From: Molly Rattigan
To: Clerk
Subject: FW: Proposed Changes to Municipal Codes on Parking-Posted on Website
Date: Wednesday, November 6, 2024 11:11:11 AM

From: Shalen Sandhu <ssandhu@wres.com>
Sent: Wednesday, November 6, 2024 11:10 AM
To: Molly Rattigan <mrattigan@cityofnapa.org>
Cc: Brandon Gardner <bgardner@cityofnapa.org>; Tony Valadez <tvaladez@cityofnapa.org>
Subject: RE: Proposed Changes to Municipal Codes on Parking-Posted on Website

[EXTERNAL]

Thank you. Ordinance for Food Truck listed is only for residential areas. We are an office building and there are no restrictions. I don't know when ordinance can be updated to reflect businesses as well. There is a huge safety concern at this location. I guess we will need a death to change this. Very upsetting.

With Kind Regards

Shelly Sandhu
Senior Commercial Property Manager
Woodmont Real Estate Services
1700 Soscol Avenue, Suite 6, Napa, CA 94558
707-631-8187 (cell)
DRE License # 02133687
ssandhu@wres.com **www.wres.com**

From: Molly Rattigan <mrattigan@cityofnapa.org>
Sent: Wednesday, November 6, 2024 10:55 AM
To: Molly Rattigan <mrattigan@cityofnapa.org>
Cc: Brandon Gardner <bgardner@cityofnapa.org>; Tony Valadez <tvaladez@cityofnapa.org>
Subject: Proposed Changes to Municipal Codes on Parking-Posted on Website

Good Morning,

You are receiving this email because you have recently contacted the City of Napa with concerns about parking of oversized vehicles on City streets or parking exceeding 72 hours.

Staff, at the direction of City Council, has prepared two ordinances to consider updates to the City Municipal Code that will be heard by the Council on December 3, 2024, at or around 3:30pm at the City Council Chambers located at 955 School Street in Napa. The meeting on December 3rd will be the hearing and acceptance of public testimony. If the City Council opts to continue at the December 3rd meeting, the second reading and final adoption will be scheduled on the consent calendar on December 17th at 3:30pm, same meeting location. Implementation could then occur no sooner than 30 days later.

The City has launched a website that includes the proposed language for the updates to the municipal code and some critical information about the process of towing under state law. If you would like to provide written comments, please email clerk@cityofnapa.org. Comments received by email are a public record and will be included in either the Council report or subsequent correspondence. You may also come to the December 3rd meeting and speak at public comment when the public hearing is open.

You may email me with questions, but those emails and my response will also become part of the public record and submitted with the City Council staff report.

Thanks,
Molly Rattigan
Deputy City Manager

From: Molly Rattigan
To: [redacted]
Cc: Brandon Gardner; Tony Valadez; Clerk
Subject: RE: Proposed Changes to Municipal Codes on Parking-Posted on Website
Date: Wednesday, November 6, 2024 11:37:39 AM

Hi Mark,

Adding the Clerk for the public record. Most cities we looked at don't have an exemption, but we also know that there are some homes in older neighborhoods that don't have garages or driveways. We looked at this comprehensively and considered any neighborhood, including those with multi-family complexes that have high street parking demands. We measured distances on an average sized block and propose this number to identify movement easily visually but also not make it to onerous on how far a person parks from their address. Our parking system currently operates on a complaint-based system, so we also feel that it's unlikely that neighbors with a reasonable number of vehicles and no access to driveways or garages will start reporting each other.

Thanks,
Molly

From: Mark Gardner [redacted]
Sent: Wednesday, November 6, 2024 11:18 AM
To: Molly Rattigan <mrattigan@cityofnapa.org>
Cc: Brandon Gardner <bgardner@cityofnapa.org>; Tony Valadez <tvaladez@cityofnapa.org>
Subject: Re: Proposed Changes to Municipal Codes on Parking-Posted on Website

Thank you for sending, Molly. I am overall, as you may surmise, quite pleased with the proposal.
I am curious about the 100 feet rule for registered cars that correspond to a nearby address, as an exemption from the 1/4 mile rule. Do you happen to know the thinking as to why 100 feet? is it a legal condition?
Thanks,
Mark

> On Nov 6, 2024, at 10:54 AM, Molly Rattigan <mrattigan@cityofnapa.org> wrote:
>
> Good Morning,

You are receiving this email because you have recently contacted the City of Napa with concerns about parking of oversized vehicles on City streets or parking exceeding 72 hours.

Staff, at the direction of City Council, has prepared two ordinances to consider updates to the City Municipal Code that will be heard by the Council on December 3, 2024, at or around 3:30pm at the City Council Chambers located at 955 School Street in Napa. The meeting on December 3rd will be the hearing and acceptance of public testimony. If the City Council opts to continue at the December 3rd meeting, the second reading and final adoption will be scheduled on the consent calendar on December 17th at 3:30pm, same meeting location. Implementation could then occur no sooner than 30 days later.

