



CITY OF NAPA

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

MEETING MINUTES - Final

CITY COUNCIL

Mayor Jill Techel
Vice Mayor Peter Mott
Councilmember Doris Gentry
Councilmember Jim Krider
Councilmember Scott Sedgley

Tuesday, November 13, 2018

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

1. CALL TO ORDER: 3:45 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Gentry, Councilmember Krider, Vice Mayor Sedgley, Vice Mayor Mott, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Deputy Clerk Carranza announced the following supplemental items:

- Item 6.A.: PowerPoint Presentation by city staff
- Item 6.B.: PowerPoint presentation by city staff.

3. SPECIAL PRESENTATIONS:

3.A. [1617-2018](#) Friday Night Live Presentation

Blue Oak High School students Noemi, Catalina and Claire gave a presentation regarding the Lee Law and tobacco use, and shared their efforts to decrease youth's exposure to tobacco products.

Julie Lovie, Friday Night Live Advisor, introduced herself, and provided the background of the program.

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

City Council presented Certificates of Appreciation to Mark Lucas, Joel King and Nancy Brennan, and thanked them for their public service. Each outgoing member provided highlights from their years of service.

4. PUBLIC COMMENT:

Lin Marie DeVincent, Community Outreach Coordinator for the Napa Neighborhood Association - informed Council that the Napa Neighborhood Association is now a fiscally sponsored project by Ecological Options Networks (EON) and spoke regarding efforts the City of Sonoma has taken in regard to small cell tower installation.

James Hinton, resident - asked Council to consider a recreational cannabis dispensary ordinance in downtown Napa.

Anne Sutkowi, resident - representing the Coalition for a Tobacco Free Napa - thanked the Council for hearing the student presentation and informed the Council that the Coalition has many resources available to help keep kids away from smoking and eCigarette use.

Kathleen Kopecko, resident - spoke in opposition of the Civic Center Project.

5. CONSENT CALENDAR:

Councilmember Gentry asked for confirmation regarding the budget of the items on the Consent Calendar. Finance Director Brian Cochran responded. Senior Civil Engineer John Ferrons provided additional clarification regarding item 5.E.

Approval of the Consent Agenda

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

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

5.A. [1619-2018](#) City Council Meeting Minutes

Approved the October 16, 2018 Regular and the October 30, 2018 Special City Council Meeting Minutes.

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

Indexes: Section 8

Adopted Resolution R2018-128 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.

Enactment No: R2018-128

- 5.C.** [1628-2018](#) Staffing Plan for the Finance Department Purchasing Division
- Adopted Resolution R2018-129 Amending the Staffing Plan for the Finance Department Purchasing Division.**
- Enactment No: R2018-129
- 5.D.** [1561-2018](#) Water Transmission Main Improvements near Stanly Lane
- Authorized 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.**
- 5.E.** [1582-2018](#) Downtown Streetscape Improvement - Main Street Streetscape
- Adopted Resolution R2018-130 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.**
- Enactment No: R2018-130
- 5.F.** [1605-2018](#) Emergency Storm Drain Repair of Minahen Street, Locust Street and Solano Avenue
- Determined 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
- Utilities Director Phil Brun provided staff report.
- Council discussion and questions ensued.
- A motion was made by Vice Mayor Mott, seconded by Councilmember Krider, to adopt Resolution R2018-131 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. The motion carried by the following vote:**

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-131

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

Lark Ferrell, Housing Manager and Acting Community Development Director, introduced Nui Bezaire, the City/County Homeless Services Coordinate, who provided the report on the homeless system redesign and gave a progress update since the last report back in July.

Emma Moyer, Program Manager, with Abode Services in Napa, shared two housing success stories.

Ms. Ferrell and Ms. Bezaire responded to City Council questions regarding meal programs, donations, costs, and the Winter Shelter.

7. COMMENTS BY COUNCIL OR CITY MANAGER: None**8. CLOSED SESSION:**

City Attorney Barrett announced the following Closed Session item:

- 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).

8.A. [1634-2018](#)**CITY COUNCIL RECESS: 5:00 P.M.**

Prior to recess Mayor Techel asked for a moment of silence in honor of Alaina Housley and her family.

6:30 P.M. EVENING SESSION**9. CALL TO ORDER: 6:30 P.M.****9.A. Roll Call: Councilmember Gentry, Councilmember Krider, Councilmember Sedgley, Vice Mayor Mott, and Mayor Techel**

Present: 5 - Councilmember Gentry, Councilmember Krider, Vice Mayor Sedgley, Vice Mayor Mott, and Mayor Techel

10. PLEDGE OF ALLEGIANCE:

11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Deputy Clerk Carranza announced the following supplemental items:

Item 14.A.:

PowerPoint presentation by city staff

PowerPoint presentation by the Applicant.

Letters received November 13, 2018 from Chuck Shinnamon; Napa Housing Coalition, and Jim Keller

Letter received November 13, 2018 from Dennis Kreps of Quintessential Wines

Letter received November 13, 2018 from Justin Drago, Jason Scoggins and Dave Graham of Latitude 38

Letter received November 13, 2018 from George Altamura in support the project.

Letter received November 13, 2018 from Michael C. Holcomb on behalf of West Pueblo Partners.

Letter received November 13, 2018 from Senator Bill Dodd in support the project.

Letter received November 13, 2018 from John Anthony Truchard in support the project.

Item 14.B.: PowerPoint presentation by city staff.

12. REPORT ACTION TAKEN IN CLOSED SESSION:

There was no reportable action.

13. PUBLIC COMMENT:

David Aten, resident - voiced concerns over the quality of his neighborhood; would like to amend the short-term rental ordinance; referenced an email sent to councilmembers that provided suggestions on how to fund additional Code Enforcement Officers.

