

SUPPLEMENTAL REPORTS & COMMUNICATIONS
Office of the City Clerk

City Council of the City of Napa

Regular Meeting

May 3, 2022

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

7. ADMINISTRATIVE REPORTS:

7.C. Utilities Department Spotlight

- PowerPoint Presentation by City Staff.

7.D. Outdoor Commercial Uses & Parklet Program

- PowerPoint Presentation by City Staff.
 - 1) Email from James Rosen received on April 20, 2022.
 - 2) Email from Rebecca Lee received on May 1, 2022.
 - 3) Email from Craig Smith, Downtown Napa Association, received on May 3, 2022.

CITY OF NAPA: INDICATORS CITY COUNCIL PRESENTATION

NAPA, CA

MAY 2022

Robert Eyler, PhD

President, Economic Forensics and Analytics Inc.

Professor, Economics, Sonoma State University

eyler@econforensics.com

Federal Reserve Philadelphia Forecast, Survey of Professional Forecasters

These data are from February 2022

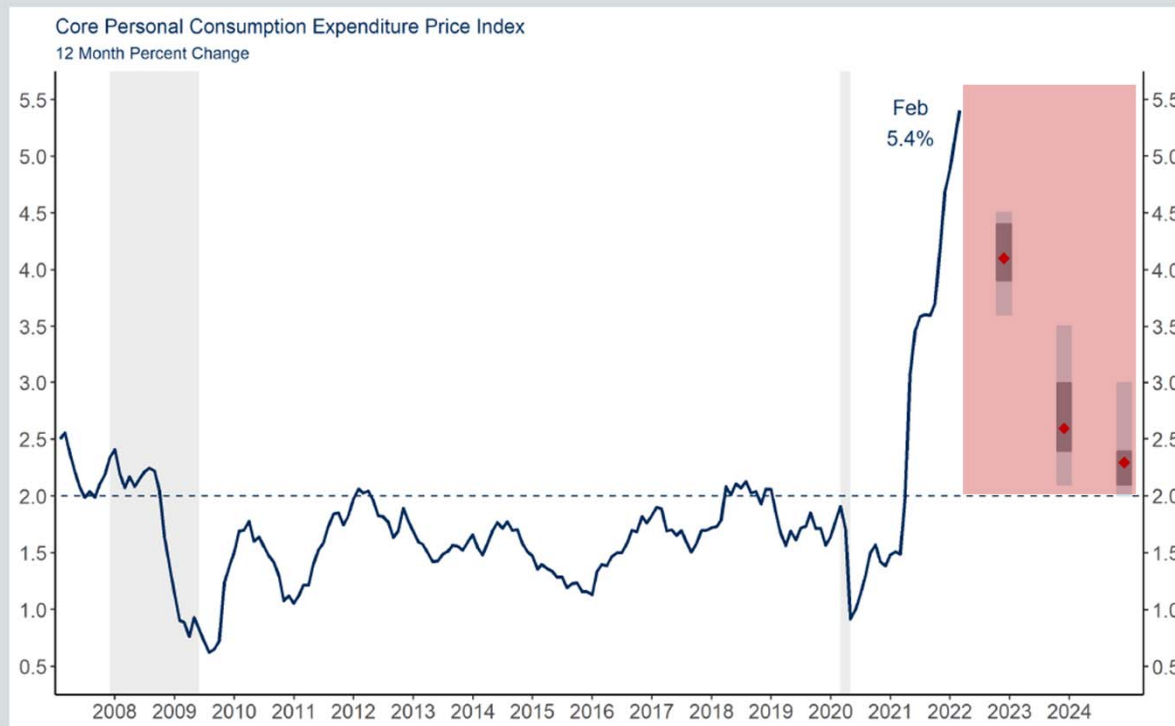
	Real GDP (%)		Unemployment Rate (%)		Core PCE Inflation (%)	
	Previous	New	Previous	New	Previous	New
Quarterly						
2022:Q1	3.9	1.8	4.3	3.9	2.5	4.3
2022:Q2	3.0	4.2	4.1	3.7	2.4	3.1
2022:Q3	3.1	3.0	3.9	3.6	2.3	2.5
2022:Q4	3.1	2.9	3.9	3.5	2.1	2.3
2023:Q1	N/A	2.8	N/A	3.4	N/A	2.3
Annual data (projections based on annual-average levels):						
2022	3.9	3.7	4.1	3.7	2.3	3.1
2023	2.6	2.7	3.6	3.4	2.1	2.2
2024	2.3	2.3	3.7	3.6	N/A	2.2
2025	N/A	2.3	N/A	3.7	N/A	N.A.

Source: Federal Reserve Philadelphia Branch

Inflation: The Latest and Thinking Forward

Shaded Area = Recession, 2007 to 2025, CPI

Core Personal Consumption Expenditure Price Index



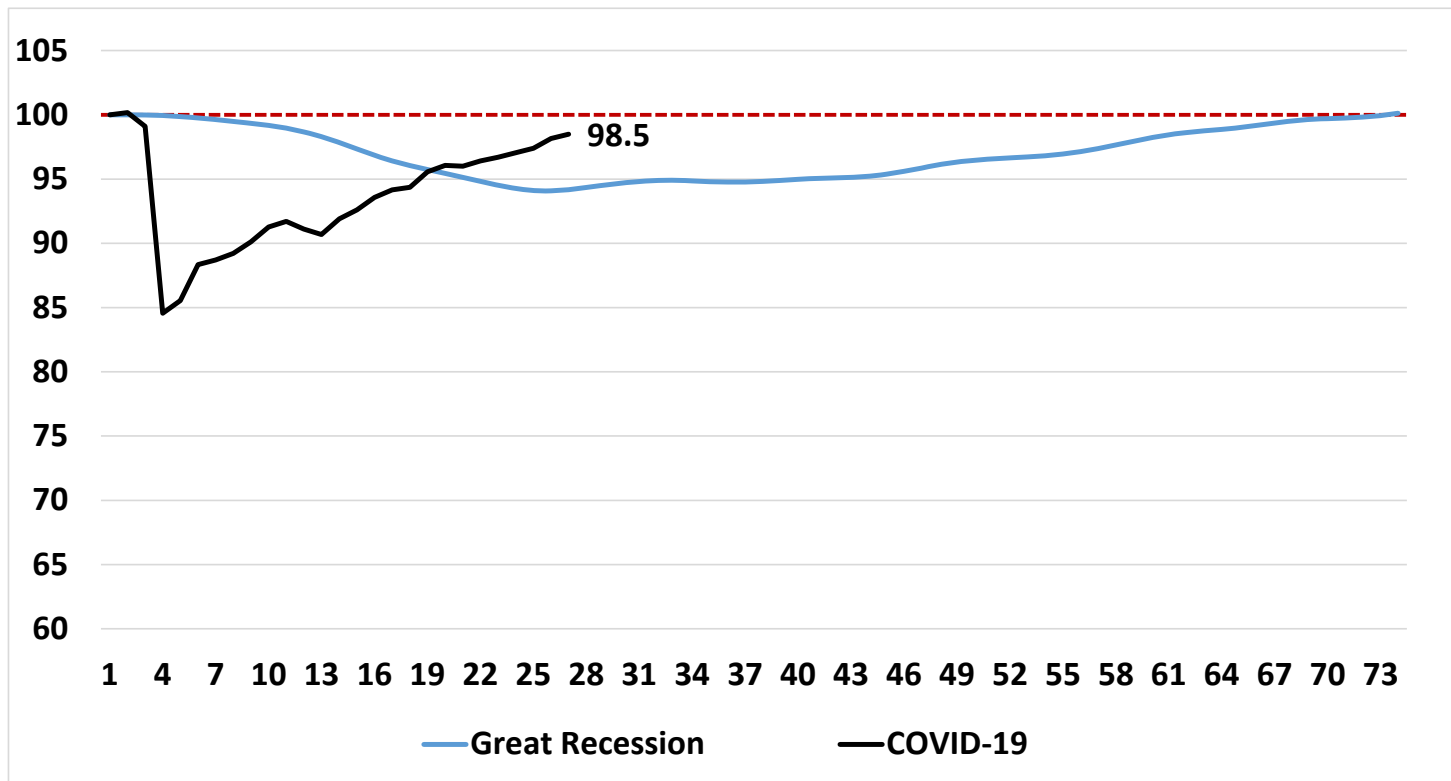
Notes: FOMC projection is the median, range, and central tendency for Q4/Q4 percent changes, from the March 2022 meeting. Red dots indicate median projections. Core PCE Price Index excludes expenditures on gasoline and food services.



