CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 16, 2007

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

MINUTES

STUDY SESSION

Call to Order

Mayor Sander called the special meeting to order in the American River North Community Room at 4:08 p.m.

Present:	Council Members Skoglund, McGarvey, Budge and Mayor Sander
Absent:	Council Member Cooley
Staff Present:	Gaebler, Lehr, Junker, Hersch, Flory, Haven, Chinn, Campbell, Freibott, Chapman, Beiswenger

Public Comment

None

Study Session Item

1. **Subject:** Sunrise/Chrysanthy Shopping Center RC-06-254, Housing Development Discussion and Preservation of Multi-Family Suitable Sites
   Recommendation: Review materials and alternatives related to the rezoning of existing RD-20 residential land to commercial within this portion of the SunRidge Specific Plan and provide land use policy direction. Staff has prepared four alternative land use scenarios and will address major policy issues within this presentation.
   Result of Recommended Action: Direction provided by the Council will allow staff to move forward with project processing. No formal project action is required on this item.
   Staff Report: Reed Flory, Housing Services Administrator & Anne Hersch, Planning Department

ACTION: Council provided direction to staff to move forward with Alternative #2 that will rezone 4.15 acres of RD-20 to Commercial and maintains a 4.5 acre residential site.

ADJOURNMENT OF STUDY SESSION

The Study Session adjourned at 5:30 p.m., and Council took a brief recess.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the regular meeting to order in the David B. Council Chambers at 5:46 p.m. and announced the cablecast playback schedule.

Present: Council Members Skoglund, McGarvey, Budge, and Mayor Sander.
Absent: Council Member Cooley
Staff Present: Gaebler, Olea-Moger, Lehr, Chapman, Haworth, Abhar, Rodriguez, Sanchez, Simpson, Campbell, Haven, Meeks, Thomas, Chinn, Garcia, Beiswenger

Pledge of Allegiance

Bill Moore led the pledge.

Invocation

2. Pastor Jessie Smith, First Covenant Church of Sacramento, gave the invocation.

Presentation(s)

3. Introduction of new City Employee Ben Chan.
4. Cordova Community Council 2006 Christmas Light Winner Recognitions:
   - 1st Place Winner: Tim Morgera and mother Ruth Morgera
   - 2nd Place Winner: Tim and Jamie Hernandez
   - 3rd Place Winner: Don and Sue Quackenbush

ORAL COMMUNICATIONS

5. **Public Comment**

   The following individuals addressed the Council:

   - Chao Thao and Bee Tao on Youthworks Leadership Development Camp.
   - Bruce Risley on Community Events update and Outlook 2007.
   - Keith Hester and Jerry Mayberry from Allied Waste on response to Christmas tree collection citizen complaint.
   - Mark Curran on Consent Calendar Item 18: Refinancing of City Hall.
   - Inez Reyes on Cordova Community Council updates.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 roll call vote (Cooley absent), the Consent Calendar was approved.

AMENDED ACTION: Motion by Skoglund second by McGarvey and carried by a 4:0 vote (Cooley absent), Item 8 was pulled for separate discussion.

6. **Subject:** Minutes of City Council Meetings:
   a. Special and Regular Meeting of November 6, 2006
   b. Special Meeting of November 28, 2006
   Recommendation: Adopt Minutes.

7. **Subject:** Ordinance Amending Chapter 16.18 "Nuisance Code" Section 16.18.205 (f) of the Rancho Cordova Municipal Code relating to Administrative Citations.
   Recommendation: Waive second reading and adopt Ordinance No. 60-2006. **(Roll Call Vote)**
   Result of Recommended Action: Adoption of this Ordinance will provide step-by-step guidelines for designated staff to issue administrative citations for violations of the City Code. The Ordinance will also establish fines associated with the citations and hearing procedures for all citation challenges.
   Staff Report: Curt Haven, Economic Development Department & Kerry Simpson, Neighborhood Services Division

9. **Subject:** Ordinance Amending Chapter 5.50, "Cable Television Ordinance" of the Rancho Cordova Municipal Code **(Continued from December 18)**.
   Recommendation: Continue consideration of Ordinance No. 59-2006 to a date uncertain.
   Result of Recommended Action: Continuation of this item will allow staff to prepare a response to questions raised by the City Council at its December 18, 2006 meeting. Staff will bring the ordinance back for consideration once it has concluded research into the questions raised by the Council.
   Staff Report: Joe Chapman, City Attorney's Office