The City has launched a website that includes the proposed language for the updates to the municipal code and some critical information about the process of towing under state law. If you would like to provide written comments, please email clerk@cityofnapa.org. Comments received by email are a public record and will be included in either the Council report or subsequent correspondence. You may also come to the December 3rd meeting and speak at public comment when the public hearing is open.

You may email me with questions, but those emails and my response will also become part of the public record and submitted with the City Council staff report.

Thanks,
Molly Rattigan
Deputy City Manager

From: [redacted]
To: Clerk
Subject: Update to Parking Regulations post in the City of Napa newsletter
Date: Saturday, November 9, 2024 9:55:56 AM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Hello, I am excited to read about the 2025 proposals . I have one other concern that I think could be defined further, that is, the Blocking of a Driveway when parking.

I live on River Park blvd and my street is experiencing high-demand parking in the late afternoon to morning due to the inadequate parking availability of the Sheveland Ranch over-development.

Too often my driveway is partially blocked by people that try to fit their car into the curb by my house that may not allow the width of a full vehicle.

However they are not "blocking" my driveway completely, but perhaps a foot or two into my driveway exit which makes for tricking backing up, moreover blocking my view from oncoming traffic that poses for a dangerous exit.

If I could propose for the 2025 Parking Regulations amendments , to have a clear definition of "blocking a driveway" by specific boundaries (in example, a vehicle cannot park within 1 foot from the curb downslope of the driveway exit to the street). Whereas violations would be enforceable with a citation during and after the occurrence with proof of a photo.

Some neighbors are using traffic-cones or garbage cans to prevent this from happening.

Congratulations on the good progress the City of Napa is making in this area.

V/R Larry Brown
[redacted].

From: [redacted]
To: Clerk
Subject: Public Comment - Proposed Changes to Parking Codes
Date: Monday, November 11, 2024 9:29:48 AM

[EXTERNAL]

Hello City Clerk and Council -

I am writing to express my strong support for the proposed parking amendments to the municipal code. As a resident of Napa Abajo, our community has faced ongoing challenges in recent years with RVs and car campers on our streets, bringing issues such as drug activity, garbage, and increased crime.

While we empathize with the unhoused members of our community, many of us feel that Napa Abajo, with its diverse and hardworking families, has faced too much of the burden in managing these challenges without adequate City support. These amendments will help strengthen our neighborhood by making our streets cleaner and safer for those who call this area home. I urge you to support these important changes.

Thank you in advance,

Graham McKenna & Shannon Kiser
[redacted]
Napa

From: [redacted]
To: Clerk
Subject: Re: 12/3/24 Council Meeting submission, RE: 10.36.070: Parking of Trailers and Oversized Vehicles
Date: Tuesday, November 12, 2024 3:55:04 PM

Herewith as requested (hope this works):

Hi-
Please submit this question at the 12/3/24 meeting:

Assuming the new 10.36.070 is adopted, please elucidate the steps that will be taken to enforce this ordinance? There is a lot of terrain and, I imagine, a limit to the time Napa PD can devote to its enforcement. If Chief Gonzales is present tonight, can she tell us how this ordinance will be translated into action in terms of its daily enforcement, including weekends?

Thank you, Mark Gardner

> On Nov 12, 2024, at 3:26 PM, Clerk <clerk@cityofnapa.org> wrote:
>
> Hello - I cannot open the attached message. Please send in a different format or copy/paste into the body of the email.
>
>
> Samantha Pascoe
> Deputy City Clerk
> Pronouns: she/her
> 955 School Street, Napa, Ca 94559
> Phone (707) 257-9622
> Email spascoe@cityofnapa.org
>
>
> -----Original Message-----
> From: Mark Gardner [redacted]>
> Sent: Tuesday, November 12, 2024 8:27 AM
> To: Clerk <clerk@cityofnapa.org>
> Subject: 12/3/24 Council Meeting submission, RE: 10.36.070: Parking of Trailers and Oversized Vehicles
>
> [EXTERNAL]
> <Mail Attachment.eml>

From: Molly Rattigan
To: [redacted]
Cc: Brandon Gardner; Tony Valadez; Clerk
Subject: RE: Proposed Changes to Municipal Codes on Parking-Posted on Website
Date: Friday, November 15, 2024 7:45:09 AM

Hi Alaina,

Adding the Clerk for inclusion in the public record. We have received many questions from the community on process and will address these questions when we present to Council on December 3rd. I would encourage interested community members to attend or watch online.

Non-emergency dispatch or 911 for life safety issues should be the primary number called no matter the time of day for incidents that involve people or suspicious circumstances of concern. Reports of vehicles, whether or not someone is living in them, will be filtered through the online service center.

Thanks,
Molly

From: Alaina [redacted]
Sent: Friday, November 15, 2024 7:36 AM
To: Molly Rattigan <mrattigan@cityofnapa.org>
Cc: Brandon Gardner <bgardner@cityofnapa.org>; Tony Valadez <tvaladez@cityofnapa.org>
Subject: Re: Proposed Changes to Municipal Codes on Parking-Posted on Website

[EXTERNAL]

Good morning Molly,

Thank you for keeping us up to date. We are very excited about these changes. After forwarding this to our community members, I have been asked a few questions.
1. What is the best method to report the oversized vehicles after hours? The Lucas catering truck comes in at around 11pm and leaves around 8am some mornings. He would be breaking the 4 hour rule if he continues, but I don't believe parking enforcement is open after hours? Would we just need to call the non emergency police number to have him removed at night? Or will there be a process for after hours?
2. If the vehicles are moving from our street to the shopping center behind us, will that make them exempt from 1/4 mile requirement, since they are moving onto private property? (They move from our street to the shopping center and back, because they are so close) Did not see anything about moving from a public street to private property.

