



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

**Tuesday, March 17, 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. [62-2020](#) **In Remembrance of The Pathway Home's Three Brave Women**  
**Recommendation:** Present a proclamation in honor of the second anniversary of Pathway Home's Tragedy.  
**Attachments:** [ATCH 1 - Proclamation](#)

- 3.B. [63-2020](#) **Public Health Update on COVID-19**

**4. PUBLIC COMMENT:****5. CONSENT CALENDAR:**

- 5.A. [40-2020](#) **Monthly Budget and Investment Statement**  
**Recommendation:** Receive and file the Monthly Budget and Investment Statement as of January 31, 2020.  
**Attachments:** [ATCH 1 - Jan 2020 Budget and Investment Statement](#)
- 5.B. [53-2020](#) **Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane**  
**Recommendation:** Adopt a resolution determining that: (1) there is no longer a need to take emergency actions for the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, (2) the authorization to perform emergency work is terminated, and (3) the actions authorized by this resolution are exempt from CEQA.  
**Attachments:** [ATCH 1 - Resolution](#)
- 5.C. [2230-2019](#) **Park Avenue and Jefferson Street Water Main Replacement**  
**Recommendation:** Authorize the Utilities Director to execute a construction contract with the lowest and best bidder, Vinciguerra Construction, Inc., for the Park Avenue and Jefferson Street Main Replacement Project in the bid amount of \$1,167,850, and authorize the Utilities Director to execute contract, amendments and change orders on behalf of the City in an amount not to exceed \$1,400,000; and determine that the actions authorized by this item are exempt from CEQA.

5.D. [32-2020](#)**Vineyard Park Area Concrete Repair Project****Recommendation:**

Adopt a resolution: (1) authorizing the Public Works Director to award and execute a construction contract to Ghilotti Bros, Inc. for the Vineyard Park Area Concrete Repair Project (PWPINOTSW) in the bid amount of \$920,703.25; (2) authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$1,087,774; (3) determining that the actions authorized by this resolution are exempt from CEQA; and (4) approving an increase of \$287,774 to the Sidewalk Program Improvement Fund expenditure budget, as documented in Budget Adjustment No. BE2003505.

**Attachments:**[ATCH 1 - Resolution](#)[EX A - Budget Adjustment No. BE2003505](#)[ATCH 2 - Project Location Map](#)**6. ADMINISTRATIVE REPORTS:**6.A. [2202-2019](#)**2019 Housing Element Annual Progress Report****Recommendation:**

Accept the 2019 Housing Element Annual Progress Report and direct Staff to file the report with the California Department of Housing and Community Development ("HCD") and the Governor's Office of Planning and Research ("OPR").

**Attachments:**[ATCH 1 - HE Progress Report](#)**7. CONSENT HEARINGS:**7.A. [2203-2019](#)**Accessory Dwelling Unit (ADU) Ordinance Amendment****Recommendation:**

First reading and introduction of an ordinance amending Napa Municipal Code Section 17.06.030 "Definitions", and repealing existing Section 17.52.015 "Accessory Dwelling Units (ADU)" in its entirety and replacing it with a new Section 17.52.015 "Accessory Dwelling Units (ADU)" and determining that the actions authorized by this Ordinance are exempt from CEQA.

**Attachments:**[ATCH 1 - Ordinance](#)[ATCH 2 - ADU Ordinance O2019-008](#)[ATCH 3 - Planning Commission Staff Report](#)7.B. [24-2020](#)**Elder and Dependent Adult Protection Ordinance Update****Recommendation:**

Approve the first reading and introduction of an ordinance repealing Napa Municipal Code Chapter 5.22 (Elder Caregiver Permits) and replacing it with a new Chapter 5.22 (Elder and Dependent Adult Protection); and adopt a resolution designating the Deputy Director of the Napa County Health and Human Services Agency, Division of Comprehensive Services for Older Adults as the caregiver coordinator for the City of Napa.

