



# CITY OF NAPA

## 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*

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Tuesday, May 2, 2023

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**  
**6:30 PM Evening Session**

#### **3:30 P.M. AFTERNOON SESSION**

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

###### **1.A. Roll Call:**

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

**Absent:** 1 - Councilmember Narvaez

##### **2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental items:

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

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

##### **3. SPECIAL PRESENTATIONS:**

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

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

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

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

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

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

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

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

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

**4. PUBLIC COMMENT: None.**

**5. CONSENT CALENDAR:**

**Approval of the Consent Agenda**

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

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

**Absent:** 1 - Narvaez

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

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

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

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

Enactment No: R2023-039

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

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

Enactment No: R2023-045

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

**Adopted Resolution R2023-040 approving the Community Development Block**

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

Enactment No: R2023-040

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

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

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

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

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

Enactment No: R2023-041; R2023-042

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

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

**6. COMMENTS BY COUNCIL OR CITY MANAGER:**

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

**7. CLOSED SESSION:**

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

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

*This item was rescheduled and not heard.*

**CITY COUNCIL RECESS: 4:07 P.M.**

**6:30 P.M. EVENING SESSION**

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

**8.A. Roll Call:**

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

**Absent:** 1 - Councilmember Narvaez

**9. PLEDGE OF ALLEGIANCE:**

**10. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental items:

Item 12: Email from Helen Evans.

Item 13.A.:

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

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

**11. SPECIAL PRESENTATIONS:**

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

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

**12. PUBLIC COMMENT:**

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

**13. PUBLIC HEARINGS:**

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

(See supplemental documents in Attachment 2)

Senior Planner Michael Allen provided the report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

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

Mayor Sedgley opened public testimony.

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

Carol Barge - spoke in support of the project.

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

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

Nancy Snowden - spoke in support of the project.

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

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

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

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

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

CEQA action;

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

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

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

**Absent:** 1 - Narvaez

Enactment No: 2023-043, R2023-044

**14. REPORT ACTION TAKEN IN CLOSED SESSION:**

City Attorney Barrett stated that was no reportable action.

**15. COMMENTS BY COUNCIL OR CITY MANAGER:**

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

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

**16. ADJOURNMENT: 7:38 P.M.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**

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

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

**May 2, 2023**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA**

**AFTERNOON SESSION:**

**SUBMITTED PRIOR TO THE CITY COUNCIL MEETING**

**4. PUBLIC COMMENT:**

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

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

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[EXTERNAL]

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

Jim McNamara  
[REDACTED]

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

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[EXTERNAL]

Word count less than 500 words  
Thank you.

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

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

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

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

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

**ATTACHMENT 2**

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

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

**May 3, 2023**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA**

**EVENING SESSION:**

**SUBMITTED PRIOR TO THE CITY COUNCIL MEETING**

**12. PUBLIC COMMENT:**

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

**13. PUBLIC HEARINGS:**

**13.A. Old Sonoma Road Mixed Use Development**

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

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

Begin forwarded message:

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

[EXTERNAL]

Dear Mayor Scott Sedgley:

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

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

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

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

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

Best wishes,

Helen Gallegos Evans

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



City Council Regular Meeting  
5/2/2023 **ATTACHMENT 1**  
Supplemental - Item 13.A.  
From: City Staff

