CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall – Council Chambers
2729 Prospect Park Drive, Rancho Cordova

Monday, April 17, 2006

4:00 P.M. – Closed Session
5:30 P.M. – Regular Meeting

MINUTES

CLOSED SESSION

Council Met in Closed Session AT 4:00 P.M. for the Following Purpose:

1. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (one case)

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

Staff Present: City Attorney Steve Meyers, Assistant City Attorney Adam Lindgren, City Manager Ted Gaebler, Chief Financial Officer Bill Thomas and Public Information Officer Erin Treadwell

REGULAR MEETING

Call to Order

Mayor McGarvey called the regular meeting to order at 5:56 p.m. and announced the cablecast playback schedule.

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

Staff Present: Gaebler, Meyers, Lindgren, Chapman, Olea-Moger, Lehr, Abhar, Junker, Campbell, Johns, Beiswenger, Trimberger, Miller, Snyder, Treadwell, McMahon and Dailey

Pledge of Allegiance

Dennis Dunn Led the Pledge.

Invocation

2. Pastor Cecil Smith, Pastor of Jubilee Sacramento Valley Church, gave the invocation.

Closed Session Report

3. The City Attorney reported Council met in Closed Session to discuss anticipated litigation and that there was no reportable action.

Presentations

4. Proclamation for 16th Annual Creek Week

5. Recognition of Capital Air Show Volunteer Groups

6. Recognition of Dennis Dunn's Retirement

7. 2-1-1 Service in Sacramento County Presentation by Community Services Planning Council

ORAL COMMUNICATIONS

8. **Public Comment** – There were no public comments.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Cooley and unanimously carried by roll call vote, the Consent Calendar was approved, with the exception of Item #11, which was pulled for discussion.

9. **Subject:** Resolution for City Manager Authorization to Execute Banking Services Agreement with Wells Fargo Bank.
Recommendation: Adopt Resolution No. 20-2006.
Result of Recommended Action: This action will authorize the City Manager to sign the Banking Services Agreement necessary to establish a full service government banking relationship with Wells Fargo Bank.
Staff Report: Bill Thomas, Finance Department

10. **Subject**: Reintroduce Ordinance Amending the City of Rancho Cordova Municipal Code Chapter 12.09 Street Trench Fee.
Recommendation: Waive the first reading and introduce Ordinance No. 17-2006 amending Chapter 12.09 of the City of Rancho Cordova Municipal Code. **(Roll Call Vote)**
Result of Recommended Action: On April 3rd, the Council held a public hearing regarding amendments to Municipal Code Chapter 12.09, "Street Trench Fee". As a result of formatting issues with the ordinance, staff decided to bring back the ordinance for a renewal of the first reading. No substantive changes to the ordinance have been made since the discussion at the April 3rd Council meeting.
Staff Report: Cyrus Abhar, Public Works Department

12. **Subject**: Sacramento Transportation and Air Quality Collaborative Final Report.
Recommendation: Receive the Sacramento Transportation and Air Quality Collaborative (Collaborative) Agreements and Recommendations, along with other sections of the Final

Report, direct staff to draw upon these planning documents when considering development projects and when amending City codes and regulations.
Result of Recommended Action: Approval of staff's recommendations would establish the Collaborative's Agreements and Recommendations as referenced material to inform the City in making policy-level and project-level decisions. This action would not require formal analysis of whether City decisions would be consistent with the Collaborative's recommendations.
Staff Report: Paul Junker, Planning Department

13. **Subject:** Approval of 2006/2007 Measure "A" Transportation Expenditure Request.
Recommendation:
    a. Approve the attached FY 2006/2007 expenditure plan for Measure "A" funds requesting allocation of future revenues to City roadway projects, programs and maintenance, and direct staff to submit the request to the Sacramento Transportation Authority (STA).
    b. Approve the attached expenditure plan for FY 2005/2006 Supplemental Measure "A" Revenues and direct staff to submit the request to STA.

