

**RESOLUTION NO. 2021-087**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING A PAYMENT PLAN FOR TIER 2 PARKING IN-LIEU FEES IN THE AMOUNT OF \$275,989.56 AND AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF CALISTOGA AND MICHAEL WOODS ON BEHALF OF MOUNT VIEW HOTEL PARTNERS TO DOCUMENT THE PAYMENT PLAN FOR THE BENEFIT OF THE PROPERTY LOCATED AT 1457 LINCOLN AVENUE (APN 011-205-018)**

**WHEREAS**, Mount View Hotel Partners owns the property at 1457 Lincoln Avenue (APN 011-205-018), and Michael Woods, on behalf of Mount View Hotel Partners, has obtained use permit and design review approval to make a parking lot conversion on the hotel site permanent, with the condition that parking spaces be replaced off-site or fees be paid at the Tier 2 In-Lieu Parking Fee Rate and that these requirements be documented in an agreement to be recorded against the property (“Parking Agreement”); and

**WHEREAS**, Michael Woods has requested that the City approve a parking fee payment plan to finance the in-lieu parking fees with annual payments on the total sum due for eleven Tier 2 Parking In-Lieu Fees, in the total amount of \$275,989.56 (\$25,089.96 per space), for a term not to exceed five years, with the first payment due in June 2022, which is when the Temporary Support and Recovery Program expires; and

**WHEREAS**, subject to approval of the Planning & Building Director, should suitable replacement parking spaces that meet the City’s conditions be found for any of the eleven spaces for which fees are due, the amount remaining owed at that time shall be reduced proportionately; and

**WHEREAS**, the City Council is willing to accept the total amount due in payments, with the total amount due to be paid no later than June 30, 2026, with interest accruing on the outstanding balance of the principal loan at the rate of 3.52% per annum; and

**WHEREAS**, the City Council finds that it is in the best interest of the City of Calistoga to approve a payment plan as requested by Mount View Hotel Partners for the in-lieu parking fees, and that the fees would go into Fund 55 as a receivable.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CALISTOGA** approves a five-year payment plan for Tier 2 In-Lieu Parking Fees in the amount of \$275,989.56 plus interest and authorizes the Interim City Manager to document the payment requirements in the Parking Agreement or another agreement to be recorded against the real property and to execute such agreement in a form to be approved by the City Attorney’s Office.

**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of December 2021. I, **MARNI RITTBURG, CITY CLERK OF THE CITY OF CALISTOGA, HEREBY CERTIFY** the foregoing resolution was introduced and passed at a regular meeting of the Calistoga City Council by the following roll call vote:

**AYES:** Councilmembers Gift, Kraus, and Williams, Vice Mayor Lopez-Ortega,  
and Mayor Canning

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**ATTEST:**

  
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Marni Rittburg, CMC, City Clerk

**APPROVED:**

  
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Chris Canning, Mayor