3. Lastly, and most importantly for us. After seeing the homeless encampment policies and the parking restrictions, where do the homeless living in their cars in front of our homes fall? They are moving their cars to another location during the day and back on at night, so they do not violate the 72 hour restriction. There are another 4-5 parked adjacent to my and my neighbor's home nightly. I had a conversation with one a few mornings ago, when he woke me up with his car alarm at 6am. He is very mentally disturbed and in front of my home every night now. What is the process to address these cars with folks camping in them? What is our recourse if they are not violating the 72 hour restriction? Do we just report them in the homeless portal? What do we do if someone living in front of our house is very mentally challenged and in need of assistance?

Since the supreme court has overturned the OR ruling and parking restrictions are being updated. Can we revisit the signage about no camping again that we were told we would get back in 2021?

thanks for your assistance.
Alaina

> On Wednesday, November 6, 2024 at 10:54:40 AM PST, Molly Rattigan <mrattigan@cityofnapa.org> wrote:
>
> Good Morning,
>
> You are receiving this email because you have recently contacted the City of Napa with concerns about parking of oversized vehicles on City streets or parking exceeding 72 hours.
>
> Staff, at the direction of City Council, has prepared two ordinances to consider updates to the City Municipal Code that will be heard by the Council on December 3, 2024, at or around 3:30pm at the City Council Chambers located at 955 School Street in Napa. The meeting on December 3rd will be the hearing and acceptance of public testimony. If the City Council opts to continue at the December 3rd meeting, the second reading and final adoption will be scheduled on the consent calendar on December 17th at 3:30pm, same meeting location. Implementation could then occur no sooner than 30 days later.
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> The City has launched a website that includes the proposed language for the updates to the municipal code and some critical information about the process of towing under state law. If you would like to provide written comments, please emailclerk@cityofnapa.org. Comments received by email are a public record and will be included in either the Council report or subsequent correspondence. You may also come to the December 3rd meeting and speak at public comment when the public hearing is open.

You may email me with questions, but those emails and my response will also become part of the public record and submitted with the City Council staff report.

Thanks,

Molly Rattigan

Deputy City Manager

From: Molly Rattigan
To: [redacted]; Clerk
Cc: Brandon Gardner; Tony Valadez
Subject: Re: Proposed Changes to Municipal Codes on Parking-Posted on Website
Date: Thursday, November 21, 2024 6:38:06 AM

Alaina,

I will forward this to the Clerk for the public record. If others have questions, please encourage them to write in or attend/watch the meeting. We will be addressing the questions we receive in advance at our presentation.

Thanks,
Molly

Get Outlook for iOS

From: Alaina [redacted]>
Sent: Wednesday, November 20, 2024 9:37:55 PM
To: Molly Rattigan <mrattigan@cityofnapa.org>
Cc: Brandon Gardner <bgardner@cityofnapa.org>; Tony Valadez <tvaladez@cityofnapa.org>
Subject: Re: Proposed Changes to Municipal Codes on Parking-Posted on Website

[EXTERNAL]

Hello Molly,

I received a few more questions on the proposed changes. On section 1: amendment to 10.36.070 It says at the top of the document it encumbers commercial vehicles. The title is Trailers and oversized vehicles. Tonight we had 7+ commerical vehicles that are not over 20 feet in length. They are standard sized trucks. A-1 Guaranteed Heating & Air (tyically has 3-5 trucks stored on our street most nights); J Pena Pluming (3 trucks tonight; also here most nights), Raymond West Intralogistics, Water Communities agriculture, a tcp transport car and a more. None of these company owners live on our street. (A-1 Guaranteed is located in Vallejo and stores his company trucks here and meets his workers here to leave for jobs from our street) (J Pena looks to be off of Laurel on Cook; just using our street for his companies personal storage) (Raymond West is located in Fremont, so why is he here?) They store their company vehicles on our street at night, taking valuable parking from the folks in the apartments adjacent to Jefferson. The folks in the apartments are parking way on the other side of Cabot Wy near Cabot Ct because all of these commercial vehicles stored here forcing them to park much further down. Not so nice when it is cold and raining for them. If these vehicles are not over 20 feet in length and are a commercial vehicle with business license information and such on their marketing material on their vehicle do they fall under 10.36.070?

If they do not since they are moving to jobsites during the day and onto our street at night, do we have to wait for them to violate the 72 hour rule at some point to move them 1/4 mile for only 72 hours and then back on our street every night again taking up parking for residents who live here? Or is there recourse for commercial vehicles under 20 feet storing their company vehicles on our street at night?

