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

City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova

Monday, May 15, 2006

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

MINUTES

STUDY SESSION

Call to Order

Mayor McGarvey called the study session to order at 4:07 p.m. in the American River Community Room North.

Roll Call:

Present: Council Members Budge, Cooley, Sander, Skoglund, and Mayor McGarvey
Staff Present: Gaebler, Hare, Junker, Johns, Lindgren, Meyer, Abhar

Public Comment

There was no public comment.

Study Session Item

1. **Subject:** Review of Draft General Plan Revisions.
Recommendation: Staff recommends City Council consider revisions to Draft General Plan and direct staff to proceed with consistency, legal, and environmental analysis of the revised General Plan. Revisions were prepared in response to City Council direction at two day-long General Plan Workshops on April 23 and 27, 2006.
Result of Recommended Action: With City Council support of revisions to the Draft General Plan, staff will conduct the required consistency analysis, legal analysis, and environmental analysis prior to pubic hearings for the adoption of the General Plan and Final Environmental Impact Report. Once final revisions and analysis are complete, the formal adoption process for the General Plan will commence.
Staff Report: Paul Junker and Pam Johns, Planning Department
Advances Goals: All Goals, 1 through 12

The following individuals addressed the Council on Item #1:

a) Jennifer O'Brien feels revised language regarding convention center overlay is too restrictive.
b) John Firchau feels revised language regarding convention center overlay is too restrictive.
c) Scott Clark, Walk Sacramento feels changes to pedestrian elements within the Circulation Element are positive; however, pedestrian crossings need to be addressed.
d) David Hatch, regarding the Housing Element, he felt revise statement of the 10% housing should have more flexibility; 70/30 mix of housing statement is confusing and needed clarification; regarding the Land Use Element, he encouraged revisions to the connectivity and wanted more clarification on the District Map.
e) Victoria Harris would like to see flexibility to modification of natural resources within the HCP of the General Plan.
f) Ardie Zahedani would like to see better defined use of space. Concerned about the Open Space within the General Plan.
g) Bob Shattock would like to encourage the ½ acre minimum lot size remain the same within the Executive Housing Element.
h) Justin Carney submitted a letter on the East Planning Area and wanted Council to be aware there is an existing natural resource to the East.
i) Larry Ladd submitted speaker card, but left meeting – did not make any comment – Mayor McGarvey read comment from card to the public addressing a need for a historical society.
j) Alex Sioukas needed clarification on the Conceptual Land Uses.

ACTION: No action taken; discussion item only.

ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the study session at 5:52 p.m. and announced Council would take a brief recess before convening for the regular meeting.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the regular meeting to order at 6:15 p.m. in the American River Community Room North and reordered the agenda to bring Item #3 next before reconvening to the Council Chambers.

Roll Call:

Present: Council Members Budge, Cooley, Sander, Skoglund, and Mayor McGarvey
Staff Present: Gaebler, Hare, Junker, Johns, Jordan, Angell, Lindgren, Meyer, Thomas, Abhar, Franklin, Frechette, Carney.

3. **Subject:** American River Parkway Conceptual Proposals.
Recommendation: Staff recommends City Council review the conceptual proposals related to the American River Parkway Plan, provide direction for revisions as needed, and direct staff to continue moving forward to the Parkway Plan Update Citizens Advisory Committee (UCAC) for further consideration.

Result of Recommended Action: Based on City Council direction, staff will finalize the City's proposed amendments to the American River Parkway Plan. The amendments will be presented to the UCAC for their recommendation to the County Board of Supervisors and the Sacramento City Council.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1 and 7

The following individuals addressed the Council on Item #3:

a) Joel Corbin, President of Sacramento Valley Live Steamers, would like the live steamers included in the American River Parkway plan.
b) Kath Pinch shared discrepancies in the plan and wants to know why the plan is being changed.
c) Pam McCallister wants to know why the plan is being changed regarding soil born.
d) Jerry Jewell would like to see the area behind his house be a protected area rather than a limited access area and he supports the railroad expansion.
e) Ron Rothacker would like to see wildlife and nature emphasized within the parkway. Would like to see other areas of the City developed and leave the parkway to nature.
f) Jerald Drobesh supports the live steamers.
g) John Barris does not want more development going into the parkway. Would like the parkway to remain the same.
h) Shawn Harrison would like the parkway to remain the same.
i) Scottie Moore reiterated the same information as John Barris. Concerned about Ambassador Drive being congested. Concerned the sensory garden won't be deer proof.

ACTION: Motion by Budge second by Sander to approve the staff recommendation. **(Main Motion)**

ACTION: Amendment by Sander second by Budge to approve an amendment to the staff recommendation to include a reorientation of the live steamers and developed recreation.
(Amendment)

VOTE ON AMENDMENT: 3:1 (Cooley dissenting and Skoglund abstaining)

VOTE ON MAIN MOTION: 3:1 (Cooley dissenting and Skoglund abstaining)

Reconvened to Chambers

The Council Members reconvened in the Council Chambers, all Council Members were present.

Metro Cable TV Telecast Announcement

Mayor McGarvey announced the cablecast playback schedule.

Pledge of Allegiance

Cyrus Abhar led the pledge.

Invocation

2. Reverend Dr. Keith L. Posehn, Cordova Presbyterian Church, gave the invocation

REGULAR MEETING ITEMS

Presentations

4. Proclamation Bike to Work Month (May 2006) was read by Council Member Cooley.

5. Proclamation for Older Americans Month (May 2006) was read by the Mayor.

6. Proclamation for Daryl Hackbarth's Retirement from Folsom Cordova Unified School District was given by Council Member Budge to Daryl Hackbarth.

ORAL COMMUNICATIONS

7. **Public Comment**

   The following individual addressed the Council:

   Bruce Risley to report on past and future community events.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Sander and unanimously carried by 5:0 roll call vote, the Consent Calendar was approved, except Item #13 and Item #14 which were pulled for discussion.

8. **Subject**: Second Reading and Adoption of Ordinance No. 17-2006 Amending City of Rancho Cordova Municipal Code Chapter 12.09 Street Trench Fee.
   Recommendation: Waive second reading and adopt Ordinance No. 17-2006 **(Roll Call Vote)**
   Result of Recommended Action: The approval will ensure safety of streets and provide a financial mechanism for repairs of any damaged trenches caused by utility construction.
   Staff Report: Cyrus Abhar, Public Works Department
   Advances Goals: 5, 3 & 10

9. **Subject:** Second Reading and Adoption of Ordinances - Ordinance No. 18-2006, Amending the Specific Plan and Approving the Rezone of the Anatolia IV Project, within the Sunridge Specific Plan, and Ordinance No. 19-2006, Approving the Development Agreement.
   Recommendation: Waive second reading and adopt Ordinance No. 18-2006 and Ordinance No. 19-2006. **(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: Cyrus Abhar, Public Works Department

Advances Goals: 5, 3 & 10

10. **Subject:** Second Readings and Adoption of Ordinances - Ordinance No. 20-2006 for Sunridge Lot J RC-03-027, Approving the Rezone; and Ordinance No. 21-2006, Approving the Development Agreement.
    Recommendation: Waive second readings and adopt Ordinance No. 20-2006 and Ordinance No. 21-2006. **(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
    Advances Goals: 2, 7 & 10

11. **Subject:** Second Reading and Adoption of Ordinance No. 22-2006 Approving a Development Agreement between the City of Rancho Cordova and RHNC Sundance-Sacramento GP for the Sundance Development.
    Recommendation: Waive second reading and adopt Ordinance No. 22-2006. **(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
    Advances Goals: 7 & 10

12. **Subject:** Resolution Calling the November 7th General Municipal Election for Two Council Seats and Requesting Consolidation with the Statewide Election.
    Recommendation: Adopt Resolution No. 69-2006 calling the November 7, 2006 General Municipal Election and requesting the Sacramento County Board of Supervisors to consolidate the General Municipal Election with the statewide election.
    Result of Recommended Action: Adoption of the resolution allows for the consolidation of the City's general municipal election with the statewide election to be held on November 7, 2006 and to obtain election services from the Sacramento County Voter Registration and Elections Department. At the general municipal election, two members of the City Council will be elected for full, four-year terms. The Council Member seats currently filled by Linda Budge and Dan Skoglund expire in November 2006.
    Staff Report: Anna Olea-Moger, City Clerk's Office
    Advances Goals: 1 through 12

15. **Subject:** Resolution Accepting Proposal from Gilbert Associates, Inc., for Independent Audit Services for 2006, 2007 and 2008.
    Recommendation: Adopt Resolution No. 78-2006.
    Result of Recommended Action: This action will authorize the audit engagement for Gilbert Associates, Inc., for a three-year period beginning with the current year audit.
    Staff Report: Bill Thomas, Finance Department
    Advances Goal: 10

The following items were pulled for individual consideration:

13. **Subject:** Traffic Signals at Kilgore/Trade Center and Coloma/Cordova Award of Contract
Recommendation: Staff recommends the Rancho Cordova Traffic Signal and Pavement Overlay Improvement project be awarded to Granite Construction Company for $1,366,666.00, the lowest responsive bidder.
Result of Recommended Action: Granite Construction Company will furnish all labor, materials, and equipment for the installation of traffic signal improvements at Coloma Road and Cordova Lane and at Kilgore Road and Trade Center Drive, and for placing rubberized asphalt concrete pavement overlay within the limits of work on Kilgore Road and Trade Center. Construction will begin in June 2006 upon City Council approval and will be completed in December 2006.
Staff Report: Cyrus Abhar and Kathy Garcia, Public Works Department
Advances Goal: 2

The following individual addressed the Council on item #13:

Joyce Rosenberg to support the approval of traffic signals at Kilgore and Trade Center and Coloma and Cordova.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council approved the award of contract to Granite Construction Co. in the amount of $1,366,666.00.

14. **Subject:** Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1.
Recommendation: Staff recommends City Council adopt Resolution No. 65-2005 calling for the preparation of an Engineer's Report and adopt Resolution No. 66-2005 preliminarily approving the Engineer's Report and initiating the proceedings for the annual levy and collection of assessments for LLD No. 2005-1.
Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy in LLD 2005-1 in the same amounts as charged in previous years. There will be no new financial impacts to existing or new residents.
Staff Report: Cyrus Abhar and Elizabeth Sparkman, Public Works Department
Advances Goal: 3

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 65-2006 calling for the preparation of an Engineer's Report and adopted Resolution No. 66-2006 Initiating Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1.

CONSENT PUBLIC HEARING ITEMS

The below items were pulled for individual consideration:

16. **Subject:** Cordova Veterinary Hospital Design Review, Project No. RC-05-213, Located at 2890 La Loma Drive.
Recommendation: Staff recommends City Council determine the project is categorically exempt under Section 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA) Guidelines, and adopt Resolution No. 27-2006, approving Design Review, subject to the Design Review Package (Exhibit A), Conditions of Approval (Exhibit B), and Findings contained in the Resolution.

Result of Recommended Action: Approval will allow Cordova Veterinary Hospital to improve building appearance and upgrade existing facilities. Improvements include new paint, windows, entrance, kennel space, storage area, parking lot resurfacing, and landscaping.
Staff Report: Anne Hersch, Planning Department
Advances Goal: 1

Mayor McGarvey opened the Consent Public Hearing. The following individuals addressed the Council on this item:

Applicants representative from Perkins, Williams, Cotterill Architects, addressed Council concerns.

Mayor McGarvey closed the Consent Public Hearing for item #16.

ACTION: Motion by Budge second by Skoglund and unanimously carried, Council adopted Resolution No. 27-2006.

17. **Subject:** Metro Fire Station #68 Design Review, Project No. RC-05-202, Located on the west side of Anatolia Drive, south of Chrysanthy Boulevard.
Recommendation: Staff recommends City Council determine the project is categorically exempt under Section 15332 (Infill Projects), of the California Environmental Quality Act (CEQA) Guidelines, and adopt Resolution No. 63-2006, approving the Conditional Use Permit and Design Review, subject to the Design Review Package (Exhibit A), Conditions of Approval (Exhibit B), and Findings contained in the Resolution.
Result of Recommended Action: Approval will allow for the construction of a 13,000 square foot fire station, 6,000 square foot vehicle storage, and truck wash building. The new fire station will serve the residential areas south of Douglas Road located within the SunRidge Specific Plan area.
Staff Report: Jeff Beiswenger, Planning Department
Advances Goals: 3, 5

Mayor McGarvey opened the Consent Public Hearing. There were no speakers. Mayor McGarvey closed the Consent Public Hearing for item #17.

ACTION: Motion by Cooley second by Skoglund and unanimously carried, Council adopted Resolution No. 63-2006.

18. **Subject:** Community Development Block Program (CDBG) Five-Year Consolidated Plan, 2006-07 Action Plan, and Citizen Participation Plan for submittal to HUD.
Recommendation: Staff recommends that the Council approve:
(a) Submission of the Draft Five-Year CDBG Consolidated Plan, the Action Plan and the Citizen Participation Plan to HUD.
(b) The allocation of $704,227 CDBG funds for budget year 2006-07 divided among the following programs: Housing ($393,452), Public Facilities and Infrastructure ($28,996), Public Services Funds to Non-Profit Programs ($105,634), Clearance ($35,300), and General CDBG Grant Administration ($140,845).
Result of Recommended Action: This action will qualify the City to receive new revenue of $704,227 for the FY 2006-07 City budget and thus provide federal funds for the City to address long-standing unmet community needs. The funding may be used to upgrade the quality of housing and make neighborhood improvements in Rancho Cordova, as well as to

fund several necessary public services provided by local non-profit and community-based organizations.
Staff Report: Curt Haven, Economic Development Department and Jim Carney, City Manager's Office
Advances Goals: 1, 5, 6 and 7

Mayor McGarvey opened the Consent Public Hearing. There were no speakers. Mayor McGarvey closed the Consent Public Hearing.

ACTION: Motion by Cooley second by Sander and unanimously carried, Council approved the Community Development Block Program (CDBG) Five-Year Consolidated Plan, 2006-07 Action Plan, and Citizen Participation Plan for submittal to HUD with an amendment to re-allocate $70,000 from the Emergency Repair originally proposed in the amount of $153,400 and placing $40,000 toward the Rental Inspection Program and $30,000 to the Code Enforcement Program.

PUBLIC HEARING ITEMS

19. **Subject:** San Joaquin Valley College, RC-05-208 – Appeal of Planning Commission Denial of Conditional Use Permit. **(Continued from the April 17, 2006 Regular City Council Meeting)**
Recommendation: Staff recommends City Council consider all information relating to this item, including new information and testimony, not presented to the Planning Commission and adopt Resolution No. 57-2006, denying a Conditional Use Permit for an oversized sign located along the Highway 50 Special Sign Corridor that exceeds size guidelines. The project site is located at 11050 Olson Drive, adjacent to Highway 50 frontage.
Result of Recommended Action: The applicant would be prohibited from constructing an oversized sign as proposed; however, a building permit may be obtained to construct a sign six feet in height or under and no more than twenty-four square feet in area, without obtaining a Conditional Use Permit.
Staff Report: Jeff Beiswenger, Planning Department
Advances Goal: 1

Mayor McGarvey opened the public hearing. The following individuals addressed the Council on Item #19:

Bonita Roznos to encourage consideration of approval of Conditional Use Permit.

Mayor McGarvey closed the public hearing.

ACTION: Motion by Sander second by Budge and unanimously carried, Council continued this item to the June 5, 2006 Regular City Council Meeting and requested the following:

- What type of monument sign can be constructed in the sign corridor without obtaining a Conditional Use Permit;
- Review of Landscape plans for the removal of trees; and
- Land Lord Requirements on Signage.

ADJOURN TO CLOSED SESSION

Council adjourned to Closed Session at 10:02 P.M. Council Member Cooley left the meeting at this time.

CLOSED SESSION

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

Present: Council Members Budge, Sander, Skoglund, and Mayor McGarvey
Staff Present: City Manager Ted Gaebler, Assistant City Attorney Lindgren, City Clerk Lillian Hare, City Attorney Steve Myers, Public Information Office Erin Treadwell.

OPEN SESSION – REPORT FROM CLOSED SESSION

21. The City Attorney will report on action taken in Closed Session.

The City Attorney advised there was no reportable action from Closed Session.

REGULAR CALENDAR ITEMS

The Mayor re-ordered the agenda to take Item #23 next.

23. **Subject:** Redevelopment Plan Actions – Consent to Redevelopment Agency and City Council Joint Public Hearing on Proposed Redevelopment Plan; Adoption of Rules Governing Owner Participation and Preferences for Business Re-Entry in the Project Area; Adoption of Relocation Rules; Ratification of Appointment of Relocation Appeals Board; Election to Receive Tax Increment Pass-through Payments and Tax Revenue Increases due to Levies Imposed for the Benefit of the City.
Recommendation: Agency Board, Mayoral, and City Council actions as follows:
(a) Adopt Agency Resolution No. 71-2006 requesting a joint public hearing with the City Council on the proposed adoption of a Redevelopment Plan for the Redevelopment Project Area.
(b) Adopt Agency Resolution No. 72-2006 adopting rules governing participation by property owners and preferences for business occupants to re-enter in business within the Rancho Cordova Redevelopment Project Area (Owner Participation & Business Re-Entry Rules and adopting the rules and regulations for the implementation of California Relocation Assistance Law (Relocation Rules) for the Rancho Cordova Redevelopment Project Area.
(c) Mayoral Appointment of the City Council to serve as the Relocation Appeals Board.
(d) Adopt Council Resolution No. 73-2006 consenting to a joint public hearing with the Community Redevelopment Agency on the proposed adoption of a Redevelopment Plan for the Rancho Cordova Project Area.
(e) Adopt Council Resolution No. 74-2006 ratifying the appointment of the City Council as the Relocation Appeals Board.
(f) Adopt Council Resolution No. 75-2006 electing to receive tax increment pass-through payments and tax revenue increases due to levies imposed for the benefit of the City.
Result of Recommended Action: The recommended actions are important steps in the adoption process of the City's Redevelopment Plan and will enable the Community Redevelopment Agency to leverage and reinvest property tax increment generated in the proposed project area. Redevelopment is a powerful financing and implementation tool to help cities realize their vibrancy.
Staff Report: Curt Haven, Community Redevelopment Agency
Advances Goals: 4, 6 and 8

COUNCIL ACTION:

Motion by Budge second Skoglund and unanimously carried by roll call vote (Cooley absent), Council adopted Agency Resolution No. 71-2006, Agency Resolution No. 72-2006, Council Resolution No. 73-2006, Council Resolution No. 74-2006, and Council Resolution No. 75-2006.

REDEVELOPMENT AGENCY ACTION:

Motion by Budge second Skoglund and unanimously carried by roll call vote (Cooley absent), Council adopted Agency Resolution No. 71-2006, Agency Resolution No. 72-2006, Council Resolution No. 73-2006, Council Resolution No. 74-2006, and Council Resolution No. 75-2006.

22. **Subject:** Olson Plaza, RC-05-215 – Appeal of Planning Commission Denial of Conditional Use Permit. **(Continued from the April 17, 2006 Regular City Council Meeting)**
Recommendation: As directed by Council, staff has drafted a resolution to deny the original sign request; however, the Council may wish to consider a new design provided by the applicant which significantly reduces the height that is more in keeping with the intent of the sign standards. The following options are presented:
(a) Adopt Resolution No. 76-2006 denying a Use Permit. Since the City Council received testimony and closed the public hearing at the April 17th meeting, the City Council is not obligated to consider new information or hear additional testimony.
(b) Consider the new design as provided by the applicant and adopt Resolution No. 77-2006 to approve the Use Permit. Since the public hearing was closed at the April 17th meeting, the City Council will need to re-open the public hearing, if it wishes to receive additional public testimony on the new design.
(c) Consider the new design provided by the applicant, receive additional testimony, and identify additional changes to the design that were not considered at the April 17th meeting in order to make the sign acceptable to the Council. This could require a continuance in order to re-notice and re-open the public hearing.
Result of Recommended Action: Adoption of either the resolution of denial, Resolution No. 76-2006, or the resolution of approval for the revised design, Resolution No. 77-2006, will allow the applicant to construct a sign for Olson Plaza located at 10910 Olson Drive that meets the design objectives of the City Council to be attractive and appropriately sized within the Highway 50 Special Sign Corridor.
Staff Report: Jeff Beiswenger, Planning Department; Adam Lindgren, City Attorney's Office
Advances Goal: 1

Mayor McGarvey opened the Consent Public Hearing. The following individuals addressed the Council on Item #22:

Dave Wink to encourage consideration of approval of Conditional Use Permit.
Jeff Aaron to encourage consideration of approval of Conditional Use Permit.

Mayor McGarvey closed the Consent Public Hearing.

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 vote (Cooley absent), Council adopted Resolution No. 76-2006 denying a Conditional Use Permit, Project No. RC-05-215 for a sign that exceeds standards within the Highway 50 Special Sign Corridor.

CORRESPONDENCE

None

COUNCIL REPORTS

The Council reported on various meetings and activities since the last meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

COUNCIL CONSENSUS (Cooley absent)

Mobile (itinerant) vendor problem – Assistant City Attorney to draft ordinance and to work with City Manager to prioritize when comes before Council.

Tobacco and related paraphernalia regulation Assistant City Attorney to draft ordinance and to work with City Manager to prioritize when item comes before Council.

Sexual predators – law changed first of January. Assistant City Attorney to detail all changes with respect to monitoring living proximity to schools, etc. and report back to Council.

CITY MANAGER'S REPORT

City Manager reported on budget week and visiting New Orleans to view the aftermath of Katrina.

ADJOURNMENT

The meeting adjourned at 11:17 p.m.

Brenda Lehr, Deputy City Clerk