CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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, October 2, 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 4:11 p.m. in the Community Board Room.

Roll Call:

Present: Council Members Budge, Skoglund, Sander and Mayor McGarvey
Absent: Council Member Cooley
Staff Present: Gaebler, Treadwell, Olea-Moger, Haven, Lindgren, Chinn and Garcia

Public Comment

There were no comments from the public.

Study Session Item

1. **Subject:** Public Information Program 2006/07.
   Recommendation: Council provide recommendations on the outreach strategies and tactics outlined in the City's Communication Plan for 2006/07.
   Result of Recommended Action: The Public Information Office will implement communication tactics as prioritized by the Council to achieve the Citywide goals.
   Staff Report: Erin Treadwill, City Manager's Office
   Advances Goals: 1, 4, 8, 10, and 13

ACTION: No action taken; discussion item only.

ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the study session at 5:20 p.m., and announced Council would take a brief recess before convening the regular meeting.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the regular meeting to order at 5:44 p.m. and announced the cablecast playback schedule.

Roll Call:

Present: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey
Staff Present: Lindgren, Gaebler, Olea-Moger, Lehr, Androlowicz, Meeks, Beiswenger, Abhar, Junker, Chinn, Treadwell, Snyder

Pledge of Allegiance

Randy Roberts led the pledge.

Invocation

2. Minister Steve Hinton, New Horizons Christian Church, gave the invocation.

Presentation(s)

3. Proclamation for Victor Vasquez for rescuing a disabled man from a burning building.
4. Presentation for LEED Certification of City Hall.
5. Presentation of City Hall Grand Opening Memory Books and Commemorative Ribbons to City Council.
6. Proclamation for Lawsuit Abuse Awareness Week.

ORAL COMMUNICATIONS

7. **Public Comment**

   The following individuals addressed the Council:

   - Tom Delaney and Rico Espana requesting community support in honor of Victor Vasquez.
   - Sherry Lautsbaugh in support of Consent Calendar Item #10.
   - Bonita Roznos in opposition to Consent Calendar Item #13.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Sander second by Budge and unanimously carried by roll call vote, the Consent Calendar was approved, except Items #9, #10 and #13, which were pulled for separate discussion.

8. **Subject**: Ordinance Amending Chapter 6.130, Section 6.130.040(a) of the Rancho Cordova Municipal Code Relating to the Protection of Children from Sexual Offenders.
   Recommendation: Waive second reading and adopt Ordinance No. 55-2006. **(Roll Call Vote)**

Result of Recommended Action: Adoption of Ordinance will protect children from contact and potential sexual assault by registered sex offenders while using Rancho Cordova's public libraries.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5

11. **Subject:** Resolution Authorizing the City Manager to Execute Contract with URS Corporation in the Amount of $120,000.00 for On-Call Engineering Services Related to Capital Improvement Program Cost Updates.
Recommendation: Adopt Resolution No. 166-2006.
Result of Recommended Action: The recommended action will allow the City Manager to execute a contract for consultant services with URS Corporation associated with the City's effort to update the Transportation System Capital Improvement Program. Funding for the contract will be provided from the Transportation Impact Fees Fund. There will be no financial impact to existing residents.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

12. **Subject:** Development Agreement – 2006 Annual Review for Anatolia III; Sunridge, LLC, Sunridge Park; Rancho 80, Sunridge Park; Woodside Sunridge, Sunridge Park; Sunridge Park Limited Partnership, Sunridge Park; Beazer Homes, Anatolia I & II; GMAC and U.S. Home, Anatolia Units I & II; GMAC, Lennar, and U.S. Homes, KB North Douglas LLC, Anatolia II, Lot 8; U.S. Home, Capital Village; Beazer Homes.
Recommendation: Council find the developer's are in compliance with their respective development agreements.
Result of Recommended Action: The review and acceptance of the annual report would fulfill the State obligation pursuant to Government Code Section 65864 et seq., and terms of the Development Agreements the City has executed.
Staff Report: William Campbell, Planning Department
Advances Goals: 6, 8, and 11

The following items were pulled for separate discussion and in the following order:

10. **Subject:** Resolution in Support of Proposition 1C, Housing and Emergency Shelter Act.
Recommendation: Adopt Resolution No. 165-2006.
Result of Recommended Action: Proposition 1C would authorize the state to sell general obligation bonds to fund 13 new and existing housing and development programs. Council support of this measure is consistent with Citywide Goals.
Staff Report: Stephanie Snyder, City Manager's Department
Advances Goals: 1, 4, 5, 6, 7, 8, 9, 11, and 13

Mayor McGarvey opened the Consent Calendar public comment period. The following individual addressed the Council on this item:

- Sherry Lautsbaugh in support of the item.