Another question I received was if we could clarify the new rule for 72 hours. If a vehicle is

on the street over 72 hours. We turn it in and it is then checked by the city to see if it is within 1/4 mile of where it was turned in. If it is, then the city can come and tow on the third day, or is there some waiting period after the city verifies they are still there?

thanks

> On Friday, November 15, 2024 at 07:35:45 AM PST, Alaina [redacted] > wrote:
>
> Good morning Molly,
>
> Thank you for keeping us up to date. We are very excited about these changes. After forwarding this to our community members, I have been asked a few questions.
> 1. What is the best method to report the oversized vehicles after hours? The Lucas catering truck comes in at around 11pm and leaves around 8am some mornings. He would be breaking the 4 hour rule if he continues, but I don't believe parking enforcement is open after hours? Would we just need to call the non emergency police number to have him removed at night? Or will there be a process for after hours?
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> 3. Lastly, and most importantly for us. After seeing the homeless encampment policies and the parking restrictions, where do the homeless living in their cars in front of our homes fall? They are moving their cars to another location during the day and back on at night, so they do not violate the 72 hour restriction. There are another 4-5 parked adjacent to my and my neighbor's home nightly. I had a conversation with one a few mornings ago, when he woke me up with his car alarm at 6am. He is very mentally disturbed and in front of my home every night now. What is the process to address these cars with folks camping in them? What is our recourse if they are not violating the 72 hour restriction? Do we just report them in the homeless portal? What do we do if someone living in front of our house is very mentally challenged and in need of assistance?
>
> Since the supreme court has overturned the OR ruling and parking restrictions are being updated. Can we revisit the signage about no camping again that we were told we would get back in 2021?
>
> thanks for your assistance.
> Alaina
>
> > On Wednesday, November 6, 2024 at 10:54:40 AM PST, Molly Rattigan <mrattigan@cityofnapa.org> wrote:
> >
> > Good Morning,
> >
> > You are receiving this email because you have recently contacted the City of Napa with concerns about parking of oversized vehicles on City streets or parking exceeding 72 hours.
> >
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of public testimony. If the City Council opts to continue at the December 3rd meeting, the second reading and final adoption will be scheduled on the consent calendar on December 17th at 3:30pm, same meeting location. Implementation could then occur no sooner than 30 days later.

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You may email me with questions, but those emails and my response will also become part of the public record and submitted with the City Council staff report.

Thanks,
Molly Rattigan
Deputy City Manager

From: [redacted]
To: Clerk
Subject: Public Comment-Parking Regulations
Date: Sunday, November 17, 2024 7:53:19 AM

You don't often get email from janice.klemz@gmail.com. Learn why this is important

[EXTERNAL]

Dear City Council Members:

We are in support of the the following municipal codes being approved as proposed:

- 10.36.090: Parking in Excess of 72 Hours
- 10.36.070: Parking of Trailers and Oversized Vehicles

Our question is: How will resources be allocated to enforce these new regulations?

Kind regards,
David and Janice Berousek
[redacted]

From: Molly Rattigan
To: Clerk
Subject: Fw: Urgent: Continued Abandoned Vehicle Issue on River Glen Dr.
Date: Monday, November 18, 2024 3:55:03 PM
Attachments: image002.png
image001.png

Get Outlook for iOS

From: Allan Nicholson <[redacted]>
Sent: Monday, November 18, 2024 2:47:54 PM
To: Molly Rattigan <mrattigan@cityofnapa.org>; Tony Valadez <tvaladez@cityofnapa.org>; Николай Романенко <rokolya87@gmail.com>; J Frederick <allanjfrederick@hotmail.com>
Subject: Re: Urgent: Continued Abandoned Vehicle Issue on River Glen Dr.

[EXTERNAL]

Hi Molly, Tony,
I read the proposed ordinance and whilst the municipal code is consistent with other cities verbiage the whole "community" caretaking approach would immediately apply to all of the problems vehicles around Napa as "someone" is living in them and the code would not apply to them due to hardship regardless if the vehicle is unregistered, dumping gray water and sewerage on the streets.

Mountain View had a clear issue with this in the past and adopted a "community" approach initially that ended up in them simply converting a none used car parking lot for day and night RV use with strict laws over drug use and movement of vehicles. All vehicles were then tagged in the city and moved promptly. Sunnyvale that neighbours the city simply applied the municipal code. They have a website to log a vehicle abandoned, abatement officer, marks the tires and applies a notice, if it is not moved in 3 days later then it is towed.

The reality of the situation is that it takes normally 4 or 5 days before someone reports an abandoned vehicle, a day or two for the tires to be marked and posted hence realistically a vehicle sits for a couple of weeks at a minimum before it is moved.

The state code referenced in section D also clearly states that this section does not prevent a review or action as may be permitted by ether laws of the state by a court of competent juristiction. There is no reference to any removal as determined under any other authority such as the Napa police force that has been written in the proposal. This is simply a way to avoid being held accountable. Perhaps it is simply poorly worded, I am unsure what the intent is.

Allan.

