resolution: (1) approving and authorizing the Public Works Director to execute on behalf of the City a License Agreement with the Napa Valley Transportation Authority ("NVTA") for the temporary parking, storing, and charging of NVTA electric buses at 720 Jackson Street; and (2) determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - License Agreement](#)

6.J. [299-2026](#)**Pearl Street Garage Structural Assessment**

Recommendation: Adopt a resolution authorizing the Pearl Street Garage Structural Assessment and appropriating \$28,200 of the parking development impact fee fund for the assessment as documented in Budget Amendment No. 111P01 and determining that the actions authorized by this resolution are exempt from CEQA.

Attachments: [ATCH 1 - Resolution](#)
[EX A - Budget Adjustment No. 111P01](#)
[EX B - Pearl Street Garage Structural Assessment Proposal](#)

6.K. [303-2026](#)**Urban Forestry Management Plan Adoption**

Attachments: [ATCH 1 - Resolution](#)

6.L. [301-2026](#)**Amendment No. 5 to Agreement for Interim City Attorney Services**

Recommendation: Approve and authorize the City Manager to execute on behalf of the City Amendment No. 5 to Agreement No. C2024-697 with Best Best & Krieger LLP ("BBK") in the increased amount of \$750,000 for a total contract amount not to exceed \$2,875,000.

Attachments: [ATCH 1 - Amendment No. 5 to Agreement No. C2024-697](#)
[ATCH 2 - Amendment No. 4 to Agreement No. C2024-697](#)
[ATCH 3 - Amendment No. 3 to Agreement No. C2024-697](#)
[ATCH 4 - Amendment No. 2 to Agreement No. C2024-697](#)
[ATCH 5 - Amendment No. 1 to Agreement No. C2024-697](#)
[ATCH 6 - Agreement No. C2024-697](#)

7. CONSENT HEARINGS:**7.A. [298-2026](#)****Short Term Rental Facilitator (SB 346)**

Recommendation: Approve the first reading and introduction of an ordinance adding Section 3.20.065 titled "Short Term Rental Facilitator Reporting" to the Napa Municipal Code to require reporting in accordance with SB 346; and finding that the Recommended Action does not qualify as a Project subject to CEQA under State CEQA Guidelines Section 15378 and is otherwise exempt from CEQA under State CEQA Guidelines Section 15061(B)(3).

Attachments: [ATCH 1 - Ordinance](#)

8. PUBLIC HEARINGS:**8.A. [278-2026](#)****Jefferson Street Bed and Breakfast Inn****Recommendation:**

Adopt a resolution approving a Use Permit to allow the conversion of a Local Landmark property into a four (4) guest room bed and breakfast inn and a approving a Certificate of Appropriateness Permit to allow major alterations and restorations of missing historic features on the Local Landmark located at 845 Jefferson Street and determining that the project is exempt from the California Environmental Quality Act (CEQA).

Attachments:

[ATCH 1 - Resolution](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Plans](#)
[ATCH 4 - Resolution 1953 #49](#)
[ATCH 5 - Historical Analysis](#)
[ATCH 6 - Operations Plan](#)

8.B. [280-2026](#)**Sidewalk Vending Ordinance (NMC Chapter 5.82)****Recommendation:**

Approve the first reading and introduction of an Ordinance amending the Napa Municipal Code enacting Chapter 5.82 "Sidewalk Vending" and determining the actions authorized by this Ordinance are exempt from CEQA.

Attachments:

[ATCH 1 - Ordinance](#)

9. COMMENTS BY COUNCIL OR CITY MANAGER:**10. CLOSED SESSION:****10.A. [207-2026](#)****CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code Section 54956.9(d)(1)

Elia (Plaintiff and Appellant) v. City of Napa (Defendant and Respondent)

California Court of Appeal, First Appellate District, Case No. A175021

10.B. [250-2026](#)**CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):**

City designated representatives: Steve Potter, Julie Lucido, MJ Tueros, and Jesse Lad.

Employee organizations: Napa Police Officers Association (NPOA).

