



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 Mary Luros
Councilmember Chris DeNatale
Councilmember Bernie Narvaez
Councilmember Beth Painter

Tuesday, June 24, 2025

6:30 PM

City Hall Council Chambers

SPECIAL MEETING - 6:30 P.M.

A Special Meeting for the City Council of the City of Napa was called on Tuesday, June 24, 2025 at 6:30 p.m. to be held at City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on the Agenda. This Special Meeting was called in accordance with California Government Code Section 54956.

1. CALL TO ORDER: 6:30 P.M.

1.A. Roll Call:

Present: 5 - Mayor Sedgley, Vice Mayor Luros, Councilmember DeNatale, Councilmember Narvaez, and Councilmember Painter

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 5.A.:

- PowerPoint Presentation from City Staff.
- PowerPoint Presentation from applicant team.
- 28 submitted written comments.

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

3. CONSENT CALENDAR:

Approval of the Consent Agenda

Following the vote, Mayor Sedgley provided brief comment regarding item 3.C.

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

3.A. [241-2025](#) Fleet Purchasing Authorization

Adopted Resolution R2025-076 authorizing the City Manager or Public Works Director to execute contracts and agreements on behalf of the City for the purchase of vehicles and equipment based on the descriptions and dollar amounts identified on the fleet replacement schedule (Appendix H) of the Fiscal Years 2025/26 & 2026/27 Budget in the total amount of \$4,167,500 in FY 2025/26 and \$3,480,000 in FY 2026/27

Enactment No: R2025-076

3.B. [199-2025](#) Pueblo Area Paving - Design Reimbursement Agreement with Napa County

Adopted Resolution R2025-077 (1) authorizing the Public Works Director to execute on behalf of the City a Reimbursement Agreement with Napa County in an amount up to \$210,000 to reimburse the County for a portion of the design cost to develop plans and specifications for the Pueblo Area Paving Project in the City of Napa and (2) determining the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-077

3.C. [194-2025](#) Amended and Restated Agreement for the Purchase and Sale of a Surface Parking Lot at the Southeast Corner of Second and Randolph

Adopted Resolution R2025-078 (1) determining and declaring 0.47 acres of City owned real property at the southeast corner Randolph and Second Streets (APN 003-212-001) as exempt surplus land pursuant to Government Code Section 54221(F)(1)(B) of the Surplus Land Act; and (2) Authorizing the City Manager to execute an Amended and Restated Agreement (C2017-037) with James F. Keller for the purchase and sale of that City property for \$2,700,000.

Enactment No: R2025-078

4. CONSENT HEARINGS:**Approval of the Consent Agenda**

Mayor Sedgley announced the consent hearings. There were no requests to speak; the hearings were opened and closed without comment.

A motion was made by Vice Mayor Luros, seconded by Councilmember DeNatale, to approve the Consent Hearing Agenda. The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

4.A. [191-2025](#) Mixed Use Designations

Approved, pursuant to the previously certified 2040 General Plan Environmental Impact Report, the first reading and introduction of an Uncodified Ordinance implementing the City of Napa 2040 General Plan by amending Title 17 of the Napa Municipal Code to (1) add zoning districts and associated zoning regulations, (2) amend the zoning map to rezone certain properties to the new zoning districts, and (3) establish procedures for review of permit applications pending the adoption of a comprehensive update to the Zoning Code.

Enactment No: O2025-007

5. PUBLIC HEARINGS:

5.A. [214-2025](#) First Street Napa Phase II

Mayor Sedgley announced the hearing.

Molly Rattigan opened the item. Senior Planner Michael Allen provided the report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley called for the applicant's testimony. Jerry Hunt, on behalf of the applicants provided a report.

Mayor Sedgley opened public testimony.

1. Jay Bradshaw, NorCal Carpenters union - spoke in support of the project.

2. Jessica Owens, NorCal Carpenters Union - spoke in support of the project.

3. Chris Paloma, NorCal Carpenters Union - spoke in support of the project.

4. Herlindo Alfaro, NorCal Carpenters Union - spoke in support of the project.

5. Katie Estupinan, NorCal Carpenters Union - spoke in support of the project.

6. Gordon Huether - spoke in support of the project.

7. Jeri Hansen, CEO, Napa Chamber of Commerce - spoke in support of the project.

8. Christine French, Executive Director of Napa County Landmarks - spoke in support of the project and highlighted key areas of focused collaboration to protect the historic structures of downtown Napa.

9. Eric Keffer, Owner, Cole's Chophouse - spoke in support of the project. Also encouraged developers and the City to work with Ristorante Allegria to ensure the development would not negatively impact them.

10. Richard Tippitt -spoke in support of the project.

11. Bill Tuikka - suggested some edits to the plan to include additional

open space near First Street and revisions to the hotel entrance.

12. John Sensenbaugh - generally supported the project, but would like to see increased public space especially along First Street.

13. Greg Hamtil - supported project yet shared concern of impacts on Ristorante Allegria. Shared thoughts; would also like to see public features along first street. Suggested a public town square.

14. Lisa Stockon - shared brief history of the City.

15. Chris Craiker - shared that he was not opposed to the project, but voiced various concerns regarding the process moving forward related to lack of public input and design processing. He was also concerned with the elimination of Dwight Murray Plaza and parking lots. Questioned the elevations of the project. Would like to see more drawings from the developers.

16. Cole Johnson - spoke in support of the project.

17. Dave Whitmer - spoke in support of the project and provided comments regarding the First United Methodist Church housing project. He thanked City staff and Council for their support and commitment to workforce housing.

18. Ryan Gregory - spoke in support of the project.

19. Michael Holcomb - spoke in support of the project.

20. Jacob Rodriguez, Nor Cal Carpenters Union - spoke in support of the project.

21. Todd Zapolski - spoke in support of the project.

22. Jocelyn Lin, Burbank Housing - spoke in support of the project.

23. Chuck Shinnamon - praised the project and provided comments regarding affordable housing. Concerned the funding for housing in the project was not adequate. Suggested Council ask for more in the Development Agreement.

24. John Dunbar - spoke in support of the project.

25. Kara Vernor, Napa County Bicycle Coalition - Requested that council ask for clarity regarding intentions regarding Bicycles. Would like to ensure

State's future bike parking standards are included in the project.

26. Kara Brunzell - Suggested Council pause to get the project just right. Agreed that historical resources need to be front and center and protected. Would like to see additional public plaza space included. Also agreed that bike parking was essential and that the funding for affordable housing was not adequate.

27. Brandon M. - spoke in support of the project.

28. Chris George, project financier - provided comments regarding the project.

There were no additional requests to speak.

A motion was made by Councilmember Painter seconded by Councilmember Narvaez to close the public testimony. The motion carried unanimously.

Mayor Sedgley called for the applicant's rebuttal. Kevin Teague, on behalf of the applicant team, provided brief comments regarding removal of Dwight Murray Plaza, guidelines, and housing.

A break was called at 8:04 P.M. The meeting reconvened 8:15 PM

Discussion was turned over to Council for deliberation. Individual comments and questions ensued.

City staff and the applicant team responded to questions on a range of topics, including the exclusive use and maintenance of public space, parking, bicycle parking, impact fees, housing, mitigation of disruptions to local businesses during construction, and the project timeline.

(1) A motion was made by Vice Mayor Luros, seconded by Councilmember Painter, to approve the first reading and introduction of an ordinance approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, a Development Agreement pursuant to Government Code Section 65864 et seq. by and between the City of Napa and Coombs Street LLC, and authorizing the City Manager to execute and the City Clerk to record the Agreement, as presented by staff with the following amendments to the Development Agreement:

- Acceptance of revised Exhibit K as provided to Council via supplemental memo from staff prior to the meeting.
- Addition of sunset language to Exhibit J, of December 31, 2038 for the TOT share.
- Revision of Exhibit I to include bicycle racks and lockers for 39 bicycles.
- Addition of language to Exhibit F & H ensuring the Affordable Housing Impact

Fee for hotels (\$6.00 per square foot) is applied to the branded residential units of the Project.

- Addition of language to Article VIII requiring City Staff and Applicant to provide City Council with an update on the Project's progress within 6 months of the effective date of the agreement.

- Amendment to Section 8.2.4 of the DA authorizing City Manager to make all final determinations on all Design Review and Use Permit applications filed within 18 months of the effective date to within 12 months of the effective date.

The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

(2) A motion was made by Vice Mayor Luros, seconded by Councilmember Narvaez to approve the first reading and introduction of an ordinance approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, a Planned Development Overlay (PD-39) to establish use provisions, development standards, and design guidelines for First Street Napa Phase II Project located at 1106, 1116, 1118 First Street (APNs: 003-166-010, 003-166-013, 003-166-015, and 003-166-016) and 1151 and 1199 Pearl Street (APNs: 003-166-008, and 003-166-011) (PL20-0135), and Dwight Murray Plaza (APN: 003-166-017) (PL20-0135). The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

(3) A motion was made by Vice Mayor Luros, seconded by Councilmember DeNatale to approve the first reading and introduction of an ordinance extending, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, the Entertainment Overlay District described in Chapter 17.37 of the Napa Municipal Code and amending the Downtown Napa Specific Plan pertaining to the property located at 1106, 1116, 1118 First Street (APNs: 003-166-010, 003-166-013, 003-166-015, and 003-166-016) and 1151 and 1199 Pearl Street (APNs: 003-166-008, and 003-166-011) and Dwight Murray Plaza (APN: 003-166-017). The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

(4) A motion was made by Vice Mayor Luros, seconded by Councilmember Painter to adopt Resolution R2025-079 approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, a Tentative Parcel Map to reconfigure seven existing (7) parcels totaling approximately 2.85 cumulative acres and located at 1106, 1116, 1118 First Street (APNs: 003-166-010, 003-166-013, 003-166-015, and 003-166-016) and 1151 and 1199 Pearl Street (APNs: 003-166-008, and 003-166-011) and Dwight Murray Plaza (APN: 003-166-017) into 3 fee parcels, one (1) condominium parcel, and one (1) airspace parcel for a total of five (5) new parcels for financing, ownership, and condominium property division purposes (PL20-0135). The motion carried as follows:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

6. COMMENTS BY COUNCIL OR CITY MANAGER: None.

7 CLOSED SESSION:

Interim City Attorney Diaz announced the closed session item.

- 7.A.** [262-2025](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Elia v. City of Napa, et al.
Napa County Superior Court Case No. 22CV001127
There were no requests from the public to comment.

The meeting recessed to Closed Session at 9:33 P.M.

The meeting adjourned at 9:43 P.M. There was no reportable action.

8. ADJOURNMENT: 9:43 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is July 15, 2025.

Submitted by:

Tiffany Carranza, City Clerk