CITY OF RANCHO CORDOVA

Minutes of Meeting of The City Council
December 15, 2003

The Regular Meeting of the City Council of the City of Rancho Cordova was held on Monday, December 15, 2003 at the City Council Chambers. Mayor Dave Roberts called the meeting to order at 6:40 p.m.

ROLL CALL:	Council Members Present:	Sander, Cooley, McGarvey, Budge, Roberts
	Council Members Absent:	None
	Staff Present:	City Manager Ted Gaebler Asst. City Attorney Adam Lindgren Assistant to City Manager Curt Haven City Clerk Lillian Hare

PLEDGE OF ALLEGIANCE

The pledge of allegiance was conducted.

The invocation was presented by Reverend Becky Goodwin, United Methodist Church of Rancho Cordova.

Everyone sang Happy Birthday to City Engineer Cyrus Abhar.

APPROVAL OF THE AGENDA

Upon a motion by Council Member Budge, seconded by Council Member Sander, it was voted 5-0 to approve the agenda as presented. Motion carried.

AYES: Council Members: Budge, Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

CONSENT CALENDAR

1. **Adoption of Resolution 83-2003 Regarding the Publishing of Ordinances in the Grapevine Independent.**

2. **Adoption of Resolution 84-2003, a Resolution of Intent to Grant Water Franchises to the Southern California Water company and the California American Water Company.**

Public Comment: Keith Devore of SCWA noted a more comprehensive discussion is needed as this issue poses public policy problems by closing the door on future services and boundaries. The Council agreed.

3. **Adopt of Resolution No. 85-2003, to Approve a Conditional Certificate of Compliance for Lawful Parcel Request for the "Remainder" Parcels of Anatolia Large Lot Map and Anatolia III Tentative Map – Owner Sun Ridge LLC.**

It was suggested Item #2 needed more comprehensive discussion and a public hearing. Upon a motion by Council Member Budge, seconded by Council Member Cooley, it was voted 5-0 to approve consent calendar items #1 and #3 and continue #2 and set for a public hearing. Motion carried.

AYES: Council Members: Budge, Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

ORAL COMMUNICATIONS – PUBLIC COMMENT

- Sheryl Longsworth of Peter J. Shields School extended an invitation to the Council and public to their fundraiser at Chevy's on 12/16/03.

PRESENTATIONS

4. **Air Show Presentation by Michael C. McCabe, President of Air Support:** Michael McCabe has been retained by the Sacramento County airport system to conduct a feasibility study of a possible air show in 2005. An air show brings entertainment, fundraising, community and civic pride, and increased tourism to a community. The planning begins now to identify and develop key partners, funding, FAA approval, and performers. He noted Mather is an ideal location for a featured air show. The Council expressed their enthusiasm over the proposed show.

5. **Presentation on Pending Development Projects – Paul Junker, Planning Director.** Paul Junker, Planning Director, gave a presentation on upcoming development projects. He discussed the preparation of the General Plan (to be completed within 30 months of incorporation; the fee study will be presented in January/February 2004); the upcoming Urban Design Workshop scheduled for January 26, 2004; processing pending applications; and significant development constraints to include public infrastructure to be constructed, transportation issues, water and wastewater services, and wetland and vernal pool resources. An aerial photo of the city was presented. Mr. Junker reviewed the status of upcoming large projects to include Villages of Zinfandel, Mather Business Park, Capital Center, and Folsom Boulevard improvement. Potential projects include Folsom Blvd. Streetscape, Mills Station, Target/Mervyns and City Center. The Sunrise Douglas vicinity was also reviewed. The Council brought up concerns over an area hospital, large shopping with access to older and newer neighborhoods, and the importance of community based decisions. Staff's hope is to keep the process moving forward. Council Members expressed their desire to be more involved in selecting the

urban design consultant. Council Member Budge and Mayor Roberts were appointed to the review committee.

6. **Presentation of the Improving Neighborhoods through Safe Housing and Property Enhancement (IN-SHAPE) – Yvonne Dehaan, Code Compliance Manager.** Yvonne Dehaan, Code Enforcement Program Manager, gave a very informative presentation on the IN-SHAPE Code Compliance Program currently underway in the City. The program covers enforcement of the Zoning Code, Municipal Ordinances and cases involving substandard housing. This proactive program includes focused enforcement, cooperative efforts, customer service, education and community involvement and a vision for the future. To date over 1,100 incidents have been logged in. The team consists of Ed Mendez, Jr., Jewelyn Williams, and Marie Kennedy. Looking forward, the IN-SHAPE program is looking at new clearer laws and education for the most efficient ways to get the job done. Ms. DeHaan asked the Council for their recommendation regarding enforcement of sight obstruction regulations. Strict enforcement would result in the modification or removal of a permanent structure such as a fence or wall. Council consensus was to enforce the regulations from now on, and pursue complaints for structures already in place and review for safety.

Mayor Roberts called a recess from 8:35 to 8:53 p.m.

PUBLIC HEARINGS

7. **Villages of Zinfandel Public Facilities Financing Plan Development Fee Program – Second Reading and Adoption of Ordinance 28-2003, an Ordinance of the City of Rancho Cordova Establishing Development Fee and Offsite Roadway Mitigation and Library Facilities Required by the Villages of Zinfandel Public Facilities Financing Plan; and Adoption of a Resolution Approving the Villages of Zinfandel Public Financing Plan Development Fee Program.**

   Council Member Budge excused herself due to potential conflict of interest as she is a resident of the Villages of Zinfandel.

   Ordinance No. 28-2003 was originally introduced at the December 1, 2003 meeting. Pursuant to discussions at that Hearing, staff has included an additional phrase in the Development Fee Program report, which states that "...the Villages of Zinfandel contribution can be used to defray the cost of other facilities on the list or other offsite circulation improvements reasonably related to traffic impacts from this development."

   Mayor Roberts opened the public hearing. There were no questions or comments. Mayor Roberts closed the public hearing.

Upon a motion by Council Member Cooley, seconded by Council Member McGarvey, it was voted 4-0-1 to waive reading of the body of Ordinance and adopt Ordinance No. 28-2003. Motion carried.

AYES: Council Members: Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None

ABSENT: Council Members: None
ABSTAIN: Council Members: Budge

Upon a motion by Council Member Cooley, seconded by Council Member McGarvey, it was voted 4-0-1 to adopt Resolution No. 80-2003. Motion carried.

AYES: Council Members: Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: Budge

8. JTS Communities Development Plan Review – Anatolia Village 10 & 13, Project No. RC-03-040.

Planner William Campbell presented the background and analysis of the project. JTS Communities is seeking design approval for model homes in Villages 10 and 13. CorPAC has recommended approval of the project. There are 117 lots with 12 floor plans. Village 10 has 117 lots with 1320 combinations, prices from $350,000. Village 13 has 104 lots with 1430 color combinations available. Prices will start at $450,000. Disagreement between developer and staff: staff would prefer no more than 3 two stories in a row with at least 2 single stories on either side. Staff would prefer no more than 2 of the same floor plan next to each other. The developer agreed this could be accommodated. Concern was expressed over roof color; there are three choices of color with different tiles. It was requested a condition be added that any garage used for sales activities be returned to normal and any excess paving be returned to normal.

Cindy Rano, representing the applicant, gave an overview the models and styles available. Models are expected to be open in June 2004.

Mayor Roberts opened the public hearing.

<u>**Public Comment**</u>: Larry Ladd was thankful Frank Lloyd Wright lives on in Rancho Cordova.

Mayor Roberts closed the public hearing.

Upon a motion by Council Member Sander, seconded by Council Member Budge, it was voted 5-0 to adopt Resolution No. 81-2003, approving the Design Review with conditions. Motion carried.

AYES: Council Members: Budge, Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

9. Elliott Homes General Plan Amendment, SPA Amendment and Vesting Tentative Subdivision Map and Design Review – Alexander Collection at Stonecreek, Project No. RC-03-033 – 196 single family units on a 29.7 acre site.

Planner William Campbell presented the background and overview of the project. Elliott Homes is requesting a rezoning from Medium Density Residential to Low Density Cluster and Open Space at Villages of Zinfandel, Village 8. The proposed amendment would reduce the total unit county to 196 units and provide a more attractive blend of units. It is now a coordinated project with open space green belts, pedestrian links and an internalized park. Staff is recommending approval.

Russ Davis representing Elliott Homes reviewed the project and noted their objection to condition #19 regarding the police tax. They are only changing rezoning and producing a better product so why the tax? The Council was also concerned about this issue as Elliott Homes has been an early contributor to the community. But it was agreed the tax was to be imposed on all new developments after July 1, and there can be no exceptions.

Mayor Roberts opened the public hearing. There was no public comment or questions. Mayor Roberts closed the public hearing.

Council Member Budge requested conditions 8, 10, 12, and 32 be deleted to clean up the document. Council Member Sander requested a better walkway between units 150 and 151 be created for access to the park from the north. This will be explored. It was noted Caltrans has approved the school site, with a projected opening of 2006.

Upon a motion by Council Member Budge, seconded by Council Member McGarvey, it was voted 5-0 to adopt Resolution No. 82-2003; and to introduce Ordinance No. 29-2003, for the first reading and waive reading of the body of the ordinance. Motion carried.

AYES: Council Members: Budge, Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

10. Conceptual Approval of the Folsom Boulevard/Mather Field Road Streetscape Master Plan.

Cyrus Abhar, City Engineer, introduced the County project team working on the Folsom Blvd. Streetscape Plan. The County is administrating the contract on behalf of the City. An overview and progress of the project were presented as well as goals and mechanism for presentation of the master plan. The goal is to create an attractive, safe and functional main street setting within the City. Funding sources were discussed. Currently, $557,000 is available through TEA-21; $162,000 from County Measure "A", and $2.5 million from STIP. It was noted future STIP funds will not be available until 2006/07. Public workshops have been held and concerns included overhead utilities, medians, lighting, traffic calming, road signage, and district themes. Proposed themes include Vineyard District, Mills Station District (Main Street), Mather Field District and Aerojet/Technology District. The Council hoped the Technology District could be replaced with possibly the Rail District. The Project team requested direction on funding but the Council felt this was too premature and more research needed to be done. A future discussion will be held possibly within two months. Master plan elements include District themes, lighting, enhanced landscape, medians, sidewalks on north and south sides, combined driveways, and overhead utilities.

After discussion, it was agreed Phase 1 would be landscaped medians. Utility pole location was also discussed. It was noted it would be quite costly to move all utilities underground; the team will look into relocating some of the poles to get them off the edge.

Mayor Roberts opened the public hearing.

Public Comment: Larry Ladd of Rancho Cordova noted the regions/themes could be used to educate children about Rancho Cordova's history.

Mayor Roberts closed the public hearing.

Upon a motion by Council Member Budge, seconded by Council Member Sander, it was voted 5-0 to approve the Conceptual Streetscape Master Plan; approve phase I area and scope of work (median landscaping); direct staff to proceed with negotiations for a contract amendment with Cunningham Engineering to provide phase I construction documents. Motion carried.

AYES: Council Members: Budge, Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

11. Adoption of an Urgency Ordinance Amending Rancho Cordova Zoning Section 325-51, and Making Findings and Establishing a Temporary Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses.

The City Council is hoping to strictly limit the number of sexually oriented business within the City limits. Research is being done on this issue and the adoption of this ordinance would establish a 45 day moratorium to provide time to complete the research.

Upon a motion by Council Member Cooley, seconded by Council Member McGarvey, it was approved by a 5-0 vote to adopt Ordinance No. 31-2003. Motion carried.

AYES: Council Members: Budge, Cooley, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

COUNCIL REPORTS

- Council Member Budge reported on the breakfast on Wednesday at Mather to celebrate the Wright flight. Many school special events are coming up.

WRITTEN CORRESPONDENCE

None at this time.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

RT signal boxes, CorPAC.

CITY MANAGER'S/CITY ATTORNEY'S REPORT

Mr. Gaebler announced he and council members attended the National League of Cities Conference. It was a very informative conference.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:59 p.m. in honor of the men and women serving abroad preserving peace. The next regular meeting is scheduled for January 5, 2004 at 6:30 p.m. at 3121 Gold Canal.

Respectfully submitted,

Lillian E Hare

Lillian E. Hare, City Clerk