



REGULAR MEETING AGENDA FOR THE CITY COUNCIL OF THE CITY OF NAPA

Tuesday, November 13, 2018

3:30 PM Afternoon Session

6:30 PM Evening Session

City Hall Council Chambers

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

CITY COUNCIL

Mayor Jill Techel

Vice Mayor Peter Mott

Councilmember Doris Gentry

Councilmember Jim Krider

Councilmember Scott Sedgley

See last pages of agenda for information regarding meeting procedures
Vea las últimas páginas de esta agenda para información sobre juntas del poder legislativo

3:30 P.M. AFTERNOON SESSION**1. CALL TO ORDER:****1.A. Roll Call:****2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****3. SPECIAL PRESENTATIONS:****3.A. [1617-2018](#) Friday Night Live Presentation**

Recommendation: Receive a presentation by the Valley Oak School's Friday Night Live group regarding youth and vaping and E-cigarettes.

3.B. [1618-2018](#) Commissioner Appreciation

Recommendation: Present Certificates of Appreciation to outgoing Commission and Committee Members Mark Lucas, Joel King, Nancy Brennan, and Monica Covarrubias.

4. PUBLIC COMMENT:**5. CONSENT CALENDAR:****5.A. [1619-2018](#) City Council Meeting Minutes**

Recommendation: Approve the October 16, 2018 Regular and the October 30, 2018 Special City Council Meeting Minutes.

Attachments: [ATCH 1 - October 16, 2018 Regular CC Minutes DRAFT](#)
[ATCH 2 - October 30, 2018 Special CC Minutes DRAFT](#)
[EX A - City Council Scoring Sheet](#)

5.B. [1608-2018](#) Section 8 Landlord Mitigation and Incentive Program

Recommendation: Adopt a resolution authorizing the transfer of \$18,498 from the City's Housing Successor Agency Fund to the Housing Authority of the City of Napa for the Section 8 Landlord Mitigation and Incentive Program.

Attachments: [ATCH 1 - Resolution .doc](#)

5.C. [1628-2018](#) Staffing Plan for the Finance Department Purchasing Division

Recommendation: Adopt a resolution Amending the Staffing Plan for the Finance Department Purchasing Division

Attachments: [ATCH1 -Resolution](#)

5.D. [1561-2018](#) Water Transmission Main Improvements near Stanly Lane

Recommendation: Authorize the Utilities Director to execute a Reimbursement Agreement with Pacific Gas and Electric ("PG&E"), for PG&E to reimburse a portion of the City's costs of rehabilitating a water transmission pipeline at 1100 Stanly Lane, and determine that the project is exempt from CEQA.

Attachments: [ATCH 1 - PG&E signed contract](#)

5.E. [1582-2018](#) **Downtown Streetscape Improvement - Main Street Streetscape**

Recommendation: Adopt a resolution authorizing the Public Works Director to award and execute a construction contract with Granite Construction Company for the Main Street Streetscape Project (MS14RA03) in the bid amount of \$1,292,265, authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$1,643,337, authorizing a budget appropriation in the amount of \$464,337, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Attachments: [ATCH 1 - Resolution](#)

5.F. [1605-2018](#) **Emergency Storm Drain Repair of Minahen Street, Locust Street and Solano Avenue**

Recommendation: Determine there is a need to continue the emergency action to perform the Emergency Storm Drain Repair of Minahen Street, Locust Street and Solano Avenue, and determine that the actions authorized by this item are exempt from CEQA.

6. ADMINISTRATIVE REPORTS:

6.A. [1606-2018](#) **Napa Valley Drought Contingency Plan**

Recommendation: Adopt a resolution authorizing the Utilities Director to execute on behalf of the City: (1) a professional services agreement with Brown and Caldwell, in an amount not to exceed \$431,193, to prepare the Napa Valley Drought Contingency Plan; (2) all necessary documents with the Bureau of Reclamation for grant funding for a portion of the costs of the Plan; and (3) reimbursement agreements with other participating public agencies in Napa County, to proportionately share the costs of the Plan.