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

# Former Health and Human Services 2344 Old Sonoma Road





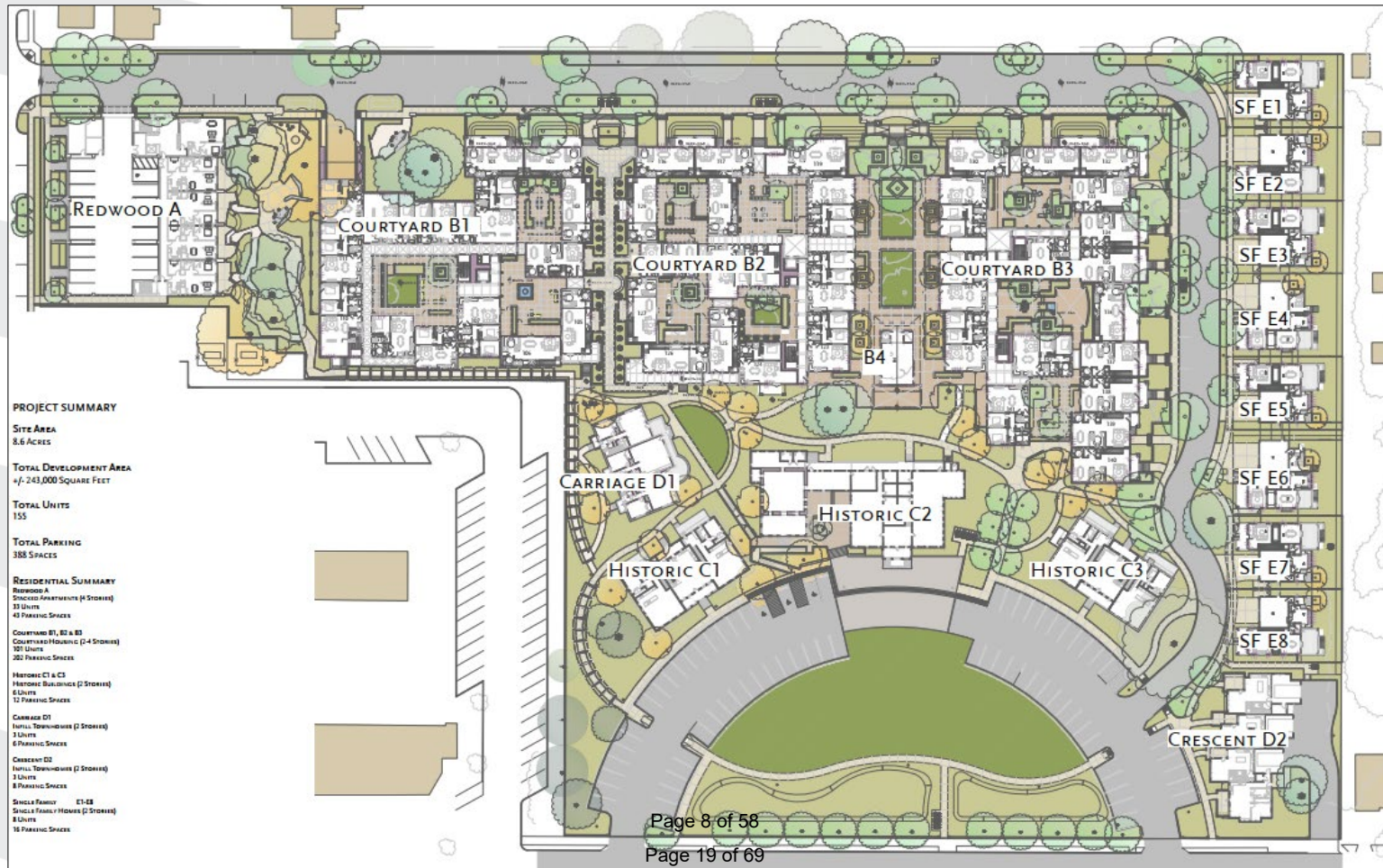
# Project Description ATTACHMENT 1

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

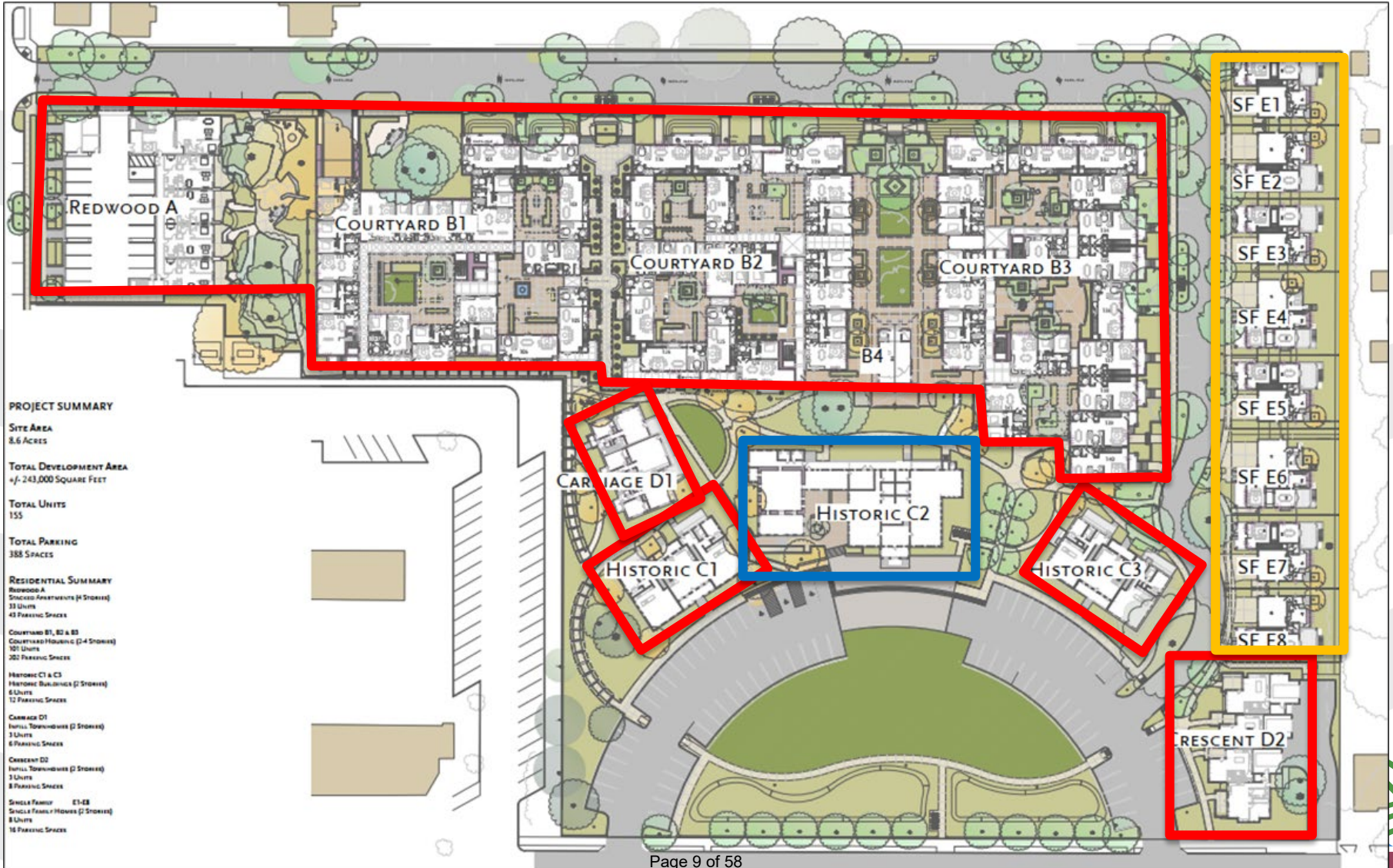
# Overall Mixed-Use Project Context

ATTACHMENT 1

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



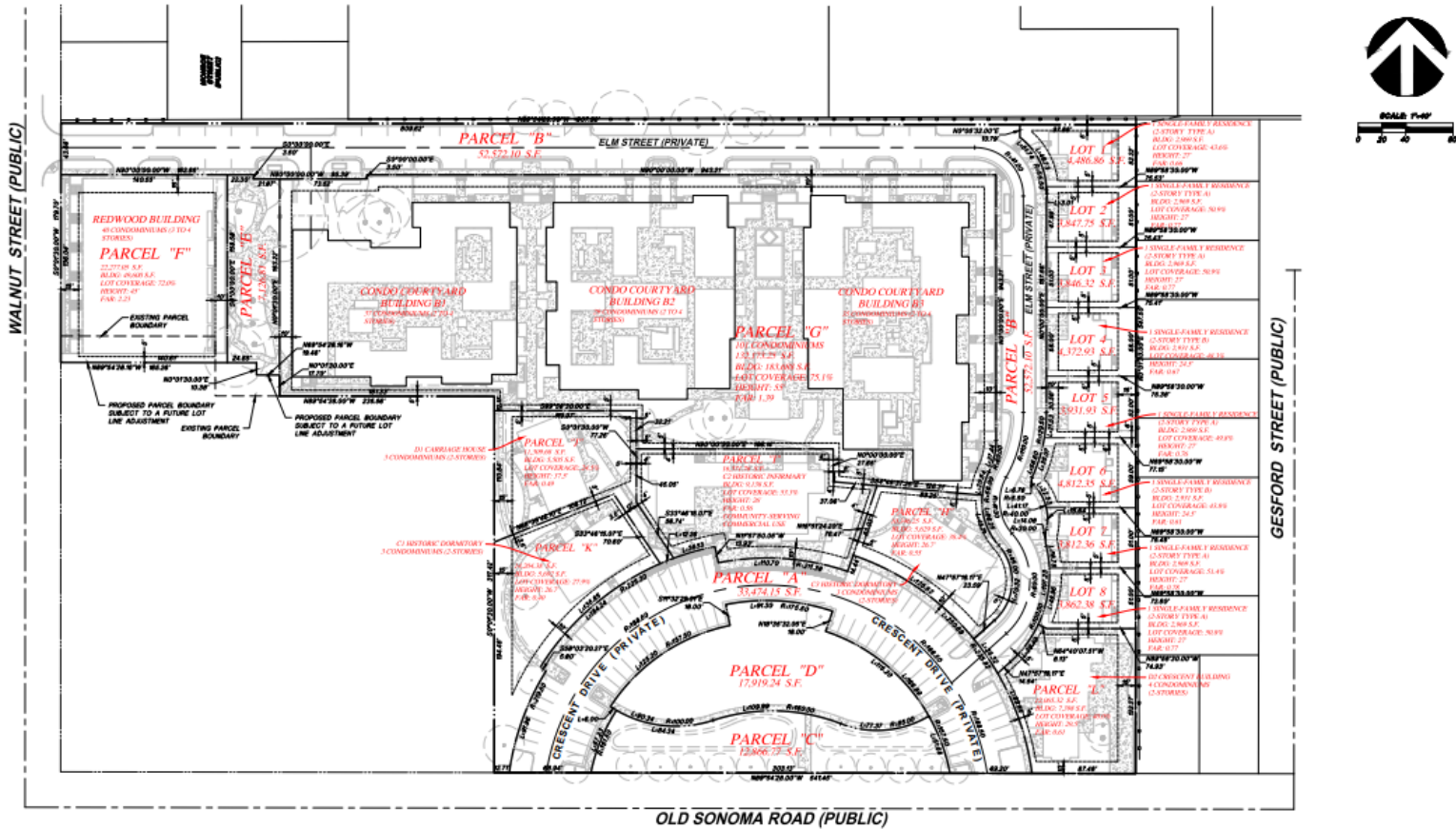
# Site Plan Breakdown ATTACHMENT 1



# Tentative Subdivision Map ATTACHMENT 1

## TENTATIVE MAP FOR CONDOMINIUM PURPOSES FOR OLD SONOMA ROAD HOUSING

DECEMBER 15, 2022  
REVISED MARCH 29, 2023