Inflation stable when demand is rising and supply is rising in tandem

- Changes in interest rates from here a question
- Eastern Europe has made this supply-side recovery more complex
- Affects low-wage workers more each month this continues

Employment Recovery Comparison, California, Great Recession and COVID-19 Recession, Months from Peak Employment, Index Nov 2007 and Jan 2020 = 100, to February 2022



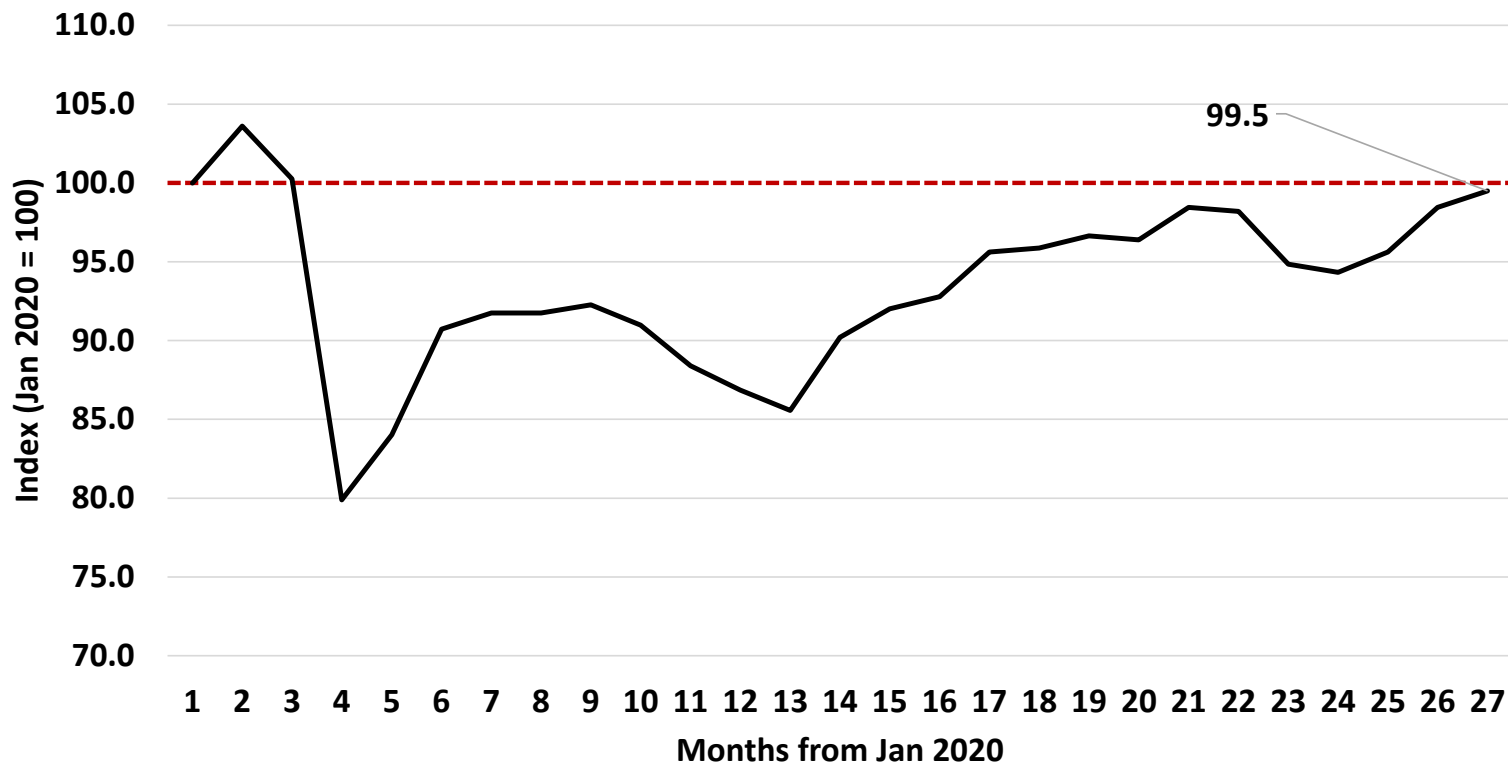
These data show are the same idea as the last slide, but for California.

The Great Recession in California took 72 months to recover the lost volume of workers.

As of March 2022, CA back to 98.5% of Jan 2020 level of employed residents.

Recovery is movement of black line back to red dotted line.

Tracking Labor Market Recovery: City of Napa Residents Great Recession and in COVID-19 Recession to February 2022, Index Nov 2007 and Jan 2020 = 100



These data show the evolution of the Great Recession versus COVID-19 jobs recovery from the peak month of pre-recession jobs levels.

The COVID-19 recovery for city residents has gained more momentum since Dec 2020 and especially March 2021. As of February 2022, the City of Napa residents that were working at pre-pandemic levels in the aggregate again.

Recovery is movement of black line back to red dotted line.

We need to watch for how the jobs Napa residents work have shifted from some sectors to others.

Major LF Data Comparisons, March 2022 Compared to Jan 2020, City of Napa, Napa County Residents and CA

Category	Change City of Napa	% Change/ U Rate	Change Napa County	% Change/ U Rate	Change California	% Change/ U Rate
Civilian Labor Force	-400	-0.9%	-800	-1.1%	-414,100	-2.1%
Civilian Employment	-200	-0.5%	-400	-0.6%	-547,200	-2.9%
Unemployment Rate		3.6%		3.4%		4.9%

The City of Napa's labor market continues to improve, with the City's residents now back to the same labor-force level and beyond as pre-pandemic.

We are comparing to Jan 2020 in terms of data about "change".

California's unemployment rate remains among the nation's highest for the 50 states.

Overnight Stay Evolution: February 2020 and February 2022, Percent of Available Rooms (Occ Rate) and Revenue per Available Room (RevPAR), Napa and Selected counties

County	Occ Rate		RevPAR	
	Feb 2022	Feb 2020	Feb 2022	Feb 2020
Napa County	55.6	64.5	\$ 206.98	\$ 173.56
Marin County	60.9	70.8	\$ 88.01	\$ 51.72
San Francisco	56.0	70.5	\$ 102.29	\$ 107.25
Sonoma County	42.3	76.6	\$ 78.10	\$ 35.88