CITY COUNCIL RECESS

6:30 P.M. EVENING SESSION

11. CALL TO ORDER:

11.A. Roll Call:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

13. PUBLIC COMMENT ON NON-AGENDA ITEMS:

14. PUBLIC HEARINGS:

14.A. [182-2026](#)**Franklin Station II Redevelopment Project and Development Agreement****Recommendation:**

(1) Adopt a resolution approving, pursuant to a Section 15168 Analysis, an Addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH no. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 Categorical Exemption, for the Franklin Station II Project located at 1251/1351 Second Street, 820 Randolph Street, & 801/809 Coombs Street Unit A, B, C, & D (APNs 003-212-001, 003-208-001, 003-300-015 through 003-300-024;

(2) Approve the first reading and introduction of an ordinance repealing in its entirety Ordinance No. O2018-014, adopting planned development overlay district (PD-37) to establish use provisions, development standards, and design guidelines for the Franklin Station II Project located at 1251/1351 Second Street, 820 Randolph Street, & 801/809 Coombs Street Unit A, B, C, & D (APNs 003-212-001, 003-208-001, 003-300-015 through 003-300-024 (PL25-0068) and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action;

(3) Approve the first reading and introduction of an ordinance approving and authorizing the City Manager to execute a Development Agreement pursuant to Government Code Section 65864, et seq. by and between the City of Napa and 1351 Second Street, LLC, Keller Yountville Vineyard LLC, Young Building LLC, and James Keller, authorizing the City Clerk to record the agreement, and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action;

(4) Adopt a resolution approving a (1) a Design Review Permit authorizing the construction of (i) a 5-story hotel building, including a basement and rooftop space, with 94 rooms, food and beverage uses, and spa, event, and fitness amenities; (ii) a 5-story mixed-use building, including rooftop structure and space, with 25 For-Sale Hotel Units and 3 condo units within the Young Building, for a total of 28 For-Sale Hotel Units with on-site parking facilities and retail unit on the ground-level and (2) a Tentative Parcel Map to reconfigure four existing (4) parcels into three (3) parcels for the purpose of financing, ownership, and condominium property division purposes totaling approximately 1.44 cumulative acres and located at 1251/1351 Second Street, 820 Randolph Street, and 801/809 Coombs Street Unit A, B, C, & D (APNs: 003-212-001, 003-208-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action;

(5) Adopt a resolution approving a Certificate of Appropriateness authorizing major alterations and the preservation of the Franklin Station Post Office building, which is identified as a National Register Property and a Local Landmark, located at 1351 Second Street (APN: 003-208-001) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Attachments:

[ATCH 1 - Resolution \(CEQA\)](#)
[EX A - Project MMRP](#)
[ATCH 2 - Ordinance \(Planned Development Overlay\)](#)
[EX A - Planned Development Overlay \(PD-37\) Amendments](#)
[EX B - Planned Development Overlay \(PD-37\) District Map](#)
[ATCH 3 - Ordinance \(Development Agreement\)](#)
[ATCH 4 - Resolution \(DR\)\(TPM\)](#)
[EX A - Conditions of Approval](#)
[EX B - Correspondence](#)
[ATCH 5 - Resolution \(COA\)](#)
[EX A - Conditions of Approval](#)
[ATCH 6 - Draft Development Agreement](#)
[ATCH 7 - Project Plans](#)
[ATCH 8 - Certificate of Appropriateness Plans](#)
[ATCH 9 - Tentative \(Condominium\) Map](#)
[ATCH 10 - Preservation Covenant](#)
[ATCH 11 - CEQA Addendum](#)
[ATCH 11 - CEQA Appendix A](#)
[ATCH 11 - CEQA Appendix B](#)
[ATCH 11 - CEQA Appendix C](#)
[ATCH 11 - CEQA Appendix D](#)
[ATCH 11 - CEQA Appendix E](#)
[ATCH 11 - CEQA Appendix F](#)
[ATCH 11 - CEQA Appendix G](#)
[ATCH 12 - PC Staff Report \(6-30-2026\)](#)
[ATCH 13 - CHC Staff Report \(7-9-2026\)](#)

15. REPORT ACTION TAKEN IN CLOSED SESSION:**16. COMMENTS BY COUNCIL OR CITY MANAGER:****17. ADJOURNMENT:**

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, August 4, 2026.

I hereby certify that the agenda for the above stated meeting was posted at a location freely accessible to members of the public at City Hall, 955 School Street, on Thursday, July 16, 2026 at 5:00 PM.

Tiffany Carranza, City Clerk

HOW TO PARTICIPATE IN CITY COUNCIL MEETINGS

****Effective July 21, 2026 - Remote Participation Available for City Council Meetings****

1. Attend Meeting in Person: City Hall Council Chambers located at 955 School Street, Napa, CA 94559. Please submit a speaker card to the City Clerk and identify the item you wish to speak on.

2. Zoom – Remote participation via Zoom app on your smartphone, tablet or web browser at <https://us02web.zoom.us/j/89952571719> or join on a web browser, enter the Meeting ID: 899 5257 1719.

To join the speaking queue, use the “raise hand” feature. Speakers will be unmuted and called on to speak when it is your turn.

3. Telephone – Remote participation by telephone, dial 1(669) 900-6833 or 1(669) 444-9171 enter Meeting ID: 899 5257 1719 and press #.