Attachments: [ATCH 1 - Resolution](#)
[ATCH 2 - Cost Share Plan](#)
[ATCH 3 - Determination for Specialty Items](#)
[ATCH 4 - Agreement with Brown and Caldwell](#)

6.B. [1609-2018](#) **Homeless System Redesign**

Recommendation: Receive report providing an update on the homeless system redesign

7. COMMENTS BY COUNCIL OR CITY MANAGER:

8. CLOSED SESSION:

- 8.A. [1634-2018](#) • CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):City designated representatives: Steve Potter, Michael Barrett, Desiree Brun and Charles Sakai, Sloan Sakai Yeung & Wong. Employee organization: Napa City Employees' Association (NCEA).

CITY COUNCIL RECESS**6:30 P.M. EVENING SESSION****9. CALL TO ORDER:****9.A. Roll Call:****10. PLEDGE OF ALLEGIANCE:****11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****12. REPORT ACTION TAKEN IN CLOSED SESSION:****13. PUBLIC COMMENT:****14. PUBLIC HEARINGS/APPEALS:**

- 14.A. [1602-2018](#) Franklin Station Hotel and Parking Garage Project, located at 1351 Second Street, 1251 Second Street, and 819 Randolph Street

Recommendation:

- 1) Adopt a resolution amending the City of Napa General Plan designation for the property at 1351 Second Street from the designation "Downtown Public" to the designation "Downtown Mixed Use" (APN 003-208-001) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action;
- 2) Adopt a resolution amending the City of Napa Downtown Specific Plan to re-designate the property at 1351 Second Street from "Downtown Public" to "Downtown Mixed Use" and revise the historic resources design guidelines for the property (APN 003-208-001) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action;
- 3) Approve the first reading and introduction of an ordinance amending the zoning map established under Section 17.04.050 of the Napa Municipal Code pertaining to the rezoning of the property located at 1351 Second Street from DP, Downtown Public District to DMU, Downtown Mixed-Use District and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action;
- 4) Approve the first reading and introduction of an ordinance approving a Planned Development Overlay District (PD-37) to establish use provisions and development standards for the Franklin Station hotel and parking garage located at 1251 and 1351 Second Street and 819 Randolph Street (APNs: 003-208-001, 002 & 003-212-001) (PL17-0090) and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action;
- 5) Adopt a resolution approving a Certificate of Appropriateness authorizing revised Downtown Napa Historic Resources Design Guidelines (Appendix G Pages 116 & 117) of the Downtown Napa Specific Plan for the historic building 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;
- 6) Adopt a resolution authorizing the City Manager to execute the First Amendment to City Agreement No. C2017 037 Agreement of Purchase and Sale and Joint Escrow Instructions by and between the City and James Keller for the surface parking lot at the southeast corner of Second and Randolph and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action;
- 7) Adopt a resolution updating procedures and requirements for consideration of development agreements; and
- 8) Approve the first reading and introduction of an ordinance adopting a Development Agreement pursuant to Government Code Sections 65864 et seq., by and between the City of Napa and James F. Keller and 1351 Second Street LLC, directing its execution and recordation and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action.

Attachments:

[ATCH 1 - Draft Resolution General Plan Amendment](#)
[ATCH 2 - Draft Resolution Specific Plan Amendment](#)
[ATCH 3 - Draft Ordinance Rezoning](#)
[ATCH 4 - Draft Ordinance PD Overlay](#)
[ATCH 5 - Draft Resolution COA](#)
[ATCH 6 - Draft Resolution Approving Amendment No. 1 to PSA](#)
[ATCH 7 - Draft Resolution Updating Procedures for DAs](#)
[ATCH 8 - Draft Ordinance DA](#)
[ATCH 9 - Applicants Project Description](#)
[ATCH 10 - Existing Historic Design Guidelines](#)
[ATCH 11 - CEQA Addendum](#)
[EX A to ATCH 11 -Traffic Analysis for Napa Post Office Redevelopment](#)
[EX B to ATCH 11 - Historic Resource Summary-Project Evaluation](#)
[EX C to ATCH 11 - Downtown Napa SP EIR MMRP](#)
[ATCH 12 - Hotel Policy Analysis](#)
[ATCH 13 - PC Staff Report 10-18-18 w/o Attachments](#)
[ATCH 14 - CHC Staff Report 10-25-18 w/o Attachments](#)
[ATCH 15 - Draft 10-18-18 PC Minutes Excerpt 7A](#)
[ATCH 16 - Draft 10-25-18 CHC Minutes Excerpt 7A](#)
[Link to DT Specific Plan & Environmental Docs](#)