    Result of Recommended Action: This action will allow the City to submit an allocation request and expenditure plan to the STA for $2,757,094 in Measure "A" funds for fiscal year 2006/2007 in addition to the $288,035 in Supplemental Revenues from fiscal year 2005/2006. These funds will be used for road maintenance and construction projects.
    Staff Report: Cyrus Abhar, Public Works Department

14. **Subject:** Sunridge Specific Plan Traffic Threshold Amendments – Adoption of Ordinances and Resolutions.
Recommendation: Adopt Ordinance No. 13-2006 amending the Sunridge Specific Plan; adopt Ordinance No. 14-2006 amending the Conditions of Approval for land use Zoning amendments within the SunRidge Specific Plan area; adopt Ordinance No. 15-2006, amending Development Agreements for the Anatolia III, Sunridge Park I and II, and North Douglas development projects; adopt Resolution No. 31-2006 amending Mitigation Monitoring Reporting Program requirements for the Sunridge Specific Plan; adopt Resolution No. 32-2006 amending tentative map Conditions of Approval for the Anthology at Anatolia, Anatolia III, Sunridge Park I and II, Sundance, and North Douglas development projects. **(Roll Call Vote)**
Result of Recommended Action: The amendments to the Sunridge Specific Plan Traffic Thresholds will allow for the orderly development of the necessary road system to serve the new developments in the Sunridge Specific Plan area. The Sunridge Specific Plan amendments will provide the City a better monitoring system to gauge and control the number of new homes and the impacts of traffic created by the residents on the road system.
Staff Report: Bill Campbell, Planning Department

15. **Subject:** Resolution Approving Subdivision No. RC-03-002.1 Final Map of North Douglas Village 1 and Executing Subdivision Improvement Agreement
Recommendation: Adopt Resolution No. 36-2006 approving the subdivision titled "Final Map North Douglas Village 1", consisting of 88 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 88 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

16. **Subject:** Resolution No. 37-2006 Approving Subdivision No. RC-03-002.2 Final Map of North Douglas Village 2 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 37-2006 approving the subdivision titled "Final Map North Douglas Village 2", consisting of 80 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 80 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

17. **Subject:** Resolution Approving Subdivision No. RC-03-002.3 Final Map of North Douglas Village 3 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 38-2006 approving the subdivision titled "Final Map North Douglas Village 3", consisting of 72 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 72 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

18. **Subject:** Resolution Approving Subdivision No. RC-03-002.4 Final Map of North Douglas Village 4 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution 39-2006 approving the subdivision titled "Final Map North Douglas Village 4", consisting of 82 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 82 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

19. **Subject:** Resolution Approving Subdivision No. RC-03-002.5 Final Map of North Douglas Village 5 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 40-2006 approving the subdivision titled "Final Map North Douglas Village 5", consisting of 77 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 77 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

20. **Subject:** Resolution Approving Subdivision No. RC-03-002.6 Final Map of North Douglas Village 6 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 41-2006 approving the subdivision titled "Final Map North Douglas Village 6", consisting of 75 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of

public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 75 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

21. **Subject:** Resolution Approving Subdivision No. RC-03-002.7 Final Map of North Douglas Village 7 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution 42-2006 approving the subdivision titled "Final Map North Douglas Village 7", consisting of 129 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 129 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

22. **Subject:** Resolution Approving Subdivision No. RC-03-002.8 Final Map of North Douglas Village 8 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 43-2006 approving the subdivision titled "Final Map North Douglas Village 8", consisting of 62 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB Douglas, LLC and the recording of the final subdivision map creating 62 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

23. **Subject:** Resolution Approving Subdivision No. RC-03-001.1 Final Map of Sunridge Park Unit A and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 44-2006 approving the subdivision titled "Final Map Sunridge Park Unit A", consisting of 145 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Sunridge Park LLC, a California Limited Liability Company and the recording of the final subdivision map creating 145 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

24. **Subject:** Resolution Approving Subdivision No. RC-03-001.1A Final Map of Sunridge Park Village No. 1A and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 45-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 1A", consisting of 20 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Bella Brisa Inc., a California Corporation and the recording of the final subdivision map creating 20 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

25. **Subject:** Resolution Approving Subdivision No. RC-03-001.03 Final Map of Sunridge Park Village No. 3 and Executing Subdivision Improvement Agreement.