To join the speaking queue, press *9 to raise hand and press *6 to unmute when called on to speak.

4. Written Public Comment - Submit comments by email to clerk@cityofnapa.org or mail or deliver in person to the City Clerk's Office at 955 School Street, Napa, CA 94559.

To allow the City Council time to review your comments before the meeting, please submit them by 12:00 p.m. on the meeting day. Comments received after 12:00 p.m. or during the meeting will be distributed to the City Council as soon as practicable and included in the official record.

Please note: Written comments, including any contact information provided, are public records and may be posted online or disclosed in accordance with the California Public Records Act.

HOW TO VIEW AND LISTEN TO THE MEETING LIVE

1. City of Napa website <https://napacity.legistar.com/calendar.aspx>. Click on the “In Progress” link.

2. Local cable TV Channel 28

DISRUPTION POLICY

In accordance with Senate Bill 707, if a service disruption should occur preventing remote public participation to continue, the Mayor shall call a recess of the open session. The recess shall last for one hour or until service is restored, whichever is earlier. If the service has not been restored after the expiration of the hour, City Council may reconvene to a) adjourn the meeting; b) extend the recess; or c) continue the meeting.

LIVE PUBLIC COMMENT

During each regular meeting, the public may directly address the City Council on any matter within the Council's subject matter jurisdiction, including any matter that is not on the agenda. If the subject of the comments is not covered under an item on the meeting agenda, the

Brown Act strictly limits the City's ability to respond.

Speakers are requested to submit a speaker card prior to the item being called in order to assist with the efficient and orderly conduct of the meeting. A speaker card is not required, provided the speaker makes a clear and timely request to address the Council. Information on speaker cards is subject to public disclosure under the California Public Records Act. Zoom participants are to use the "raise hand" feature.

For each item, speaking time is up to three minutes per person, unless otherwise specified for hearings and appeals, or at the discretion of the Mayor or City Council to address special circumstances. The Mayor may modify (increase or decrease) any time requirements for any speaker or change the order of the items on the agenda, in accordance with Council's Rules of Order and Procedures (R2016 6) to facilitate the efficient and fair conduct of the meeting.

PROVIDING WRITTEN COMMENT

Members of the public may submit written comments to the City Council before or during the meeting. All supplemental written comments will be included in the official record in accordance with the Council's Rules of Order and Procedures (R2016 6). Public comments will NOT be read aloud during the meeting.

ACCESS TO INFORMATION FOR CITY COUNCIL MEETINGS

Information and documents related to this meeting are available on the City 's website at www.cityofnapa.org; or by contacting the City Clerk by email at clerk@cityofnapa.org, by calling (707) 257 9503, or in person at 955 School Street, Napa.

CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS

The City of Napa offers its public programs, services, and meetings in a manner that is reasonably accessible to everyone, including individuals with disabilities. The City complies with all applicable requirements of the Americans with Disabilities Act and California law and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or if you need any special assistance to participate in this meeting, contact the City Clerk at (707) 257 9503 or email at clerk@cityofnapa.org. Please request assistance at least 48 hours prior to the meeting.

For TTY/ Speech to Speech users, dial 711 for the California Relay Service, for text to speech, speech to speech, and Spanish language services 24 hours a day, 7 days a week.

TRADUCCIONES EN ESPAÑOL / SPANISH LANGUAGE TRANSLATIONS

Esta agenda identifica los asuntos que serán considerados para acción de el ayuntamiento de la Ciudad de Napa en la fecha, hora y lugar que se muestran en la primera pagina. Todas las juntas del cuerpo legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el ayuntamiento.

Si solicita ayuda para traducir del inglés al español esta agenda o información relacionada, comuníquese con la Secretaria de la Ciudad al 707 257 9503 o por correo electrónico a

clerk@cityofnapa.org. Se les pide por favor que avise con 48 horas de anticipacion cuando haga un pedido para asistencia. Esto les da suficiente tiempo antes de la junta para permitir que la ciudad tome medidas razonables.

RULES OF ORDER FOR THE CONDUCT OF CITY COUNCIL MEETINGS

The City Council conducts its meetings in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Rules of Order (Council Policy Resolution 19, R2016 6). Members of the public are expected to conduct themselves with courtesy and respect and comply with the Rules of Order.

For more information on the City of Napa's general procedures for City Council meetings refer to the City Clerk's website at www.cityofnapa.org/150/City-Clerk or contact the City Clerk's office directly at (707) 257 9503 or email at clerk@cityofnapa.org.

VIEWING ARCHIVED PAST MEETINGS

Members of the public may access past City meetings at any time by going to: <https://napacity.legistar.com/Calendar.aspx>; which includes an indexed listing of past meetings, including supporting documents, minutes, and videos.