



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

Tuesday, December 4, 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

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. [1632-2018](#) Recognition of Dorothy Roberts, City Clerk**

Recommendation: Proclaim the City Council's recognition of Dorothy Roberts, City Clerk, for her many positive contributions to the City, on the occasion of her retirement.

4. PUBLIC COMMENT:**5. CONSENT CALENDAR:****5.A. [1646-2018](#) Franklin Station Hotel and Parking Garage Project, located at 1351 Second Street, 1251 Second Street, and 819 Randolph Street**

Recommendation:

1) Approve the second reading and final passage, and adopt 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;

2) Approve the second reading and final passage, and adopt 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; and

3) Approve the second reading and final passage, and adopt 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 - Ordinance with EXS A1 and A2 - Rezoning](#)
[ATCH 2 - Ordinance with EXS A and B - Planned Development Overlay](#)
[ATCH 2 - EX C - Draft Project Specific Design Guidelines](#)
[ATCH 3 - Ordinance - Development Agreement](#)
[ATCH 3 - EX A with EXS A-E Franklin Station DA - FINAL](#)
[ATCH 3 - EX E1 - DA Citywide-User-Fees](#)

5.B. [1643-2018](#) **Napa County Mosquito Abatement District Board Membership**

Recommendation: Appoint incumbent, Charles Carbone, to the Napa County Mosquito Abatement District Board for a term effective immediately and ending on December 31, 2021.

Attachments: [ATCH 1 - Letter of Recommendation](#)
[ATCH 2 - Application](#)

5.C. [1647-2018](#) **Designation of Certifying Officer for the National Environmental Policy Act**

Recommendation: Adopt a resolution designating the Community Development Director as the "Certifying Officer" as defined in 24 C.F.R. Part 58 for the City of Napa for purposes of compliance with the National Environmental Policy Act

Attachments: [ATCH 1 - Resolution](#)

5.D. [1631-2018](#) **Monthly Budget and Investment Statement**

Recommendation: Receive and file the Monthly Budget and Investment Statement as of September 30, 2018.

Attachments: [ATCH 1 - Monthly Budget and Investment Stmt as of September 30, 2018](#)

5.E. [1630-2018](#) **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. [1633-2018](#) **Appointment of City Clerk**

Recommendation: Adopt a resolution appointing Tiffany Carranza as City Clerk effective December 29, 2018.

Attachments: [ATCH 1 - Resolution](#)
[EX A - Executive Staff Compensation and Benefit Summary](#)

6.B. [1592-2018](#) **Vice Mayor Selection**

Recommendation: Appoint a Councilmember to serve as Vice Mayor for a term ending December 17, 2019.

Attachments: [ATCH 1 - Section 59A-City Charter](#)

6.C. [1636-2018](#) General Plan Advisory Committee Membership and Update

Recommendation: 1) Appoint Bernardo Narvaez and Ricardo Hurtado to the newly established General Plan Advisory Committee; and
2) Receive a report from staff with an update on the General Plan process

Attachments: [ATCH 1 - GPAC Applications](#)
[ATCH 2 - GPAC Membership](#)

6.D. [1557-2018](#) Fiscal Year 2018/19 First Quarter Report

Recommendation: 1. Receive and file the First Quarter Report for Fiscal Year 2018/19.
2. Adopt a resolution Approving Amendments to the Adopted Budget for the 2018/19 Fiscal Year.

Attachments: [ATCH 1 - Resolution with EX A](#)
[ATCH 2 - First Quarter Report, Fiscal Year 2018/19](#)

7. CONSENT HEARINGS:**7.A. [1599-2018](#) Preservation of Qualified Historical Property at 1043 Vallejo Street**

Recommendation: Authorize the City Manager, on behalf of the City, to execute the Mills Act Historic Preservation Agreement for the Joseph Schuppert House (Shay Residence) at 1043 Vallejo Street.