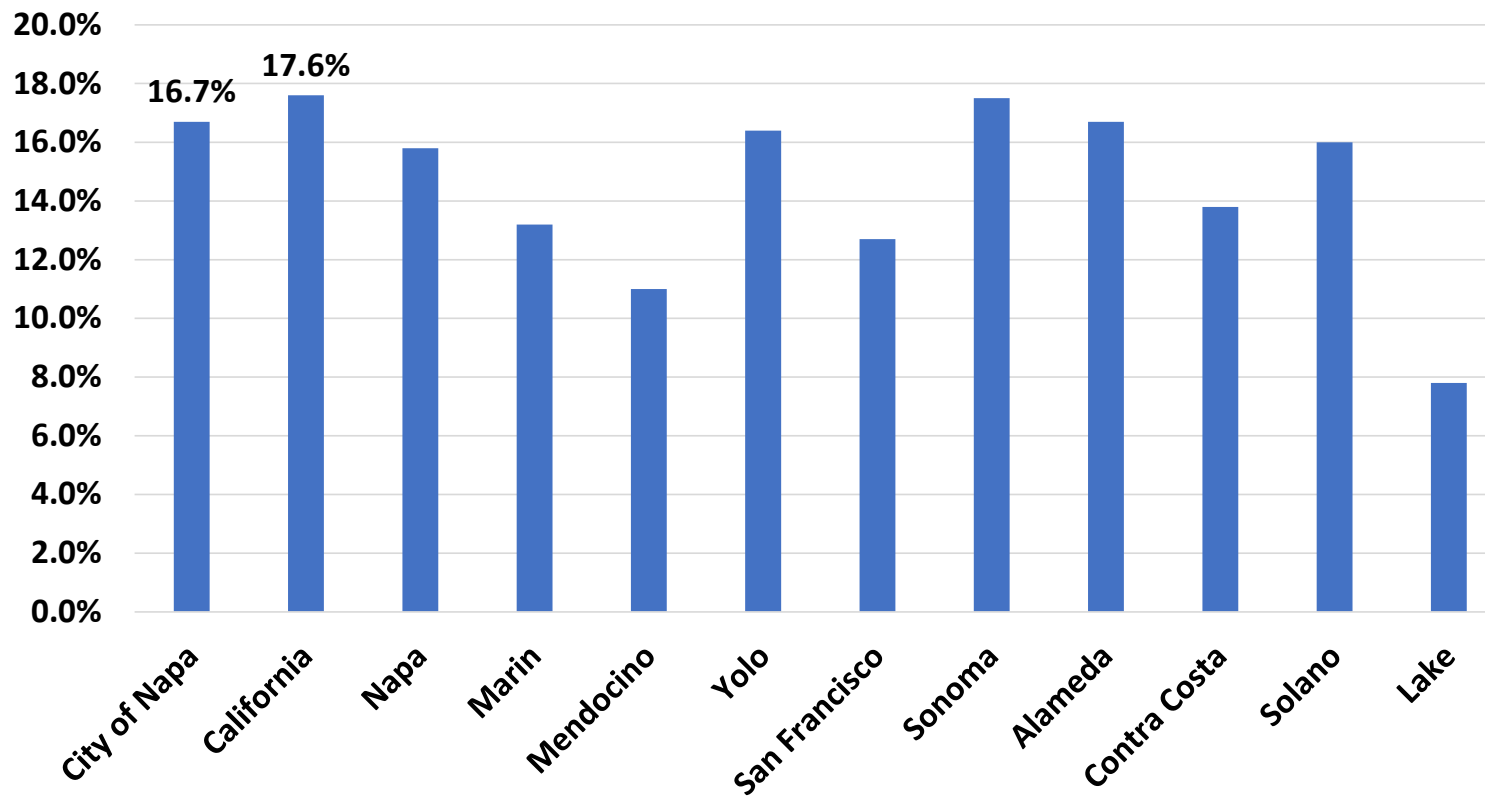
Napa County/City of Napa has continued to recover demand and business revenue from overnight stays

Notice San Francisco is still relatively low versus February 2020.

These rates are TOT drivers; the higher the occupancy rates, the more TOT, especially if hotel prices are rising simultaneously.

More overnight stays accelerate tourism spending versus day visitors.

Housing Price Forecast, February 2022 to February 2023, % Change, City of Napa, Selected Counties and California



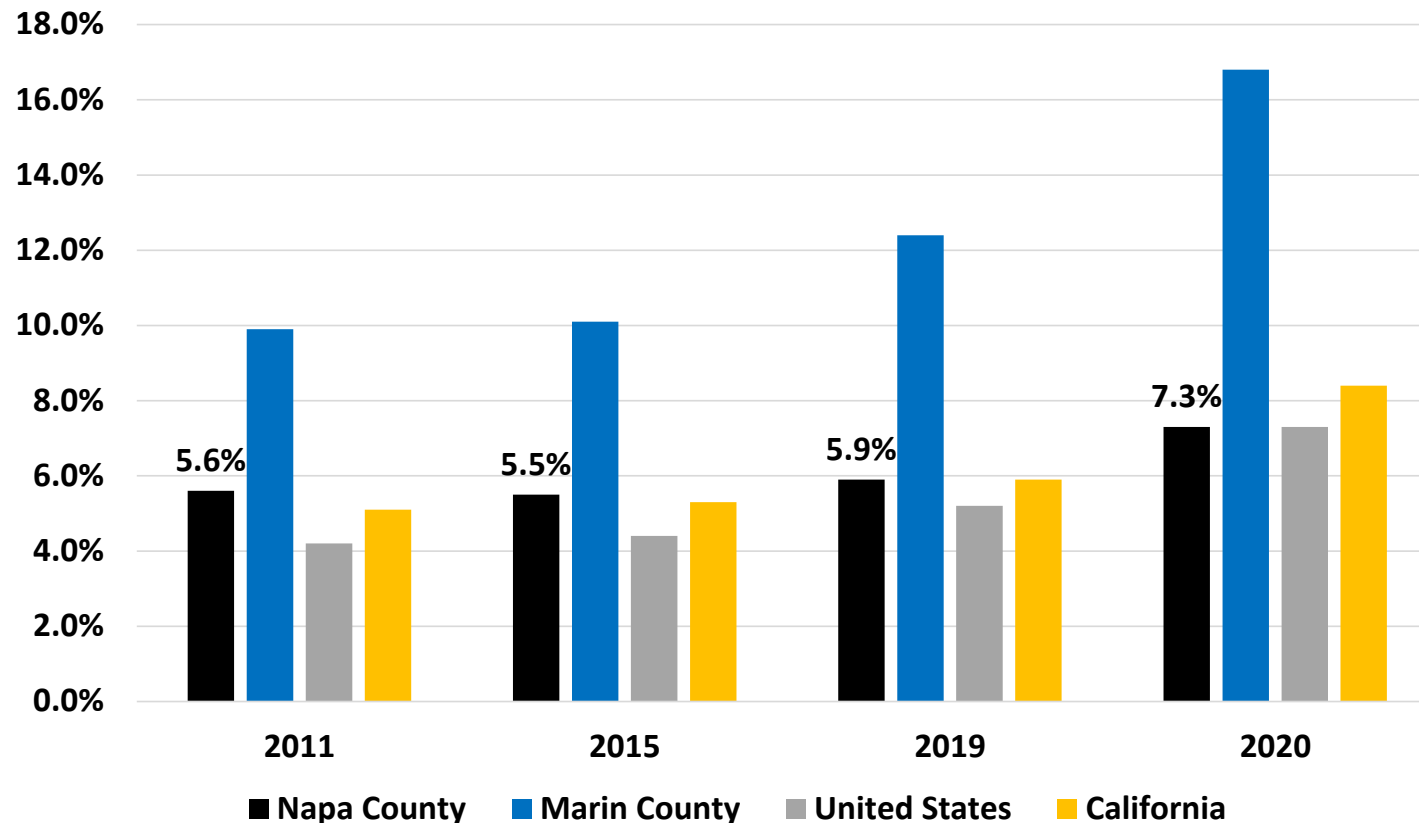
The City of Napa's housing market drives Napa County; the forecast in Oct 2021 to Oct 2022 remains strong.

We should expect prices and forecasts to continue flattening in 2022.

While interest rates may remain historically low, we should expect the Federal Reserve to increase rates by 0.25% – 0.50% in 2022 and thus marginally reduce demand for home purchases.

Work from Home: New Census Data

% of Working Residents, 2011 to 2020, 5-Year Averages



Napa County saw a jump in the proportion of working residents working from home in 2020, but not as much as Marin County (which ranks #1 in California among the 58 counties for % of working residents working from home).

