

**City of Rancho Cordova
Regular City Council Meeting**

Monday, March 7, 2005

MINUTES

CALL TO ORDER

Vice Mayor McGarvey called the meeting to order at 5:37 p.m. and announced the cablecast playback schedule for the meeting.

ROLL CALL

Present: Council Members: Budge, Skoglund and Vice Mayor McGarvey
Absent: Mayor Cooley and Council Member Sander

Staff Present: Abhar, Butler, Campbell, Franklin, Gaebler, Hare, Haven, Howard, Junker, Meyer, Resha

Vice Mayor McGarvey announced that Mayor Cooley was ill and Council Member Sander's son was born earlier in the day.

PLEDGE OF ALLEGIANCE

The Pledge was led by Council Member Budge.

INVOCATION

1. Reverend Bruce Kellogg, Pastoral Care Minister, Christ Unity Church, 9249 Folsom Blvd. gave the invocation.

PRESENTATION

None.

CONSENT CALENDAR

ACTION: Motion by Budge second by McGarvey and passed by 3-0 vote (Mayor Cooley and Council Member Sander absent), the Consent Calendar with the exception of Item #4 was approved.

2. **Subject:** Minutes of City Council Meetings
 - a. Special Meeting of February 16, 2005
 - b. Regular Meeting of February 22, 2005

Recommendation: Adopt Minutes.

3. **Subject:** Resolution Authorizing the Public Works Director to Implement Traffic Control Measures

Recommendation: Adopt Resolution No. 38-2005 delegating the Public Works Director authority to place traffic control devices, including restriction or prohibitions, to parking on city streets and rights-of-way.

The following item was pulled from the Consent Calendar for individual consideration:

4. **Subject:** EDAW/Rio del Oro Contract Amendment – 03-014. Adoption of Resolution No. 37-2005, authorizing City Manager to execute an Amendment to the Consulting Services Agreement between the City and EDAW, Inc., for expanded services for the preparation of an Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the Rio del Oro development project.
Recommendation: Adopt Resolution 37-2005, thereby approving the proposed contract amendment between the City and EDAW, Inc. for the Rio del Oro EIR/EIS.

ACTION: Motion by Budge second by McGarvey and approved by 3-0 vote (Mayor Cooley and Council Member Sander absent), the contract was approved with amendment to reflect the contract amount as \$1,299,022 and Resolution No. 37-2005 was adopted.

CONSENT PUBLIC HEARINGS

None.

ORAL COMMUNICATIONS

5. Public Comment

Mr. Eric Lund, of Rancho Cordova, said that traffic calming is needed on Rockingham, (near the Police substation) where he lives. He said that within the last 6 months vehicular incidents have resulted in a damaged home and damaged property.

PUBLIC HEARINGS

6. **Subject:** Der Wienerschnitzel – RC-03-007 – Design Review. Applicant is requesting a Conditional Use Permit to allow a drive up window on a fast food restaurant within 300 feet of residential use and Design Review for a new Der Wienerschnitzel Restaurant on a vacant lot corner of Vehicle Drive and Coloma Road. **(continued from February 22, 2005)**
Recommendation: Adopt Resolution No. 25-2005 approving the Conditional Use Permit for the Der Wienerschnitzel restaurant subject to the Findings and Conditions of Approval.

Vice Mayor McGarvey opened the public hearing and as there were no speakers, the public hearing was closed.

ACTION: Motion by Skoglund second by Budge and passed by 3-0 vote (Mayor Cooley and Council Member Sander absent), Resolution 25-2005 was adopted with the following amended conditions of approval:

- The drive-through to be 12 feet wide and the balance of the reclaimed property to be landscaped using 5 gallon shrubs and 24" box trees
- The parking lights to be 14 to 15 feet in heights and placed to ensure proper lighting of area.

7. **Subject:** R.E. Marketing – RC-04-138 – The applicant is requesting Design Review for the construction of an office/warehouse building with a total area of approximately 19,580 square feet in the MP (Industrial Office Park) zone. APN: 072-0490-007. Location: Gold Tailing Court, north of Sun Center Drive.

Recommendation: Adopt Resolution No. 27-2005 approving the Design Review for R.E. Marketing, Project No. RC-04-138, subject to the findings, Design Package and Conditions of Approval.

Vice Mayor McGarvey opened the public hearing. The applicant agreed to the changed landscaping condition. Vice Mayor McGarvey closed the public hearing.

ACTION: Motion by Budge second by Skoglund and passed by 3-0 vote (Mayor Cooley and Council Member Sander absent), Resolution 27-2005 was adopted with the conditions of approval modified regarding the landscaping, which was amended to require that two small tree wells be joined together to create a larger tree well in the parking lot.

AT THIS POINT, the Council adjourned for a recess. The time was 6:49 p.m. The Council reconvened at 7:02 p.m.

8. **Subject:** Capital Village – RC-04-123 – The applicant proposes to construct a 117 acre mixed-use development with 827 residential units and a Local Town Center. The project includes approximately 250,000 square feet of commercial and mixed-use on 27.6 acres; 562 single family homes on 56 acres; 222 town homes on 15.6 acres; 43 live-work units on 4.2 acres; 6.8 (net) acres of parks; 1.9 acres of open space; 4.9 acres of landscape corridors. The project is located at the intersection of Zinfandel Drive and International Drive in Rancho Cordova.

Recommendation: Hold Public Hearing, review Planning Commission recommendation and staff presentation, and provide direction regarding the following entitlements for the Capital Village project: General Plan Amendment, Rezone, Special Planning Area, Tentative Subdivision Map (TSM), and Development Agreement. Continue this item to the March 21, 2005 regular meeting of the City Council.

Vice Mayor McGarvey opened the public hearing.

Jim Van Maren, representing Beazer Homes, said the project is consistent with the City's vision and the project has no soundwall.

Brian Cooley, representing the applicant, addressed the Council and said trees will be planted on 117 acres to contribute to air quality.

Jeffrey Demure indicated he was present to answer any questions.

Following is the summarized discussion:

- **Commercial Portion of Site.** Staff questioned the Council as to whether adequate assurances are provided through the project SPA to ensure the proper form of the project's commercial town center. The City Council determined that the SPA, pending a more detailed review and possible revisions to the document, and other project submittals would be sufficient to guarantee a quality Town Center.
- **Public or Private Alleys.** The Planning Commission discussed the desire to encourage alley-loaded homes to provide more attractive street frontages (without visually dominate garage doors) and improved pedestrian environments. The Commission forwarded this issue to the City Council to

discuss the merits of public versus private alleys. The City Council discussed this issue and determined that public alleys would best serve the community.

- **Traffic Mitigation Fee.** Staff recommended the applicant pay the traffic impact fee in place at time building permits are issued. The applicant requested that a fixed fee be established. The City Council directed staff to continue to work with the applicant towards a solution.
- **Timing of Off-site Improvements.** Staff requested direction regarding the timing of construction for several key off-site road intersection improvements. The Council directed staff to continue working with the applicant on this issue.
- **Park Mitigation Fee and Dedication Requirements.** Staff recommended that park mitigation fees be locked by the DA at \$7,179 per dwelling unit and the park dedication requirement would be locked at 6 acres per 1,000 population. The City Council agreed with the park provisions established by the DA.

Matt Cummings said that Lincoln Village generally supports the project.

CONSENSUS: To continue this item to March 21, 2005.

AT THIS POINT, the Council adjourned for a recess. The time was 8:52 p.m. The Council reconvened at 9:02 p.m.

9. **Subject:** McDonald's – RC-03-006 – Conditional Use Permit Amendment - The applicant is requesting an amendment to the previously issued Conditional Use Permit to allow drive-thru lanes within 300 feet of residential use at a McDonald's Restaurant. The applicant is requesting the removal the condition requiring a pedestrian walkway from the adjacent parking area across the drive thru lanes due to construction cost, design feasibility and pedestrian safety.

Recommendation: Adopt Resolution 33-2005 approving the removal of Condition of Approval No. 11, requiring a pedestrian access for the adjacent parking area to the McDonald's Restaurant from the approved Conditional Use Permit.

Vice Mayor McGarvey opened the public hearing.

Richard Dichoco, applicant for the project, said he was concerned with the safety of the pedestrian access and walkway.

Vice Mayor McGarvey closed the public hearing.

ACTION: Motion by Budge second by Skoglund and passed by 3-0 vote (Mayor Cooley and Council Member Sander absent) Council continued this item to March 21, 2005 for resolution of pedestrian access and walkway issues.

REGULAR CALENDAR ITEMS

10. **Subject:** Park Impact Fees - Resolution Establishing the City of Rancho Cordova's Intent to Adopt a Modified Park Improvement Impact Fee. The proposed resolution will establish

that a new park improvement impact fee is under preparation and that future development projects should anticipate compliance with the updated park fee.

Recommendation: Adopt Resolution No. 36-2005, thereby establishing the intent of the City of Rancho Cordova to modify its park improvement impact fee.

ACTION: Motion by Budge second by Skoglund and passed by 3-0 vote (Mayor Cooley and Council Member Sander absent), Resolution No. 36-2005 was adopted.

AT THIS POINT, the following item was reordered to be taken prior to Item 11:

12. **Subject:** Discussion of the Need for a Historical Society for Rancho Cordova; What's the Best Format, a Commission or a Society, and Should it be a City Commission or Separate Volunteer Organization.

Recommendation: Discuss and direct staff as deemed appropriate.

Brandon Hartle, student of Cordova High School, addressed the City Council regarding his support for a historical society and a listing of historical sites. He said there are teachers at Cordova High School who are interesting in helping. He said a Historical Club was started this year at Cordova High School and that Cameron Billici is the advisor.

Olivia Anders of Rancho Cordova said she supports a historical society.

CONSENSUS: To go forward to create an Historical Society for Rancho Cordova.

11. **Subject:** Study Session Dates for 2005

Recommendation: Finalize Dates

ACTION: The Council selected the following study session dates that had not previously been determined:

April 26, 2005

May 24, 2005

July 12, 2005

October 25, 2005

November 15 and 16, 2005 (This is the Annual Council Retreat.)

December 13, 2005

CORRESPONDENCE

None.

COUNCIL REPORTS

The Council reported on various meetings, invitations, and events since the last Council meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

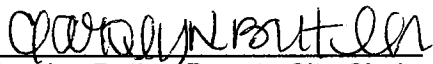
CITY MANAGER'S REPORT

City Manager Gaebler reported that the change from County waste services to BFI is about 85% completed. He complimented Mr. Abhar and his staff on the advance planning and preparation that resulted in the smooth transition.

ADJOURNMENT

The meeting adjourned at 10:15 p.m.

Respectfully submitted,


Carolyn Butler, Deputy City Clerk