



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

AMENDED AGENDA
REGULAR MEETING
ST. HELENA CITY COUNCIL
VINTAGE HALL BOARD ROOM – SECOND FLOOR
465 MAIN STREET, ST. HELENA
MARCH 27, 2012
5:00 P.M. CLOSED SESSION
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 and ROLL CALL

2. PUBLIC COMMENTS PERTAINING TO THE CLOSED SESSION

3. CLOSED SESSION (5:00 P.M.)

Conference with Negotiator (City Manager and Finance Director)
Negotiations with St. Helena Employees Association (SHEA)
Brown Act Section: 54957.6

Conference with City Negotiator (City Manager and Finance Director)
Negotiations with Police Officers Association (POF)
Brown Act Section: 54957.6

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

5. 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.

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. PRESENTATIONS AND PUBLIC RECOGNITIONS

- Certificate of Appreciation for Ralph Myers for Service on the Climate Protection Task Force (CPTF)
- Chamber of Commerce CEO – Chamber Programs

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)

8. City Council Minutes of March 6, 2012 *Recommended Action:* Approve

9. City Council Minutes of March 13, 2012 *Recommended Action:* Approve

10. City Council Minutes of March 20, 2012 *Recommended Action:* Approve

11. Parks and Recreation Minutes of January 23, 2012 *Recommended Action:* Approve
12. Parks and Recreation Minutes of February 27, 2012 *Recommended Action:* Approve
13. Library Board of Trustee Minutes of March 7, 2012 *Recommended Action:* Approve
14. Multi Cultural Minutes of December 7, 2011 (Revised) *Recommended Action:* Approve
15. Multi Cultural Minutes of February 1, 2012 *Recommended Action:* Approve
16. Planning Commission Actions of March 20, 2012 *Recommended Action:* Note and File
17. Resolution Approving Grant of Easement to AT&T for Underground Facilities on Charter Oak Avenue *Recommended Action:* Adopt
18. Consideration/Action on Planning Commission Recommended Approval of 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)
Recommended Action: Adopt

PUBLIC HEARINGS

19. Consideration/Adoption of a Resolution Approving a User Fee Schedule Establishing New and/or Increased Service Fees for certain City Services provided to Persons for Private Benefit, Including but not Limited to Planning Services, Building Services Public Works Services and other Miscellaneous Services (Finance Director)
20. Consideration/Adoption of a Resolution to approve submittal of a Community Development Block Grant (CDBG) Planning and Technical Assistance General Allocation (PTA), and subsequent use of any available public funds for the following purposes: (1) Studying Feasibility Analysis and Comparison of a Minimum of Three Sites and their Potential for Development of New Construction Affordable Housing - \$49,000 (2) Planning and Technical Assistance Study: Feasibility and Pre-Development Analysis to Prepare for Entitlements and Solicitation of Public Funds for a 9-Unit Affordable Housing Complex at 1103 Pope Street - \$49,987.50. (Interim Planning Director)

- 21.** Introduction of a Zoning Ordinance Text Amendment to Establish Chapter 17.134 “Short Term Rentals” in the St. Helena Municipal Code and Zoning Ordinance Text Amendment to Municipal Code Chapter 17.20 Twenty Acre Agricultural (A-20) District, Chapter 17.32, Low Density Residential (LR) District, 17.36 Low Density Residential One Acre Minimum (LR-1A) District, 14.40 Medium Density Residential (MR) District, and 17.44 High Density Residential (HR) District to Allow Short-Term Rentals in the above mentioned Districts for Periods of less than Thirty (30) Days in a Single Family Dwelling (Interim Planning Director)

SCHEDULED MATTERS

- 22.** Discussion/Action on the Preliminary Feasibility Study for 14 Affordable Housing Units at 1030 Fulton Lane, APN 009-194-005. (Interim Planning Director)
- 23.** Adoption 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 and Adoption of a Resolution Establishing Procedures and Evaluation Criteria by which Water Well Permit Applications are reviewed. 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)
- 24.** Discussion/Action to Add a Staff Building Official position instead of an Agreement for Consultant Services, including plan check, building inspection and building official services. (City Manager)

25. PUBLIC COMMENTS PERTAINING TO THE CLOSED SESSION

26. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government Code Section 54956.8)

Property: APN: 009-194-005, 1030 Fulton Lane

Agency Negotiator: City Manager Gary Broad

Negotiating parties: Lester Hardy

Under Negotiation: Price and Terms

27. OPEN SESSION – COUNCIL WILL RETURN TO OPEN SESSION AND ANNOUNCE ACTIONS TAKEN IF ANY

ADJOURNMENT

A Special Meeting (Town Hall Meeting) has been scheduled for Sunday, April 1, 2012 at 5:00 p.m. at the Carnegie Building. The next Regular City Council Meeting is scheduled for April 10, 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, March 23, 2012.