City of Napa: things to watch

- City of Napa, April 2022
 - City of Napa continues to recover
 - Local labor markets may be held up by lack of workers and rising gas prices
- Jobs and Economic Recovery in City of Napa and Napa County
 - Napa County bucking trends on leisure and hospitality hiring (rising faster than state)
 - Construction/housing and labor force 2025 the next focus
- Macroeconomic forecasts have been slightly reduced
 - Inflation expectations remain high
 - Eastern Europe may shift international travel in summer 2022 to regional to Napa

Thanks!
Questions?
eyler@econforensics.com
@bobby7007

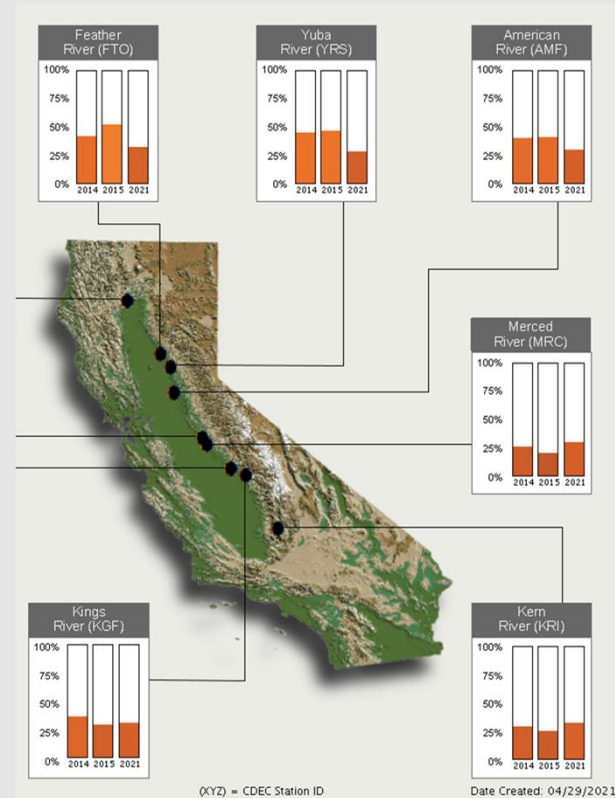


City Council Presentation 2022 Water Supplies



2022 - Historic Dry Year Locally & Regionally

- Lake Hennessey
 - received 19 inches of rainfall
 - 27 inches is annual average
- Lake Hennessey is at 84% capacity as of April 18
 - Storage 26,080 AF
- Milliken Reservoir is 100% capacity as of April 18
 - Storage 1,400 Af
- State Reservoirs are near 2014 & 2015 levels
- State Water Project allocation is 15%



2022 Drought Year

Water Plan: Supply and Use

Goal: Preserve water stored in Lake Hennessey

Action:

- 20% reduction from 2020 in May – October
- Irrigation season conservation will preserve 1,500 AF in Lake Hennessey

Target: Lake Hennessey will hold 60% (18,600 AF) in November



2022 DRY YEAR WATER PLAN

MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

Focus on irrigation restrictions for all water users:

1. Residential and Commercial Irrigation
2. Temporary Hydrant Meters and Bulk Water from the City's Corporation Yard
3. Interruptible Agricultural Irrigation Contracts



2022 DRY YEAR WATER PLAN

R2021-074 MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

Residential and Commercial Irrigation Customers

- 90% residential / 10% commercial accounts

Limit outdoor spray irrigation to two times per week, customers with:

- **even number addresses irrigate on Monday and Thursday**
- **odd number addresses irrigate on Tuesday and Friday**

Exceptions:

- Drip and Micro spray
- hand watering with a container or hose with shutoff device
- limited operation of irrigation systems for testing, maintenance or repairs



2022 DRY YEAR WATER PLAN

MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

Temporary Hydrant Meters and Bulk Water from City Corp Yd

Prohibited Uses Outside City System:

- Irrigation
- Commercial

Allowed Uses

- Residential - limited to 6,000 gallons per parcel for interior domestic use in Napa County
 - subject to an agreement between the hauler and City that defines the restrictions and limitations
- Construction - used solely on a parcel that is currently receiving City water or is authorized to be served by City water.



2021 DRY YEAR WATER PLAN

MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

Interruptible Agricultural Irrigation Contract Customers

- Water not available in 2022
- Notification letters sent Feb 15th



2022 DRY YEAR WATER PLAN

MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

Remain in Effect

Irrigation restrictions:

- Do not irrigate landscaping between 10:00 a.m. and 5:00 p.m.
- Avoid runoff onto sidewalks, roadways, & non-irrigated areas



2022 DRY YEAR WATER PLAN

MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

No water waste:

- Decorative fountains or water features, must be recirculating
- Hoses must be fitted with a shutoff nozzle
- Use a broom - no spraying of water to wash driveways and sidewalks, except where necessary to address an immediate health and safety need



2022 DRY YEAR WATER PLAN

MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

Other restrictions:

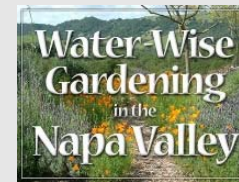
- Do not drain and refill swimming pools unless needed for pool repair or to correct a severe chemical imbalance
- Hotels, motels, and other commercial lodging establishments provide the option of not having towels and linens laundered daily
- Restaurants wait to provide water until requested by customer



2022 DRY YEAR WATER PLAN

CONSERVATION RESOURCES

- Water-Wise Home & Business Surveys
- Free Water Saving Devices
- Water-Wise Gardening Web Site
napa.watersavingplants.com
Sample Irrigation Schedules, Controller Setting
- Cash For Grass Rebate & **Flip the Strip** (*new)
- Flume Meters
- Toilet Replacement
- Commercial Smart Rebates
- Trained Landscapers



2022 DRY YEAR WATER PLAN

OUTREACH PLAN

- City Website
 - Drought updates at www.CityofNapa.org/water
- Social media presence (Facebook, Twitter, Next Door...)
- News media
- **April 1st** Direct Mailer to all customers
- **April 6th** Started direct outreach patrols & door tags
- **April** Napa Valley Marketplace
- **Summer** NRWS bill inserts



2022 DRY YEAR WATER PLAN

OUTREACH PLAN

Direct mail
Friday, April 1st

Effective immediately outdoor irrigation with City water is only allowed **2 days per week.**



Even number addresses may water only on:

**MONDAY
THURSDAY**



Odd number addresses may water only on:

**TUESDAY
FRIDAY**

**No watering allowed:
WEDNESDAY, SATURDAY, SUNDAY**

Restrictions do not apply to:

- Low-volume drip irrigation
- Container plants
- Hand watering
- Testing, maintenance, repair

**Defeat
the Drought!**

Water only on your
designated days
before 10am or after 5pm.



**¡Derrota
la Sequía!**

Riegue solo en los días
designados antes de las
10am o después de las 5pm.



cityofnapa.org/water

Efectivo inmediatamente el riego al aire libre solo se permite **2 días a la semana.**



Domicilios con numeros
Pares pueden regar:

**LUNES
JUEVES**



Domicilios con numeros
Impares pueden regar:

**MARTES
VIERNES**

**No se permite regar:
MIÉRCOLES, SÁBADO, DOMINGO**

Las restricciones no se aplican a:

- Riego por goteo de bajo volumen
- Plantas en macetas
- Riego a mano
- Pruebas, mantenimiento, reparación



2022 DRY YEAR WATER PLAN

OUTREACH PLAN

Patrols and
door hangers

AVISO DE SEQUÍA:

DROUGHT NOTICE:

Napa has declared a moderate water shortage and outdoor water use restrictions are in place.

Please be advised that:

- ☐ **Your sprinklers were operating on the wrong day.**
Sprinklers are limited to two days per week: **EVEN**-numbered addresses on **MONDAY/THURSDAY**
ODD-numbered addresses on **TUESDAY/FRIDAY**
- ☐ **Your sprinklers were on during the daytime.**
Sprinklers are not allowed between 10am and 5pm to limit evaporation loss.
- ☐ **Your sprinklers were on during the rain.** Watering is not allowed during rain or within 48 hours of measurable rainfall.
- ☐ **Your sprinklers caused excessive flowing runoff.**
Limit sprinkler run times to avoid water flowing onto pavement and street.
- ☐ **You used drinking water to wash driveway or sidewalk.**
Use a broom to clean outdoor areas.
- ☐ **You used an open-ended hose to wash a motor vehicle.**
Attach a shutoff nozzle to hose.



cityofnapa.org/water

Consejos para la conservación del agua:

Outdoor Water Conservation Tips:

- **Use Water-Wise Plants**
Take advantage of City's 'Cash For Grass' Rebate!
- **Install Drip Irrigation and add a Smart Controller**
Save 15 gallons each time you water.
- **Set Mower Blades to 3"**
Encourage deeper roots and save 16-50 gallons per day.
- **Adjust Sprinkler Heads**
Save 12-15 gallons each time you water.
- **Fix Irrigation System Leaks**
Even very small leaks can waste 6,300 gallons per month!
- **Use Mulch**
Retaining soil moisture can save 20-30 gallons per square foot each time you water.
- **Hand Water Dry Areas**
Use a hose for dry spots rather than running sprinklers to excess.
- **Collect Indoor Water for Container Plants**
Use a bucket to collect water as you wait for shower to heat up.



cityofnapa.org/water



2022 DRY YEAR WATER PLAN

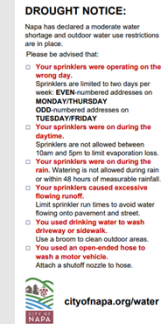
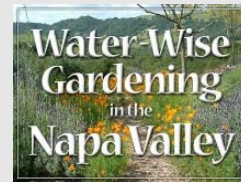
OUTREACH PLAN

Our Approach:

Education and direct outreach

and ... if necessary

Fines and Enforcement



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2022 DRY YEAR WATER PLAN

MODERATE WATER SHORTAGE REGULATIONS IN EFFECT

NMC 13.10.080 (A) Enforcement

Title 1, Chapter 1.24.060

1. \$100.00 for a first violation;
2. \$200.00 for a second violation of the same code section within 12 months;
3. \$500.00 for each day of each additional violation of the same code section within 12 months;



2022 DRY YEAR WATER PLAN



Questions / Comments



2022 DRY YEAR WATER PLAN

RECOMMENDED ACTION

Agenda Item

Receive a Report on 2022 Water Supplies





Utilities Department **SPOTLIGHT:**

**Water Conservation
& Waste Prevention
Programs**

Josh Stokes
Kendra Bruno

May 3, 2022

Faces of Outreach / Education



Specialists!





WATER BACKGROUND

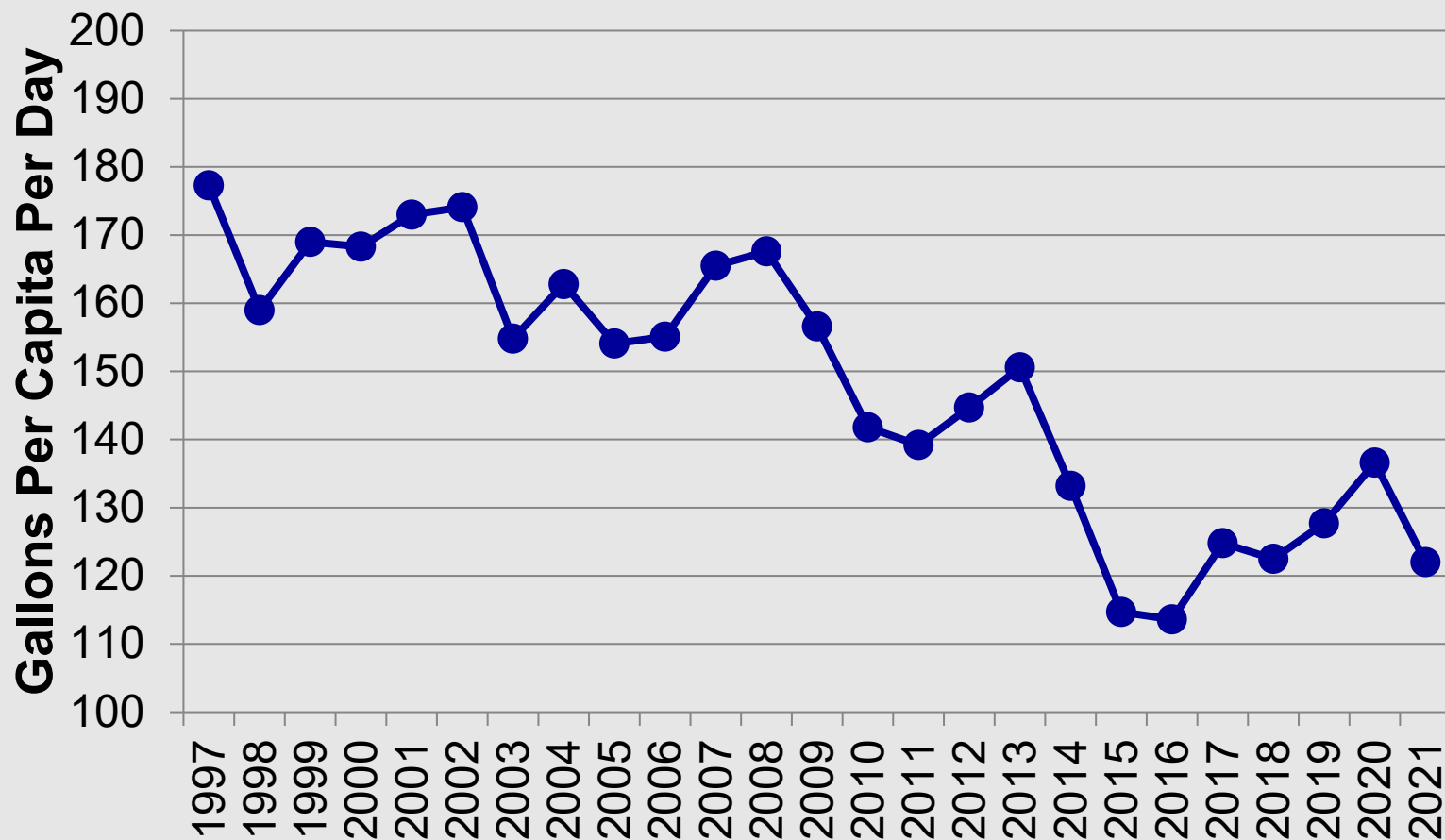


"20% by 2020" law transitioning to

SB 606/AB 1668

Long-Term Urban Water Use Efficiency regulations
(i.e., "Making Water Conservation a California Way of
Life")

Per Capita Demand is Declining



SOLID WASTE & RECYCLING BACKGROUND



City of Napa's Disposal Reduction Policy

California Goal: 75% Diversion

AB 1826

AB 827

SB 1383

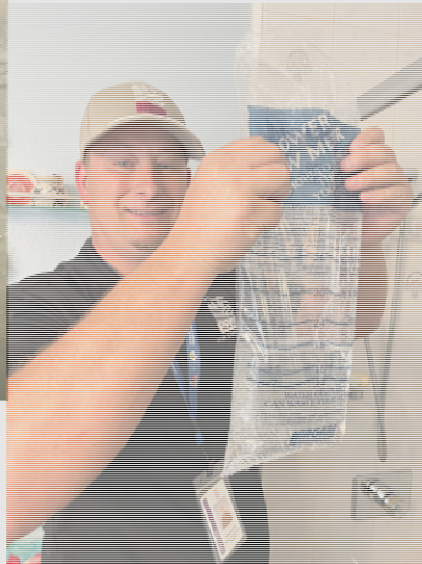
AB 341

City of Napa: 63% diversion,

20-25% residual rate (9%+ contamination rate for recycling).

Water-Wise Home & Business Surveys

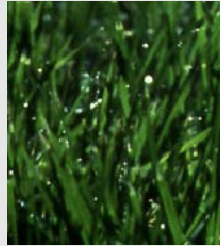
- Free water efficiency “audit”:
 - Check for leaks
 - Check showerhead & faucet flow rates, toilet flush volumes
 - Free high-efficiency replacement fixtures
 - Irrigation system checkup



Cash For Grass Rebate Program

Rebate Amount:

- **\$1.00** per square foot
- “Flip Your Strip” Bonus



Requirements for Converted Areas:

- Low-water-use, climate-appropriate plants
- Permeable hardscape
- Pre- and post-inspections



>1.6 million sq. ft. converted by 1,650 customers!

