



**Mayor: Ann Nevero**  
**Vice Mayor Sharon Crull**  
**City Council: Greg Pitts**  
**Mario Sculatti**  
**Peter White**

**ST. HELENA CITY COUNCIL REGULAR MEETING**  
**NOVEMBER 25, 2014**

**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. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PUBLIC COMMENTS PERTAINING TO THE CLOSED SESSION**
- 4. CLOSED SESSION**
  - a. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION;  
Government Code Section 54956.9(d)(1); City of St. Helena v. Upper Valley Disposal Service, Napa County Superior Court No. 26-64875
  - b. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION  
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): (One potential case)
  - c. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): (One case)
- 5. OPEN SESSION – COUNCIL WILL RETURN TO OPEN SESSION AND ANNOUNCE ACTIONS TAKEN IF ANY (6:00 P.M.)**

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.
  - a. Boards and Commissions update – Cindy Black, City Clerk

## **PRESENTATIONS AND PUBLIC RECOGNITIONS**

8. Presentation by Clay Gregory, President & CEO, Visit Napa Valley Update

**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)

9. Consideration of Resolution approving contract with Frank's Janitorial to include twice a month cleaning at the Wastewater Treatment Plant and a contractual increase of \$2,462 for a total amount not to exceed \$56,042  
CEQA Status: Not A CEQA Project  
Lead Staff: Steve Palmer, Public Works Director  
Recommended Action: Adopt
10. Consideration of Resolution approving an agreement with Municipal Resources Group to provide professional planning services for a total not to exceed amount of \$91,500  
CEQA Status: Not A CEQA Project  
Lead Staff: Jennifer Phillips, City Manager  
Recommended Action: Approve
11. Consideration of Resolution approving Contract for Consulting Services in the Amount of \$25,000 with Peckham and McKenney for the Recruitment of Planning and Community Improvement Director  
CEQA Status: Not A CEQA Project  
Lead Staff: Jennifer Phillips, City Manager  
Recommended Action: Approve

12. Consideration of finding the Grayson Traffic Signal Project categorically exempt from CEQA and authorizing the City Manager to execute the Purchase and Sale Agreement for the right of way certification
  - a. Resolution Finding an Exemption from CEQA for the Main Street (SR29) at Grayson Traffic Signal Project (CIP R05)
  - b. Resolution Authorizing the City Manager to Execute a Purchase and Sale Agreement in the amount of \$12,315 with Napa Valley Wine Train for Right of Way; and Authorizing Staff to Execute the Caltrans Right of Way Certification for the Main Street (SR29) at Grayson Traffic Signal Project (CIP R-05)

CEQA Status: Categorical Exemption, CEQA Guidelines Section 15304, Minor Alteration of Land

Lead Staff: Steve Palmer, Public Works Director

Recommended Action: Approve
13. Consideration of Resolution Authorizing the Destruction of Records in Accordance with the City's Citywide Records Retention/Destruction Schedule (Resolution 2002-72)

CEQA Status: Not A CEQA Project

Lead Staff: Cindy Black, City Clerk

Recommended Action: Approve
14. Consider Second Reading and adoption of an ordinance amending chapter 8.32 of the St. Helena Municipal Code to revise and enhance the City's regulations providing for procedures, notice and assistance for tenants of residential units displaced as a result of code enforcement activities

CEQA Status: Not A CEQA Project

Lead Staff: Victor Carniglia, Planning Consultant

Recommended Action: Adopt
15. Consideration of Resolution with appropriate findings denying the appeal of the September 16, 2014 Planning Commission decision, and affirming the Planning Commission decision (1) approving a request by Davies Family for a Use Permit amendment to expand the existing production capacity/facilities and to allow hospitality functions including tours, tastings and events, (2) approving Design Review to remodel and expand the existing production facilities to include crush pad areas, an outdoor tasting area, and a hospitality building with a roof top terrace, and (3) approving a Mitigated Negative Declaration for the Project under CEQA. The parcel is located at 555 Main Street.

