



Mayor: Del Britton  
Vice-Mayor: Sharon Crull  
City Council: Catarina M. Sanchez  
Peter White  
Ann Nevero

**AGENDA  
REGULAR MEETING  
ST. HELENA CITY COUNCIL  
VINTAGE HALL BOARD ROOM – SECOND FLOOR  
465 MAIN STREET, ST. HELENA  
FEBRUARY 28, 2012  
6:00 PM REGULAR MEETING**

**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.

Prior to the meeting the public may review available information at City Hall or at the George and Elsie Wood Public Library.

**I. Appeal.** A person who is dissatisfied with a decision of the City Council may have the right to a review of the decision by a Court. California Code of Civil Procedure Sections 1094.5 and 1094.6 generally limit the time within which a decision of the City Council may be judicially challenged. If a person challenges a decision in Court, he or she may be limited to raising only those issues that were raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing.

**Special Assistance for the Disabled.** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall, (707) 967-2792. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

**Council Action.** All agenda items as listed are intended to give notice to members of the public of a general description of the items or matters to be discussed or acted upon. Any particular item, matter, or recommended action represents staff’s recommendation to the City Council, or the general nature of the item or matter as requested by Council. The City Council may take any action within its authority which it deems to be appropriate on the agenda item and is not limited in any way by any recommended action.

**Closed Sessions.** The City Council will convene in Open Session at the stated time, but will then adjourn to any Closed Sessions(s) listed on the agenda. The public is invited to address the

Council with comment on any listed Closed Session item immediately prior to Council's adjournment into Closed Session or consistent with any other provisions permitting public comment. The Council will reconvene in Public Session at 6:00 p.m. At that time, if appropriate and as required under the Brown Act, any actions taken during the preceding Closed Session will be announced. If necessary, the Council may reconvene in Closed Session to continue discussion of listed items following the completion of other business.

**Public Testimony Procedures.** Pursuant to Government Code Section 54954.3, the public may address the Council on each agenda item during the Council's consideration of that item as follows:

- **Addressing the Council generally.** Before testifying it would be appreciated if speakers would identify themselves; however, name and address is optional. The purpose of public testimony is for Councilmembers to benefit from the views of the public. Comments from the public should be directed towards the Council. Councilmembers and staff generally avoid entering into a dialogue with members of the public who may address the Council.
- **Public comment on agendized items.** Members of the public are entitled to speak on any item on the agenda either immediately after the item is called by the Mayor or during a Public Hearing on the subject matter opened by the Mayor. Each person is entitled to speak on any agenda item only once at any meeting, and the right to speak at the appropriate time waives any further right to address the Council on that item at that meeting. Participation in debate on any item before the Council shall be limited to members of the Council, although Councilmembers may ask members of the public for additional information.
- **Public comment on unagendized items.** Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Please refer to the procedures under Item 7, Public Forum.
- **Time limit.** Each person's comments shall be limited to 3 minutes, except as provided below regarding land use Public Hearings.
- **Addressing Council at land use Public Hearings.** The applicant at a land use Public Hearing shall be permitted to address the Council for 15 minutes following the staff report. If there is a spokesperson for the opposition, the spokesperson shall be permitted to speak for 15 minutes. All other speakers will be limited to 3 minutes each. Applicant shall be permitted 5 minutes at close of public comments for rebuttal.
- **Presentation by spokesperson.** Whenever any group of persons wishes to address the Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen by the group to address the Council, and, in case additional matters are to be presented at the time by any other member of the group, to limit the number of persons addressing the Council so as to avoid unnecessary repetition before the Council.
- **Irrelevant testimony.** The Mayor shall rule out of order any testimony not relevant to the agenda item then under discussion.
- **Items submitted after packet distribution.** Materials related to any item on the Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1480 Main Street, St. Helena, CA

during normal business hours and placed with the agenda at the back of the Council Chamber prior to the start of the meeting.

**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**3. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:** Reports by staff and/or Councilmembers on items of general interest or action taken during Closed Session. 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.