On Friday, November 15, 2024 at 10:53:11 AM PST, J Frederick <[redacted]> wrote:

Hi Molly, Section 15.4 and I don't think it should be removed. This is what is happening at the Kentwood Apts. Too many people- I'm sure they are not on the lease- too many cars, and not sufficient parking. Double parking, blocking the fire lanes/hydrants…occurring day/ night often with no space to pass. Kentwood takes up 3/4ths of the entire loop that is river glen dr. Two smaller complex's comprise the rest of the loop no issues with their cars, it's all Kentwood. So effectively one of two ways we can get in or out are often blocked. Plus, Nick and his family face this directly and have to deal with late night loud music from the cars. You have a big code section on rental property responsibility we would like the city to have a chat with at least the complex management to remind them of those responsibilities.

Molly, the only person in Napa that does not know this is a problem complex seems to be its manager. We want to take our neighborhood back and with your help on the river that is starting to happen. I met two of the security guys yesterday and they had rousted a couple new "campers" and addressed a fire. I was surprised that they were armed but encouraged that the city understands the level of risk that had developed. So far it's night and day and we (everyone who lives or walks here) appreciate you and your teams efforts. We need the city's help to continue the effort. Again, no special treatment just hold the property to the existing standards.

For our part, we may well litigate against the complex. I have a freedom of information request in for crime data centered on that address. If the data comes back as I suppose we will want to discuss a public nuisance consideration with the City as well.

Allan, I know the parking is not an issue for you ,but the complex is so adding you to thread.

Best Regards,

J

Get Outlook for iOS

From: Molly Rattigan <mrattigan@cityofnapa.org>
Sent: Thursday, November 14, 2024 8:25:17 AM
To: J Frederick [redacted] Tony Valadez <tvaladez@cityofnapa.org>; Николай Романенко [redacted] >
Subject: RE: Urgent: Continued Abandoned Vehicle Issue on River Glen Dr.

Hi J,

There are parking standards set by both local and State code and in some cases, particularly in the case of affordable housing, are dictated by State law. In some cases (a good example would be the Methodist Church Property downtown) the City cannot require any parking be available on site. Parking standards are applied at the time the project seeks entitlements, and the City follows what is required by both local and state law. No project would have been approved if it didn't meet the minimum parking standards at the time of approval and City streets are available for shared and public parking. If you believe there is a safety issue with the street, you may report it here for a review by City's traffic engineer: Traffic Issues.

You are welcome to also submit a code enforcement complaint about a specific unit being overcrowded, however there are legal limitations at the State level on what can be done: Code Enforcement Complaint Form. Please provide reference to the section of the City Code to which you are referring as we may need to update or remove to be in line with State requirements. The State, not the City generally sets life safety requirements. In speaking with the City Fire Marshal, the State does not issue occupancy standards for housing units like they would a public gathering space. The only occupancy standards I am aware of pertain to occupancy standards when a Section 8 voucher is issued to a unit. Section 8 standards are generally two people per bedroom plus two additional people. This is not a building code standard, but rather an occupancy standard for how many bedrooms a household should be issued when issued a Section 8 vouchers.

Thanks,
Molly

From: J Frederick <[redacted]m>
Sent: Thursday, November 14, 2024 8:09 AM
To: Tony Valadez <tvaladez@cityofnapa.org>; Николай Романенко <[redacted]>
Cc: Molly Rattigan <mrattigan@cityofnapa.org>
Subject: Re: Urgent: Continued Abandoned Vehicle Issue on River Glen Dr.

[EXTERNAL]

Good morning Tony, I think Nick and I discovered a core cause of this issue and need the City to act. We introduced ourselves to the Kentwood Apt. manager yesterday and she said that all apartments come with only one space despite the units being all 1 and two bedrooms. Hence the extra cars all over the street, constant double parking. Nick filed a complaint, should I as well? This is a real safety hazard both my wife and I have nearly been hit multiple times due to the lack of visibility there are young kids, dogs... We are sending a letter to the apt managers and owners we would like the City to do the same.

You mentioned that there is no residency limits in the code, being a landlord that surprised me. In fact, there is a limit, although it is indirect. **Napa code states that no unit should be overpopulated. This is a reasonable rule and I think City should put some metrics in the code. There are national/local standards on this topic just use another jurisdictions numbers.**

Molly I added you because of the lack of definition around the above housing code. I have read the entire Napa code and there is ambiguity and lack of definition sprinkled all over and maybe on purpose, but this should not be ambiguous. I understand that you are addressing some parking regulations but having 10 people in a 1 bedroom contributes to this issue. I realize that number may be an exagerration but you get my point.

Warm regards,

J Frederick

From: Tony Valadez <tvaladez@cityofnapa.org>
Sent: Friday, November 8, 2024 8:39 AM
To: Николай Романенко [redacted]>
Cc: J Frederick <[redacted]>
Subject: Re: Urgent: Continued Abandoned Vehicle Issue on River Glen Dr.

Hi Nick,
The issue of vehicle swapping is part of a larger issue. That issue is the strength of our current municipal code regarding 72 hour parking violations. The City is looking to resolve that issue by amending the municipal code in December. I'm going to share an email from our Assistant City Manager below in case you're interested in understanding more about the additional restrictions we plan to impose on vehicles parking on the public right of way long term:

You are receiving this email because you have recently contacted the City of Napa with concerns about parking of oversized vehicles on City streets or parking exceeding 72 hours.