### PROJECT PARCELIZATION EXHIBIT

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

11  
OF 12



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

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

# Certificate of Appropriateness



# Infirmiry Building - (B, 3) ATTACHMENT 1

Existing South Elevation



Proposed South Elevation



# Infirmiry Building - (B, 3) ATTACHMENT 1

## Existing North Elevation

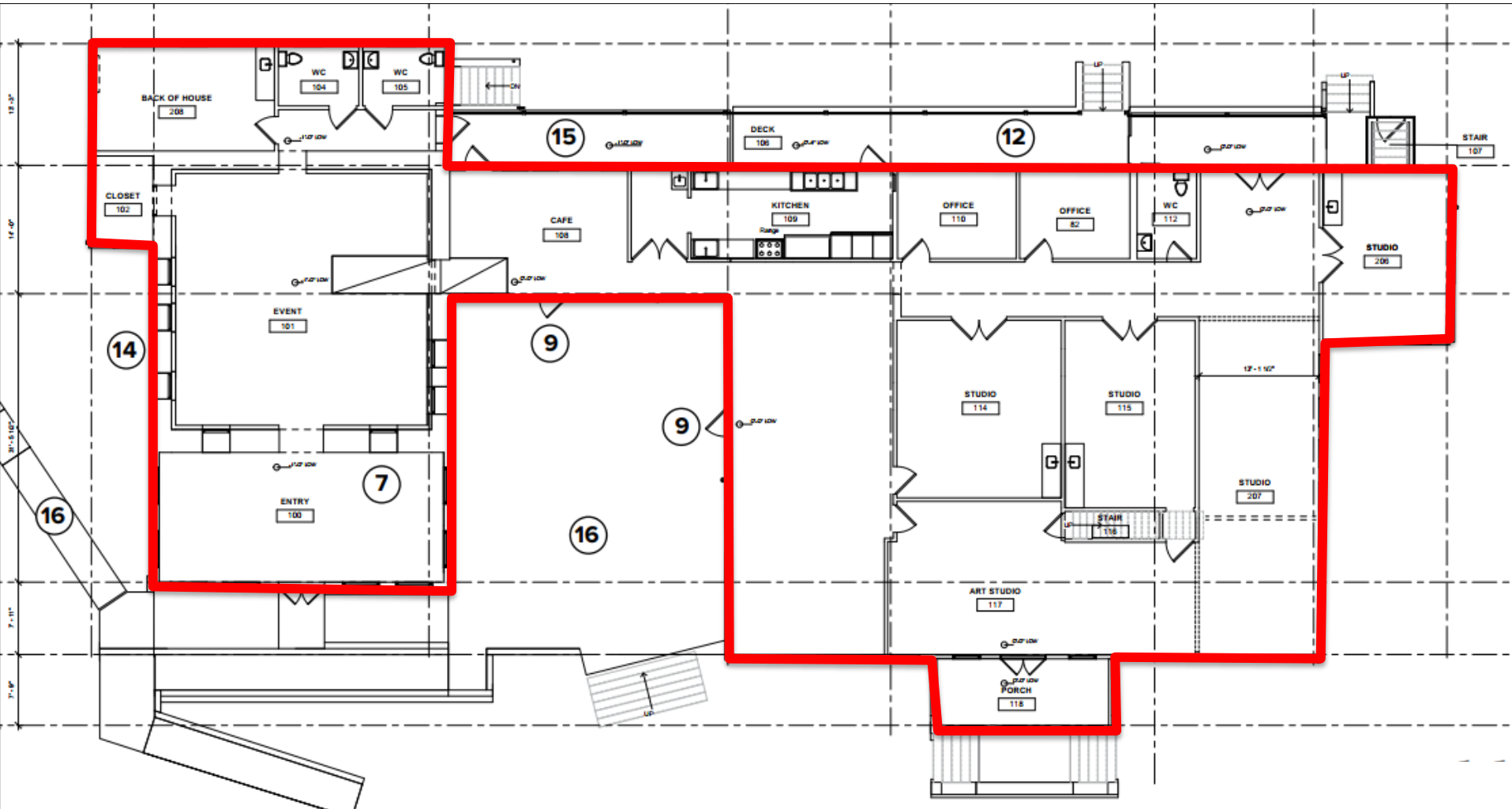


## Proposed North Elevation



# Infirmary Building - (B, 3) ATTACHMENT 1

## Proposed Floor Plan



# Dormitory Building - (A, 2) ATTACHMENT 1

Existing South Elevation

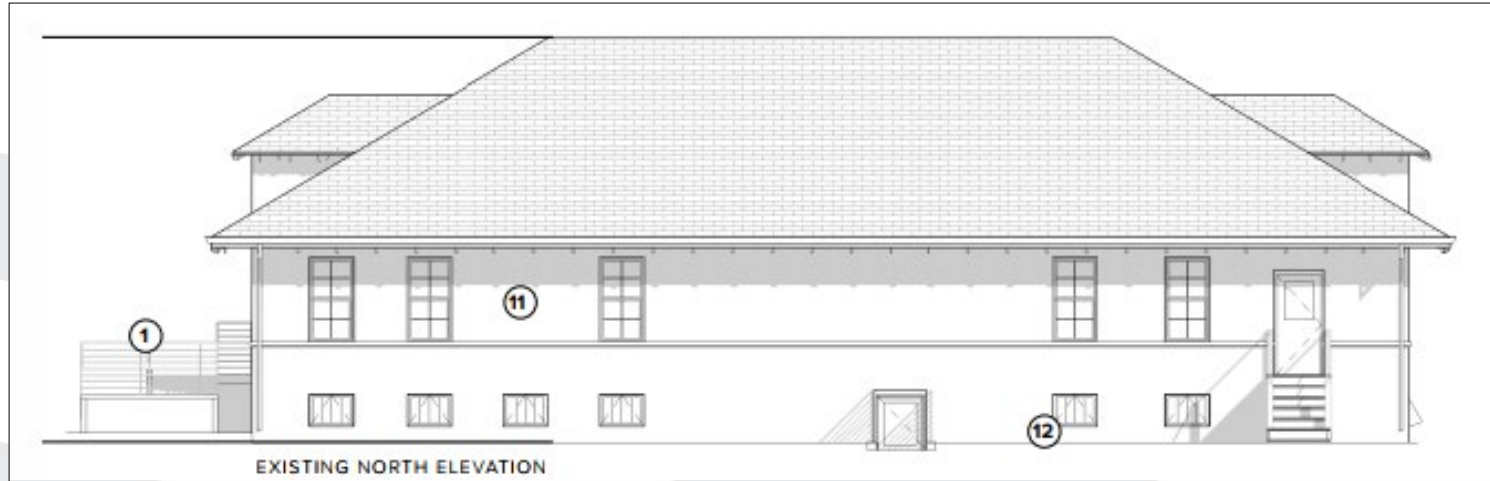


Proposed South Elevation