**4. 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.

**5. PRESENTATIONS AND PUBLIC RECOGNITIONS**

**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)

6. City Council Minutes of February 14, 2012 *Recommended Action:* Approve

7. Planning Commission Actions of February 21, 2012 *Recommended Action:* Note and File

8. Approval of Professional Services Contract with Studio Kristen for Complete Organizational Restructuring and Re-design of City Website *Recommended Action:* Approve

9. Resolution Accepting Grant from the Friends of the St. Helena Public Library and Approving a Budget Adjustment for the Purpose of Funding the Adult Program Series  
*Recommended Action:* Adopt

**PUBLIC HEARINGS**

**10.** Introduction of an Ordinance Amending Chapter 13.04 "Water Service System" and Chapter 13.16 "Water Wells" of the St. Helena Municipal Code to Require Connection to the Public Water Supply System and to Regulate Construction of Water Wells. The intent of the Ordinance is to Protect the Community's Supply and Quality of Drinking, Commercial or Industrial and Irrigation Water. (Public Works Director)

**11.** Request of **JEFF REDDING, AICP**, representing **GRANDVIEW HOTEL INVESTORS, LLC** for **DESIGN REVIEW, DEMOLITION PERMIT, & USE PERMIT AMENDMENT** to a previously approved **USE PERMIT (2010-19)** for the Grandview Hotel to include the following:  
**(1)** Demolition of the three non-historic buildings – Pine, Palm & Walnut and replace them with new

hotel rooms. The Palm building will contain 12 guest rooms on the second floor and storage on the first floor. The Pine building will contain 24 guest rooms and the Walnut building to be replaced with a 3,500 square foot Meeting & Conference Room and a 3,500 square foot Spa/Fitness Center; **(2)** Expansion of the Laurel building to include 14 guest rooms; **(3)** Construction of a new 40-seat restaurant within the Acacia House to serve the guests and public along with a request for an increase to the Regulated Food and Beverage Establishments Inventory; **(4)** Demolition of the Oak & Redwood buildings for the relocation of parking into this area along the south property line. The total number of 57 hotel rooms as previously approved will not change. The property is located at **1915 MAIN STREET** and is zoned Service Commercial with a Historic Preservation overlay. (APN 009-490-009) (CEQA: Prior Negative Declaration Adequate) (Interim Planning Director) **(AT THE REQUEST OF THE APPLICANT, THIS MATTER WILL BE CONTINUED TO THE COUNCIL MEETING OF MARCH 27, 2012)**

12. Discussion of Fiscal Year 2012-13 Community Development Block Grant (CDBG) Program and Solicitation of Input on Possible Applications to be Submitted. The Community Development and Economic Development Allocations of the State CDBG Program will publish a combined "Notice of Funding Availability" (NOFA) each year. Eligible Cities and Counties may submit Applications for CDBG Funds under the NOFA. Eligible activities under the above allocations in the NOFA consist of: home ownership assistance and housing rehabilitation programs, public facility and public improvements projects, public service programs, planning studies, economic development business assistance and microenterprise activities. Eligible activities paid for with State CDBG funds must meet one or more of the three National objectives listed in CDBG Federal statutes as follows: Benefit to low income households or persons; elimination of slums and blight; or urgent community development need. The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of St. Helena should apply for under the State CDBG program. A separate public hearing will be held to discuss and approve the application prior to submittal to the State (Interim Planning Director)

## **SCHEDULED MATTERS**

13. Request from Napa County Transportation and Planning Agency Board (NCTPA) for Council Review and Comments on Proposed Sales Tax Initiative for the November 2012 Election and Approval of Allocation Formula (City Manager)
14. Resolution Approving Renewal of the Carmen Group Contract for Services associated with the St. Helena Comprehensive Flood Protection Project (Finance Director)

## **ADJOURNMENT**

A Special Council Meeting is scheduled for March 6, 2012 at 9:00 a.m. at the Fire Department for the purpose of reviewing and establishing Council goals.

The next Regular City Council Meeting is scheduled for March 13, 2012 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 Friday, February 24, 2012.

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Delia Guijosa, City Clerk