

**Minutes
St. Helena City Council
April 26, 2016**

**5:15 PM SPECIAL CLOSED SESSION
CITY HALL CONFERENCE ROOM,
1480 MAIN STREET, ST. HELENA**

**6:00 P.M. REGULAR MEETING
465 MAIN STREET, ST. HELENA
VINTAGE HALL BOARD ROOM – SECOND FLOOR**

A complete video recording of this meeting, except for closed session, can be found at www.cityofstheleena.org or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

1. PUBLIC COMMENTS PERTAINING TO THE CLOSED SESSION

Mayor Galbraith called for public comment regarding the Closed Session matters listed. There being none, the Council convened into Closed Session.

2. CLOSED SESSION

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS Govt Code Section 54956.8

Property: Lower Reservoir, located on the northerly side of Spring Mountain Rd., assessor parcel number 9-131-13

Agency negotiator: Jennifer Phillips, City Manager and Steve Palmer, Public Works Director

Negotiating parties: Susan Doyle, General Manager, Spring Mountain Vineyard (SMV) and Good Wine Company

Under negotiation: Price and terms of payment for water from Lower Reservoir

b. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION; Determination whether to initiate litigation pursuant to Government Code Section 54956.9(d)(4): (One potential case)

3. OPEN SESSION – COUNCIL WILL RETURN TO OPEN SESSION AND ANNOUNCE ACTIONS TAKEN IF ANY (6:00 P.M.)

The Regular Meeting was reconvened at 6:00 p.m. and City Attorney Thomas B. Brown announced the City Council authorized the initiation of litigation. When the litigation is ultimately initiated the details of the litigation including the claimants and complaint itself will be made available to the public upon request.

4. PLEDGE OF ALLEGIANCE

Mayor Galbraith called the meeting to order at 6:00 p.m. and the flag was saluted.

5. ROLL CALL

Present: Councilmembers Crull, Pitts, White, Mayor Galbraith

Absent: Councilmember Dohring

6. PUBLIC FORUM:

Geoff Ellsworth, Mark Van Gorder and Pam Simpson addressed the City Council.

7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:

City Manager Jennifer Phillips noted the sales tax initiative will be on the May 10, 2016

City Council agenda.

Finance Director April Mitts reminded the City Council about the upcoming May 4, 2016 Budget Workshop and the City's FY 14/15 audited financials are complete.

Planning & Community Development Director Noah Housh announced the second Planning Commission General Plan study session will be held May 17, 2016.

Vice Mayor Peter White reported on the recent WICC meeting in Napa.

Mayor Galbraith reported on the recent Earth Day activities held at the St. Helena Fire Department.

STAFF BRIEFING

8. Monthly water wise update presented by Jennifer Tuell, Water Conservation Coordinator

Public Works Director/City Engineer Steve Palmer provided the monthly water wise update in Water Conservation Coordinator Jennifer Tuell's absence.

PRESENTATIONS AND PUBLIC RECOGNITIONS

9. Presentation – Pam Simpson, CEO/President, St. Helena Chamber of Commerce provided a presentation on a conceptual plan for Telegraph Alley.

CONSENT ITEMS:

10. Consideration and proposed approval of Regular and Special Meeting Minutes of:
- a. Regular Meeting Minutes of September 8, 2015
 - b. Regular Meeting Minutes of September 22, 2015
 - c. Special Meeting Minutes of September 23, 2015
 - d. Regular Meeting Minutes of October 13, 2015
 - e. Special Meeting Minutes of October 27, 2015
 - f. Regular Meeting Minutes of October 27, 2015
 - g. Regular Meeting Minutes of November 10, 2015
 - h. Regular Meeting Minutes of November 24, 2015
 - i. Regular Meeting Minutes of December 8, 2015

CEQA Status: Not a CEQA Project
Prepared By: Cindy Black, City Clerk
Recommendation: Adopt

11. Consideration and proposed approval of a resolution 2016-48 authorizing City Manager to Submit Application to the Bicycle Rack Voucher Program and Authorize Matching Funds not to exceed \$150

CEQA Status: Categorically Exempt, Section 15301, Existing Facilities
Lead Staff: Steven Palmer, PE, Public Works Director/City Engineer
Tracey Perkosky, Grants Manager
Recommendation: Adopt

12. Consideration and proposed approval a of resolution 2016-49 approving a Production Agreement with Zambelli Fireworks in the amount of \$40,000 for a City-Sponsored Firework Show located at Crane Park on July 4th

CEQA Status: Not a CEQA Project
Lead Staff: Haidi Arias, Recreation Director
Recommendation: Adopt

13. Consideration and proposed approval a of resolution 2016-50 authorizing four (4) 60 Month Lease Agreement between the City of St. Helena and Xerox for new Multifunction Devices at the Police Department, Library, and City Hall (City Clerk/Finance) for an annual savings

CEQA Status: Not a CEQA Project
Lead Staff: Kathy Robinson, Human Resources & IT Director
Recommendation: Adopt

14. Consideration and proposed approval a of resolution 2016-51 approving a Professional Services Agreement with Michael Baker International in the amount of

\$461,813 for engineering services for the Upper York Creek Ecosystem Restoration Project, Capital Improvement Project W-26

CEQA Status: Environmental Impact Report (SCH. No. 2006092096)

Lead Staff: Steven Palmer, PE, Director of Public Works/City Engineer

Recommendation: Adopt

15. Consideration and proposed approval a of resolution 2016-52 authorizing an agreement for Fire/Emergency Mutual Aid Services with the Napa County Fire Department

CEQA Status: Not a CEQA Project

Lead Staff: John Sorensen, Fire Chief

Recommendation: Adopt

16. Consideration and proposed approval of a resolution 2016-53 accepting the Work and Directing the Filing of the Notice of Completion for the Magnolia Oaks Subdivision

CEQA Status: Mitigated Negative Declaration adopted on November 13, 2007

Lead Staff: Steven Palmer, PE, Director of Public Works/City Engineer

Recommendation: Adopt

17. Consideration and proposed approval a of resolution 2016-54 approving the St. Helena Unified School District to have a mobile food vendor at Crane Park on May 11, 2016 between the hours of 4:00 pm and 6:00 pm for a staff appreciation event

CEQA Status: Categorically exempt from CEQA, Sections 15323, 15061

Lead Staff: Steven Palmer, PE, Director of Public Works/City Engineer

Christina Cook, Public Works Administrative Assistant

Recommendation: Adopt

18. Revise Work Scope of the San Francisco Bay Water Quality Improvement Fund Grant Award to Include \$50,000 of Eligible Engineering Costs for the Upper York Creek Ecosystem Restoration Project

CEQA Status: Environmental Impact Report (SCH. No. 2006092096)

Prepared By: Tracey Perkosky, Grants Manager

Recommendation: Approve

19. Grant Quarterly Report for FY 2016, Quarter 3

CEQA Status: Not a CEQA Project

Lead Staff: April Mitts, Finance Director

Tracey Perkosky, Grants Manager

Recommendation: Adopt

Councilmember Crull moved to approve Consent as presented. The motion was seconded by Councilmember Pitts and on roll call carried by the following vote:

AYES: Councilmembers Crull, Pitts, White and Mayor Galbraith

NOES: None

ABSENT: Councilmember Dohring

PUBLIC HEARING:

20. Consideration of an appeal of a Planning Commission decision to deny a covered parking Variance and Design Review to renovate and remodel the existing home including the construction of a new 400-sf second unit at the property located at 1508 Spring Street in the MR: Medium Density Residential district resolution 2016-55

CEQA Status: Categorically exempt pursuant to Sections 15301, 15303, and 15331

Prepared By: Noah Housh, Planning and Community Improvement Director

Aaron Hecock, Senior Planner

Recommendation: Provide direction

Planning and Community Improvement Director Noah Housh reported on this item.

Mayor Galbraith opened the public hearing.

A citizen, John Kelly and Wayne Armstrong addressed the City Council.

Mayor Galbraith closed the public hearing.

A motion was made by Councilmember Crull granting the appeal of a Planning Commission decision to deny a covered parking Variance and Design Review to renovate and remodel the existing home including the construction of a new 400-sf second unit at the property located at 1508 Spring Street in the MR: Medium Density Residential district, accept the required findings and approve the variance to the covered parking requirement and design review. The motion was seconded by Vice Mayor White and on roll call carried by the following vote:

AYES: Councilmembers Crull, White and Pitts

NOES: Mayor Galbraith

ABSENT: Councilmember Dohring

21. Introduction and first reading of an ordinance considering amendments to Title 17 "Zoning" of the Municipal Code (Attachment A) initiated by the City of St Helena to implement provisions of the City's adopted 2015-2023 Housing Element that require the City to 1) eliminate the requirement for a Use Permit for multiple family residential projects proposed in the "High Density" (HD) Residential District, and 2) eliminate the requirement for a Use Permit for multiple family housing projects proposed on "Key Housing Sites", as designated in the 2015-2023 Housing Element, that are located in the City's "Medium Density (MD) Residential District".

CEQA Status: Negative Declaration

Prepared By: Victor Carniglia, Planning Consultant

Recommendation: Staff recommends that the City Council:

1) Find the previously adopted Negative Declaration adequate to address the environmental aspects of the proposed changes to the Zoning Code; and

2) Introduce, waive first reading and read by title only the proposed ordinance making amendments to the City's Zoning Code as described in this staff report and as contained in the attached Ordinance amending "Title 17: Zoning" of the City's Municipal Code, Section 17.40 Medium Density

Planning Consultant Victor Carniglia reported on this item.

Mayor Galbraith opened the public hearing.

Bobbie Monnette, Joe McGrath, William Wagner, Geoff Ellsworth, Paul Skinner, Jason Strofs, Jessica Hague, Pay Ansley and Steve Goldfarb addressed the City Council.

Mayor Galbraith closed the public hearing.

A motion was made by Councilmember Crull finding the previously adopted Negative Declaration adequate to address the environmental aspects of the proposed changes to the Zoning Code; and introduced, waived the first reading and read by title only the proposed ordinance making amendments to the City's Zoning Code as described in this staff report and as contained in the attached Ordinance amending "Title 17: Zoning" of the City's Municipal Code, Section 17.40 Medium Density. The motion was seconded by Vice Mayor White and on roll call carried by the following vote:

AYES: Councilmembers Crull, White, Pitts and Mayor Galbraith

NOES: None

ABSENT: Councilmember Dohring

The Mayor called for a recess at 8:00 pm.

The meeting was reconvened at 8:10 pm.

22. Introduction and first reading of an ordinance considering amendments to City of St. Helena Municipal Code Section(s) 17.134 Short Term Rentals creating a permit renewal process, modifying the review and operations criteria and improving enforcement

mechanisms for short-term rental uses in the Residential and Agricultural Zoning Districts, Citywide.

CEQA Status: Ordinance is determined to be exempt from the requirements of CEQA as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 given that the regulations affect existing structures and under the "General Rule", Section 15061(b)(3).

Prepared By: Noah Housh, Planning and Community Improvement Director

Recommendation: Staff recommends that the City Council:

1. Find that the Ordinance is exempt from the requirements of CEQA as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 given that the regulations affect existing structures and under the "General Rule", Section 15061(b)(3); and

2. Introduce, waive first reading and read by title only the proposed ordinance amendments to City of St. Helena Municipal Code Section(s) 17.134 Short Term Rentals creating a permit renewal process, modifying the review and operations criteria and improving enforcement mechanisms for short-term rental uses in the Residential and Agricultural Zoning Districts, Citywide.

Planning and Community Improvement Director Noah Housh reported on this item.

Mayor Galbraith opened the public hearing.

Jim Sweeney, Jay Green, Geoff Ellsworth, Kathy Brotemarkie and a citizen addressed the City Council.

Mayor Galbraith closed the public hearing.

A motion was made by Councilmember Crull finding Find that the Ordinance is exempt from the requirements of CEQA as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 given that the regulations affect existing structures and under the "General Rule", Section 15061(b)(3); and Introduced, waived the first reading and read by title only the proposed ordinance amendments to City of St. Helena Municipal Code Section(s) 17.134 Short Term Rentals creating a permit renewal process, modifying the review and operations criteria and improving enforcement mechanisms for short-term rental uses in the Residential and Agricultural Zoning Districts, Citywide. The motion was seconded by Vice Mayor White and on roll call carried by the following vote:

AYES: Councilmembers Crull, White, Pitts and Mayor Galbraith

NOES: None

ABSENT: Councilmember Dohring

NEW BUSINESS:

None

ADJOURNMENT

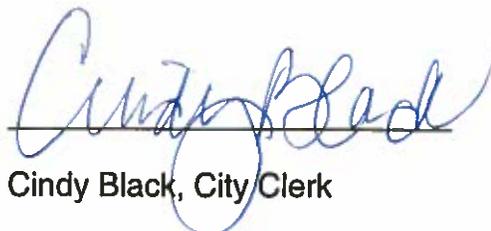
Mayor Galbraith adjourned the meeting at 9:02 p.m.

APPROVED:

ATTEST:



Alan Galbraith, Mayor



Cindy Black, City Clerk