CEQA Status: Mitigated Negative Declaration

Lead Staff: Victor Carniglia, Planning Consultant

Recommended Action: Adopt
16. Consideration of Resolution Approving the Installation of a Memorial Plaque Honoring John and Angie Aquila and Recognizing 100-years of Electroliers on Main Street (SR29)

CEQA Status: Exempt. Categorical Exemption, CEQA Guidelines Section 15301(c), Existing Facilities

Lead Staff: Steve Palmer, Public Works Director

Recommended Action: Approve

17. Consideration of Resolution Finding an Exemption from CEQA; Approving and Adopting the Plans, Specifications and Working Details; and Authorizing the Bid Request for St. Helena Sewer Main Cleaning and TV Inspection Project 2014.  
CEQA Status: Categorically Exempt, CEQA Guidelines Section 15301, Existing Facilities Class I  
Lead Staff: Steve Palmer, Public Works Director  
Recommended Action: Approve
  
18. Consideration of Resolution approving amendments for cost increases for agreements for consultant services with West Yost Associates for Tank 1A Engineering Services During Construction and with Consolidated CM for Tank 1A Construction Management and Inspection Services, and increasing the budget for the Tank 1A Construction Project (CIP W83) by \$124,959.45  
CEQA Status: Not A CEQA project  
Lead Staff: Steve Palmer, Public Works Director  
Recommended Action: Approve
  
19. Introduction of Ordinance Amending City of St. Helena Municipal Code Section 2.21 City Manager and Section 2.24 Director of Finance/Treasurer to change the Treasurer Function from the Director of Finance to the City Manager  
CEQA Status: Not A CEQA Project  
Lead Staff: Jennifer Phillips, City Manager  
Recommended Action: Introduce by title only
  
20. Consideration of Resolution approving the reinstatement of Permit Technician Position for a total cost of \$54,500 for FY 2014-15  
CEQA Status: Not A CEQA Project  
Lead Staff: Jennifer Phillips, City Manager  
Recommended Action: Approve

## **PUBLIC HEARING**

21. Consider a Resolution approving the request by Brad Oldenbrook for approval of a parcel map to subdivide an existing 14.13 acre parcel into two parcels, one parcel consisting of 13.63 acres in area and the second parcel consisting of .5 acres. The 14.13 acre site is located on Fulton Lane approximately ½ mile northeast of the existing rail line. (APN# 009-050-001)  
CEQA Status: Categorically exempt pursuant to CEQA Guidelines Section 15315, Class 15, Minor Land Divisions.  
Lead Staff: Victor Carniglia, Planning Consultant
  
22. Consideration of Amendments To The City's Zoning Ordinance, St. Helena Municipal Code ("SHMC") Chapter 17.144, Regulating Affordable Housing to Assure Consistency With State Law  
CEQA Status: Categorically Exempt, CEQA Guidelines Section 15061  
Lead Staff: Victor Carniglia, Planning Consultant

## **SCHEDULED MATTERS**

23. Consideration of a Request of HEATHER JORDAN and ROBERT FISHER to enter into a “Mills Act Historic Property Preservation Agreement” for said property located at 1279 ALLYN AVENUE. The Building is included on the City’s Historic Resources Master List.  
CEQA Status: Categorically exempt pursuant to CEQA Guidelines Section 15331, Class 31, Historical Resource Restoration/Rehabilitation.  
Lead Staff: Aaron Hecock, City Planner
24. Consideration of Resolution Approving Parking Time Limit and Sign Changes within the City  
CEQA Status: Categorically Exempt, CEQA Guidelines Section 15061  
Lead Staff: Aaron Hecock, City Planner
25. Consideration of 2015 Public Safety Priorities Results  
CEQA Status: Not A CEQA Project  
Lead Staff: Jacqueline Rubin, Chief of Police
26. Report and update on the Status of the rehabilitation and financing of the Stonebridge Apartments, including the proposal and request for a temporary zoning permit by the Stonebridge Housing Corporation (SHC) to locate residents of Stonebridge in temporary housing units on site, and Staff’s intention to approve that permit subject to conditions.  
CEQA Status: Categorically Exempt, CEQA Guidelines Section 15061  
Lead Staff: Victor Carniglia, Planning Consultant

**ADJOURNMENT** The next Regular City Council meeting is scheduled for December 9, 2014, 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 November 21, 2014.



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