



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

**Tuesday, February 4, 2020**

**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

### **City Hall Council Chambers**

*955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)*

### **CITY COUNCIL**

*Mayor Jill Techel  
Vice Mayor Doris Gentry  
Councilmember Liz Alessio  
Councilmember Mary Luros  
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. [2180-2019](#) 2019 Helen Putnam Award for Economic Development through the Arts**

**Recommendation:** Receive the 2019 Helen Putnam Award for Economic Development through the Arts for the Napa Lighted Art Festival from the League of California Cities.

**4. PUBLIC COMMENT:****5. CONSENT CALENDAR:****5.A. [2237-2019](#) City Council Meeting Minutes**

**Recommendation:** Approve the November 19, 2019 Regular City Council Meeting Minutes.

**Attachments:** [ATCH 1 - Nov 19, 2019 Regular CC Mtg Minutes DRAFT](#)

**5.B. [2195-2019](#) Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane**

**Recommendation:** Determine there is a need to continue the emergency action to execute and implement contracts for the design, permitting and construction of the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, and determine that the actions authorized by this item are exempt from CEQA.

**5.C. [2199-2019](#) Fiscal Year 2018-19 Annual Tax Report for City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway)**

**Recommendation:** Receive the Annual Tax Report for the City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway) for the fiscal year ended June 30, 2019.

**Attachments:** [ATCH 1 - Annual Tax Report for Napa Community Facilities District](#)

5.D. [2224-2019](#)**Budget Staffing Plan for the City Manager's Office and Finance Department**

**Recommendation:** Approve the second reading and final passage, and adopt an ordinance amending Napa Municipal Code Section 2.08.090 Regarding the Designation of a Deputy City Manager position as an Appointive Officer Employee in the City Manager's Office.

**Attachments:** [ATCH 1 - Ordinance](#)

5.E. [2225-2019](#)**Napa Pipe Amendments**

**Recommendation:** Approve the second reading and final passage, and adopt an ordinance amending the Zoning Map established under Napa Municipal Code Section 17.04.050 to rezone a 31.48 acre property located at 1025 Kaiser Road (APN 046-400-054) from Master Plan: Napa Pipe - Light Industrial: Airport Compatibility (MP:NP-IL:AC) to Master Plan: Napa Pipe-Mixed Use Residential Waterfront: Airport Compatibility (MP:NP-MUR-W:AC) and reconfigure the area zoned Master Plan: Napa Pipe-Industrial/Business Park: Airport Compatibility Zoning District (MP:NP-IBP:AC) and amending the text in Napa Municipal Code Sections 17.32.160 and 17.32.390 for the Napa Pipe Master Plan District and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and approve the second reading and final passage and adopt an ordinance approving a Development Agreement Amendment pursuant to Government Code Sections 65864 et seq., by and between the City of Napa and Napa Redevelopment Partners 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", "A2" & A"3" with Redlines](#)  
[ATCH 2 - Ordinance \(Amendment to Napa Pipe DA\)](#)  
[ATCH 2 - EX A - Amended Development Agreement](#)

5.F. [2174-2019](#)**Forgiveness of Housing Loan**

**Recommendation:** Adopt a resolution authorizing the City Manager to forgive an unsecured CDBG Housing Rehabilitation Loan for improvements to a mobile home located at 770 Lincoln Avenue, #46 in the amount of \$9,975 and accrued interest of \$2,511.66 due to the death of the borrower.

**Attachments:** [ATCH 1 - Resolution](#)

5.G. [2176-2019](#)**CalHome Funding Application**

**Recommendation:** Adopt a resolution authorizing the Community Development Director to submit a grant application to the California State Department of Housing and Community Development for a CalHome Program grant of up to \$1,200,000.

**Attachments:** [ATCH 1 - Resolution](#)

**6. ADMINISTRATIVE REPORTS:****6.A. [2215-2019](#)****Discussion on the Use of Official Titles and Vice-Mayor Selection****Recommendation:**

Discuss the use of official titles for the Mayor, Vice-Mayor, and Councilmembers, and reconsider the appointment of the Vice-Mayor for the term ending December 15, 2020.

**Attachments:**

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

**7. COMMENTS BY COUNCIL OR CITY MANAGER:****8. CLOSED SESSION:****8.A. [7-2020](#)**

Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9(d)(1)): Napa Superior Court Case No. 18CV001654.

**8.B. [8-2020](#)**

Conference with Real Property Negotiators (Government Code Section 54956.8): Property: Surface parking lot (approximately 0.74 acres) at the southeast corner of Pearl Street and Coombs Street, APN Nos. 003-166-011 and 003-166-008; City Negotiators: Steve Potter, Jeff Freitas, Vin Smith, Robin Schabes, Fran Robustelli, and Michael Barrett; Negotiating Party: Zapolski Real Estate, LLC; Under Negotiation: price and terms of payment.

**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. [2012-2019](#)****Heritage House/Valle Verde Environmental Impact  
Report/Environmental Assessment and Project****Recommendation:**

(1) Adopt a resolution certifying the Final Environmental Impact Report/Environmental Assessment/Finding of No Significant Impact for the Valle Verde and Heritage House Continuum of Housing Project (3700, 3710 & 3720 Valle Verde Drive), adopting Findings of Fact, and adopting a Mitigation Monitoring and Reporting Program; and  
(2) Adopt a resolution approving a Use Permit and Design Review Permit to remodel an existing building to create 66 Single Room Occupancy (SROS) units, including 33 units of permanent supportive housing, (Heritage House), and a Design Review Permit for the construction of a 24-unit affordable apartment complex (Valle Verde) and three Density Bonus Concessions (two for Heritage House and one for Valle Verde) on a 2.88 acre property located at 3700, 3710 & 3720 Valle Verde Drive (APNS 038-170-042, 043 & 046), and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

**Attachments:**[ATCH 1 - CEQA Resolution](#)[ATCH 2 - Use Permit and Design Review Resolution](#)[ATCH 3 - PC Staff Report dated 12-05-19 w/ ATCH & Late Corresponden](#)[ATCH 4 - PC Draft Minutes Excerpts 12-05-19](#)[ATCH 5 - Response to Gagen McCoy](#)[ATCH 6 - Response to Dr. Rich Memo](#)[ATCH 7 - Additional EIR Errata](#)[ATCH 8 - Final EIR and Draft EIR](#)[ATCH 9 - Public Correspondence](#)**15. COMMENTS BY COUNCIL OR CITY MANAGER:****16. ADJOURNMENT:**

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, February 18, 2020.

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, January 31, 2020 at 5:00 p.m.

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Tiffany Carranza, 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](http://www.cityofnapa.org); you may also contact the City Clerk for information by email at [clerk@cityofnapa.org](mailto: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](mailto: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](mailto: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/APPEALS**

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.