Attachments: [ATCH 1 - Mills Act Contract 1043 Vallejo Street](#)
[EX A - Property Description](#)
[EX B - Site Plan](#)
[EX C - Preservation Plan](#)
[ATCH 2 - Plans and Supporting Documents](#)
[ATCH 3 - Table 1-Est Prop Tax Reduction](#)

7.B. [1600-2018](#) Preservation of Qualified Historical Property at 492 Randolph Street

Recommendation: Authorize the City Manager, on behalf of the City, to execute the Mills Act Historic Preservation Agreement for the George E. Goodman, Jr. House (Theodorides Residence) at 492 Randolph Street.

Attachments: [ATCH 1: Draft Mills Act Contract for 492 Randolph Street](#)
[EX A - Property Description](#)
[EX B - Site Plan](#)
[EX C - Preservation Plan](#)
[ATCH 2 - Plans and Supporting Documents](#)
[ATCH 3 - Table 1-Est Prop Tax Reduction](#)

8. COMMENTS BY COUNCIL OR CITY MANAGER:

9. CLOSED SESSION:**9.A. [1645-2018](#)**

Conference with the City's Real Property Negotiators (Steve Potter, Eric Whan, Jeff Freitas, John Ferons, Michael Barrett), pursuant to Government Code Section 54956.8, to discuss price and terms of payment under discussion for the following four properties:

- 2003 Big Ranch Road (APN 038-170-030). Partial acquisition of approximate 2,278 square foot right of way and easement for public use, and two temporary construction easements of approximately 1,096 square feet and 410 square feet; Property Owner: The Norriss Family Partners, LP, a California limited partnership.
- 2023 Big Ranch Road (APN 038-170-008). Partial acquisition of approximate 4,704 square foot right of way and easement for public use, and two temporary construction easements of approximately 2,823 square feet and 240 square feet; Property Owner: Todd J. Morse.
- 2033 Big Ranch Road (APN 038-170-007). Partial acquisition of approximate 2,203 square foot right of way and easement for public use, and two temporary construction easements of approximately 1,919 square feet and 550 square feet; Property Owner: Michael D. Imfeld and Mayen Shueh.
- 2047 Big Ranch Road (APN 038-170-006). Partial acquisition of approximate 2,203 square foot right of way and easement for public use, and two temporary construction easements of approximately 1,908 square feet and 970 square feet; Property Owner: Rosemary S. Hafeli.

9.B. [1661-2018](#)

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 organizations: Police Management Unit (PMU) and Napa City Employees Association (NCEA).

- 9.C. [1655-2018](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION, Title: Interim City Manager (California Government Code section 54957); and CONFERENCE WITH LABOR NEGOTIATORS, City's designated representatives are the Mayor and the City Attorney, and unrepresented employee position is the Interim City Manager (Government Code section 54957.6).

CITY COUNCIL RECESS

6:30 P.M. EVENING SESSION

10. CALL TO ORDER:

10.A. Roll Call:

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

13. REPORT ACTION TAKEN IN CLOSED SESSION:

14. PUBLIC COMMENT:

15. ADMINISTRATIVE REPORTS:

15.A. [1660-2018](#) Napa Pipe Project Update

Recommendation: Receive a status report regarding the Napa Pipe project and provide direction to staff regarding next steps.

16. PUBLIC HEARINGS/APPEALS:

16.A. [1585-2018](#) Vista Grove Subdivision, a Proposed 27 Lot Residential Subdivision on a 4.9 Acre Property Located at 4455 Linda Vista Avenue

Recommendation: Adopt a resolution approving a Use Permit, Design Review Permit and Tentative Map for the Vista Grove Subdivision, a subdivision of a 4.9-acre project site into 27 single family lots, located at 4455 Linda Vista Avenue and determining that the actions authorized by this resolution are exempt from CEQA.

Attachments: [ATCH 1 -Draft Resolution](#)
[ATCH 2 - PC staff report dte 10.4.18 neighbor corres & draft min excerpts](#)
[ATCH 3 - Project Description and Plans](#)
[ATCH 4 - Communication Received Oct 23, 2018.pdf](#)

17. COMMENTS BY COUNCIL OR CITY MANAGER:

18. ADJOURNMENT:

The next regularly scheduled meeting for the City Council of the City of Napa December 18, 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 30, 2018 at 5:00 p.m.

Dorothy Roberts, 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.