Fieldwork & Outreach

- Waste Assessments
- Audits
- Onboarding Programs
- Social Media
- Flip the Lids
- Trainings (in person/Zoom)
- Videos / Resources / Website
- MDF Tours
- NVUSD programs
- Tabling
- Special Events (organizing & tabling)

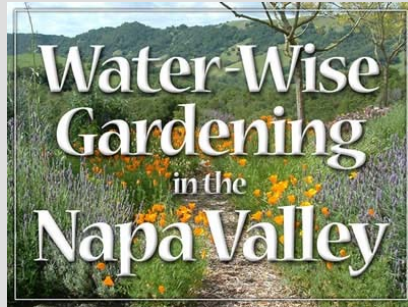




Community Events

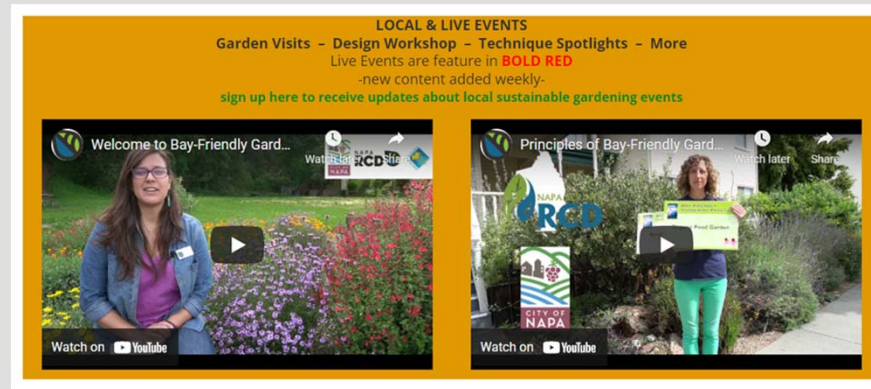


Water-Wise Landscaping Education



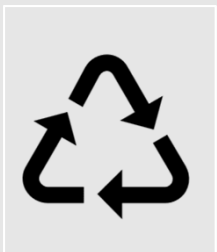
Free online resource:
napa.watersavingplants.com

Garden Month



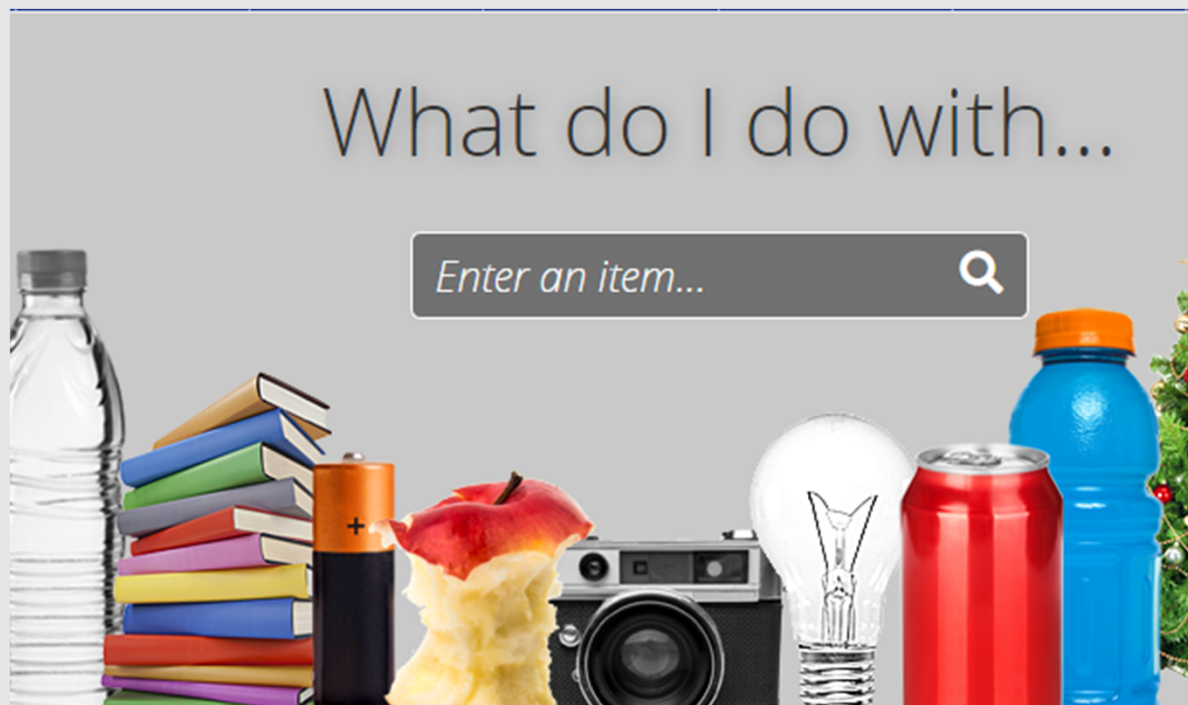
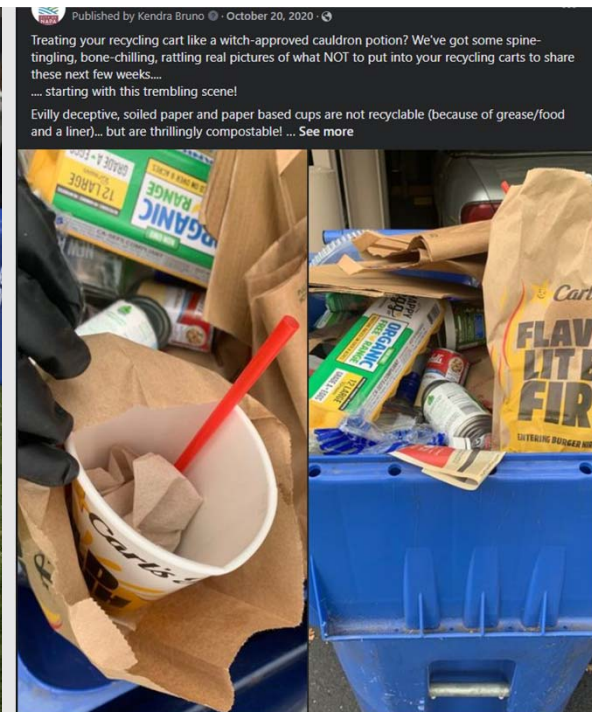
Landscaper Training/Certification





Public Education

- Website update with search engine
- Social Media posts
- Garbage Bill Inserts
- Brochures
- Marketing Campaigns
- Advertisements
- Community Events
- Flip the Lids
- Community Based Social Marketing
- Multi-Family Tool Kit
- Collaboration across groups



Flume Smart Home Water Monitor



- **\$100 instant rebate for Napa customers**
- **Special link from City web site**
- **Leak detection!**



Commercial Customers



- High-Efficiency Clothes Washer \$400
- High-Efficiency Toilet \$200
- High-Efficiency Urinal \$300