James Gray, resident - voiced concern regarding the trip hazard from tree roots; reported raised sidewalks on Cascade and Tamalpais streets.

Reema Summers, resident - asked who was in charge of the "Napa Supports our Troops" program and voiced concern that not all of those who are serving are being recognized.

Kevin Teague, resident - expressed his appreciation to Councilmember Krider and Vice Mayor Mott for their service on City Council. He also commended the Council for selecting an excellent group of people to serve on the General Plan Advisory Committee (GPAC).

Catherine Heywood, resident - thanked the Council for their support of Measures "F" and "I."

Mayor Techel responded to Ms. Summers; staff will contact her to get the additional names.

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

The Mayor and Council announced any applicable disclosures. Mayor Techel introduced the hearing.

Erin Morris, Planning and Code Enforcement Manager, provided staff report.

Kevin Teague, representing applicant Jim Keller, introduced the project team and provided applicant's testimony. Mr. Teague provided historic background of the building and an overview of the project.

Mayor Techel called for public testimony.

Chuck Shinnamon, resident and member of the Napa Housing Coalition - thanked Councilmember Krider and Vice Mayor Mott for their service and spoke in support of the project. He also discussed a letter that was sent to Council regarding creative solutions to address housing associated with the project.

Jay Jacobson, resident - thanked Councilmember Krider and Vice Mayor Mott for their service on the City Council and spoke in support of the project, highlighting the building's history in the community.

Gregory Brun, resident - spoke in support of the project - saving the historic building

Dennis Bertolucci, resident - spoke in support of the project - Historic link to Napa's past. Also suggested that items from the Fire Museum be displayed in the building as well.

Jeff Doran, resident - spoke in support of the project - stated it would be an opportunity to bring the community together, and he commended the developers for their work on such a project.

Elizabeth McKinne, resident - spoke in support of the project - it would be a source of pride for the community. She voiced some concerns with the design of the building; stated she hoped that more of the original building and design would be preserved.

George Altamura, resident spoke in support of the project - thanked Mr. Keller for embarking on such a project

There were no further requests to speak from the public.

Mayor Techel called for the applicant's rebuttal.

Mr. Teague responded to Ms. McKinne's public comment and provided clarification on the design.

Jim Keller, applicant, thanked City Staff, Planning and Cultural Heritage Commission members, City Council members, his project team, the public, downtown business owners, and his family and friends for their support, guidance and work on the project.

A motion was made by Councilmember Krider, seconded by Vice Mayor Mott to close the public testimony portion of the hearing. The motion was unanimously carried.

Discussion and individual Council comments and questions ensued. Further clarification was provided by staff.

A motion was made by Councilmember Krider, seconded by Vice Mayor Mott to:

- 1) Adopt Resolution R2018-132 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 Resolution R2018-133 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 Resolution R2018-134 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 Resolution R2018-135 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 Resolution R2018-136 updating procedures and requirements for consideration of development agreements; and

8) Approve the first reading and introduction of an ordinance adopting a Development Agreement, to incorporate the amended language proposed in the letter on record from Chuck Shinnamon and Jim Keller dated November 12, 2018, 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. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-132 R2018-133 R2018-134 R2018-135 R2018-136

Mayor Techel called for a break at 7:58 p.m.

The meeting reconvened at 8:04 p.m.

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

Mayor Techel asked Council for any disclosures; there were none.

Senior Planner Mike Walker provided the staff report.

Mayor Techel called for public comment.

Rebecca Lee, owner and redeveloper of the the two buildings of the 1100 block of Main St. - voiced concern regarding location of the trash and delivery zones. She would like to see a hotel included in the plan, and parking closer to her buildings.

Bernhard Krevet, Friends of Napa River - thanked the outgoing Councilmembers. Voiced concern regarding access to pedestrians and bicyclists; submitted two photos to Council for review.

Bill Vierra, Sywest Development, one of the property owners - Stated his appreciation to staff for work on the plan; he supports the plan that opens up his site for development. He also provided a brief overview of a suggested alternative.

Elizabeth McKinne resident - stated that she hoped if building heights are taller, the upper setbacks are deeper, so views are not obstructed.

Sr. Planner Walker responded concerns addressed in public comment.

Council discussion ensued.

A motion was made by Councilmember Krider, seconded by Vice Mayor Mott, to adopt Resolution R2018-137 approving the Cinedome Focus Area Master Plan and determining that the actions authorized by this resolution were adequately analyzed by a prior CEQA action. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-137

15. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Techel acknowledged both Councilmember Krider and Vice Mayor Mott for their service on the City Council and asked that they each share highlights from their time in office.

Councilmember Krider shared that Franklin Station, Copia, Williams-Kyser Building and the Development of the Hatt building were all projects he was proud of being a part of and urged people to keep believing in what they believe in.

Vice Mayor Mott shared that he was most proud of the work done on the Downtown Specific Plan and thoroughly enjoyed working with his fellow Councilmembers, city staff and representing the community to ensure their input was heard.

Councilmembers Gentry and Sedgley also thanked both Councilmember Krider and Vice Mayor Mott.

Councilmember Gentry stated she attended a meeting of the Mobile Home and Mobile Park Owners' Committee. The committee would like to have a meeting with PG&E to discuss concerns regarding potential shut-offs and possible alternates for their residents.

The meeting was adjourned with a moment of silence in honor of Alaina Housley.

16. ADJOURNMENT: 8:41 P.M.

Submitted by:

Tiffany Carranza, Deputy City Clerk

Present: 5 - Councilmember Gentry, Councilmember Krider, Vice Mayor Sedgley, Vice Mayor Mott, and Mayor Techel