Staff, at the direction of City Council, has prepared two ordinances to consider updates to the City Municipal Code that will be heard by the Council on December 3, 2024, at or around 3:30pm at the City Council Chambers located at 955 School Street in Napa. The meeting on December 3rd will be the hearing and acceptance of public testimony. If the City Council opts to continue at the December 3rd meeting, the second reading and final adoption will be scheduled on the consent calendar on December 17th at 3:30pm, same meeting location. Implementation could then occur no sooner than 30 days later.

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You may email me with questions, but those emails and my response will also become part of the public record and submitted with the City Council staff report.

Tony Valadez

Compliance Programs Manager

Community Development

City of Napa

ADDRESS: PO Box 660

955 School Street, Napa, CA 94559

Phone (707) 257-9272

Email jvaladez@cityofnapa.org

Website www.cityofnapa.org

Social www.facebook.com/CityOfNapa · @CityOfNapa

From: Николай Романенко <[redacted]>
Sent: Wednesday, November 6, 2024 3:47 PM
To: Tony Valadez < jvaladez@cityofnapa.org >
Cc: J Frederick < [redacted] >
Subject: Re: Urgent: Continued Abandoned Vehicle Issue on River Glen Dr.

[EXTERNAL]

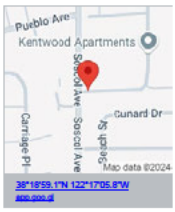
Subject: Follow-Up on Ongoing Parking Issues on River Glen Dr.""

Thank you, Tony, for the quick response regarding the truck on Monday. I'm not sure whether it was removed by your team or the owner, but either way, the vandalized vehicle is now gone.

I noticed that a few of my requests were marked as resolved, and I saw officers issuing citations to some vehicles on River Glen. However, as I was leaving, I watched as the owners of the vehicles I reported simply swapped their cars around. It's frustrating to see vehicles that aren't legally drivable being kept in possession and clogging up the streets.

I've attached pictures of the vehicles in question below and will resubmit my requests. Would it be possible for officers to come by tomorrow to issue additional citations or, ideally, tow these vehicles? At the very least, the three vehicles I've been reporting repeatedly over the last three months.

The exact location of the vehicles:

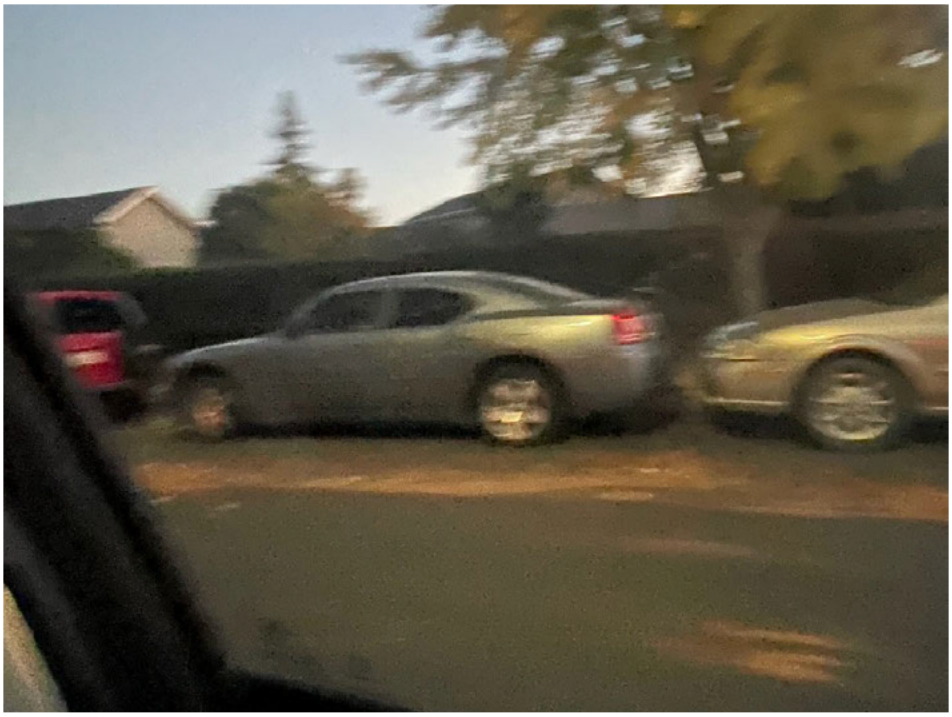


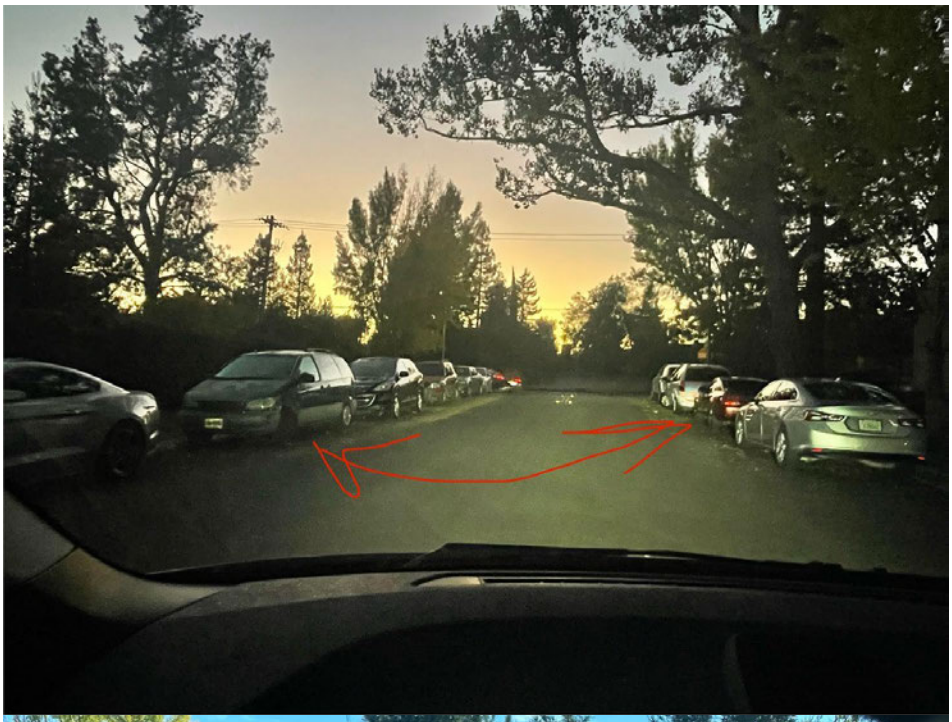
Thank you again for your assistance.

Best regards,

Nick Roman

[redacted]





On Nov 5, 2024, at 10:58 AM, Tony Valadez <tvaladez@cityofnapa.org> wrote:

Hi Nick,
Thank you for the information. Let me see if I can escalate this issue considering the condition of the vehicle.

Tony Valadez
Compliance Programs Manager
Community Development
City of Napa
ADDRESS: PO Box 660
955 School Street, Napa, CA 94559
Phone (707) 257-9272
Email tvaladez@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa
<Outlook-bpqxsga0.png>

From: Николай Романенко <[redacted]>
Sent: Monday, November 4, 2024 1:21 PM
To: Tony Valadez <tvaladez@cityofnapa.org>
Cc: J Frederick <[redacted]>
Subject: Urgent: Continued Abandoned Vehicle Issue on River Glen Dr.

[EXTERNAL]
Good day, Tony,
Unfortunately, the link provided for submitting reports on abandoned vehicles doesn't seem to be effective, as all the vehicles I reported over the past two months remain on River Glen Dr. This ongoing inaction has left our neighborhood looking increasingly neglected and unsafe.
This morning, an unknown individual took matters into his own hands and smashed the windows of a truck parked here just a few days prior. I witnessed the incident, called 911, and officers arrived promp ly, though I'm not sure if they were able to apprehend the suspect. I've submitted the vandalized truck to parking enforcement, but he lack of progress on these issues is concerning.
The deteriorating parking situation is not just an inconvenience but is now escalating to incidents of vandalism. If the city is unable to address these problems effectively, we may have no choice but to consider legal action to ensure the safety and livability of our community.
Thank you for your atten ion to his urgent matter.
Best regards,

<IMG_0561.jpeg> <Screenshot 2024-11-04 at 1.21.17 PM.png><Screenshot 2024-11-04 at 1.05.26 PM.png><Screenshot 2024-11-04 at 1.05.34 PM.png><Screenshot 2024-11-04 at 1.05.50 PM.png>

Nick Roman
[redacted]

On Oct 6, 2024, at 2:09 PM, Николай Романенко <[redacted]> wrote:

Hi Tony,
Thank you for the quick response and for clarifying the process. I appreciate the guidance on submitting online complaints—I'll make sure to use the online system moving forward to help speed up the response time. I'll also use the non-emergency number for reporting vehicles wi h smashed windows or flat tires.
I understand he need for due process when it comes to towing vehicles, and I'll continue to submit complaints when necessary. I'm glad to hear a parking enforcement officer was here Friday to help keep the pressure on. A few vehicles really did leave and haven't came back yet.
Thanks again for your help, and I look forward to working together to improve the situation on River Glen Dr.
Best regards,
Nick

On Oct 4, 2024, at 9:08 AM, Tony Valadez <tvaladez@cityofnapa.org> wrote:

Hi Nick,
I removed Code Enforcement because this is a Parking Enforcement complaint, not a Code Enforcement complaint.

I suggest submitting online complaints from here on out. Online complaints are directly routed to the computers on board the parking enforcement officers' vehicles, so it is by far the quickest way to get a response. I only see a small handful of complaints submitted online for River Glen and I know for a fact that River Glen has more parking problems than what I'm looking at online. Please submit your complaints at the link provided here.