14.B. [1551-2018](#)**Cinedome Focus Area Master Plan****Recommendation:**

Adopt a resolution approving the Cinedome Focus Area Master Plan and determining that the actions authorized by this resolution were adequately analyzed by a prior CEQA action.

Attachments:

[ATCH 1 - Resolution](#)
[ATCH 2 - EIR Addendum](#)
[ATCH 3 - Final DTSP EIR](#)
[ATCH 4 - Cinedome Master Plan](#)
[ATCH 5 - NSD Letter](#)

15. COMMENTS BY COUNCIL OR CITY MANAGER:**16. ADJOURNMENT:**

The next regularly scheduled meeting for the City Council of the City of Napa is December 4, 2018.

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 Friday, November 9, 2018 at 5:00 p.m.

Tiffany Carranza, Deputy City Clerk

MEETING DATES:

The City Council meets regularly on the first and third Tuesday of each month; additional meetings may be scheduled as needed.

INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:

Information and documents related to items on this agenda are available on the City's website at www.cityofnapa.org; you may also contact the City Clerk for information by email at clerk@cityofnapa.org; by calling (707) 257-9503; or in person at 955 School Street, Napa. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports and Communications," and are available for public inspection.

CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:

The City of Napa 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), contact the City Clerk at (707) 257-9503 or email at clerk@cityofnapa.org. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, for text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week.

In making any request to the City for assistance, please provide advance notice of at least three business days prior to the meeting.

TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:

Esta agenda identifica los asuntos que serán considerados en una junta del poder legislativo. Todas las juntas del poder legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el poder legislativo. Si usted desea recibir una copia de esta agenda o información relacionada en español, por favor póngase en contacto con la Secretaria de la Ciudad al 707-257-9503 o por correo electrónico a Clerk@cityofnapa.org.

CONDUCT OF CITY COUNCIL MEETINGS:

Meetings are conducted 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).

Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Mayor and City Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three minutes per person, with the exception of certain hearings and appeals, or at the discretion of the Mayor or City Council.

PUBLIC COMMENT (INCLUDING CONSENT CALENDAR AND ADMINISTRATIVE REPORTS):

The public may directly address the City Council on any subject within the Council's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, unless modified at the discretion of the Mayor or City Council.

If the matter is not on the agenda, or if the matter is on the Consent Calendar, or is an Administrative Report, submit a speaker card or request to speak during the Public Comment portion of the meeting.

Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Council, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act.

CONSENT CALENDAR:

These items are considered routine and may be approved by a single vote. Only the Mayor or a majority of the City

Council may authorize public input after the consent calendar is introduced.

ADMINISTRATIVE REPORTS

Only the Mayor or a majority of the City Council may authorize public input after an administrative report item is introduced.

CONSENT HEARINGS:

These items are considered routine and may be approved by a single vote; however, any member of the public or City Council may remove an item for consideration during the public hearing portion of the agenda.

PUBLIC HEARINGS/APEALS

During any public hearing or appeal, any person may directly address the City Council. Applicants (or appellants) are allowed 10 minutes to present testimony at the beginning of the public hearing, and if needed, 5 minutes to present rebuttal at the end of the public hearing. All other speakers will be limited to 3 minutes.

CLOSED SESSION

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 - 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 - 15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi-adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.