

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

February 18, 2020

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

EVENING SESSION:

10. PUBLIC HEARINGS/APPEALS AND 11. ADMINISTRATIVE REPORTS:

10.A. Heritage House/Valle Verde Project.

10.B. Abandonment and quit claim of a portion of Valle Verde Drive to The Peter A. and Vernice H. Gasser Foundation for the Heritage House/Valle Verde Project.

11.A. Heritage House Apartments Loan.

- Joint PowerPoint Presentation by City Staff.
- Email received on February 17, 2020 from William McGuire.
- [Video Clip of Salvador Creek from Susan Rushing-Hart received on 2/4/2020.](#)

12. PUBLIC HEARINGS/APPEALS:

12.A. Westin Hotel Addition.

- PowerPoint Presentation by City Staff.
- Email received on February 18, 2020 from Joelle Gallagher.



City Council

City Council Meeting

2/18/2020

Supplemental I - 10.A., 10.B., and 11.A.

From: City Staff



ABANDONMENT OF A PORTION OF VALLE VERDE DRIVE

HERITAGE HOUSE AND VALLE VERDE HOUSING PROJECTS

February 18, 2020

Project Components

- Right of Way Abandonment
- Use Permit for Heritage House SROs, 3 Density Bonus Concessions (2 for Heritage House and 1 for Valle Verde), and Design Review Permits for Heritage House and Valle Verde
- \$2.2 M Loan for Heritage House



Subject Portion of Valle Verde Drive



Subject Portion of Valle Verde Drive

- Approximately 17,330 square feet (0.39-acres).
- Fronts development parcels and provides access to development parcels.
- City Acquired in 1986 by Grant Deed from Helen Zerba.
- A dead-end local street that will not extend for future street connection.
- Appraised at \$312,000.



Terms of Proposed Abandonment

- Retention of Property Rights for on-going uses (easements).
- Conditioned on Applicant's completion of Project features.
- Quit Claim Deed of the underlying fee simple interest to the Gasser Foundation for inclusion into Project area.

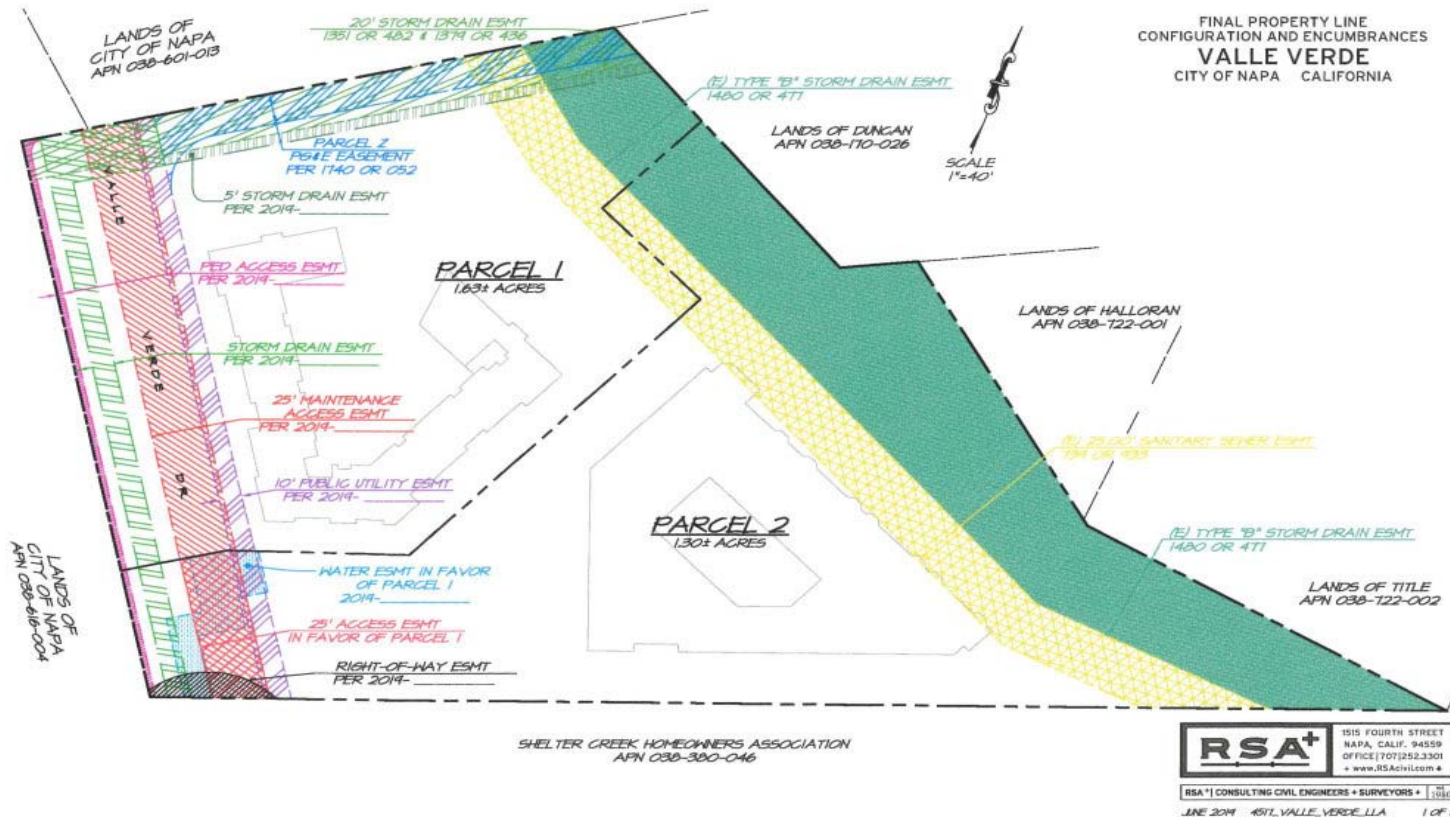


Property Rights Reserved

- Public Right of Way for “L” Intersection knuckle
- Public Utility Easement
- Storm Drainage Easement
- Public Agency Maintenance Vehicle Access Easement
- Public Pedestrian Easement



Reserved Easements



Abandonment Conditions

- Grant an access easement between private development parcels.
- Grant any additional easement rights to NSD and Flood Control District.
- Construction of street frontage improvements for “L” intersection knuckle.
- Completion of all Phase I development improvements.
- Utility reconnection and reconfiguration.



Abandoned Street as part of Project



Abandoned Street as part of Project



Heritage House Loan

- Loan reservation authorized - Jan 2019
- Approves executing loan documents
 - Deferred loan
 - 3% interest
 - Residual receipts
 - Due in full in 55 years
 - Secured by Deed of Trust & Regulatory Agreement
- Provides for limited term Housing Specialist to issue project-based vouchers



Recommended Actions

- Adopt a resolution authorizing the conditional abandonment and quit claim of a portion of Valle Verde Drive to Gasser Foundation in support of the Heritage House and the Valle Verde Apartments
- Adopt a resolution approving a Use Permit for Heritage House SROs, 3 Density Bonus Concessions (2 for Heritage House and 1 for Valle Verde) and Design Review Permits for Heritage House and Valle Verde
- Adopt a resolution authorizing the City Manager to negotiate and execute loan documents with Heritage House Partners LP for a 55-year residual receipts loan of up to \$2,200,000, with 3% interest, from the City of Napa Affordable Housing Impact Fee Fund for the Heritage House Apartments Project



Questions



From: William McGuire

Sent: Monday, February 17, 2020 5:12 PM

To: William McGuire

Cc: Patricia Baring <pbaring@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Doris Gentry <dgentry@cityofnapa.org>; Jill Techel <jtechel@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>

Subject: Final vote on the Gasser's plans for the Heritage House -

[EXTERNAL]

Neighbors,

On **Tuesday, February 18 at 6:30 PM**, the Napa City Council will be casting their official votes regarding the Gasser Foundation's plans to house 33 chronically homeless people at the Heritage House. It appears to be a foregone conclusion that they all will vote in favor in spite of the overwhelming opposition of almost all of us living nearby.

The main thrust of our opposition was addressing lack of services for the chronically homeless in the midst of a residential neighborhood with the nearest services being over ½ mile away and to the concerns of the neighbors for their comfort level encountering these individuals out in the local area. All fell on deaf ears.

It is a bitter disappointment to all of us who have been trying over the past several months to convince the City Council that this is the wrong place to house these individuals for a number of reasons. We have been told to "give it a chance". It has been characterized by some of the proponents as strictly a NIMBY (not in my back yard) argument. It is always easier to condemn homeowners who don't want something in their neighborhood when you don't live in that neighborhood and aren't potentially going to suffer any negative repercussions.

There are several other groups of very needy people who could benefit greatly by being able to live in the Heritage House without being any kind of threat to the neighborhood. But they were not considered. This is not strictly an altruistic endeavor by the Gasser Foundation. The NPLH grant is for 7.9 million dollars that wouldn't be available for any other class of tenants for the Heritage House.

It is regretful that the City Council members care more about a group of people who don't have a stake in maintaining the character of the neighborhood than they do for the hundreds of us who have challenged this plan and who have lived here and made it the fine neighborhood it is.

There will be a number of us who will show up for the City Council meeting on Tuesday, February 18 to speak one last time in opposition. We realize that it is pretty much of a lost cause but speak we must!

Bill McGuire and the Members of the Southeast Vintage Neighborhood Association



Westin Hotel Expansion

PL17-0134

February 18, 2020

Project Location

1274 McKinstry Street



Requested Entitlements:

- Determination that CEQA falls within scope of DNSP EIR
- Use Permit for Hotel
- Design Review Permit – 45,265 Sq. Ft. Hotel / Spa / Restaurant



General Plan:

- Oxbow Commercial (OBC);
- Relevant GP Policies:

Goal LU-5;

Encourage attractive, well-located projects.

Policy LU-5.6;

Tourist Commercial uses located where oriented to major arterial streets.



Downtown Specific Plan:

- Oxbow Commercial (OBC);
- Relevant SP Policies:

SP LU Policy 11;

Priority on high quality design, unique structures.

SP LU Policy 6;

Provide human-scale, pedestrian-friendly environment inviting to residents and visitors.



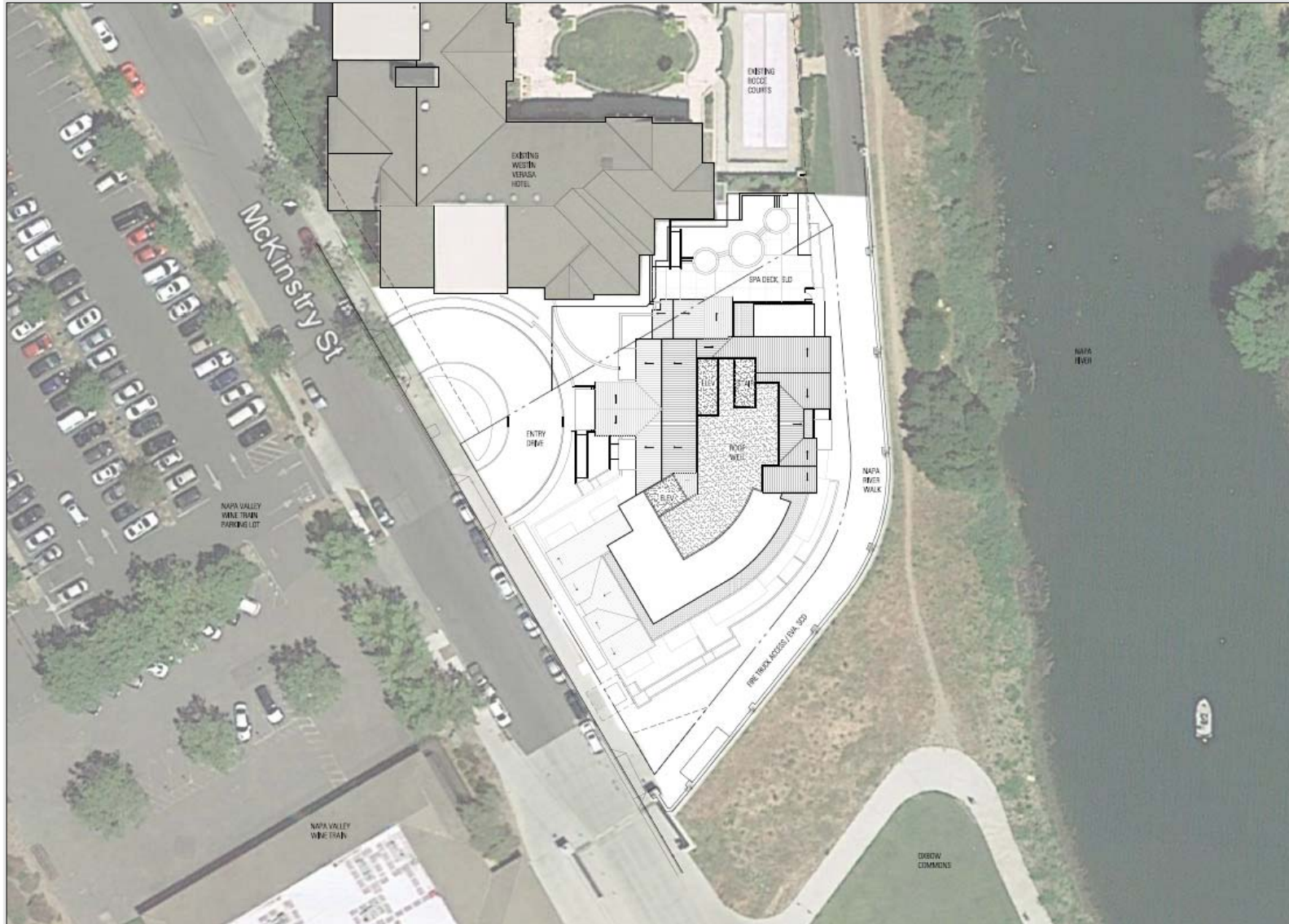
Zoning:

- Oxbow Commercial (OBC);
- Downtown II Building Form Zone

Hotel development complies with Downtown II Building Form Zone.



Hotel Addition Site Plan



Hotel Addition Elevations

West, South-West



Hotel Addition Elevations

North, North-East



Hotel Addition Elevations

South



Hotel Addition Elevations East



Photo Simulation



Photo Simulation

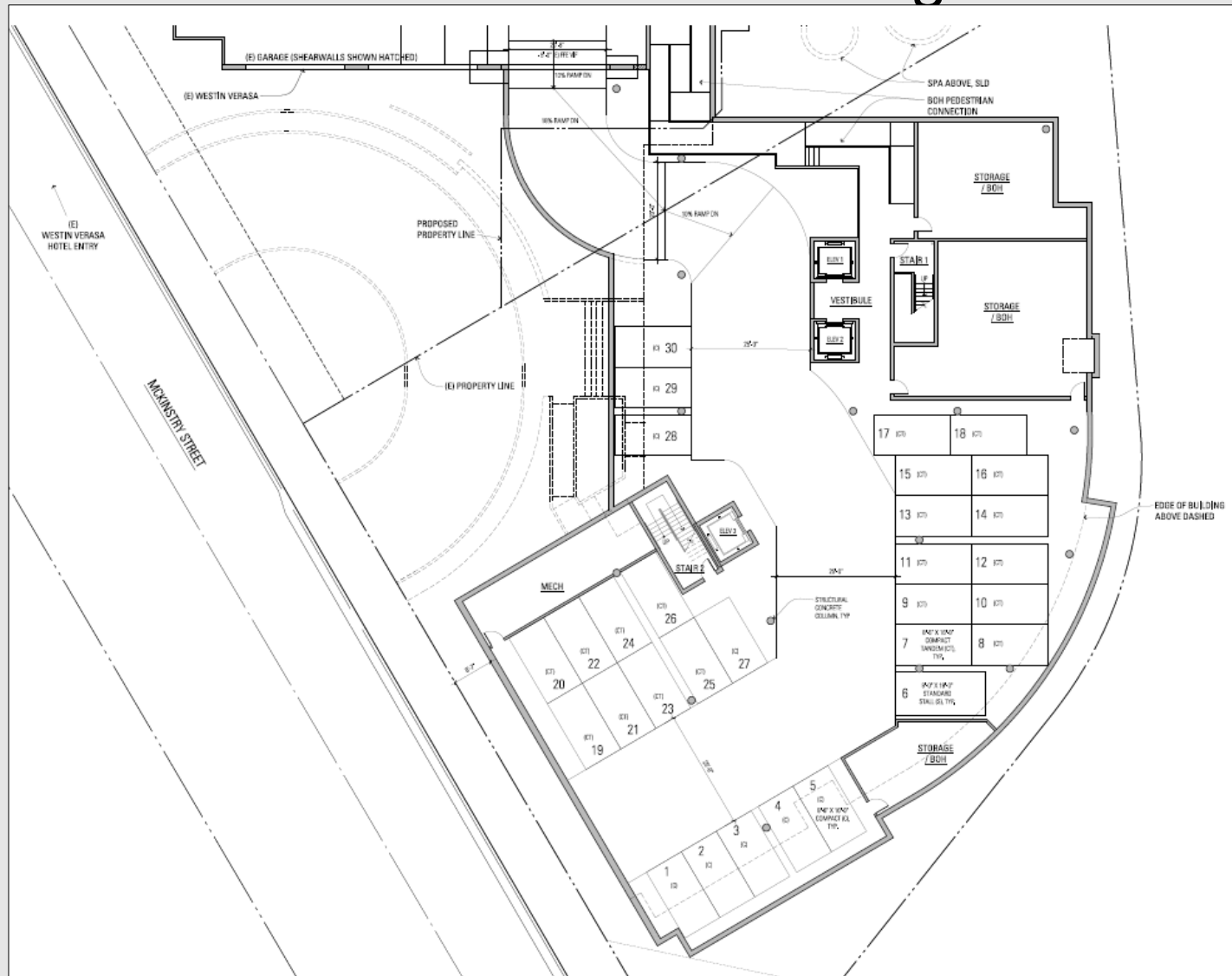


Photo Simulation



Floor Plan

Basement Level Garage



Floor Plan

First Floor

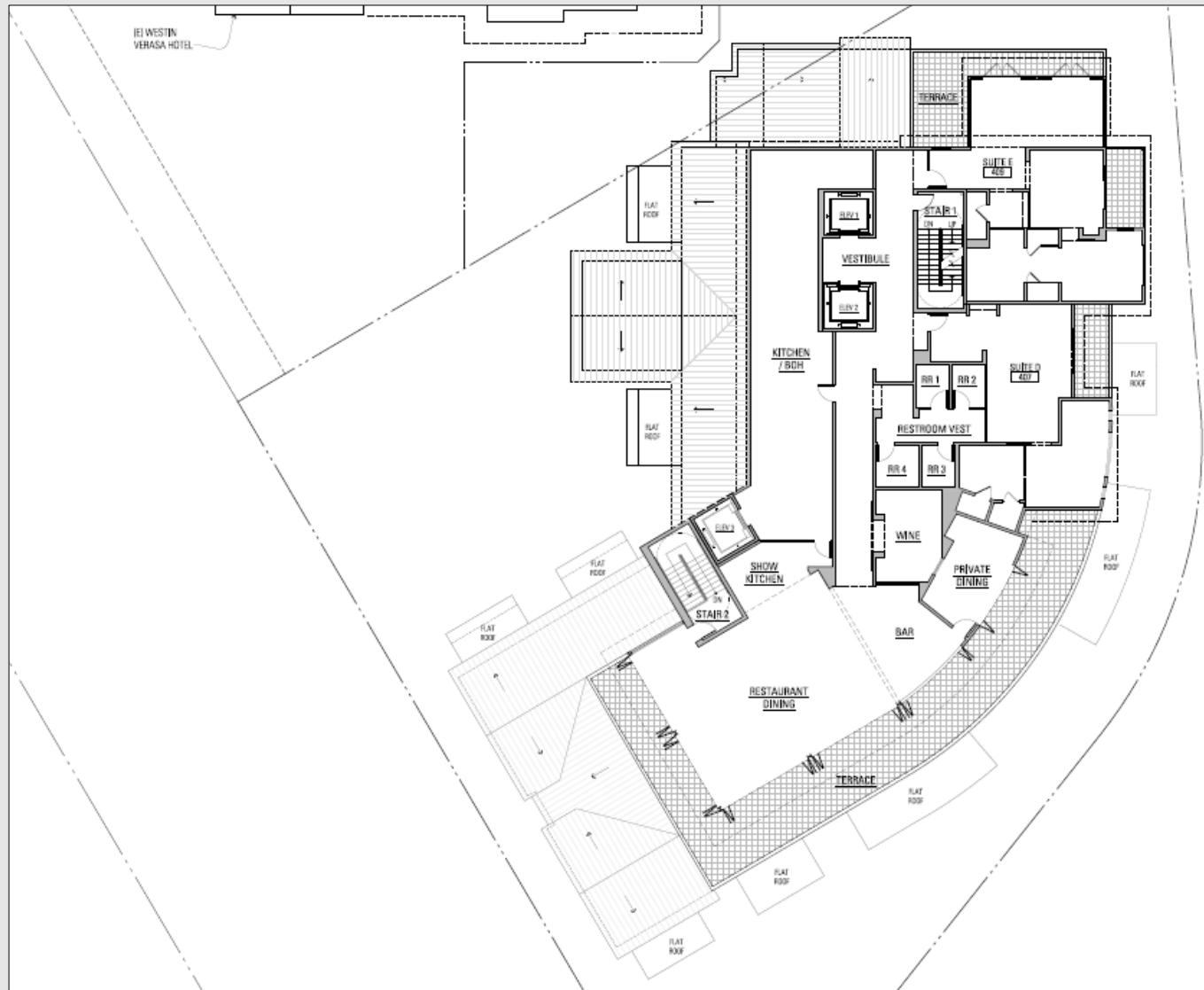


Second & Third Floors

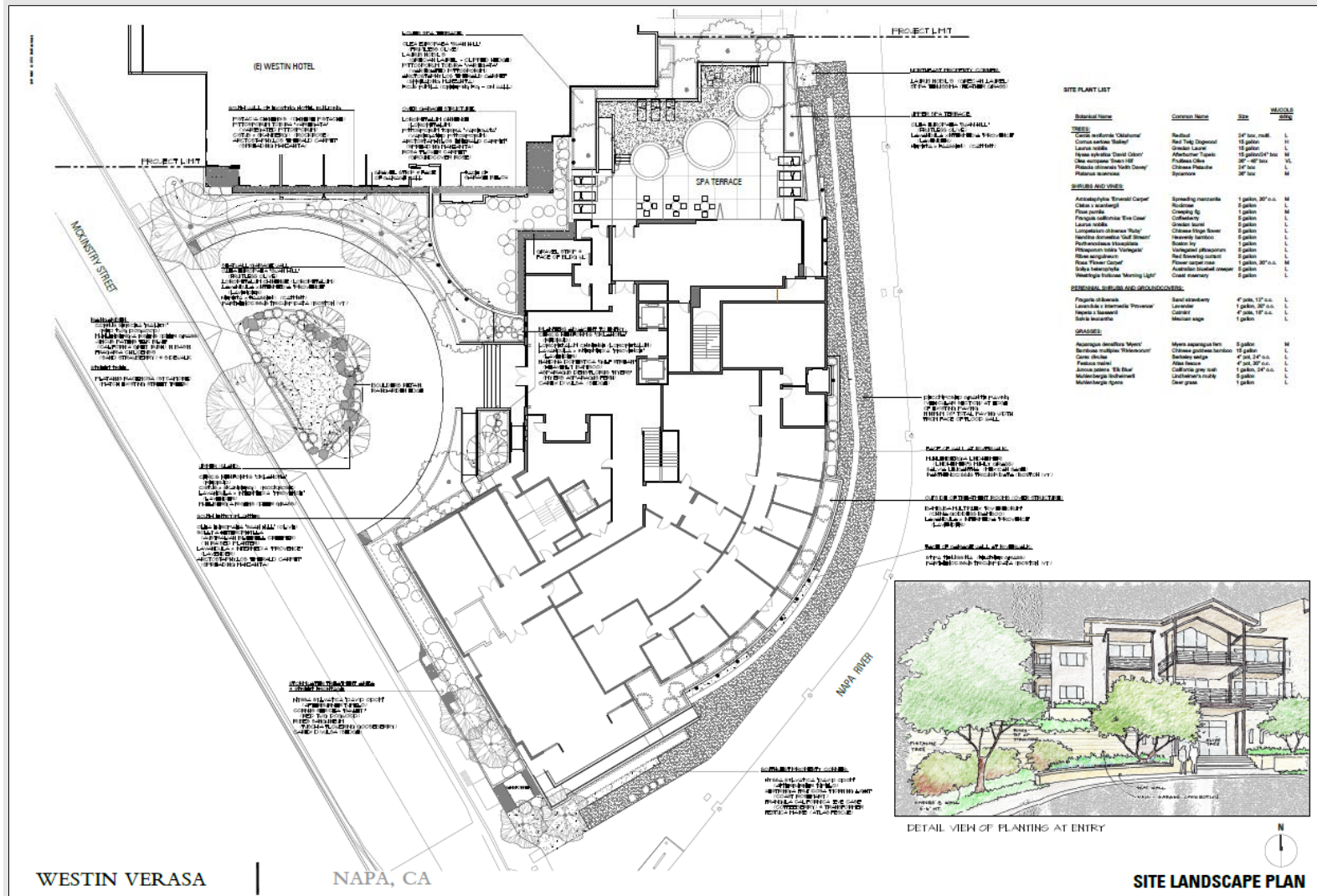


Floor Plan

Fourth Floor

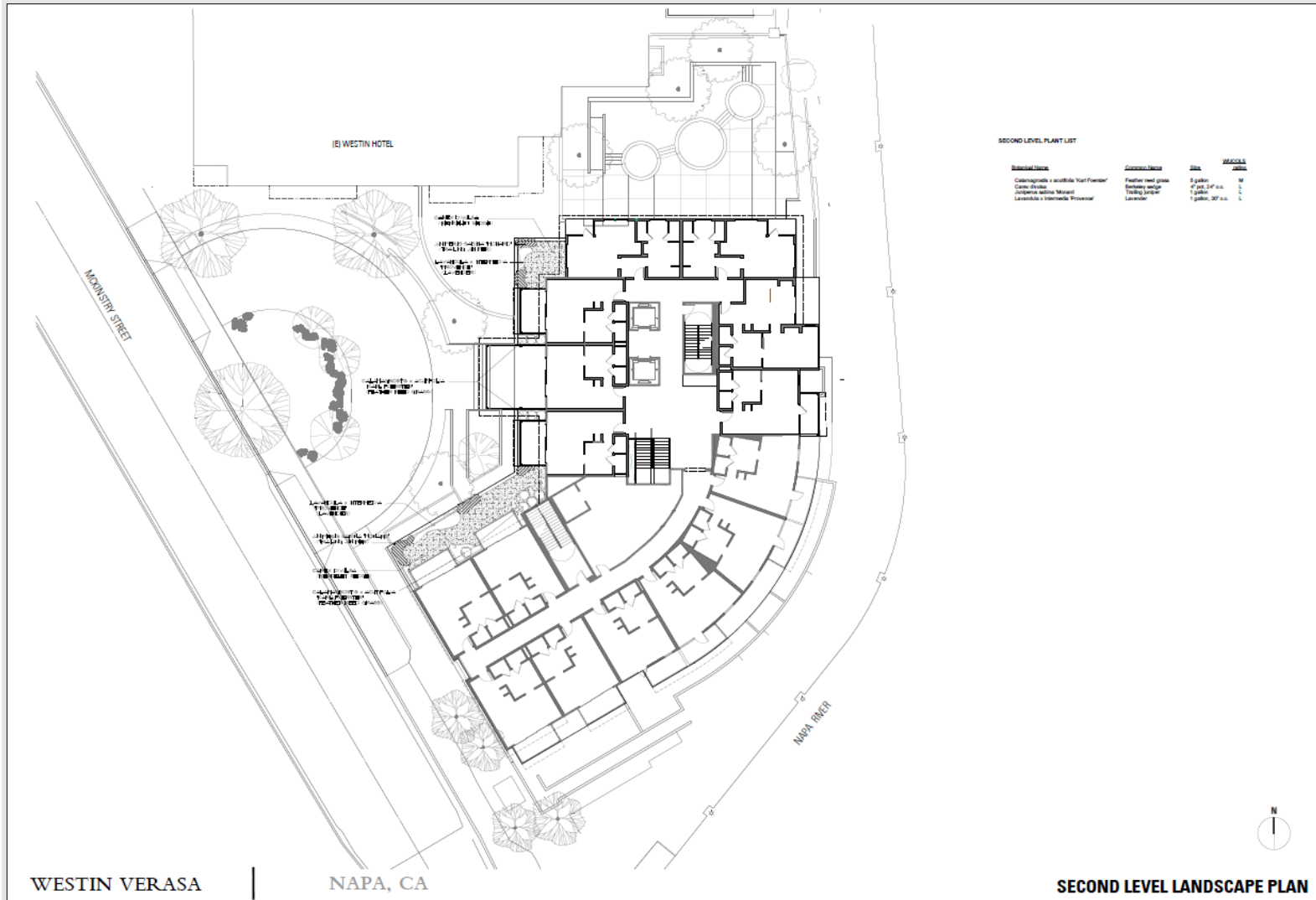


Landscape Plan

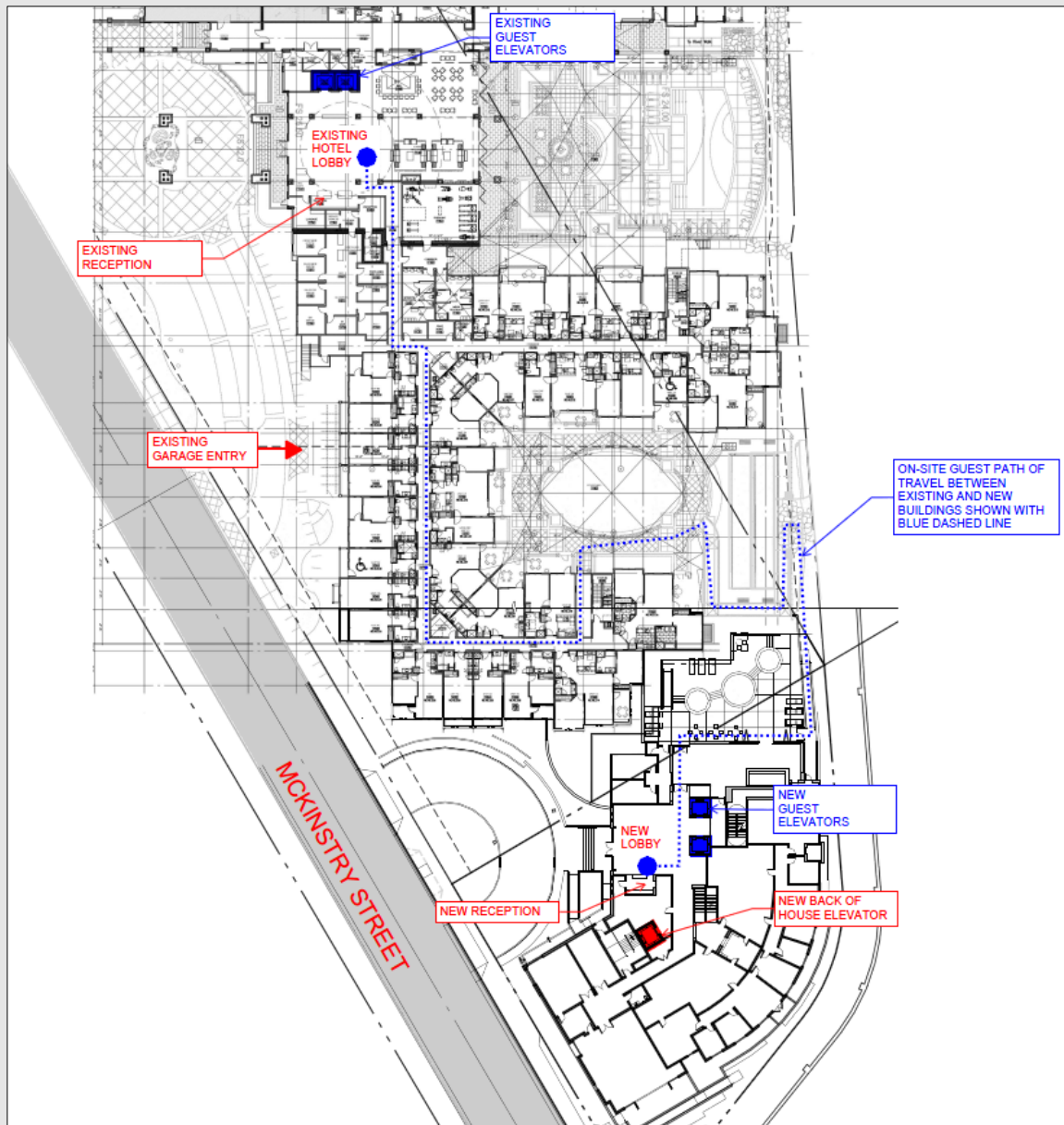


Landscape Plan

Second Level



Hotel Addition Circulation



PC January 16th Meeting

Six members of public spoke; most employees – all recommended support.

Commission receptive to project but included several additive COA's regarding architectural enhancements.

Unanimously recommend approval of Use Permit, and Design Review Permit.



City Council Actions:

- Determine CEQA addressed by prior CEQA action.
- Approve a Use Permit and Design Review Permit.



Recommended Action

Adopt a resolution approving a Use Permit and Design Review Permit for a 32-room expansion of the Westin Hotel on the vacant parcel located at 1274 McKinstry Street adjacent to the existing Westin Hotel and determining that the actions authorized by this resolution are exempt from CEQA.



From: Joelle Gallagher <joelle@first5napa.org>

Sent: Tuesday, February 18, 2020 3:00 PM

To: 'Jill Techel' <NapaJill@aol.com>; Scott Sedgley <SSedgley@cityofnapa.org>; Liz Alessio (lizinnapa@gmail.com) <lizinnapa@gmail.com>; Mary Luros <mluros@cityofnapa.org>; Doris Gentry <dgentry@cityofnapa.org>

Cc: Steve Potter <spotter@cityofnapa.org>

Subject: Housing and Hotels

[EXTERNAL]

Hello Mayor Jill and Councilmembers,

Unfortunately, I am unable to participate in tonight's City Council meeting; however, I want to reiterate Napa Housing Coalition's recent request that we look at any and all ways for commercial enterprises to provide housing as they create employment in the City of Napa. Recently, the Council succeeded in working with NHC and the Trinitas developers to secure additional housing as part of the approval process for the hotel. We'd like to see the same commitment to housing and partnership as the Council discusses and takes action on the Westin Hotel Addition this evening.

Thank you for your leadership and willingness to address this most critical issue.

Sincerely,

Joelle

Pronouns: She/Her/Hers

Joelle Gallagher

Executive Director

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