I understand your frustration with the vehicles, and towing is an option, but only for vehicles we can prove with very specific evidence that the vehicles has not moved after being red tagged. Any tow outside of that process would be a violation of the vehicle owner's 4th amendment rights. Due process is required to seize property like a vehicle, and if the vehicle owners are moving their vehicles, we can't issue fines, much less tow.

Next steps, please continue to submit complaints on specific vehicles, preferably online at the link I provided to you. For vehicles with smashed windows or flat tires, please call the PD non-emergency number at 707-257-9223.

I will send a parking enforcement officer out there today just to maintain the pressure on the violators.

Tony Valadez
Compliance Programs Manager
Community Development
City of Napa
ADDRESS: PO Box 660
955 School Street, Napa, CA 94559
Phone (707) 257-9272
Email tvaladez@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa
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From: Nick Roman <[redacted]>
Sent: Friday, October 4, 2024 8:36 AM
To: Tony Valadez <tvaladez@cityofnapa.org>
Cc: Devon Webb <dwebb@cityofnapa.org>; Code Enforcement <codeenforcement@cityofnapa.org>
Subject: Re: River Glen Dr Parking Situation

[EXTERNAL]
Good morning, Tony,

Unfortunately, all he vehicles I reported a few weeks ago have returned, and the situation is worsening. I'm afraid the only way these vehicle owners will learn is through towing or issuing fines. Fines might be the better op ion, as it not only avoids the cost of impound lot storage for he city but also contributes to the parking enforcement budget.

I stopped by your office this morning, hoping to introduce myself and discuss the situation in person, but I understand the office operates by appointment only on Fridays. Could I schedule an appointment for next Friday morning? I'd like to discuss the next steps regarding the parking issues on River Glen Dr.

As I mentioned earlier, more vehicles that appear to be involved in accidents—smashed windshields, damaged bumpers—are showing up on our street. Immediate action is needed to prevent it from looking like a junkyard.

Do you have time next Friday morning for a quick chat at your office? I look forward to discussing a plan of action with you.

Thank you for your time and assistance!

Best regards,
Nick Roman
[redacted]

On Sep 18, 2024, at 7:12 AM, Nick Roman[redacted] > wrote:

I went to parking enforcement on Monday and filed a written complain agains 5 vehicles that haven't moved since last month. However, those vehicles still here and he citations weren't issued. Please see the pictures below.

The of these cars located on near 672 River Glen Drive and two more at the interception of River Glen and Soscol near 5 River Glen,

<image0.jpeg>
<image1.jpeg>
<image2.jpeg>
<image3.jpeg>
<image4.jpeg>

Nick

On Sep 18, 2024, at 7:06 AM, Nick Roman[redacted] > wrote:

The sales of the vehicles mostly happen on both side of Soscol near Social Security Administration at 1850 Soscol Ave #102, Napa, CA 94559.

The cars mostly stored, clean and fixed here on River Glen Dr. please see the maps attached
<image0.jpeg>

Nick

On Sep 18, 2024, at 7:02 AM, Code Enforcement <codeenforcement@cityofnapa.org> wrote:

I will need an address where these vehicles are located to enter them into the Parking Enforcement System.

From: Николай Романенко <[redacted]>
Sent: Sunday, September 15, 2024 2:30 PM
To: Code Enforcement <codeenforcement@cityofnapa.org>
Subject: River Glen Dr Parking Situation

You don't often get email from nikolya87@gmail.com. Learn why this is important
[EXTERNAL]
Good day, Mayor, Council Members, and City Staff.

First, I want to extend my gratitude to he Napa PD Graffiti Hotline for their prompt action in removing graffiti from my fence within 48 hours of my report. This swift response shows the positive impact that effective city services can have on our community.
However, I'd like to address a pressing issue that continues to affect our neighborhood—the ongoing problem with parking on River Glen Drive. Multiple vehicles have been sitting for weeks without moving, occupying valuable parking spaces. Despite several calls to the Napa PD's Abandoned Vehicle Unit, no warnings have been issued, and the problem persists.
Additionally, there is a growing issue with individuals illegally reselling cars on Soscol Avenue, often without proper titles, and conducting these activities near he Kentwood Apartment complex. While I understand that people

are trying to make ends meet, the law clearly prohibits the resale of vehicles wi hout a proper dealer license. Many of these vehicles are parked on Soscol Avenue with "FOR SALE" signs, a practice that not only clogs our streets but also often exploits vulnerable buyers who are frequen ly non-English speakers and fall victim to buying faulty or "lemon" cars.

To address this, I urge the city to enforce existing ordinances, specifically §10.36 090, which prohibits parking a vehicle on the street for more than 72 hours, and §10.36.100, which restricts parking for the purpose of sale or repair. By removing these inactive and illegally parked vehicles, we can free up much-needed space, reduce street congestion, and protect our community from predatory car-selling practices.

I hope the city will take these concerns seriously and work towards a solution that benefits both residents and those who are simply trying to get by. Thank you for your time and consideration.

Here are just a few vehicles that were not moved since the City repaved River Glen Dr a month ago:

<IMG_5732.jpeg>
<IMG_5731.jpeg>
<IMG_5730.jpeg>
<IMG_5729.jpeg>
<IMG_5728.jpeg>

Nick Roman
[redacted]