# Dormitory Building - (C, 4) ATTACHMENT 1

Existing North Elevation



Proposed North Elevation



# Dormitory Building - (C, 4) ATTACHMENT 1

Existing South Elevation



Proposed South Elevation

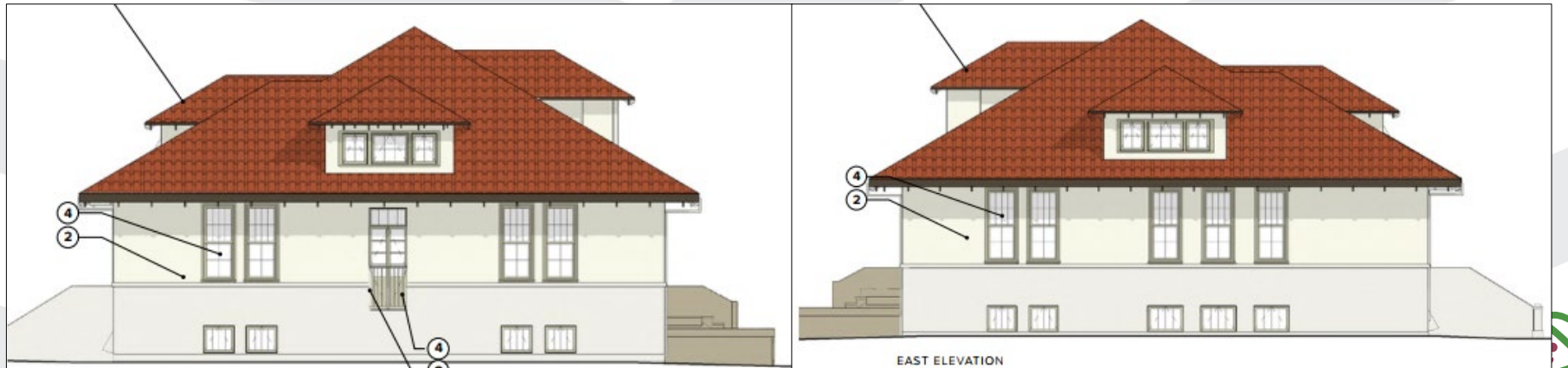


# Dormitory Building - (C, 4) ATTACHMENT 1

## Existing West & East Elevations

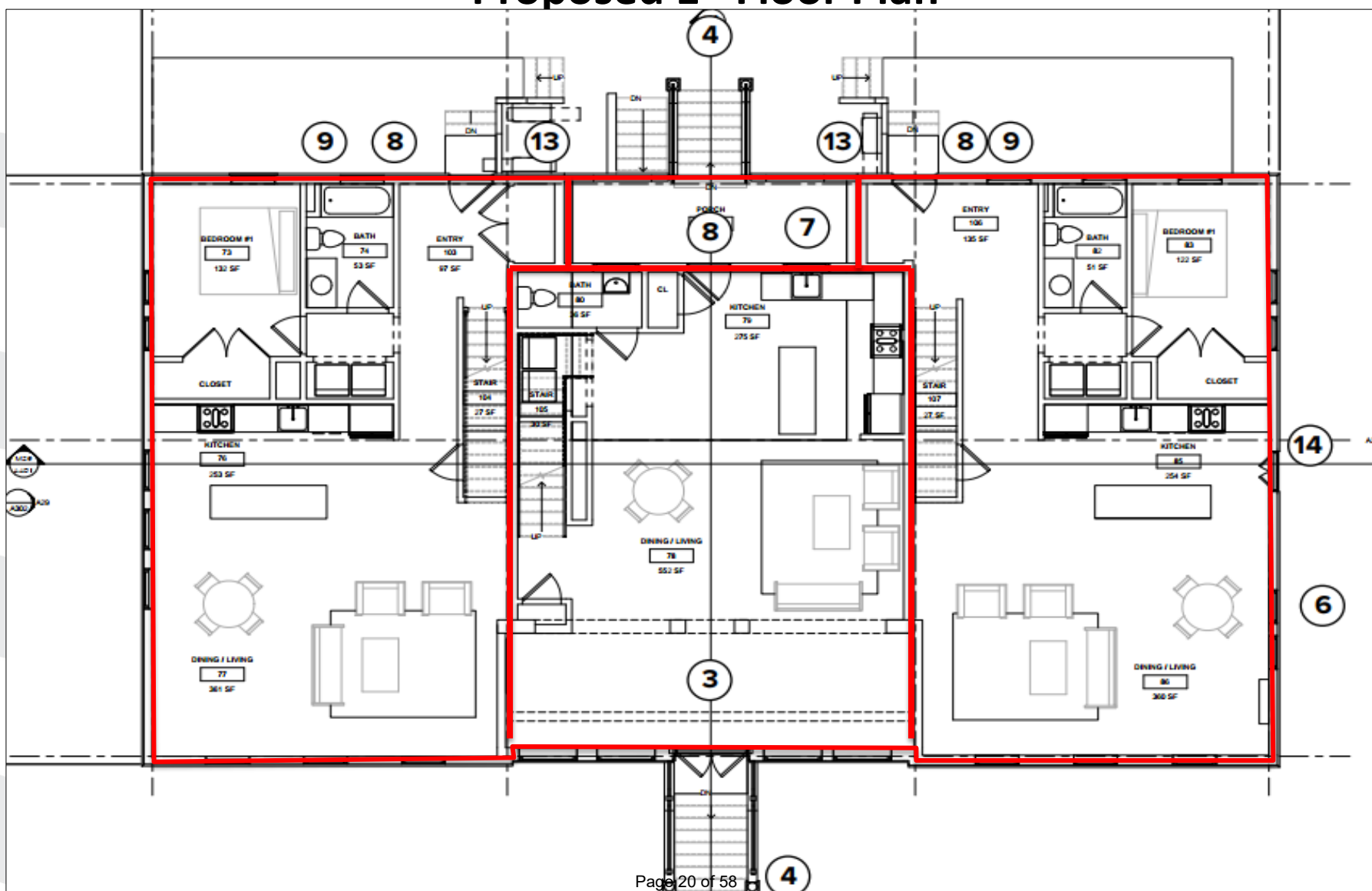


## Proposed West & East Elevations



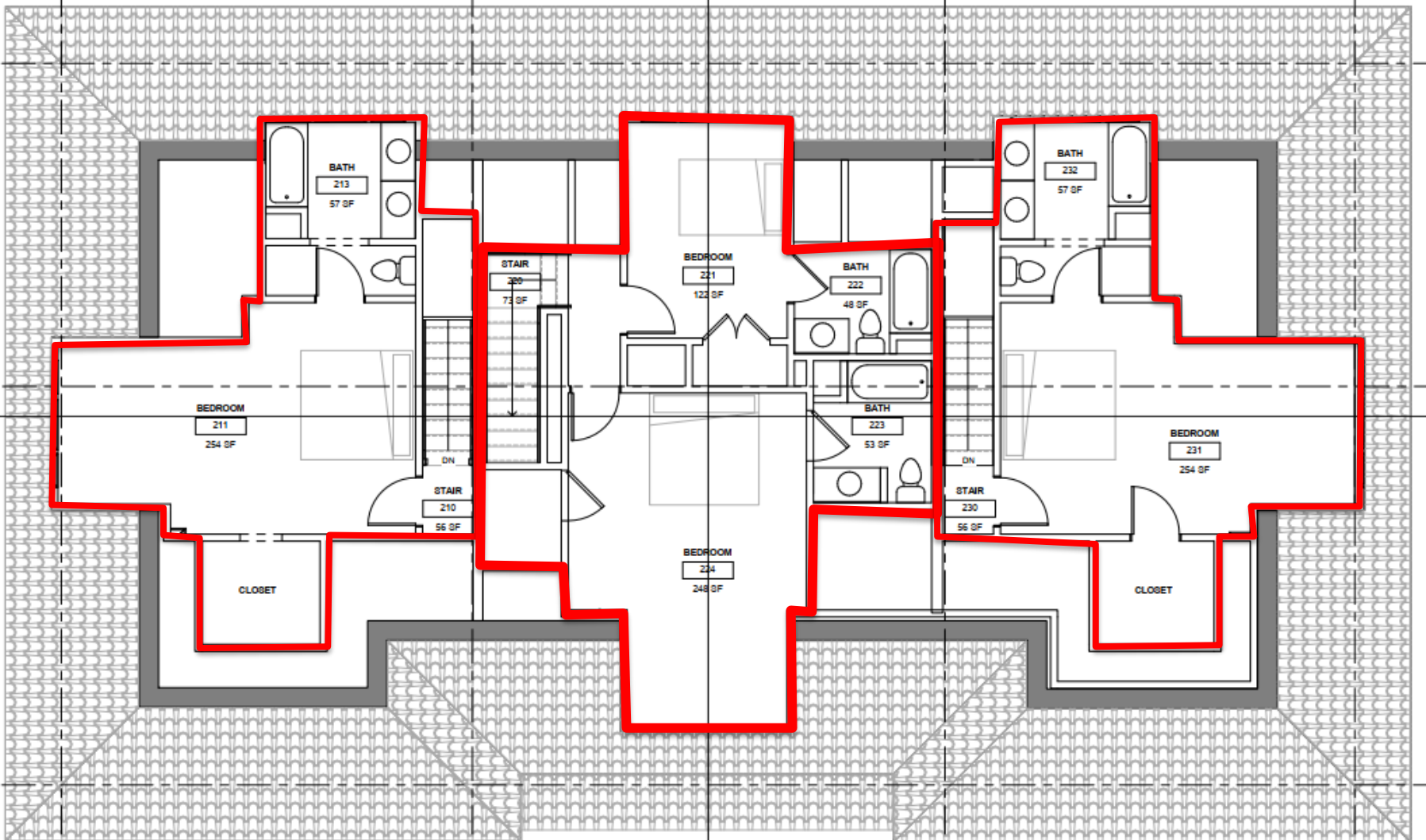
# Dormitory Buildings ATTACHMENT 1

## Proposed 1<sup>st</sup> Floor Plan



# Dormitory Building - (A, 2) ATTACHMENT 1

## Proposed 2<sup>nd</sup> Floor Plan



# Carriage Building - (D1, 8) ATTACHMENT 1

## North & South Elevations

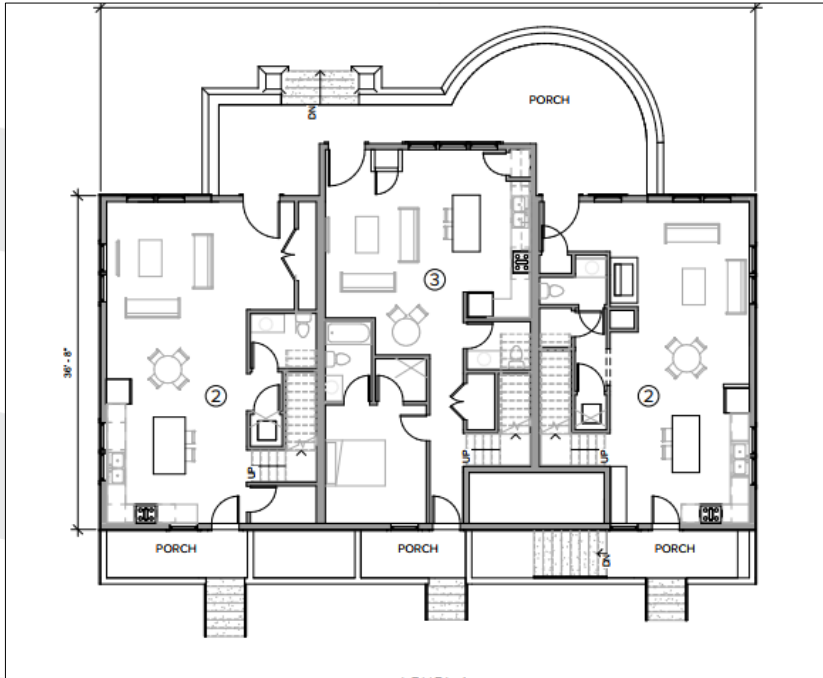