**Attachments:**[ATCH 1 - Ordinance with EX A](#)[ATCH 2 - Resolution](#)

**8. PUBLIC HEARINGS/APPEALS:****8.A. [9-2020](#)****Stanly Ranch Resort, Phase II****Recommendation:**

Adopt a resolution approving a Design Review Permit and a Tentative Subdivision Map for 70 whole ownership dwelling units on ten lots and a Design Review Permit and Tentative Subdivision Map for 40 fractional guest units on one lot for Phase II of the Stanly Ranch Resort located at 1201 Stanly Lane and 200 Stanly Cross Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

**Attachments:**

[ATCH 1 - Resolution](#)

[EX A - NapaSan Letter dated December 19, 2019](#)

[EX B - Memorandum dated October 16, 2019](#)

[ATCH 2 - Planning Commission Report and Minutes Excerpts](#)

[ATCH 3 - Project Plans](#)

[ATCH 4 - Tentative Subdivision Maps](#)

**9. COMMENTS BY COUNCIL OR CITY MANAGER:****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. PUBLIC COMMENT:**

**14. PUBLIC HEARINGS/APPEALS:****14.A. [21-2020](#)****Transition to District-Based Elections for Councilmembers****Recommendation:**

(1) Hold a public hearing to receive a presentation from City staff and the City's consulting demographer, and to receive public input, regarding draft district boundary maps and the potential sequence of elections of Councilmembers; and (2) provide direction to City staff and the City's consulting demographer on the preferred district boundary map and sequence of elections of Councilmembers, to be brought back to City Council for consideration at a Public Hearing on April 7, 2020.

**Attachments:**

[ATCH 1 - Plan A Draft Map](#)

[ATCH 2 - Plan B Draft Map](#)

[ATCH 3 - Plan C Draft Map](#)

[ATCH 4 - Plan D Draft Map](#)

**14.B. [2200-2019](#)****Polvora Card Room****Recommendation:**

(1) Approve first reading and introduction of an ordinance amending Napa Municipal Code Chapters 5.16, 17.10, and 17.52 to authorize a card room as a conditionally permitted use in the Community Commercial District, to increase the number of card tables permitted in the City from five to six, to increase the allowable number of patrons at a card table from 10 to 15 and to allow alcohol to be consumed in a card room and determining that the actions authorized by this ordinance are exempt from CEQA; and (2) Adopt a resolution approving a Use Permit to operate a six-table card room at 505 Lincoln Avenue and determining the actions authorized by this resolution are exempt from CEQA.

**Attachments:**

[ATCH 1 - Ordinance](#)

[ATCH 2 - Resolution](#)

[EX A - Proposed Wagering Limits](#)

[ATCH 3 - PC Report - Minutes - PC Communications](#)

[ATCH 4 - Applicant's Proposed Amendments](#)

[ATCH 5 - Staff's Proposed Amendments](#)

[ATCH 6 - Project description and plans](#)

[ATCH 7 - Applicant's letter offering a table fee](#)

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

Please note that our City Council meetings are live-streamed via the City's website at [www.cityofnapa.org](http://www.cityofnapa.org) by visiting this link directly:

<https://napacity.legistar.com/Calendar.aspx> and clicking on the "In Progress" button. Anyone with a computer, laptop, or mobile device and internet access can view our City Council meetings live online. Viewers can also access archived webcasts of past meetings at their convenience. These archived webcasts are indexed, allowing users to quickly jump to a particular agenda item, and provide easy access to agenda-related documents.

In addition, our City Council meetings are also televised live by tuning into our local cable TV Channel 28.

If you are unable to attend the meeting in person and you would like to submit your public comments via email, then please send your written submission to the City Council through the City Clerk at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org) in order to be shared during the meeting.

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, March 31, 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, March 13, 2020 at 5:00 p.m.

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Caitlin Saldanha, 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](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/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.