- \$500 Stipend
- Water Efficiency Audit
- Solid Waste Audit

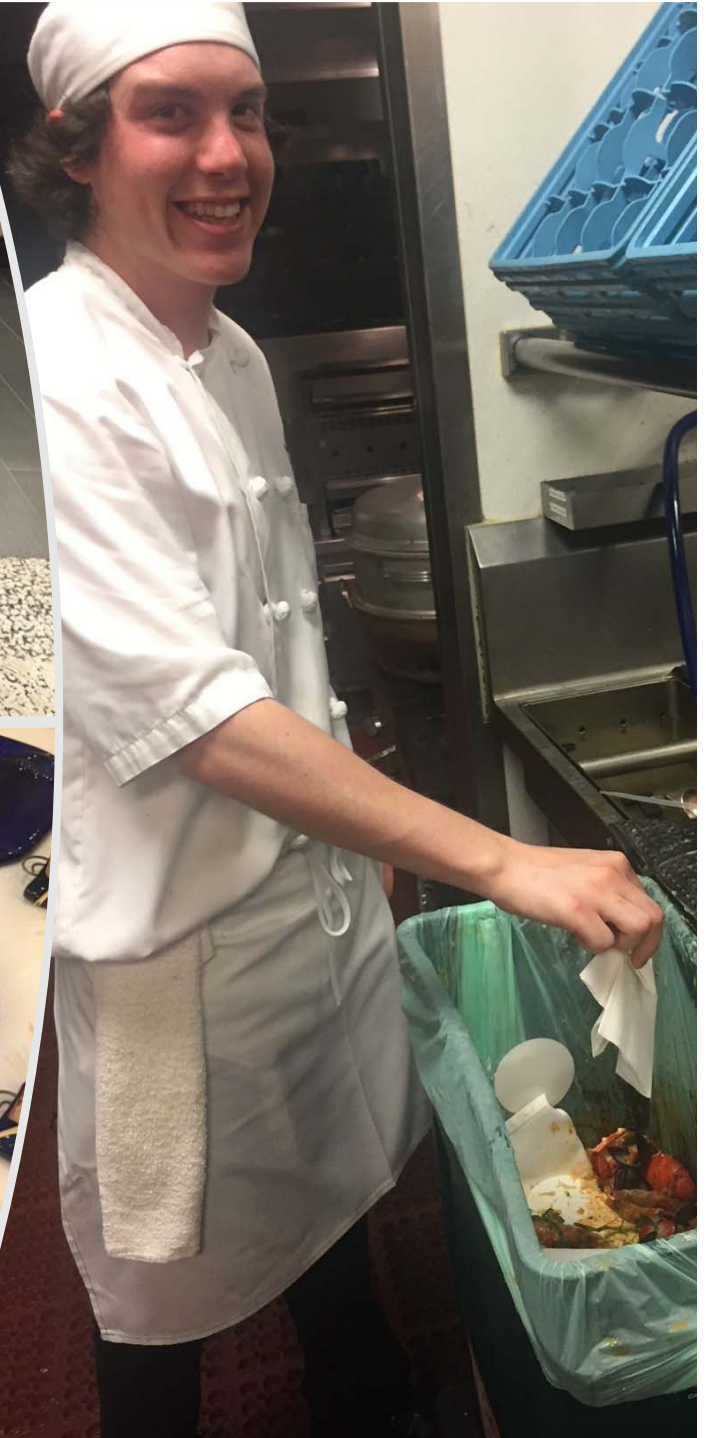




Commercial Resources

Commercial Programs

- Waste Assessments & Cost Analysis (savings for composting)
- Interior Equipment Recommendation and Allocation (free recycling and composting equipment)
- Signage / Stickers update
- 6-week on boarding program
- Support / Managing / Monitoring / Auditing
- Recycling Awards





New Development



2021: 65.9%
diverted per
Construction
& Demolition
ordinance



Free Water-Saving Devices and Literature



Pick up at:

**Water Division HQ
1700 Second Street
Suite 100
Downtown Napa**

(Second & Seminary Streets)



Resources for Success!



Tools and Resources



What do I do With?



Request Waste Assessment



Video Trainings



Request Equipment



Custom Sign Maker Tool



Recycling Guide



Recycling Guide (Spanish)



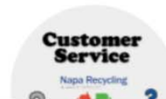
Recycling Signs



Recycle More Pick Up



Bulky Item Pick Up



Customer Service

Napa Recycling

QUESTIONS?



Sedgley Annual Challenge for Conservation!

...to the small things around the community that are making water a California way of life.

...a Grand Prize of \$3,000 in utility bill credits, this friendly competition among cities awards home irrigation kits, a Toyota Highlander Hybrid for your favorite charity, and thousands of dollars in other eco-prizes.

The Challenge is Back!
April 1-30
MyWaterPledge.com

CITY OF NAPA

Every Drop Counts

Take the Wyland National Mayor's Challenge for Water Conservation, April 1-30
MYWATERPLEDGE.COM

WIN \$3000
for your home utilities —
and a Toyota Highlander Hybrid for a charity near you!



SPREAD THE WORD ON SIMPLE WATER
It's Fun, Free and Easy. Simply choose an action on behalf of your city at mywaterpledge.com

© Community Water Council of America
WYLAND FOUNDATION
SPONSORING PARTNER
TOYOTA
HIGHLANDER HYBRID
IN ASSOCIATION WITH
PETA

Founded in 1993, the Wyland Foundation is a non-profit community organization for clean water and a healthy ocean. Learn more.

City Coucil Meeting

5/3/2022

Supplemental - Item 7.D.

From: City Staff



Outdoor Uses & Parklets Update

May 3, 2022

Overview

- Municipal Code Amendments
- Guidelines Updates
- Application Procedures & Website Update
- Master Fee Schedule



Municipal Code Updates

- Chapter 12.64 – Outdoor Dining in the Public Right-of-Way
- Section 17.52.340 (Zoning Ordinance)



Guidelines Updates

- Current Outdoor Dining Standards
- Safety & Technical Standards
- Napa Al Fresco! Guidelines



Napa Al Fresco!

- Path of Travel
- Umbrellas & Non-Structural Canopies
- Aesthetic Design
- Durability
- Storage
- Heating Devices



Applications & Website

Applications

[DRAFT] Certificates of Appropriateness

Planning Division Library ▶

[DRAFT] Survey Control Network

[DRAFT] Vista Tulocay Apartments

[LINK] Zoning & Project Information ▶

Projects ▶

Vacation Rental Permits ▶

Cannabis Clearance

[LINK] General Plan 2040

[DRAFT] General Plan Speaker Series

Enclosure Standards Update

[DRAFT] Temporary Use on Private Property

Napa AI Fresco

[DRAFT] New Outdoor Dining Permitting Process

[LINK] Accessory Dwelling Unit (ADU)

Public Meeting Procedures

[Home](#) » [Government](#) » [Departments](#) » [Community Development](#) » [Planning Division](#) » [Napa AI Fresco](#)

Napa AI Fresco

UPDATE!

Parklet & Outdoor Commercial Uses Permanent Program

The City has begun the process to establish a long-term program to allow continued use of City-Owned Public Spaces (Plazas, Sidewalks, Parklets) for outdoor dining and drinking beyond the current allowances granted through the City's Emergency Order related to COVID-19 restrictions.

On Thursday, February 3, the Downtown Napa Association hosted an informational meeting between Downtown merchants and City Staff to discuss the Application Process, Design Standards, Annual Fees, and Initial Costs (including information from Napa Sanitation District fees). See the meeting summary [here](#).

Continue to follow this webpage for continuous updates.

Extension of Napa AI Fresco Temporary Permits

The City Council extended the Napa AI Fresco Temporary Permits through August 31 and Tents/Structural Canopies through March 31.

See Agenda Item 5A on the [Council Agenda](#).

Sidewalk Dining

Public Plazas

Parklets

How to Submit Your Application

Outdoor Uses on Private Property

Contact Us

[Outdoor Dining Questions](#)

[Planning Questions](#)

[Public Works Engineering Development Questions](#)

[Fire Prevention Questions](#)



Applications & Website

Applications

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Napa AI Fresco

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Public Meeting Procedures

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Napa AI Fresco

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[Fire Prevention Questions](#)

Master Fee Schedule Update

- Researched Other Bay Area Communities
- Range of Fees
- Parklets & Other Public Spaces
- Cost per Square Foot



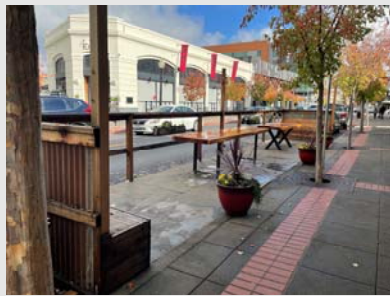
Next Steps

- Municipal Code & Fee Schedule Updates
 - June/July 2022
- Website Launch
 - August 2022
- Implementation & Transition

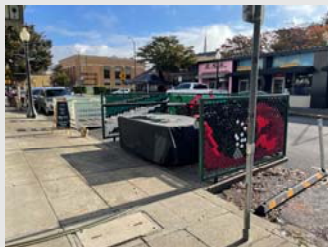


Questions





Parklets



Fees

Napa Sanitation District Sewer Capacity Charges

Examples of Rates (per square foot):