## West & East Elevations

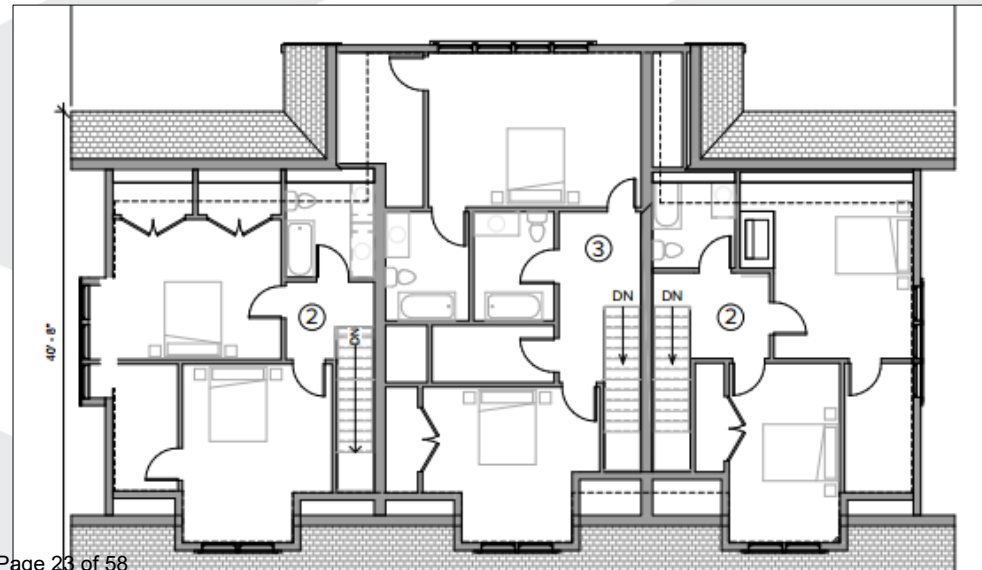


# Carriage Building - (D, 8) ATTACHMENT 1

First Floor Plan



Second Floor Plan



# Crescent Building - (D2, 5) ATTACHMENT 1

North & South Elevations

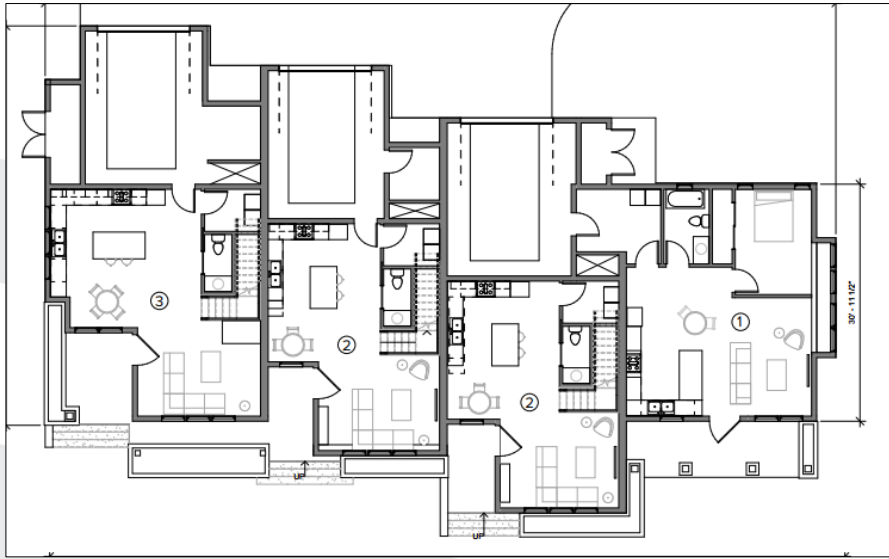


West & East Elevations

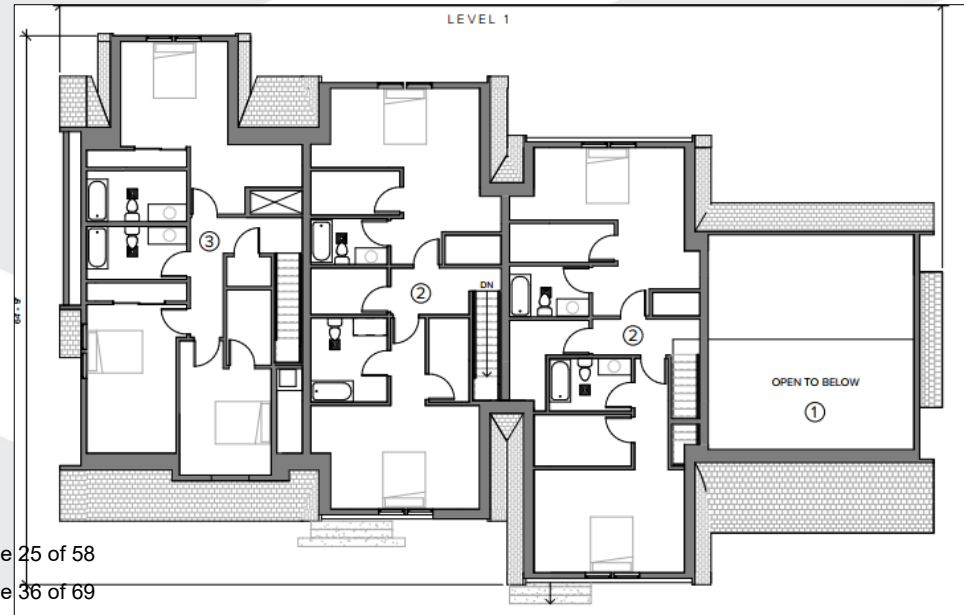


# Crescent Building – (D2, 5) ATTACHMENT 1

## 1<sup>st</sup> Floor Plan



## 2<sup>nd</sup> Floor Plan



# Crescent Building - (D2, 5) ATTACHMENT 1

North & South Elevations



West & East Elevations



# Design Review -Single Family Homes ATTACHMENT 1

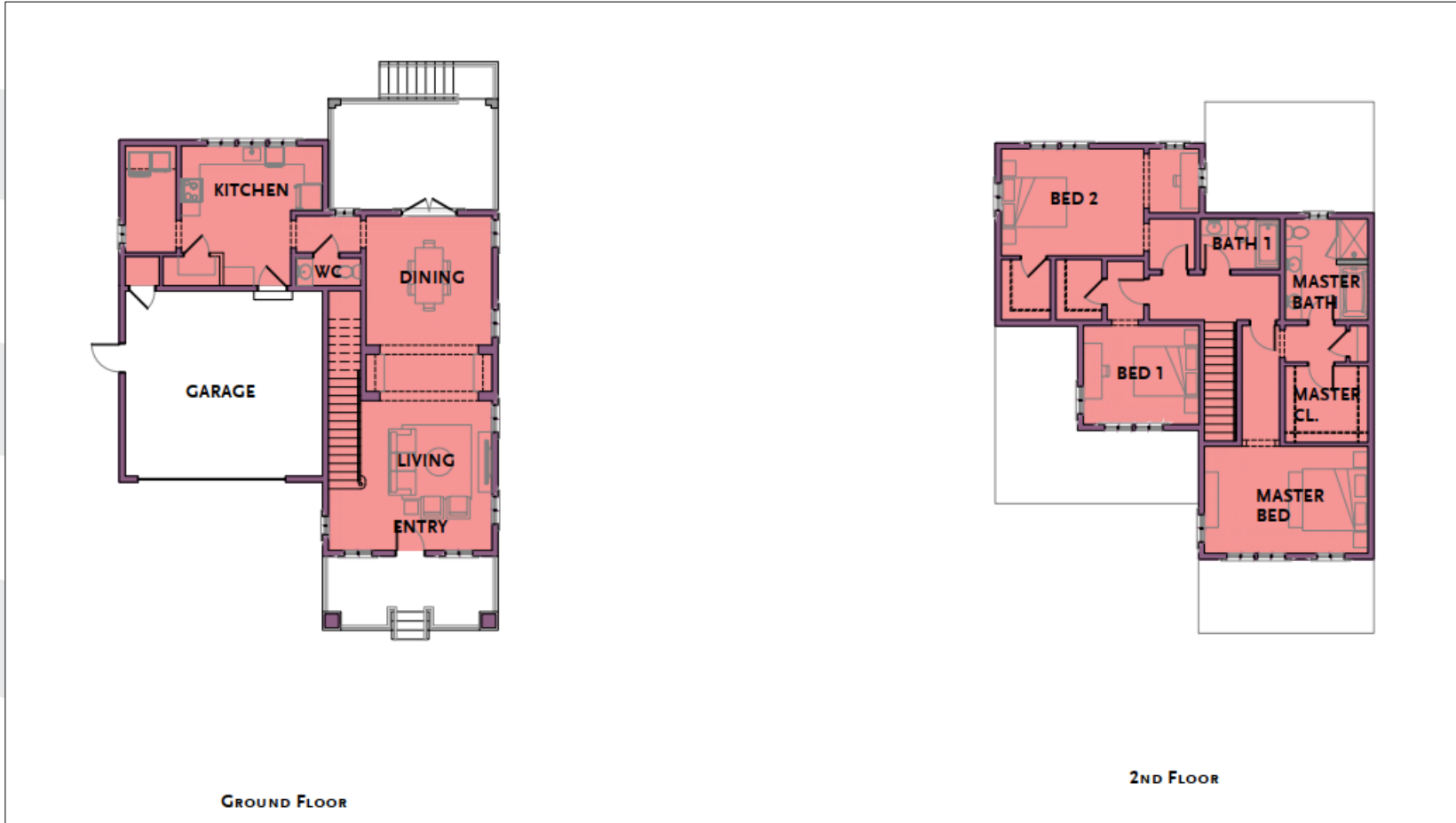
## Type A Elevation



# Single Family Homes

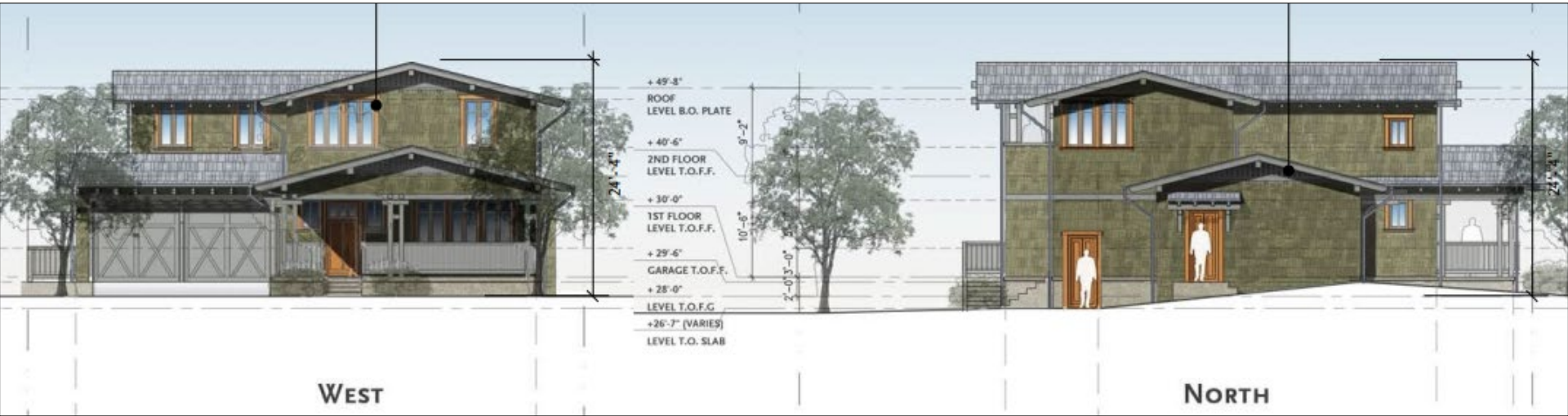
ATTACHMENT 1

## Type A Floor Plan



# Design Review - Single Family Homes ATTACHMENT 1

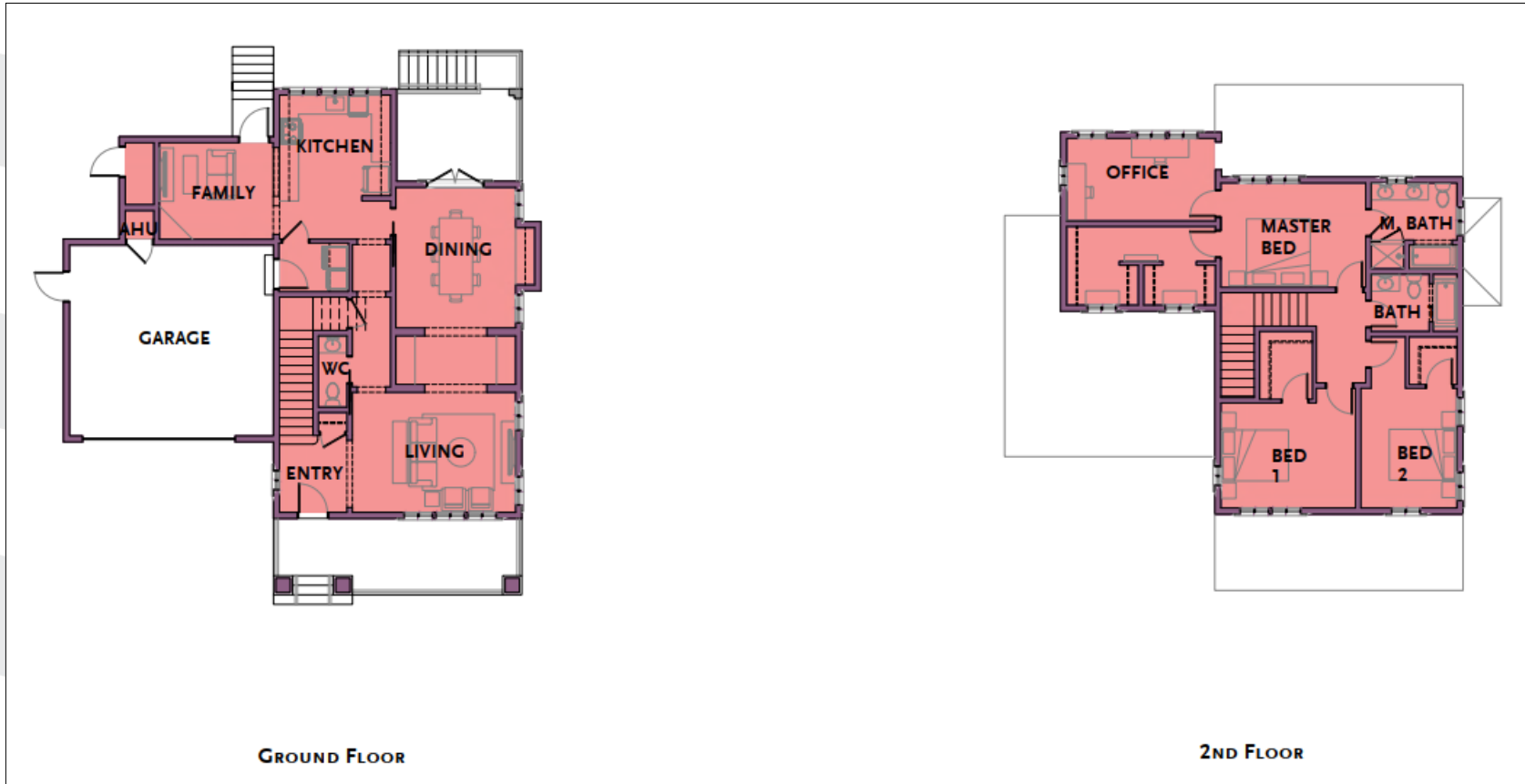
## Type B Elevation



# Single Family Homes

ATTACHMENT 1

## Type B Floor Plan



# Design Review - Condominium Buildings ATTACHMENT 1



ELM STREET NORTH ELEVATION



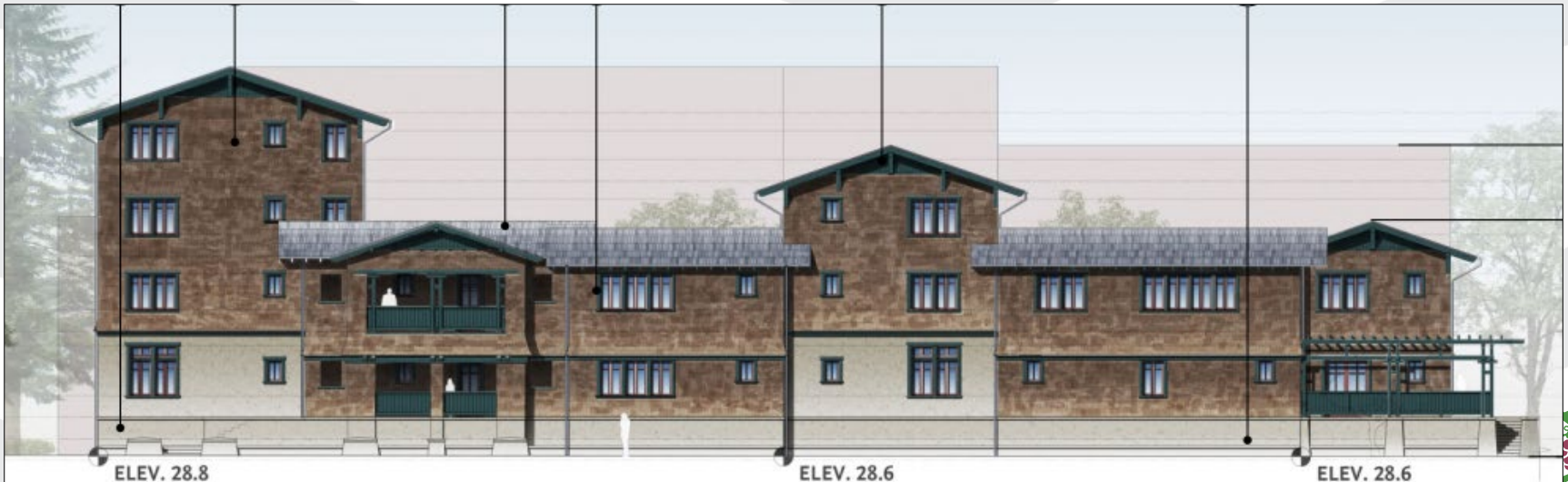
SOUTH ELEVATION

# Condo Building B1

ATTACHMENT 1



**BLDG B1 - NORTH**



**BLDG B1 - SOUTH**

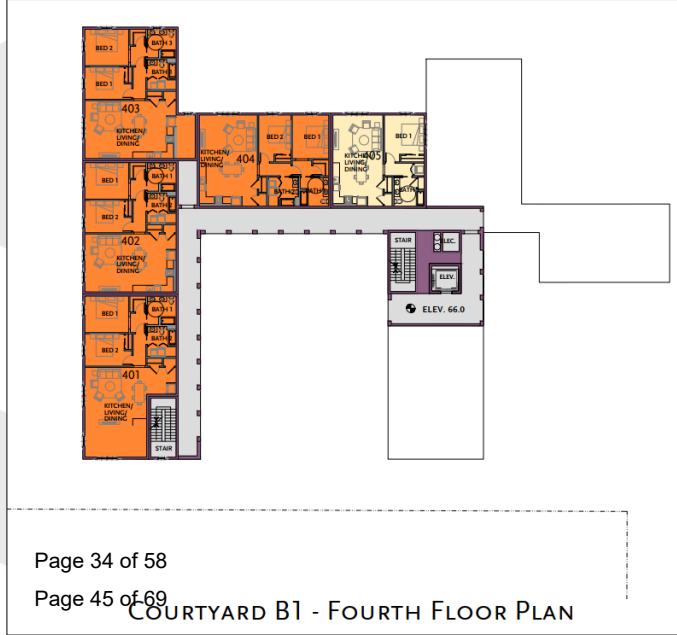
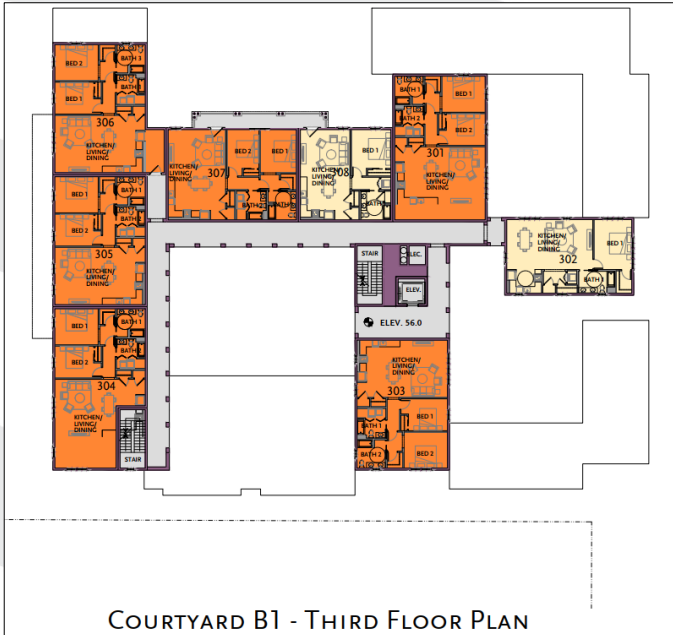
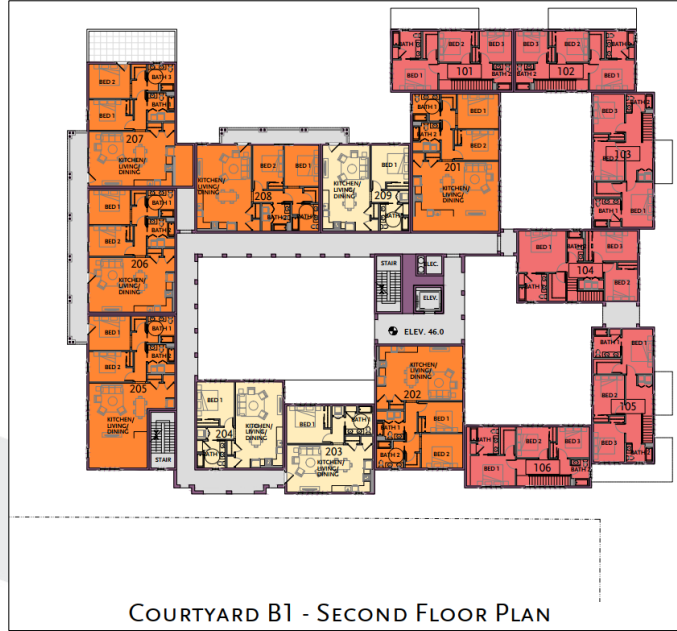
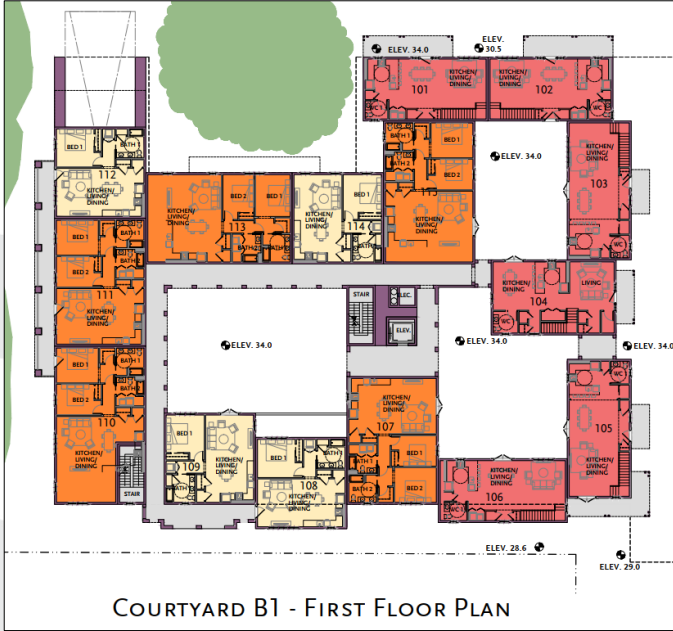


