CITY OF RANCHO CORDOVA

Minutes of Meeting of The City Council
January 5, 2004

The Regular Meeting of the City Council of the City of Rancho Cordova was held on Monday, January 5, 2004 at the City Council Chambers. Mayor Dave Roberts called the meeting to order at 6:36 p.m.

ROLL CALL:	Council Members Present:	Budge, Cooley, McGarvey, Roberts, Sander
	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 Hilary Auer, CFC Program Director, Camp Fire USA, Sacramento Sierra Council.

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. **Second Reading and Adoption of Ordinance 29-2003 – An Ordinance amending the Villages of Zinfandel Special Planning Area from Medium Density to Low Density Cluster on Assessor Parcel Number 074-0370-074 for a project known as Vintage 8 of the Villages of Zinfandel (Project RC-03-033). It was noted the Parcel number is actually 074.**

2. **Treasurer's Report –** Receive and file report.

3. **Urban Design Firm Selection –** Receive and file report.

Upon a motion by Council Member Budge, seconded by Council Member Sander, the consent calendar was approved by a 5-0 vote. 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

Mike Barnbaum, Sacto County Transportation Air Quality Collaborative. He invited the public and council members to a community meeting in January to discuss service changes to occur in June reflecting the light rail extension at Sunrise. He listed the meetings to be held in the local area.

PRESENTATIONS

4. **Recognition of the New Koreana Plaza**: Mayor Roberts presented introduced Mr. Yu, owner of Koreana Plaza. He and Mr. Kim were welcomed to the community and presented with a certificate. Mayor Roberts thanked Suzanne for her hospitality during the grand opening.

5. **Quarterly Review of City Council Strategic Objectives.** Curt Haven, Assistant to the City Manager, presented the progress of the six month strategic objectives. Staff has been meeting weekly to review objectives. Mr. Haven presented a matrix of the objectives. Highlights included provision of municipal services, including police services, and traffic and transportation improvements; city visibility. Mr. Haven reported most goals are on time, over half have been completed. Postcard development has been delayed due to budget constraints. Mr. Haven requested input from the City Council regarding timelines. Council Member Budge noted items C1 and C3 regarding County Development Impact fees and how development is financed, are more ongoing. The next planning session is scheduled for April 1.

6. **Review of Actions Required by the Local Agency Formation Commission.** Adam Lindgren presented and reviewed a chart that identifies the actions required under the LAFCo Resolution when Rancho Cordova became a city. He reported of the 43 items, 21 are completed. There are very few matters where no action is taking place at this time. A few items require ongoing work for six months or longer. Mr. Lindgren reported most items are on target. Council Member Budge requested a future update on the Regional Housing Allocation.

PUBLIC HEARINGS

7. **Rancho Cordova Apartments Special Development Permit and Development Plan Review – Project No. RC-03-041.**

   Kathleen Franklin presented a background of the project. The project is on the north side of Laurelhurst Drive, north of Rockingham Drive. It is a 208 unit upscale rental apartment complex on approximately 11.0 acres. The project was approved by CorPac at their December 11, 2003 meeting. The project is in compliance with RD-20 zoning.

Issues/deviations discussed by Staff and the applicant include Zoning Code Sections regarding setbacks, proportion of dwelling units within 100 feet of residentially zoned property, no more than 75% of the site covered by buildings, roofed areas and parking facilities; The project meets the requirements of the City's Development Review Ordinance. Staff has determined the project meets the qualifications for the Special Development Permit to allow the reduction of setbacks and additional units in the proposed buildings. The project design, as well as the attached conditions of approval, ensure that the project will be compatible with the surrounding land uses. New Conditions of Approval were presented. Timing was changed on Conditions 5, 6, and 7; Condition 15 regarding sewer improvements was added. Council Member Budge noted Conditions 12 and 20 should be dedicated on the Improvement Plan.

Tom Allan, representing the applicant, briefly discussed the project. They had concerns over the Conditions of Approval. On Condition #8, the County Water Agency is requiring the applicant provide a "channel access ramp easement". County Water is reviewing this and may not be required in the final. In regards to Condition #23 the lighted monument sign is placed outside the gate.

Council Member Cooley expressed concern in limiting the distance between buildings and eliminating open areas. Mr. Allan noted the project is similar to others in the county and have held their appeal. This is a $30 million investment and will not be allowed to deteriorate. Council Member Sander noted the concerns of the public regarding over saturation of multifamily housing. The apartments are designed to appeal to young professionals and not large families. Council Member McGarvey expressed concern over the security. The complex is gated with an onsite property manager. Mr. Allan did not believe security would be an issue and there will not be overly dependent on the City police. The developer is willing to dedicate a portion to a pedestrian walkway; it is represented in Condition #12. Council Member Budge expressed concerns over the interface between the garages in the project and the single family housing. To minimize impact to local residents she suggested a landscape buffer. Mr. Allan explained the garages are actually a buffer between the complex and the single family houses. If a landscape were developed, a dead space would be created and the property would need to be more compact. Mr. Allan suggested the developer would be willing to donate trees to the residents to plant in their yard to develop a buffer.

There has been a lot of public opposition to the project. Public concerns include traffic, drainage, impacts to the neighborhood schools, encouraging a transient population, over saturation of the area with multi-family housing. To address these concerns, studies were undertaken showing no significant impact on traffic or schools. The applicant will be paying an additional school fee. Department of Water Resources will be addressing the drainage concerns.

Mayor Roberts opened the public hearing.

Public Comment:

James Covington, of Rancho Cordova, expressed his concern over traffic and maintenance. He is opposed to the project.

Conrade Mayer of Rancho Cordova, thanked Mayor Roberts for keeping the communication lines open to the local residents. He expressed concerns with traffic (include in traffic calming survey). He hoped the proposed Cordova Villa park be constructed quickly so as not to create a barrier between existing and new children. He also suggested encouraging the community to upgrade, possibly with low income loans. The Council suggested the upscale complex will enhance the area and possibly encourage residents to improve their properties.

Rex Albright, CEO of Rancho Cordova Chamber of Commerce, noted this complex will be an asset to the community and encouraged the Council to approve the project.

Cecil Gordy, of Rancho Cordova, did not feel the project will change the area. He suggested the apartments be changed to condominiums.

Mayor Roberts closed the public hearing.

Council Member Budge suggested adding a condition that the developer work with the City Engineer to install diamond-style medians to address the traffic concerns. She also suggested installing bulb outs at the intersection of Laurelhurst and White Rock Road. Council Member Sander also suggested change in road texture on upcoming intersections. The Council agreed to leave the addition to the conditions to staff's best judgment. Council Member Sander suggested changing Condition #12 to read "easement of suitable width."

In conclusion, the folliowing conditions were amended:

#8 – eliminate last sentence

#12 – shown on improvement plan. Change timing. "…for an easement of at least ten feet…" "and assist the city in improving the walkway."

#20 – change timing.

#23 "outside" rather than inside and adding: "Within 30 days of project approval, applicant shall offer 2 15 gallon trees to each property owner with properties backing up to the parking garages. Trees arriving shall be approved by planning dept. and provided within 60 days of request by property owner." Applicant agreed.

"City engineer shall consult with applicant to determine appropriate traffic calming improvements on existing public streets adjacent to the project. Improvements shall be installed prior to certificate of occupancy." Applicant expressed concern over cost and intensity; not necessarily the sole responsibility of the project, but for whole area.

Upon a motion by Council Member Budge, seconded by Council Member Cooley, it was voted 5-0 to determine that the environmental analysis is adequate and complete and adopt the Mitigated Negative Declaration; and to adopt Resolution No. 2-2004 of the City Council of the City of Rancho Cordova approving a Special Development Permit and Development Plan Review for Project No. RC-03-041, Rancho Cordova Apartments, subject to the findings and revised Conditions of Approval. Motion carried.

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

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

8. Anatolia Recreation Center Development Plan Review – Project No. RC-03-053.

Planner Kathleen Franklin presented the background and analysis of the project. The Recreation Center is an indoor/outdoor recreation center at the southeast Corner of Chrysanthya Blvd. and Anatolia Drive. It will be operated by the Anatolia Homeowners Association. A Conditional Use Permit was approved and issued to Lennar Communities for the Anatolia Recreation Center on November 3, 2003. The project was not reviewed at that time for Design Plan Review. The Design Plan Review is now before the Council. The center has a French flavor with extensive landscaping.

Don Barnett, representative of Lennar Communities was available for questions. Council Member Sander questioned the size of the daycare. Mr. Barnett explained the day care is for gym users and not all day use.

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

Upon a motion by Council Member Sander, seconded by Council Member Budge, it was voted 5-0 to find the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II and III, adopted by the Sacramento County Board of Supervisors, adequately addressed the environmental impacts for the project; and to adopt Resolution No. 3-2004 of the City Council of the City of Rancho Cordova approving the Development Plan Review for Project No. RC-03-053, subject to the findings and attached Conditions of approval.

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

9. River West Investments – Sunridge Park Tentative Subdivision Map and Rezone, Project No. RC-03-001, 801 single family units with the Sunridge Specific Plan.

Planner William Campbell presented the background and overview of the project at Sunridge Park. River West Investments is requesting a rezoning from AG-20 to RD-4, RD-5, Rd-7, LC (Limited Commercial) and Open Space. They are also requesting approval of a Large Lot (14 Villages) and a Small Lot Tentative Subdivision Map for 801 single family lots, and a 10 acre school site within the Sunridge Specific Plan. Staff is recommending approval. It was noted the developer has secured the will serve letter commitment for water from SCWA, however it has not fully executed the North Vineyard Well Insurance Agreement per the requirements of the Specific Plan. It was recommended by staff to continue this one aspect of the item until the next meeting. No new environmental impacts have been identified.

Council Member Budge suggested Condition #4 be moved to an ongoing status. Council Member Budge requested consideration for off-street bike lane on Douglas Road. Staff suggested adding language to Condition #25, "or other alternatives as determined by the City."

Tim Terron, representing River West Investments, was available for questions. He noted they are in agreement with all conditions presented. He noted the form has been completed for the well insurance agreement. The verification will be delivered to staff within two weeks. He also discussed and clarified the bike lanes, remediation wells, and the remainder lot.

Council Member Budge discussed the issue of duplexes on corner lots versus apartment complexes for affordable housing. Mr. Terron agreed the developer is working toward facilities that will preserve a sense of community and endure. The plan includes small affordable units with a lot of amenities in the area. The plan satisfies the affordable housing requirements. Council Member McGarvey expressed concern over the affordable housing being compacted into one area.

Council Member Sander noted documentation from the Elk Grove School District that states the district considers the plan to have a negative impact on their school facilities.

The Council expressed concerns over SMUD's intentions to use overhead power lines. Staff will forward their concerns to SMUD and request a meeting for clarification.

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

Upon a motion by Council Member Budge, seconded by Council Member McGarvey, it was voted 5-0 to adopt the Mitigated Negative Declaration and waive reading of the body of the ordinance, with the change from CMU to LC zone, and continue the item to January 20, 2004 for final approval.

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

Mr. Lindgren suggested the motion be amended: "To adopt the Mitigated Negative Declaration prepared for this project, subject to the findings including the Resolution dated January 5, 2004; to introduce and waive reading of the body of the Ordinance and adopt Ordinance 1-2004, with the change from CMU to LC. The approval of the Large and Small Lot Tentative Map as submitted in Exhibit A, is continued to the meeting of January 20, 2004." Council Member Budge amended her motion, Council Member McGarvey seconded the amendment. Motion Carried by a 5-0 vote.

ACTION ITEMS:

10. Appointment of Planning Commissioners:

The following people have been nominated for planning commissioners: Tom Wentz and Thomas Moe (3 year term) Troy Konarski, Ray Savorn and Dan Skoglund (1 year term), and Art Smith and Ernest Vance (2 year term). It was noted after the initial term, the standard terms for all Planning Commissioners will be four years.

Upon a motion by Council Member McGarvey, seconded by Council Member Sander, it was voted 5-0 to appoint the planning commissioners as listed. Motion carried. The new Commissioners were introduced and congratulated.

Mayor Roberts called a recess at 9:00. The meeting was readjourned at 9:20 p.m.

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

11. Replacement of Street Name Signs

Cyrus Abhar, City Engineer, presented the process of changing the City street signs that has been ongoing. There are currently 3,700 single sided and 208 double sided reflective. Three options were presented; staff preferred option 2 which included 10"x36" signs with 6" lettering to be placed on existing poles, at a total cost of $420,000. There are 246 internally illuminated signs. Staff is recommending option #1 at a cost of $75,000. Staff would like the approval and flexibility to use option #2 as needed. Possible funding sources are being explored by staff, including Adopt-A-Sign. Various color schemes were looked at; the red, white and blue combination seemed appropriate. Staff at this point is requesting approval of the size and color for future developments and replace existing signs as funds allow.

Public Comment

Judy Thomas, of Rancho Cordova, opposes the idea that the new developments would have new signs versus the older areas. Ms. Thomas suggested the proposed colors are gang related.

Sydney Cooley of Rancho Cordova, was opposed to the proposed color.

Eric of Rancho Cordova, suggested the City be unique in their colors to stand out from other areas.

Mr. Abhar noted the background color is very limited. Mayor Roberts noted the green signs are very hard to read. The Council suggested a small graphic be added; not a decal. Staff will explore. It was suggested staff contact Rick Sloan, graphic artist, for his input. In discussion of metal poles, Mr. Abhar noted the installation and maintenance is very high; the upfront cost is much higher.

The item was tabled to the January 20, 2004 meeting.

12. Adopt of Resolution Creating Special Tax Zone II and an Ordinance Establishing a Special Tax for Police Protection Services for Mather East Development.

The proposed Special Tax is outlined for non-residential entities. The proposed tax will be .15 cents per square foot or $653.40 per acre.

Council requested clarification on specifically what is development that triggers the application of the police tax. Mr. Lindgren suggested a discussion and clarification rather than a full nexus study. Council agreed.

Upon a motion by Council Member Cooley, seconded by Council Member McGarvey, it was approved by a 5-0 vote to adopt Resolution No, 4-2004; and to introduce Ordinance No. 2-2004 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

13. Process Regarding the Annual Selection of Mayor and Mayor Pro Tempore.

Resolution No. 5-2004 clarifies the process of selection of Mayor and Mayor Pro Tempore in even numbered years to December. The Council suggested the selection take place in December every year. Mr. Lindgren suggested the second therefore of the resolution be deleted, and the first paragraph changed to reflect the selection will take place at the first regular meeting in December.

Upon a motion by Council Member Sander, seconded by Council Member Budge, it was approved by a 5-0 vote to adopt Resolution No. 5-2004, as amended, regarding the date on which the City Council staff annually select a Mayor and Mayor Pro Tempore. Motion carried.

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

14. Selection of Mayor and Mayor Pro Tempore

Upon a motion by Mayor Roberts, seconded by Council Member McGarvey, Council Member Budge was nominated for Mayor, Council Member Cooley for Mayor Pro Tempore. Motion carried. They will be sworn in at the next meeting.

COUNCIL REPORTS

- Council Member Sander reported on the great holiday season and "the City is on the cusp of a great year."
- Mayor Roberts reported on a wonderful article in Sacramento Magazine about Rancho Cordova.

- Council Member Budge reported on a presentation by Deputy Director of Airports re: future of Mather Airport; Reception for Cheryl Davis is January 8; RT public open house on January 13.
- Council Member McGarvey noted Cheryl Davis Hall will be dedicated at Mather Campus on January 7.
- Council Member Cooley will be attending Sacramento Transit Authority meeting.

WRITTEN CORRESPONDENCE

None at this time.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

American River Parkway; SMUD re: overhead power lines in Sunridge; Bikeway Master Plan.

CITY MANAGER'S/CITY ATTORNEY'S REPORT

None at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:59 p.m. in honor of Jack Thomas, who recently passed away. The next regular meeting is scheduled for January 20, 2004 at 6:30 p.m. at 3121 Gold Canal.

Respectfully submitted,

Lillian E. Hare

Lillian E. Hare, City Clerk