Mayor McGarvey closed the Consent Calendar public comment period for Item #10.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council adopted Resolution No. 165-2006.

13. **Subject**: San Joaquin Valley College (SJVC) Refund of Appeal fee.
Recommendation: Staff recommends the City does not refund the appeal fee of $3,376 to San Joaquin Valley College (SJVC). The fee was paid by the applicant to process the appeal of a denial of a Conditional Use Permit (CUP) by the Planning Commission for an oversized sign in the Highway 50 special sign corridor.
Result of Recommended Action: If Council decides to deny the request for refund of the appeal fee, no additional action is required.
Staff Report: Paul Junker, Planning Department
Advances Goal: 10

Mayor McGarvey opened the Consent Calendar public comment period. The following individual addressed the Council on this item:

- Bonita Roznos in opposition to the item.

Mayor McGarvey closed the Consent Calendar public comment period for Item #10.

ACTION: Motion by Cooley second by McGarvey to refund the appeal fee, motion failed by 2:3 roll call vote (Budge, Skoglund, Sander dissenting).

ACTION: Motion by Sander second by Skoglund and carried by 3:2 roll call vote (Cooley, McGarvey dissenting), Council approved staff recommendation.

9. **Subject:** Old Placerville Road Final Conditions of Approval and Ordinance No. 50-2006 rezoning a portion of the property to RD-10 and Ordinance No. 51-2006 approving a Development Agreement. **(Continued from September 18, 2006)**
Recommendation: Review Final Conditions of Approval and waive second reading and adopt Ordinance No. 50-2006 and 51-2006. **(Roll Call Vote)**
Result of Recommended Action: Approval of the Tentative Subdivision Map will allow for the creation of 40 parcels with four parcels designated for office buildings, 35 residential parcels designated for single-family homes, and one parcel designated for an access driveway. The rezone will divide the property into two zoning districts: MP Zone on 2.5 acres for the office buildings and RD-10 zone on 2.5 acres for the residential development. The Special Development Permit will allow for the deviation of typical lot size and setback requirements. The Residential Design Review will allow for the construction of the single-family homes according to the approved plans. A Development Agreement accompanies the project approval.
Staff Report: Jeffrey Beiswenger, Planning Department
Advances Goals: 1, 6, and 7

ACTION: Motion by Skoglund second by Budge and unanimously carried by roll call vote, Council adopted Ordinance No. 50-2006 and Ordinance No. 51-2006.

PUBLIC HEARING ITEMS

14. **Subject:** Capital Village Commercial RC-05-193 Design Review.
Recommendation: That Council:
a) Determine the Final Supplemental Mitigated Negative Declaration is adequate under the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution 167-2006 approving commercial design review, subject to the Conditions of Approval and Design Review Package.

Result of Recommended Action: Approval would allow the applicant to pursue building permits, site improvements and other approvals needed to construct a 307,464 square foot commercial shopping center project on a 27.4-acre project site as part of the Capital Village project.
Staff Report: Jeffrey Beiswenger, Planning Department
Advances Goals: 1, 2, 4, and 8

Mayor McGarvey opened the public hearing. The following individual addressed the Council on this item:

- Rex Albright in support of the item.

Mayor McGarvey closed the public hearing for Item #14.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council adopted Resolution No. 167-2006 with the following changes to the Sign Criteria Package:

(a) Sign criteria package should be rewritten to include individual tenant approval of signs by parcel.
(b) All existing and new Chili's signs be reduced back to original approved specifications.
(c) Blade signs hung on overhang will need decorative mounting to complement façade of building.
(d) All monument signs not to exceed 8' in height from ground elevation to top of sign.