Recommendation: Adopt Resolution No. 46-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 3", consisting of 67 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Rancho 80 LLC, a California Limited Liability Company and the recording of the final subdivision map creating 67 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

26. **Subject:** Resolution Approving Subdivision No. RC-03-001.04A Final Map of Sunridge Park Village No. 4A and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 47-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 4A", consisting of 55 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Mariposa, Inc., a California Corporation and the recording of the final subdivision map creating 55 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

27. **Subject:** Resolution Approving Subdivision No. RC-03-001.06 Final Map of Sunridge Park Village No. 6 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 48-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 6", consisting of 108 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Eclipse Inc., a California Corporation and the recording of the final subdivision map creating 108 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

28. **Subject:** Resolution Approving Subdivision No. RC-03-001.07 Final Map of Sunridge Park Village No. 7 and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 49-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 7", consisting of 76 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Vista Inc., a California Corporation and the recording of the final subdivision map creating 76 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

29. **Subject:** Resolution Approving Subdivision No. RC-03-001.08A Final Map of Sunridge Park Village No. 8A and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 50-2006 approving the subdivision titled "Final Map Sunridge Park Village 8A", consisting of 109 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Vista Inc., a California Corporation and the recording of the final subdivision map creating 109 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

30. **Subject:** Resolution Approving Subdivision No. RC-03-001.09A Final Map of Sunridge Park Village No. 9A and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 51-2006 approving the subdivision titled "Final Map Sunridge Park Village 9A", consisting of 38 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Beazer Homes Holdings Corp., a Delaware Corporation and the recording of the final subdivision map creating 38 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

31. **Subject:** Resolution Approving Subdivision No. RC-03-001.10A Final Map of Sunridge Park Village No. 10A and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 52-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 10A", consisting of 47 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Beazer Homes Holding Corp., a Delaware Corporation and the recording of the final subdivision map creating 47 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

32. **Subject:** Resolution Approving Subdivision No. RC-03-001.11A Final Map of Sunridge Park Village No. 11A and Executing Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 53-2006 approving the subdivision titled "Final Map Sunridge Park Village 11A", consisting of 36 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Bella Brisas Inc., a California Corporation and the recording of the final subdivision map creating 36 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works Department

The following item was pulled for separate discussion:

11. **Subject:** Update on General Plan Review Process and Schedule.
Recommendation: Approve the Council recommended schedule for preliminary Council review of the Draft General Plan.
Result of Recommended Action: At the Council's request, staff has identified dates to conduct focused review of the Draft General Plan prior to the formal Planning Commission and City Council adoption hearings. This review is proposed to occur during two full-day working sessions that will be conducted in a workshop format. City Council, Planning Commission and community input will likely result in revisions to the Draft General Plan.
Staff Report: Paul Junker & Pam Johns, Planning Department

Motion by Budge second by Sander and unanimously carried, Council modified its portion of the General Plan Review Process and Schedule as follows:

- April 23, 2006 Work Session, Joint with Planning Commission
- April 27, 2006 Work Session, Joint with Planning Commission
- May 15, 2006 Public Hearing at Regular Meeting

- June 19, 2006 Public Hearing at Regular Meeting
- June 26, 2006 Public Hearing at Special Meeting (if needed)

CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

Mayor McGarvey opened the Consent Public Hearing for Items #33-37. There were no speakers. Mayor McGarvey closed the Consent Public Hearing.

ACTION: Motion by Sander second by Skoglund and unanimously carried by roll call vote, Council approved the Consent Public Hearing items, with exception of Item #34, which was pulled for discussion.

33. **Subject:** Anatolia IV RC-03-023 - a 25.1-Acre Residential Project with 203 Single-Family Homes and a 2.6-Acre Park. The Requested Development Approvals are: a Specific Plan Amendment, a Rezone; a Tentative Tract Map, a Special Development Permit, and a Development Agreement.
Recommendation: Determine the Mitigated Negative Declaration was completed in accordance with the California Environmental Quality Act (CEQA) Guidelines; waive first reading and introduce Ordinance No. 18-2006, amending the Specific Plan and approving the Rezone of the Anatolia IV project, within the Sunridge Specific Plan, according to the exhibits contained within the staff report; adopt Resolution No. 54-2006 approving the Anatolia IV Tentative Subdivision Map, subject to the Conditions of Approval and waive first reading and introduce Ordinance No. 19-2006, approving the Development Agreement. **(Roll Call Vote)**
Result of Recommended Action: The approval will allow development of a 25.1-acre site located at the southwest corner of Chrysanthy Boulevard and Jaeger Road according to the Specific Plan by allowing the construction of a residential development with 203 detached single-family homes and a neighborhood park. The project will extend a local street network through the project to Chrysanthy Boulevard and Jaeger Road. The Development Agreement provides financial assurances that will ensure fiscal stability, as the City builds out the Specific Plan.
Staff Report: Jeff Beiswenger, Planning Department

35. **Subject:** Sundance RC-04-122 – A Development Agreement for a 129-Unit Residential Development Located within the Sunridge Specific Plan.
Recommendation: Waive first reading and introduce Ordinance No. 22-2006 approving a Development Agreement between the City of Rancho Cordova and RHNC Sundance-Sacramento GP for the Sundance development. **(Roll Call Vote)**
Result of Recommended Action: The Development Agreement will provide the City with an additional funding source to support the community services, such as police service, road maintenance and park improvements for the Sunridge planning area. This project is contributing its far share to advancing improvement funds to the City to construct the major roads.
Staff Report: William Campbell, Planning Department

36. **Subject:** Resolution for Silverado at Stone Creek RC-05-191 – Tentative Subdivision Map and Design Review for a 218-unit Condominium Project, within the Villages of Zinfandel Special Planning Area.
Recommendation: Adopt Resolution No. 56-2006 approving Silverado at Stone Creek Condominiums Tentative Subdivision Map for Condominiums, subject to the Conditions of Approval and the Design Review Package, as submitted.

Result of Recommended Action: This project will complete the residential component of the Villages of Zinfandel Special Planning Area. This project and the Alexander Collection will provide medium density housing opportunities according to the plan and give the homebuyer another housing product, besides the single-family detached unit. The project connects to the planned green belt traversing through the planning area to connect future commercial to homes and jobs.
Staff Report: William Campbell, Planning Department

37. **Subject:** Resolution to Vacate a Portion of Armstrong Avenue Located at the Northeast Corner of Grissom Avenue and Bleckely Street.
Recommendation: Adopt Resolution No. 35-2006. Staff recommends the City Council recognize the exempt status of this proposed vacation and abandon a portion of Armstrong Avenue by determining the proposed vacation is exempt under General Rule, Section 15061(b)(3)1 shown in environmental certificate entitled "Notice of Exemption".
Result of Recommended Action: Approval of this recommended action will result in forcing traffic onto the newly constructed portion of Armstrong and the termination of use by the public of the old Armstrong Avenue as a public road right of way, reserving the public utility easement.
Staff Report: Cyrus Abhar, Public Works Department

The following item was pulled for separate discussion:

34. **Subject:** Sunridge Lot J RC-03-027 – The Requested Development Approvals are: a Rezone, a Development Agreement, and a Tentative Subdivision Map.
Recommendation: Determine the Mitigated Negative Declaration prepared for the project is adequate and consistent with the requirements of CEQA and waive first reading and introduce Ordinance No. 20-2006 approving the rezone, adopt Resolution No. 55-2006 approving the Tentative Subdivision Map for the Sunridge Lot J, according to the Map (Exhibit A) and subject to the draft Conditions of Approval/MMRP (Exhibit B) and waive first reading and introduce Ordinance No. 21-2006, approving the Development Agreement. **(Roll Call Vote)**
Result of Recommended Action: The approval will allow the middle portion of the Sunridge Specific Plan to develop according to the General Plan. The needed major road connection of Jaeger Road to Douglas Road and Chrysanthy Blvd. will be extended by this project, closing the loop with Douglas Road and Sunrise Blvd.; and providing financial assurances in the Development Agreements that will ensure fiscal stability, as the City builds out the Specific Plan.
Staff Report: William Campbell, Planning Department

ACTION: Motion by Cooley second by Sander and carried by a 4:1 roll call vote (Budge dissenting), Council waived the first reading and introduced Ordinance No. 20-2006 approving the rezone, adopted Resolution No. 55-2006 approving the Tentative Subdivision Map subject to the draft Conditions of Approval/MMRP, and waived the first reading and introduced Ordinance No. 21-2006 approving the Development Agreement.

PUBLIC HEARING ITEMS

38. San Joaquin Valley College RC-05-208 - Appeal of Planning Commission Denial of a Conditional Use Permit for a Sign Along the Highway 50 Frontage that Exceeds Size Guidelines within Special Sign Corridor. At the hearing the Council may consider all

information relating to the item, including new information and testimony that was not presented to the Planning Commission.
Recommendation: Continue the item to May 15, 2006 at the request of the applicant.
Result of Recommended Action: Continuation of the item allows the applicant additional preparation time needed before the matter is considered by the Council.
Staff Report: Jeffrey Beiswenger, Planning Department

Mayor McGarvey opened the public hearing for Item #38. There were no speakers. Mayor McGarvey closed the public hearing.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council continued the item to May 15, 2006 at the request of the applicant.

39. **Subject:** Olson Plaza Conditional Use Permit Appeal RC-05-215 – Consider an appeal of Planning Commission denial of a Conditional Use Permit for an oversized sign in the Highway 50 Special Sign Corridor. At the hearing the Council may consider all information relating to the item, including new information and testimony that was not presented to the Planning Commission.
Recommendation: That the City Council determine the project Categorically Exempt under Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines and adopt Resolution No. 58-2006 approving a Conditional Use Permit for an oversized sign located at 10910 Olson Drive within the Highway 50 Special Sign Corridor.
Result of Recommended Action: Approval of the Conditional Use Permit will allow the applicant to construct a sign that is 92 square feet in area (not including the supporting structure) and twenty (20) feet in height along the street frontage of Olson Plaza (10910 Olson Drive) as depicted in the staff report.
Staff Report: Jeff Beiswenger, Planning Department

Mayor McGarvey opened the public hearing for Item #39. The following individuals addressed the Council:

- David Wink from Pacific Neon Company was called by Council Member Skoglund to speak on the project. Mr. Wink advised the sign is not intended for highway visibility. Mr. Wink expressed his concern about the Planning Department oversight of zoning and believes the design of the sign will set a precedent for new signage in Rancho Cordova.
- Kenny Jackson in support of the sign.
- Tom Trimberger – Chief Building Official spoke regarding Stop Work Notice on this project.

Mayor McGarvey closed the public hearing.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council continued the item to its next meeting to adopt a resolution of denial of the Conditional Use Permit.

AT THIS POINT Council took a brief recess. The full Council reconvened.

REGULAR CALENDAR ITEMS

40. **Subject:** Betty's Kitchen – Update on Coordinated Community Prosecution and Code Enforcement Efforts in the Lincoln Village Neighborhood.

Recommendation: Receive the update and provide staff with any additional direction.
Result of Recommended Action: Staff will continue to pursue opportunities to improve the Lincoln Village Neighborhood.
Staff Report: Adam Lindgren, Asst. City Attorney; Tom Trimberger, Richard Hodnett, Building & Safety Department; Bob Stone, Code Enforcement; and Tom McMahon, Police Department

The following individuals addressed the Council:

- Lieutenant Dan Dailey in support of the project and advised the owners are moving toward being in compliance.
- Rolland Jennings in support of the project and concern about the image of the business.
- Ernest King welcomes the Lincoln Village Neighborhood Association to visit Betty's Kitchen to help establish closeness to the community.
- Betty Adams, business owner to encourage more meetings to discuss any negative problems.
- Matt Cummings, Lincoln Village Neighborhood Association, in opposition to the project and does not agree that it improves the quality of life within LVNA area.

ACTION: No action required; information item only.

41. **Subject:** Ordinance Establishing Deemed Approved Alcoholic Beverage Sales Regulations. **(Roll Call Vote)**
Recommendation: Waive first reading and introduce Ordinance No. 23-2006 establishing the Deemed Approved Alcoholic Beverage Sale regulations.
Result of Recommended Action: Ordinance No. 23-2006 will establish the Deemed Approved Alcoholic Beverage Sale regulations in an effort to enforce existing nuisance laws to protect the public health, welfare, and safety.
Staff Report: Steve Meyers, City Attorney's Office

ACTION: Motion by Cooley second by Budge and unanimously carried, Council continued this item to the May 15, 2006 Regular City Council meeting.

42. **Subject:** Appeal of Business License Denial by Phil Snyder.
Recommendation: Conduct appeal hearing.
Result of Recommended Action: By conducting the appeal hearing, Council conforms to the business license denial appeal process outlined in Ordinance No. 45-2004 and provides an opportunity for the applicant to be heard.
Staff Report: Bill Thomas, Finance Department

The following individuals addressed the Council:

- Phil Snyder regarding the use of his business for supplemental income and that he does not intend to expand his business, and his concern for the need to move in order to find a part-time job and put his 3 kids in daycare if the business license application is denied.
- Mabel Jones, neighbor in opposition to denial of the business license and to report she does not hear noise coming from the Snyder house.
- Ken Stevenson in opposition to the denial of the business license.
- Beverly Harris in support of the business license denial because she does not want more noise in the neighborhood.

- Art Jones in support of the business license denial because he does not want more noise in the neighborhood.

ACTION: Motion by Sander second by Cooley and unanimously carried, Council approved the business license as an Original Artist use under the Home Occupation Section of the Zoning Code with an expiration period of 2 years.

43. **Subject:** Review of Community Room Rental Policy.
Recommendation: Review and comment on the proposed City Hall community room rental policy.
Result of Recommended Action: The proposed policy addresses both the objective of operating revenues and serving the community. Once Council has reviewed the policy, City staff will begin renting City Hall facilities.
Staff Report: Tom Trimberger, Building & Safety Department and Alexandra Miller, City Manager's Office

The following individuals addressed the Council:

- Rex Albright – supports the rental policy, but is against the rate schedule. The policy is not cost effective to the community.
- Conrad Mayer – supports the rental policy, but feels that City staff should re-evaluate the rental policy rates and bring it back to City Council for further review.

ACTION: Motion by Cooley second by Budge and unanimously carried, Council created a subcommittee comprised of Vice Mayor Sander, Council Member Skoglund, staff, and community representatives, to revise the proposed rental rates for the City Hall community room facilities.

44. **Subject:** Sister City Program.
Recommendation: Approve in concept the development of a Sister City Program, and direct staff to conduct outreach to the community and assist in the formation of a citizen's committee with the goal of establishing ties to at least one Sister City by December 31, 2006.
Result of Recommended Action: The recommended action will begin the process of reaching out to community, business and youth groups to engage citizen involvement in determining a Sister City relationship with at least one city by December 31, 2006.
Staff Report: Stephanie Snyder, City Manager's Office

ACTION: Motion by McGarvey second by Cooley and unanimously carried, Council approved the Sister City Program as outlined in the staff report.

45. **Subject:** Comprehensive Annual Financial Report (FY 2005 CAFR).
Recommendation: Information presentation only. Staff recommends Council receive and file the report.
Result of Recommended Action: The FY 2005 CAFR will be formally presented to Council and their receipt of the report will allow the City to distribute it to interested parties as well as publish the document on the City's website so it is available to the public.
Staff Report: Bill Thomas, Finance Department

ACTION: No action taken; information item only.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

None

ADJOURNMENT

Mayor McGarvey adjourned the meeting at 11:06 p.m.

Brenda Lehr, Deputy City Clerk