



Mayor: Alan Galbraith  
Vice Mayor: Peter White  
City Council: Sharon Crull  
Paul Dohring  
Greg Pitts

**St. Helena City Council**  
**Regular Meeting**  
**April 26, 2016**

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

**6:00 PM Regular Meeting**  
**Vintage Hall Board Room – Second Floor**  
**465 Main Street, St. Helena**

**PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the “Oral Communication” portion of the agenda may do so, but please observe the time limit of three minutes.**

**1. PUBLIC COMMENTS PERTAINING TO THE 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.)**
4. **PLEDGE OF ALLEGIANCE**
5. **ROLL CALL**
6. **PUBLIC FORUM:** Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person's comments shall be limited to 3 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Councilmembers for clarifications may be posed and answered, and Councilmembers may make requests that items be placed on future agendas, but in accordance with state law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda.
7. **REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:** Reports by staff and/or Councilmembers on items of general interest. Brief questions for clarification may be posed and answered, and Councilmembers may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

#### **STAFF BRIEFING**

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

#### **PRESENTATIONS AND PUBLIC RECOGNITIONS**

9. Presentation – Telegraph Alley, Pam Simpson, CEO/President, St. Helena Chamber of Commerce

**CONSENT ITEMS:** Members of the Council or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

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 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 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 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 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 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 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 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

### **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

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

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 Residential and Section 17.44 High Density Residential.

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: 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

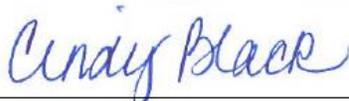
2. Introduce, waive first reading and read by title only the proposed ordinance amendments to City of St. Helena Municipal Code Section(s) 17.134 Short Term Rentals creating a permit renewal process, modifying the review and operations criteria and improving enforcement mechanisms for short-term rental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

**NEW BUSINESS:**

None

**ADJOURNMENT** The next Regular City Council meeting is scheduled for May 10, 2016, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on April 22, 2016.



---

Cindy Black, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

## **CHALLENGING DECISIONS OF CITY ENTITIES**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

## **SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA**

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofstheleena.org> and will be available for public review at the respective meeting.