



CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

MEETING MINUTES - Draft

CITY COUNCIL OF THE CITY OF NAPA

Mayor Scott Sedgley
Vice Mayor Chris DeNatale
Councilmember Mary Luros
Councilmember Bernie Narvaez
Councilmember Beth Painter

Tuesday, April 7, 2026

2:00 PM

City Hall Council Chambers

2:00 PM SPECIAL JOINT MEETING (City Council and Planning Commission)

A Special Joint Meeting for the City Council of the City of Napa and the Planning Commission was called on Tuesday, April 7, 2026 at 2:00 PM to be held at City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on the Agenda. This Special Joint Meeting was called in accordance with California Government Code Section 54956.

1. CALL TO ORDER: 2:00 P.M.

1.A. Roll Call:

PRESENT:

City Councilmembers Mary Luros, Bernie Narvaez, Beth Painter, Vice Mayor Chris DeNatale and Mayor Scott Sedgley.

Planning Commissioners Lisa Massaro, Beverly Shotwell, Vice Chair Alexander Myers and Chair Lindsay Owen.

ABSENT:

Planning Commissioner Eryn Ebach.

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

- Email from Ryan O'Donnell
- PowerPoint Presentation from City staff.

(Copies of all supplemental documents are on file in the City Clerk's department)

3. ADMINISTRATIVE REPORTS:

3.A. [095-2026](#) Joint Session-Planning Commission and City Council

Community Resources and Development Director Molly Rattigan opened the report.

Economic Development Manager Neil Harrison provided the State of Downtown.

Interim Planning Manager Ryder Dilley shared current projects entitled, under review, or expired.

Housing Manager Stephanie Gaul reviewed housing projects.

Compliance Programs Manager Tony Valadez reviewed the parking management program.

Interim Planning Manager Dilley provided additional general updates from the Community Resources and Development Department to include housing projects under review or pending, an update on accessory dwelling units, and a brief legislative update.

Community Resources and Development Director Rattigan closed the report.

Mayor Sedgley turned the discussion over to Council and Commission Members.

Council and Commission Members asked clarifying questions of staff regarding parking, housing, and zoning matters. Topics included parking revenue, utilization trends, and strategies to maximize existing garage capacity (e.g., signage, technology, maintenance, and safety improvements).

Discussion also addressed housing and land use, including SB 9, RHNA credit for branded residential, ADUs (including AB 1033), and the status of entitled projects. Staff provided clarification and noted that additional discussions on certain items would occur separately.

Mayor Sedgley called for public comment; there were no requests to speak.

Council and Commission Members provided comments on downtown planning, including updates to the Downtown Specific Plan, balancing entertainment and housing, and parking considerations. Additional themes included housing development, historic preservation, and supporting a

vibrant downtown.

Director Rattigan noted key takeaways from the discussion to include the completion of the zoning ordinance followed by the Downtown Specific Plan, exploration of parking technology, the importance of historic preservation, and follow-up on Ritz project entitlements. She also clarified that branded residential would be treated more like hotel uses than traditional housing.

4. COMMENTS BY COUNCIL, COMMISSIONERS, OR CITY MANAGER:

Councilmember Narvaez took a moment to recognize former General Plan Advisory Committee (GPAC) Members who were in attendance.

5. ADJOURNMENT: 3:19 P.M.

Submitted by:

Tiffany Carranza, City Clerk