Wine/Beer Tasting (No food) - \$7.17

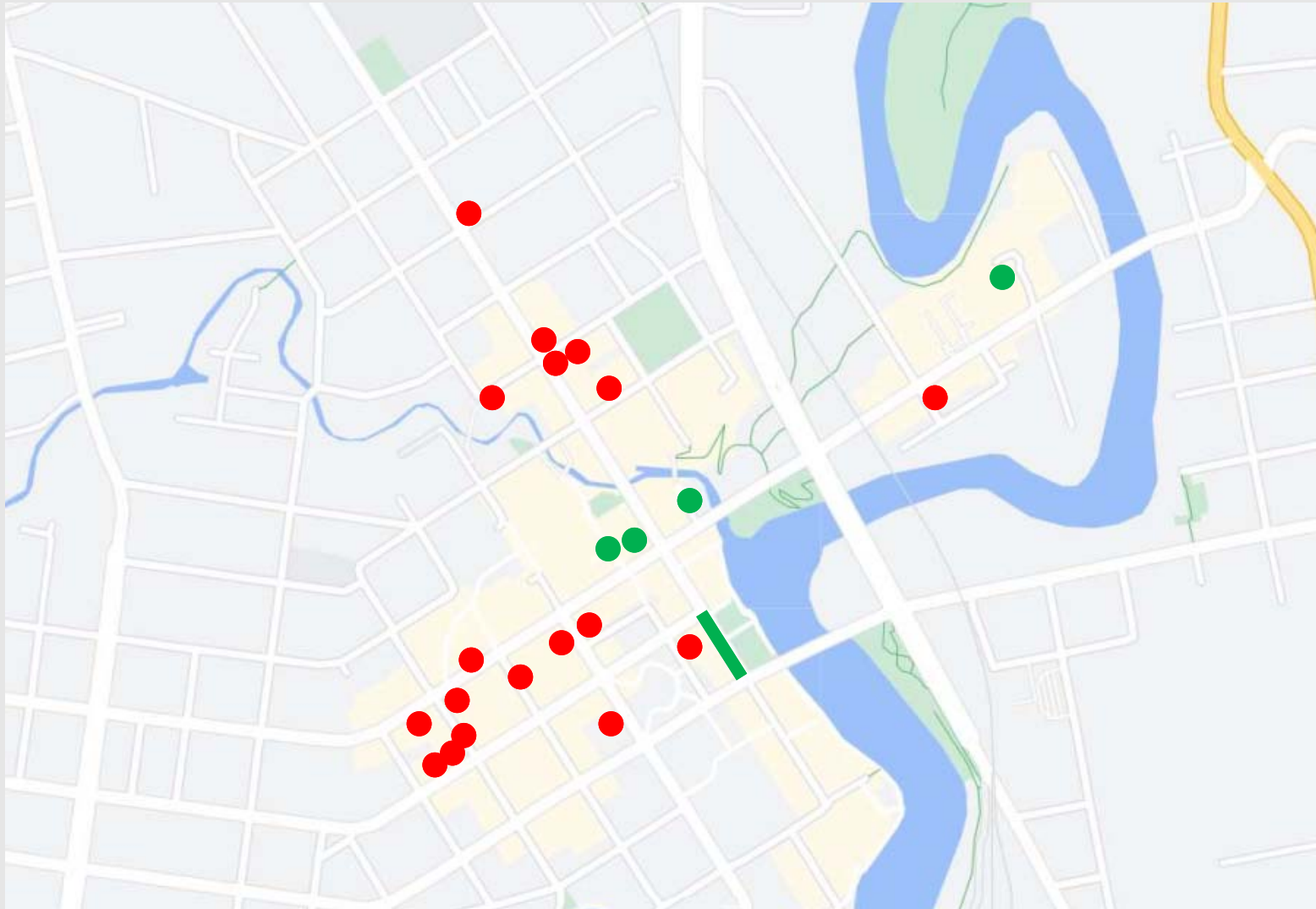
Wine/Beer Tasting (minor food) - \$19.43

Restaurant - \$33.24

development@napasan.com



Outdoor Uses & Parklet Locations



From: James Rosen [REDACTED]
Sent: Wednesday, April 20, 2022 12:16 PM
To: PlanningCommission <planningcommission@cityofnapa.org>
Subject: May 3: parklets

[EXTERNAL]

Hi, folks,

I'm writing in strong support of the parklets downtown. We moved to Napa in the middle of the pandemic and the parklets have been one of the best surprises. All this extra space for outdoor dining and other activities has made Napa a wonderful place to live.

I encourage the commission to find ways to expand the program. While it probably doesn't make sense to close 1st or 2nd Streets completely, replacing one direction of traffic with parklet space would greatly improve walkability and encourage people to spend more time downtown.

-James

From: [Liz Alessio](#)
To: [Clerk](#)
Subject: Fwd: Parklet charges
Date: Sunday, May 01, 2022 11:24:34 PM

From: R Lee <[REDACTED]>
Sent: Saturday, April 30, 2022 9:41:29 AM
To: Liz Alessio <lalessio@cityofnapa.org>
Subject: Parklet charges

[REDACTED]

[EXTERNAL]

Dear Councilmember,

Thank you for your service and continuing efforts to make Napa a better place.

I own the two commercial buildings in the 1100 block of Main Street that currently house Cole's ChopHouse, Amuse Bouche, B&J, Torc, OSHA, Williamson's and Bloom. As a long time property owner who has seen (and lived!) the struggle towards the current vibrant Napa, I'm enthusiastic about the extra boost of energy the parklets bring to downtown. They really give the streets life.

My concern is the calculation of a fair charge for the space used by the parklets. The charge initially proposed for the typical 8x22 parking space is \$5/sq ft annually or \$880 a year.

If the tenant is a restaurant, the market gross rate for Napa downtown space is \$5/sq ft PER MONTH, or 6% of revenues, whichever is greater. Most restaurants exceed the flat rate. To be at market rates, the parklet charge should be at least \$880 per month, not per year.

There are pluses and minuses to parklets. The locations are premium ones. But, because they are outside, the drawbacks are the daily setup, maintenance from vagrants and weather. Those variables might reduce the going market rate.

However, other issues that have been raised that would potentially minimize the value of the space are the same ones faced by all businesses adding square footage.

Parklets may be temporary but leases are not forever either. They have a term, generally renegotiated every five years.

Parklets may experience utility repairs in the street. Street work impacts all businesses - entrances, parking, general ambiance.

Parklet set up costs would be the same cost to any business expanding a space. But, parklets benefit by not having to install sprinklers. Through the pandemic, the businesses were given a stipend to help with the cost impact of not being able to dine inside. Now, inside dining revenue has returned and an additional revenue stream from the parklet will offset initial set up costs.

The City and taxpayers are giving an exclusive use to the business that happens to have appropriate parking space in front of their business. This removes the community use of a parking space and gives the majority of the use benefit to one private entity.

The restaurants will make a windfall profit from the use of the parking spaces. The City of Napa and its taxpayers should share in that profit. Any restaurant business would leap at the chance of adding square footage with this type of visibility. Sadly, only about 18 businesses will have the opportunity.

I appreciate your consideration of these points in establishing a fair charge for the parklets and look forward to paying less City taxes and fees because of this new revenue stream.

Thank you,

Rebecca Lee



From: [Michael Walker](#)
To: [Tiffany Carranza](#)
Subject: Fw: Outdoor dining
Date: Tuesday, May 03, 2022 2:18:37 PM

Tiffany:

Forwarding in the event you did not receive this separately regarding this afternoon's agenda items on Parklets. Thanks,

Mike

From: Craig Smith <craig@napadowntown.com>
Sent: Tuesday, May 3, 2022 1:10 PM
Cc: Vincent Smith <vsmith@cityofnapa.org>; Michael Walker <mwalker@cityofnapa.org>
Subject: Outdoor dining

[EXTERNAL]

Hello,

Thank you all for your support with relaxed and expanded outdoor dining opportunities for restaurants and tasting rooms. Although the steps taken were in response to COVID, we've all learned that an expanded outdoor dining scene has benefits way beyond the original intention!

Our members are generally supportive of the direction the city is taking and agree that the associated fees are reasonable. At this point, we would ask that, if any parklets are to be modified or removed, unless it is a safety issue that the work deadline be moved from August to November. The last time we want to disrupt business with construction is during our busiest season.

We also appreciate that staff has kept us in the loop with a couple of meetings and hope these will continue as we proceed.

Thanks,

Craig

Craig Smith
Executive Director
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