



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

ST. HELENA CITY COUNCIL
REGULAR MEETING
JANUARY 13, 2015

4:00 PM 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 voluntarily complete a “Speaker Card” and submit it to the City Clerk BEFORE that portion of the agenda is called. Speaker cards are available on the table in back of the room. Please observe the time limit of three minutes.

1. PUBLIC COMMENTS PERTAINING TO THE CLOSED SESSION

2. CLOSED SESSION

- a. Conference with Legal Counsel—Anticipated Litigation; Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): (One potential case)
- b. Conference with Legal Counsel—Existing Litigation; Government Code § 54956.9, subdiv. (d)(1):
Citizen’s Voice St. Helena, Susan Kenward, and Geoff Ellsworth v. City of St. Helena, City Council of St. Helena, Napa County Superior Court Case No. 26-65618
- c. Conference with Legal Counsel—Anticipated Litigation; Government Code § 54956.9, subdiv. (d)(2):
Significant exposure to litigation (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.

PRESENTATIONS AND PUBLIC RECOGNITIONS

8. Presentation – Tree Committee update by Committee member Kacey Stotesbery
9. Presentation – Cal Trans Hwy 29 channelization tree removal

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 of a Resolution reducing the membership of the Sustainability Committee from 7 members and 2 alternates to 5 members and 2 alternates
CEQA Status: Not a CEQA project
Lead Staff: Cindy Black, City Clerk
Recommendation: Adopt
11. Consideration of Resolution approving the Chamber of Commerce request to display flags on Main Street for Premier Napa Valley event
CEQA Status: Categorically Exempt, Section 15301, Existing Facilities
Lead Staff: Steve Palmer, Public Works Director
Recommendation: Adopt
12. Consideration of a Resolution amending the Library Hours of Operation
CEQA Status: Not a CEQA project
Lead Staff: Jennifer Baker, Library Director
Recommendation: Adopt

13. Consideration of Resolution approving an agreement with MarinIT to provide information technology services for a total not to exceed amount of \$60,000
CEQA Status: Not a CEQA project
Lead Staff: April Mitts, Finance Director
Recommendation: Adopt
14. Consideration of Resolution Authorizing the City Manager to Sign a Lease Termination Agreement with Nextel of California, Inc.
CEQA Status: Not a CEQA project
Lead Staff: Aaron Hecock, Planner
Recommendation: Adopt

PUBLIC HEARING

15. Consider amendments to the City's Zoning Ordinance Section 17.144 (Affordable Housing) incorporating, among other changes, the following key amendments:
- a. "Purpose" (Section 17.144.010); wording is added clarifying that the purpose of this Section of the Code is to encourage the development of housing for all segments to the community, and to provide incentives for affordable housing for very low, low, and moderate income households in the City.
 - b. "Definitions" (Section 17.144.020); wording is added to explicitly include senior housing and age restricted mobile home parks as eligible to receive a density bonus,
 - c. "Application" (Section 17.144.050); added wording stating that a project that conforms to the requirements of the Municipal Code can qualify for an additional density bonus or a concession if the project includes on-site child care.
 - d. Clarifies that a developer may elect to receive a lesser percentage of density bonus than the maximum required, and includes provisions whereby a developer may at their option request a waiver or reduction of City development standards, in addition to a density bonus or other concessions or incentives.
 - e. Wording is proposed to be removed (Section 17.144.060.F) that currently limits the applicability of density bonuses in the case of affordable housing projects that are either built on donated land, or on land required to be dedicated by City ordinance or General Plan policy.
 - f. Added a provision titled "Priority for Water and Sewer Services" (Section 17.144.080) stating that the City in certain specific circumstances shall grant priority for the provision of water and sewer services to affordable housing units.

The Planning Commission on November 18, 2014 recommended approval to the City Council of the proposed changes to the Affordable Housing Chapter of the City Zoning Ordinance. These proposed changes to the Municipal Code is project are deemed to be categorically exempt from the requirements of CEQA.

CEQA Status: Categorically Exempt per Section 15061.b.3

Lead Staff: Victor Carniglia, Planning Consultant

16. Consider the first reading of amendments to the City's Zoning St. Helena Municipal Code ("SHMC") Chapter 17: "Zoning" of the City's Municipal Code in order to bring the relevant sections of the City's Zoning Code into compliance with State requirements which includes:
- a. Add the following definitions to the "General Provisions and Definitions" Section 17.04 of the Municipal Code; "Emergency Shelter, Supportive Housing, and Transitional Housing."
 - b. Modify the "Agricultural (A-20)" and the "Agricultural Preserve (AP)" Zoning Districts to allow as Permitted Uses the following: Supportive Housing, Transitional Housing, and Agricultural Employee Housing consisting of up to 36 beds/or 12 units.
 - c. Modify the "Low Density Residential (LR)", the "Low Density Residential 1 Acre Minimums (LR-1A)", the "Medium Density Residential (MR)", the "High Density Residential (HR)", and the "Woodland and Watershed (WW)" Zoning Districts to allow as Permitted Uses the following: Supportive Housing, Transitional Housing, Agricultural Employee housing for 6 or fewer employees, and allow Single Room Occupancy Housing as a permitted use in the High Density Residential (HR) District.
 - d. Modify the "Service Commercial (SC)" Zoning District to allow as Permitted Uses the following: Supportive Housing (limited to upper floors only within a Mixed Use project), and Transitional Housing (limited to upper floors only within a Mixed Use project).
 - e. Modify the "Business and Professional Office (BPO)" and the "Central Business (CB) District" to allow as Permitted Uses the following: Supportive Housing (limited to upper floors only) and Transitional Housing (limited to upper floors only).
 - f. Modify the "Industrial" (I), "Business and Professional Office (BPO)", and "Service Commercial (SC)" Zoning Districts to allow Emergency Shelters as a Permitted Use.
 - g. Add Chapter 17.200 to the Zoning Code providing a procedure to allow for "Reasonable Accommodation" for persons with disabilities seeking equal access to housing under Federal and State fair housing requirements.

The Planning Commission on December 16, 2014, recommended adoption of the proposed amendments.

CEQA Status: Categorically Exempt per Section 15061.b.3

Lead Staff: Victor Carniglia, Planning Consultant

NEW BUSINESS

17. Consideration of appeal from David and Ellen Deal for their April 14, 2014 water meter read billing in the amount of \$888.24 and a reimbursement for leak detection services for \$345.00 at 2260 Spring Mountain Road

CEQA Status: Not a CEQA project

Lead Staff: April Mitts, Finance Director

18. Consideration of a Resolution per Mayor appointment and Council majority vote appointing one applicant to fulfill the Planning Commission vacancy left by Brian Russell's resignation with the term ending June 30, 2017
CEQA Status: Not a CEQA project
Lead Staff: Cindy Black, City Clerk
19. 2015 City Council assignments to various City and Napa County Boards and Commissions
CEQA Status: Not a CEQA project
Lead Staff: Cindy Black, City Clerk
20. Consideration of Resolution entering into a Contract with Kaizen InfoSource LLC for Records and Information Management services which encompasses \$15,000 to conduct an extensive citywide assessment
CEQA Status: Not a CEQA project
Lead Staff: Cindy Black, City Clerk

ADJOURNMENT The next Regular City Council meeting is scheduled for January 27, 2015, 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 January 8, 2015.



Cindy Black, City Clerk

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://cityofsthelena.org> and will be available for public review at the respective meeting.

THIS PAGE
INTENTIONALLY
BLANK