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

15. **Subject:** JSP Warehouse Building – Security Park RC-06-238 Design Review
Recommendation: That Council:
a) Determine that the project is Categorically Exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution 168-2006 approving Commercial Design Review subject to the Conditions of Approval and Design Review Package.
Result of Recommended Action: Approval will allow the application to construct a 5,000 square foot metal warehouse building with a 2,500 square foot covered area.
Staff Report: Jeffrey Beiswenger, Planning Department
Advances Goals: 1 and 8

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Resolution No. 168-2006 with the addition of landscaped area on the eastern edge of the property.

REGULAR CALENDAR ITEMS

16. **Subject:** Review and Update on American River Parkway Plan Update.
Recommendation: Provide direction to staff to be transmitted to the American River Parkway Plan Update Team. City Council direction will be forwarded to the Parkway Plan Team and will be considered in future hearings before the Commissions and Councils/Boards of the City of Rancho Cordova, Cordova Recreation and Park District, City of Sacramento and Sacramento County.

Result of Recommended Action: This review will inform the City Council and the community on the latest proposals under consideration in the Parkway Plan Update. Staff will explain changes since the last City Council review of the Parkway Plan and request the City Council either endorse the current proposals or recommend specific revisions to proposed uses.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 7, and 12

Mayor McGarvey opened the public comment period. The following individuals addressed the Council on Item #16.

- Joe Corbin in support of the item.
- Fred Beiderbecke in opposition to the item.
- John Barris in opposition to the item, but not opposed to the relocation of the live steamers.
- Pete Arney in support of the item.
- Annemarie Vincent in support of the item.
- Betsy Weiland in support of the item.
- Shawn Harrison in support of staff recommendation, but in opposition to the additional three acres west of Haggin Park designed as developed recreation.
- Elke Guenter in opposition to the item.
- Pedro Hernandez in opposition to the item.
- Sunny Williams in support of the item.
- Al Freitas in support of the item.

Mayor McGarvey closed the public comment period for Item #16.

ACTION: Motion by Budge second by Skoglund and unanimously carried, Council voted to extend business beyond 11:00 p.m. (Resolution No. 113-2004).

ACTION: Motion by Budge second by Sander and carried by 4:1 vote (Skoglund dissenting), Council affirmed changing land use from recreational reserve to protected area in the Rossmor Bar Area, thereby modifying the Council's recommendations made on May 15, 2006.

ACTION: Motion by Cooley second by Sander and carried by 4:1 vote (Skoglund dissenting), Council re-affirmed its recommendation of May 15, 2006 regarding the relocation of the Live Steamers railroad facility and the designation of Developed Recreation land west of Hagan Park to allow for a nature interpretive and public education center.

AT THIS POINT Council member Cooley left the meeting at 12:12 a.m.

17. **Subject**: Reconsideration of Council Discretionary Funding.
Recommendation: Council provides direction to staff regarding reconsideration of Discretionary Funding Program.
Result of Recommended Action: A Discretionary Funding Program would allocate monies to be distributed to Mayor and Council Members.
Staff Report: Council Member Ken Cooley
Advances Goals: 11

ACTION: Council, by consensus, continued this item to October 16 due to lateness of the hour.

18. **Subject:** Ordinance Amending Chapter 4.22, "Cardrooms" of the Rancho Cordova Municipal Code.
Recommendation: Waive the first reading and introduce Ordinance No. 56-2006 and continue to October 16, 2006. **(Roll Call Vote)**
Result of Recommended Action: Passage of this Ordinance will eliminate a two-year local residency/business requirement for cardroom license applicants and extend the sunset provision of the City's cardroom ordinance, which is currently set to expire at the end of 2006.
Staff Report: Joseph Chapman, City Attorney's Office
Advances Goals: 1, 8, and 10

Mayor McGarvey opened the public comment period. The following individuals addressed the Council on Item #18.

- Sidney Kanaszwa in support of the item.
- Bruce Risley in opposition to the item.
- Joe Gilbert in opposition to the item.
- Bill More in opposition to the item.
- Rex Albright in opposition to the item.
- Ruben Marquez in opposition to the item.

Mayor McGarvey closed the public comment period for Item #18.

ACTION: Motion by Budge second by Skoglund and carried by 4:0 vote (Cooley absent), Council continued item to a future date not yet determined.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

City Manager Ted Gaebler announced Work Sessions scheduled for October 24th and October 30th will be postponed.

ADJOURNMENT

Mayor McGarvey adjourned the meeting at 1:00 a.m.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk