



Staff Reports

File #: 1189-2017, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Rick Tooker, Community Development Director

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TITLE:

Funding for Design and Construction of Temporary Parking Lot at 750 Third Street

RECOMMENDED ACTION:

Adopt a resolution authorizing a budget adjustment to transfer funds in a total amount of \$417,519 from the Cinedome and Napa Sanitation District parking lot projects to fund the design and construction of a surface parking lot on city-owned property at 750 Third Street, amending the 2017/2018 Capital Improvement Plan Budget to include said project, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

DISCUSSION:

In April 2017, Council approved a General Plan and Zoning Amendment to re-designate the land use for three parcels at 750 Third Street from Traditional Residential Infill (TRI-190) to Mixed Use (MU-532) and to rezone the parcels from Traditional Residential (RT-5) to Gateway Mixed Use (MU-G) to facilitate the construction of a paved parking lot. The 1.6-acre property, owned by the City of Napa, consists of three unimproved parcels, and is encumbered by public infrastructure, including a 30-foot wide sanitation easement on the east side, railroad tracks on the west side, and an easement on its north side for a future protective flood wall. The site has been used for construction and equipment staging over the past several years, as well as for special event and overflow parking in the area of Third Street near the fairgrounds. Construction of a surface parking lot will provide paved parking on this end of the Oxbow District for weekday and weekend/evening uses, improve the current condition reducing issues associated with the unpaved surface (e.g., generation of dust and debris, lack of lighting, etc.), and help to reduce on-street parking impacts in residential areas further east on Third Street. The temporary lot will not preclude development of the property for future MU-G purposes as the area transitions over time.

Public Works staff obtained a proposal of \$61,140 from Foulk Civil Engineering Inc., for the design of the parking lot, which will provide an estimated sixty-seven (67) parking spaces. The parking lot will also include security lighting and landscaping. A proposal for landscape design services was obtained from vanderToolen Associates for \$7,900. Concurrent with the parking lot design, staff will present an application to the Planning Commission for consideration of a Use Permit and Design Review Permit. Staff expects the construction documents and bids to be ready by Spring 2018, with an anticipated construction date by Summer 2018.

FINANCIAL IMPACTS:

As part of the Downtown Parking Management Plan implementation measures, the City took action to increase surface parking in the north Main Street corridor area, including construction of a 147-space surface parking lot on the site of the former Cinedome Theater in 2016 (MS16CD01). Funds were also budgeted to

add interim surface parking on the block owned by the Napa Sanitation District (NSD) between Pearl and Clinton Street until a final Master Plan for the area was completed (MS17CD01). However, the opportunity to provide additional parking on the NSD property did not materialize, and the project has been abandoned. Thus, the proposed budget adjustment will utilize \$117,519 in funds remaining from the Cinedome parking project as well as \$300,000 formerly designated to the NSD project, for the new Third Street Parking Lot project design and construction (MS18CD03). The design contract will include the preparation of a cost estimate as part of the scope of work.

Approval of the budget adjustment will allow the funds to be used for parking at the Third Street property without increasing overall appropriations or utilizing General Fund monies. The proposed budget adjustment is as follows:

SOURCES:

30101-61292	MS16CD01PK-61292	(\$117,519)
30101-61292	MS17CD01PK-61292	(300,000)
30101-61292	MS18CD03PK-61292	417,519

USES:

30101-57601	MS16CD01PK-57601	(117,519)
30101-57601	MS17CD01PK-57601	(300,000)
30101-57601	MS18CD03PK-57601	417,519

CEQA:

Earlier this year, the Planning Commission and City Council approved a Resolution amending the General Plan and adopted an Ordinance rezoning the subject property to facilitate its use for a parking lot, including adoption of a Negative Declaration. Staff recommends that the City Council determine that the potential environmental effects of the recommended Action described in this Agenda Report were adequately analyzed by the Negative Declaration for the Third Street General Plan and Zoning Amendment approved by the City Council on March 21, 2017 (for the Resolution) and on April 4, 2017 (for the Ordinance), pursuant to CEQA Guidelines Section 15162.

DOCUMENTS ATTACHED:

ATCH 1 - Resolution

NOTIFICATION:

None