# Condo Building B1

ATTACHMENT 1



# Condo Building B1- Floor Plans ATTACHMENT 1





# Condo Building B2

ATTACHMENT 1



# Condo Building B3

ATTACHMENT 1



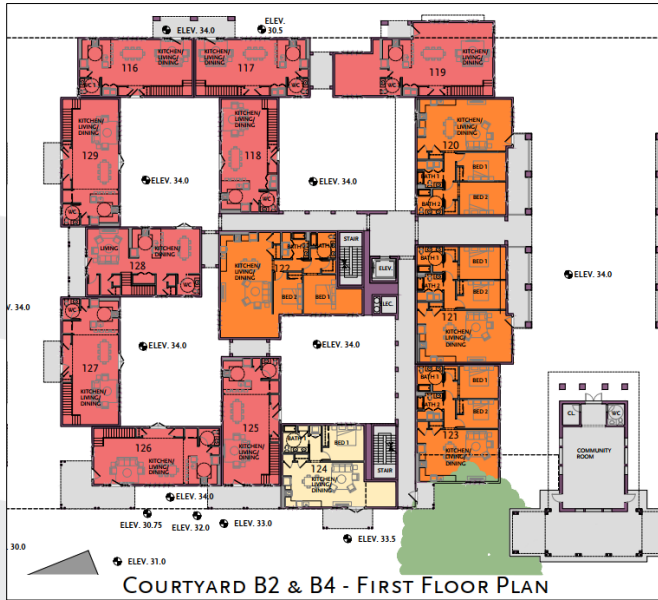
# Condo Building B3

ATTACHMENT 1



# Condo Buildings B2 & B4 - Floor Plans

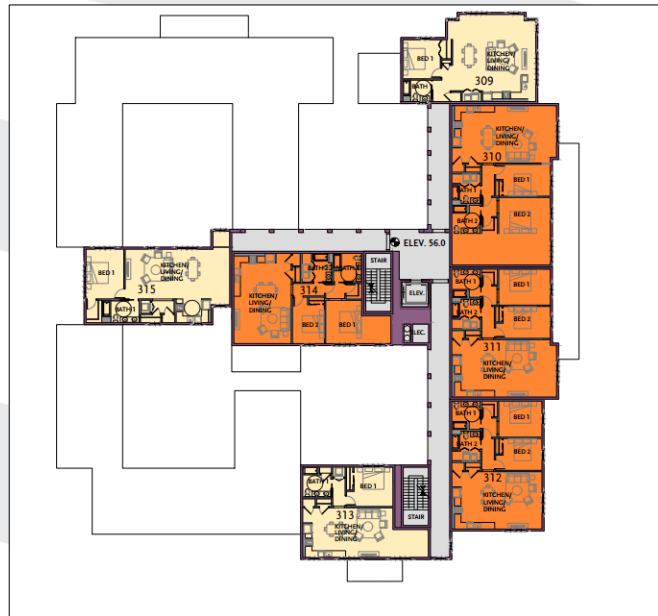
ATTACHMENT 1



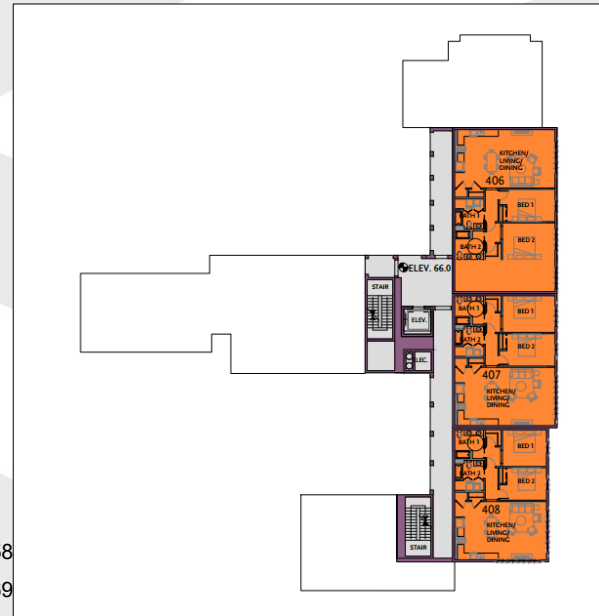
1st Floor



2nd Floor



3rd Floor

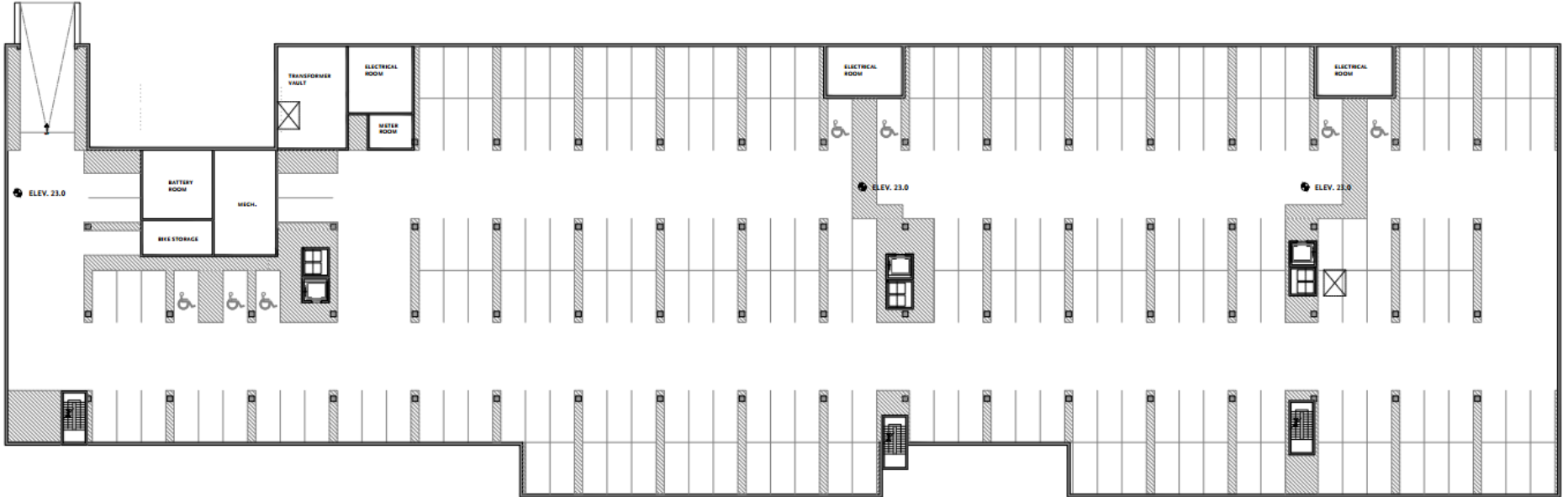


4th Floor



# Courtyard Buildings - (B1, B2 & B3) ATTACHMENT 1

## Semi-Subterranean Garages



<b>PARKING PROVIDED</b>	<b>241</b>	<b>TOTAL</b>
SINGLE SPACES	168	
TANDEM SPACES	66	
ADA VAN SPACES	3	
ADA SPACES	4	

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



# Condo Building A – Redwood Bldg. ATTACHMENT 1



East Elevation

EAST ELEVATION



West Elevation

WEST ELEVATION



# Condo Building A – Redwood Bldg. ATTACHMENT 1



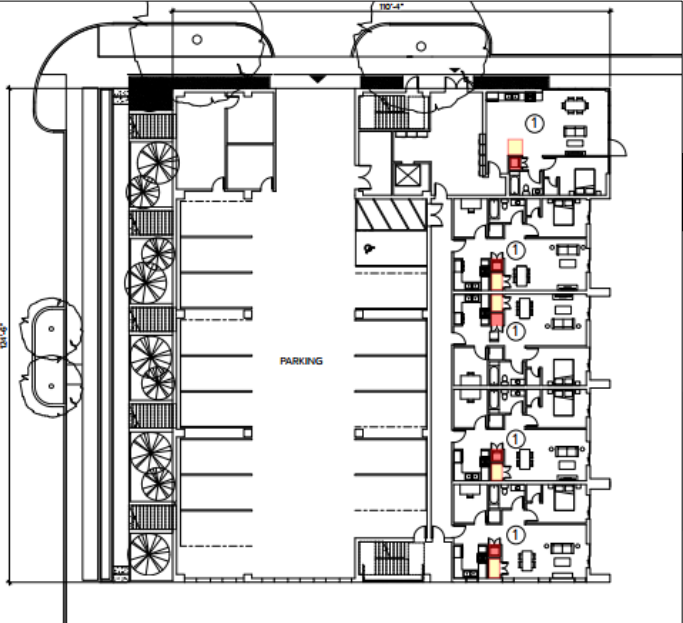
North Elevation



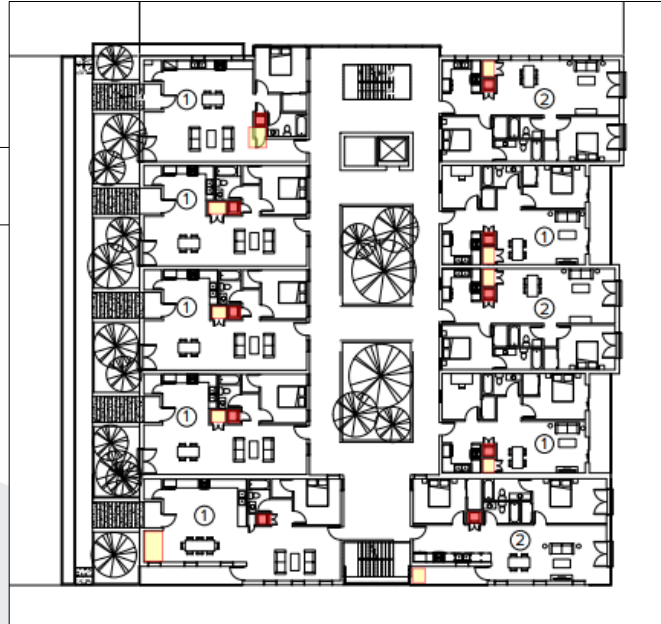
South Elevation



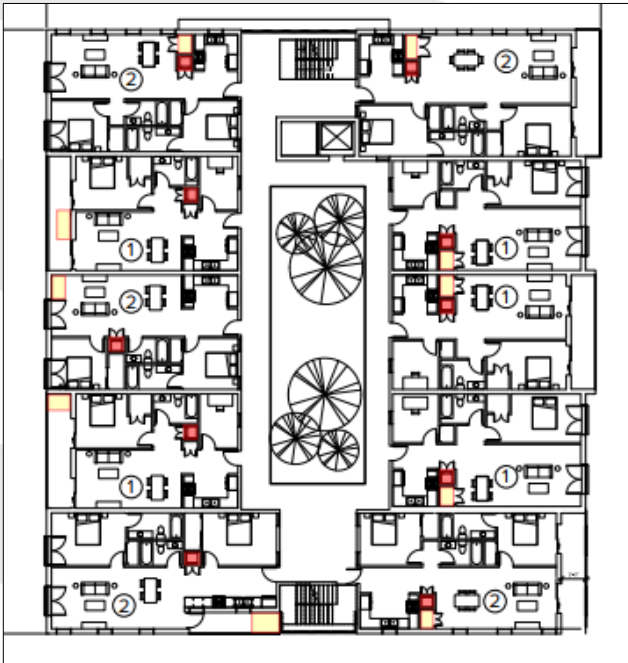
# Condo Building A - Floor Plan ATTACHMENT 1



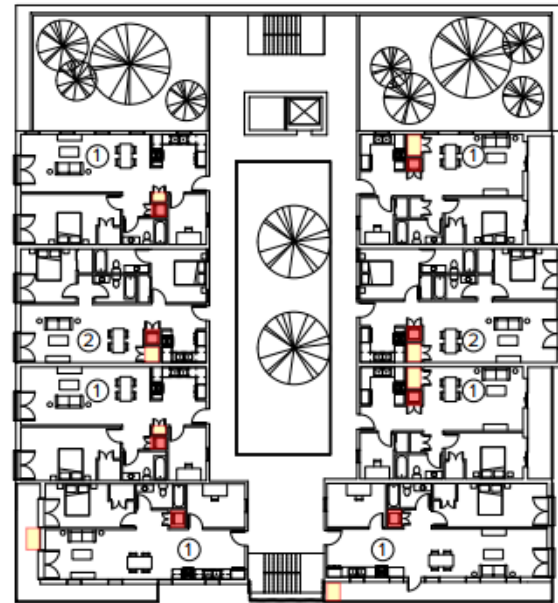
1st Floor



2nd Floor



3rd Floor



4th Floor



# Materials

ATTACHMENT 8

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES, COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD WINDOWS AND DOORS



TINTED CAST-IN-PLACE CONCRETE PAVING



COURTYARD B1 & B4

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES, COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD WINDOWS AND DOORS



TINTED CAST-IN-PLACE CONCRETE PAVING



COURTYARD B2

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES, COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD WINDOWS AND DOORS



TINTED CAST-IN-PLACE CONCRETE PAVING



COURTYARD B3

ASPHALT SHINGLE ROOFING



FIBER CEMENT SHINGLE SIDING



CEMENT PLASTER WALLS



PAINTED WOOD TRIM, TRELLISES, COLUMNS, RAFTERS



PAINTED ALUMINUM CLAD WOOD WINDOWS AND DOORS



TINTED CAST-IN-PLACE CONCRETE PAVING



SINGLE FAMILY E1-E8

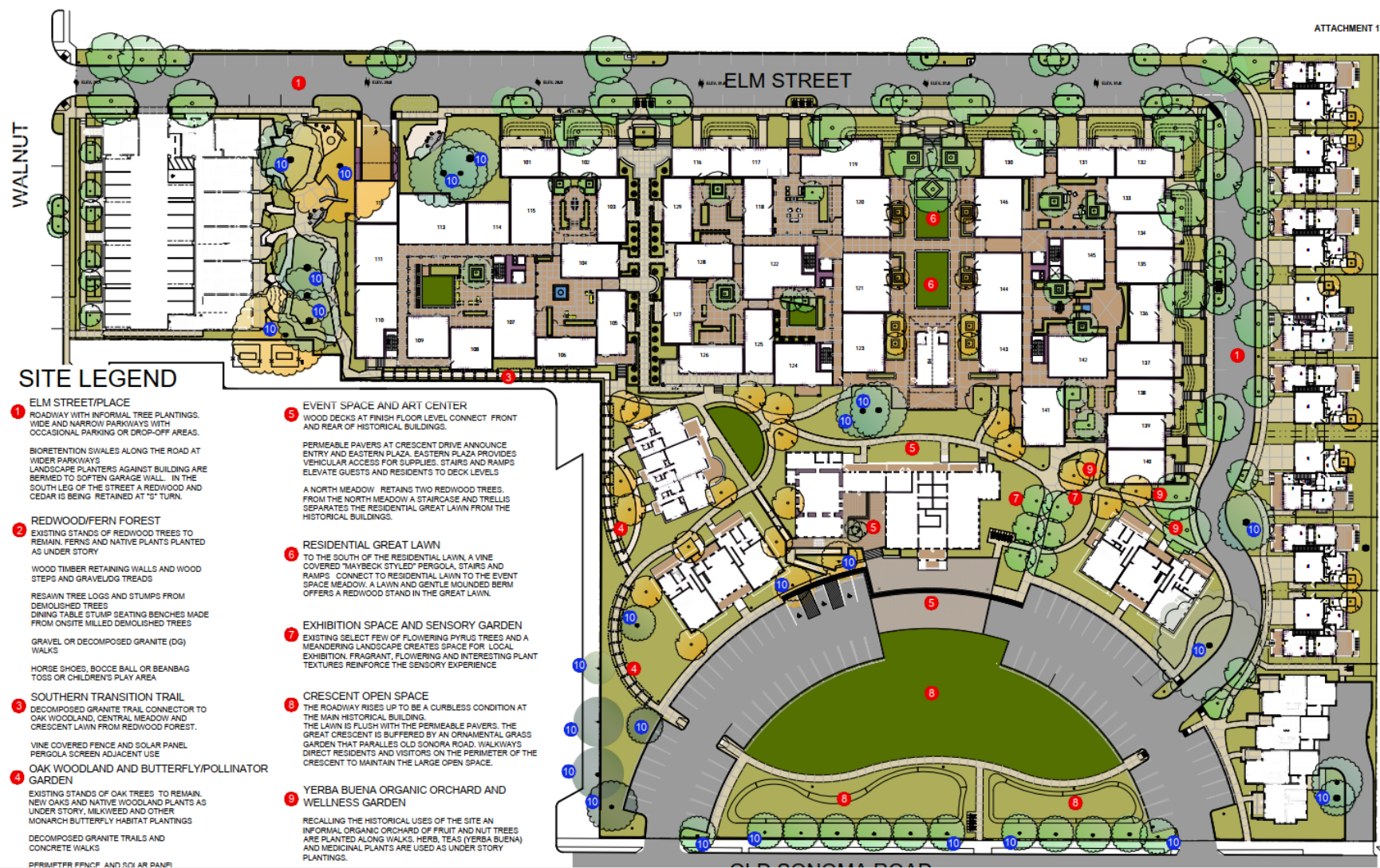
## MATERIALS



# Landscape Plan

ATTACHMENT 1

ATTACHMENT 17



## SITE LEGEND

- 1** **ELM STREET/PLACE**  
ROADWAY WITH INFORMAL TREE PLANTINGS. WIDE AND NARROW PARKWAYS WITH OCCASIONAL PARKING OR DROP-OFF AREAS.  
  
BIORETENTION SWALES ALONG THE ROAD AT WIDER PARKWAYS  
LANDSCAPE PLANTERS AGAINST BUILDING ARE BEEMED TO SOFTEN GARAGE WALL. IN THE SOUTH LEG OF THE STREET A REDWOOD AND CEDAR IS BEING RETAINED AT 'S' TURN.
- 2** **REDWOOD/FERN FOREST**  
EXISTING STANDS OF REDWOOD TREES TO REMAIN. FERNS AND NATIVE PLANTS PLANTED AS UNDER STORY  
  
WOOD TIMBER RETAINING WALLS AND WOOD STEPS AND GRAVEL/DG TREADS  
  
RESAWN TREE LOGS AND STUMPS FROM DEMOLISHED TREES  
DINING TABLE STUMP SEATING BENCHES MADE FROM ONSITE MILLED DEMOLISHED TREES  
  
GRAVEL OR DECOMPOSED GRANITE (DG) WALKS  
  
HORSE SHOES, BOCCIE BALL OR BEANBAG TOSS OR CHILDREN'S PLAY AREA
- 3** **SOUTHERN TRANSITION TRAIL**  
DECOMPOSED GRANITE TRAIL CONNECTOR TO OAK WOODLAND, CENTRAL MEADOW AND CRESCENT LAWN FROM REDWOOD FOREST.  
  
VINE COVERED FENCE AND SOLAR PANEL PERGOLA SCREEN ADJACENT USE
- 4** **OAK WOODLAND AND BUTTERFLY/POLLINATOR GARDEN**  
EXISTING STANDS OF OAK TREES TO REMAIN. NEW OAKS AND NATIVE WOODLAND PLANTS AS UNDER STORY. MILKWEED AND OTHER MONARCH BUTTERFLY HABITAT PLANTINGS  
  
DECOMPOSED GRANITE TRAILS AND CONCRETE WALKS
- 5** **EVENT SPACE AND ART CENTER**  
WOOD DECKS AT FINISH FLOOR LEVEL CONNECT FRONT AND REAR OF HISTORICAL BUILDINGS.  
  
PERMEABLE PAVERS AT CRESCENT DRIVE ANNOUNCE ENTRY AND EASTERN PLAZA. EASTERN PLAZA PROVIDES VEHICULAR ACCESS FOR SUPPLIES, STAIRS AND RAMPS ELEVATE GUESTS AND RESIDENTS TO DECK LEVELS  
  
A NORTH MEADOW. RETAINS TWO REDWOOD TREES. FROM THE NORTH MEADOW A STAIRCASE AND TRELIS SEPARATES THE RESIDENTIAL GREAT LAWN FROM THE HISTORICAL BUILDINGS.
- 6** **RESIDENTIAL GREAT LAWN**  
TO THE SOUTH OF THE RESIDENTIAL LAWN, A VINE COVERED 'MAYBECK STYLED' PERGOLA, STAIRS AND RAMPS. CONNECT TO RESIDENTIAL LAWN TO THE EVENT SPACE MEADOW. A LAWN AND GENTLE MOUNDED BERM OFFERS A REDWOOD STAND IN THE GREAT LAWN.
- 7** **EXHIBITION SPACE AND SENSORY GARDEN**  
EXISTING SELECT FEW OF FLOWERING PYRUS TREES AND A MEANDERING LANDSCAPE CREATES SPACE FOR LOCAL EXHIBITION. FRAGRANT, FLOWERING AND INTERESTING PLANT TEXTURES REINFORCE THE SENSORY EXPERIENCE
- 8** **CRESCENT OPEN SPACE**  
THE ROADWAY RISES UP TO BE A CURBLESS CONDITION AT THE MAIN HISTORICAL BUILDING.  
THE LAWN IS FLUSH WITH THE PERMEABLE PAVERS. THE GREAT CRESCENT IS BUFFERED BY AN ORNAMENTAL GRASS GARDEN THAT PARALLELS OLD SONORA ROAD. WALKWAYS DIRECT RESIDENTS AND VISITORS ON THE PERIMETER OF THE CRESCENT TO MAINTAIN THE LARGE OPEN SPACE.
- 9** **YERBA BUENA ORGANIC ORCHARD AND WELLNESS GARDEN**  
RECALLING THE HISTORICAL USES OF THE SITE AN INFORMAL ORGANIC ORCHARD OF FRUIT AND NUT TREES ARE PLANTED ALONG WALKS. HERB, TEA (YERBA BUENA) AND MEDICINAL PLANTS ARE USED AS UNDER STORY PLANTINGS.

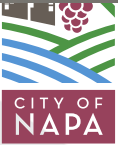


# Rendering

ATTACHMENT 1



# Rendering



# Rendering

ATTACHMENT 1



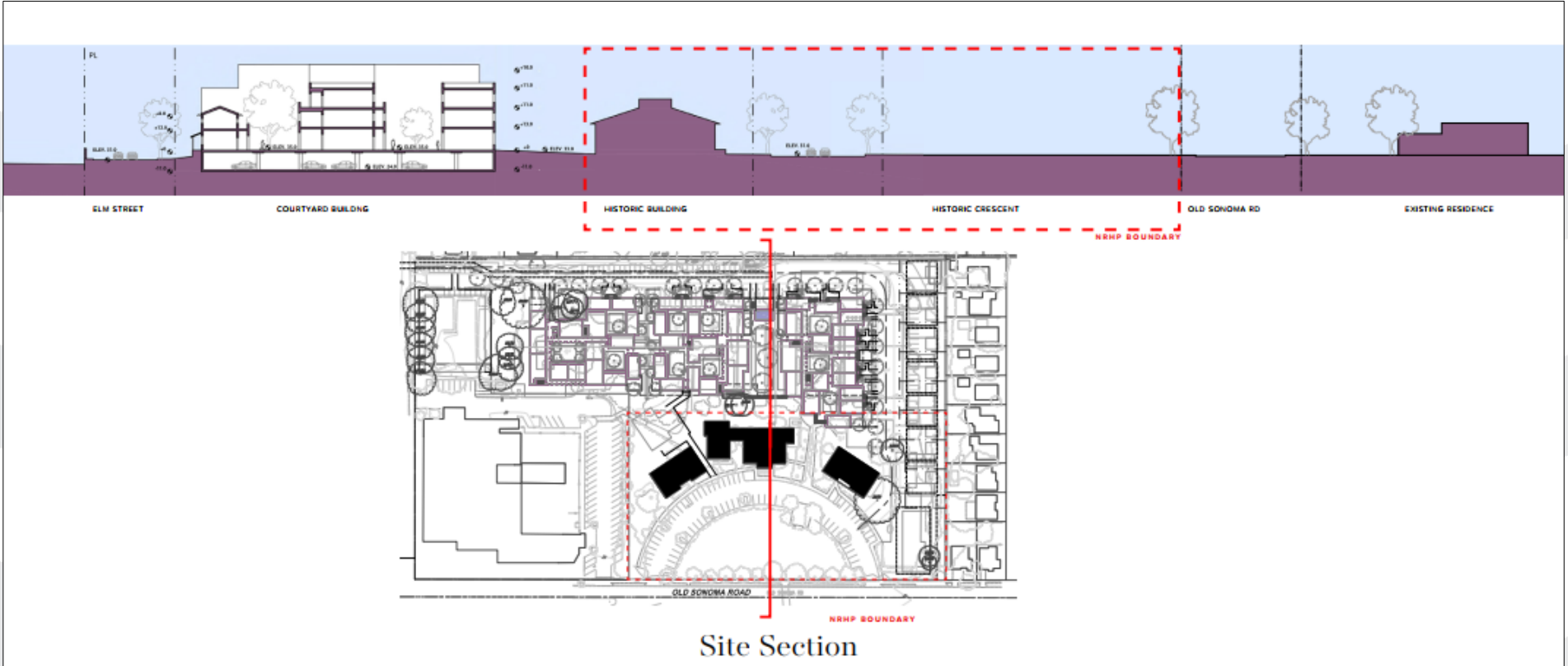
# Rendering

ATTACHMENT 1



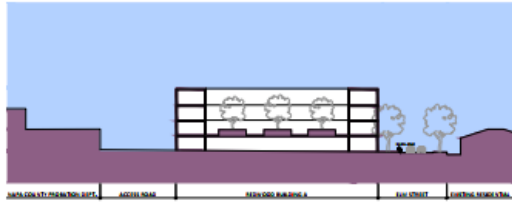
# Site Cross Sections

ATTACHMENT 1

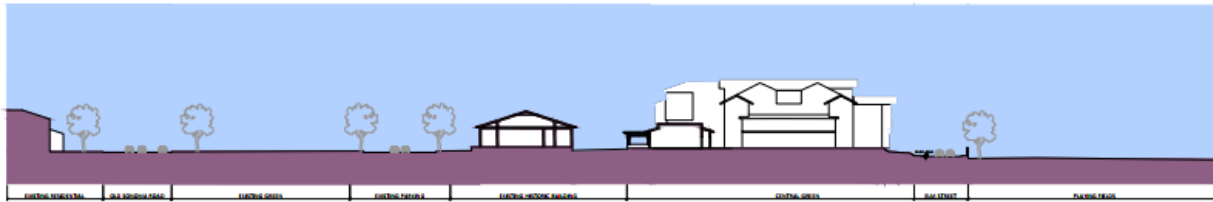


# Site Cross Sections

ATTACHMENT 1



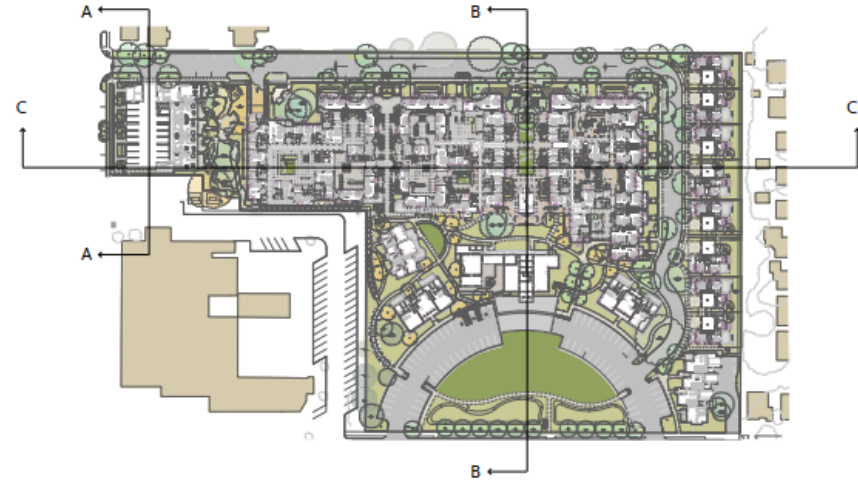
SECTION A



SECTION B



SECTION C



## SITE SECTIONS

# Affordable Component

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

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

# Cultural Heritage Commission meeting – March 23, 2023

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

## Planning Commission meeting – April 6, 2023

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

# Recommendation

ATTACHMENT 1

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

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



# End of Presentation



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

[EXTERNAL]

To the Mayor and Napa City Councilmembers,

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

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

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

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

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

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

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

[REDACTED]

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[EXTERNAL]

Dear Councilmember Alessio,

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

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

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

Thank you,  
Tobias Lovallo  
[REDACTED]  
Napa CA 94559

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