10. **Subject:** Resolution Authorizing the City Manager to Execute a Construction Services Agreement Between the City of Rancho Cordova and Coast Landscape Management, in the amount of $106,955 per year.
    Recommendation: Adopt Resolution No. 01-2007.
    Result of Recommended Action: The City Manager will enter into a three-term agreement with Coast Landscape Management for maintenance of existing public street landscaping. City of Rancho Cordova Citywide Landscape and Lighting District 2005-1 funds will be used to support the project.
    Staff Report: Cyrus Abhar, Public Works Department

11. **Subject:** Approval of Measure A Transportation Expenditure Plans.
    Recommendation: That Council:
    a) Approve the FY 2006/2007 Supplemental Allocation to the FY 2006/2007 Expenditure Plan allocating Measure A revenues to City programs and maintenance, and direct staff to submit the plan to the STA; and
    b) Approve the FY 2006/2007 Expenditure Plan Reallocation Request and direct staff to submit the plan to the STA; and
    c) Approve the FY 2007/2008 Expenditure Plan allocating Measure A revenues to City transportation projects, programs and maintenance, and direct staff to submit the plan to the Sacramento Transportation Authority (STA).
    Result of Recommended Action: Approval of the Measure A Transportation Expenditure Plans will allocate funding to City projects and programs and allow the City to expend Measure A Sales Tax revenues. Upon approval, the recommended Expenditure Plans will be submitted to STA for review and final approval by the STA Board.
    Staff Report: Cyrus Abhar, Public Works Department

12. **Subject:** Approval of New Measure A Capital Allocations and Expenditures.
Recommendation: The Council:
d) Approve the 2006 series of revenue anticipation note allocations in the amount of $848,720 to the Folsom Boulevard Beautification: Bradshaw to Sunrise Project from the Sacramento Transportation Authority (STA) 2006 Bonds; and
e) Approve the 2006 series of revenue anticipation note allocations in the amount of $318,270 to the Sunrise Boulevard: Gold Country to Jackson Road Project from the STA 2006 Bonds.
Result of Recommended Action: Approval of New Measure A Capital allocations will allocate funding to City projects and allow the City to expend anticipated Measure A sales tax revenues from New Measure A. The advancement of these funds will allow the City to deliver projects that are needed sooner than the availability of New Measure A funds.
Staff Report: Cyrus Abhar, Public Works Department

13. **Subject:** Resolution Approving Subdivision No. RC-05-148 Final Map of Ellenwood Commons and Execute Subdivision Improvement Agreement Consisting of One (1) Proposed Lot, Located on the South Side of Ellenwood Avenue Approximately 120 Feet West of Misty Morning Circle.
Recommendation: Adopt Resolution No. 06-2007.
Result of Recommended Action: Approval of this recommended action will result in the City entering into a Subdivision Improvement Agreement guaranteeing the construction of driveways and utilities with Parkcrest Development Corporation and the recording of the final subdivision map creating one (1) new lot for the development of 28 single family unit condominiums.
Staff Report: Cyrus Abhar, Public Works Department

14. **Subject:** Resolution Approving Subdivision No. RC-04-123.3 Final Map of Capital Village Phase III and Execute Subdivision Improvement Agreement Consisting of 240 Proposed Lots, Located on the Southeast Corner of Zinfandel Drive and International Drive.
Recommendation: Adopt Resolution No. 07-2007.
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, a Delaware Corporation and the recording of the final subdivision map creating 240 new residentially zoned lots.
Staff Report: Cyrus Abhar, Public Works Department

15. **Subject:** Approval of Parcel Map Titled Subdivision No. RC-06-257 "Being a Subdivision of Parcel "B" as Described in that Certain Lot Line Adjustment Recorded in Book 20060912 at Page 1047 in the Office of the Sacramento County Recorder" Also Known as ANKAA Parcel B Tentative Parcel Map located along the southeast corner of Armstrong Avenue and Whitehead Street in Mather Special Planning Area.
Recommendation: Approve.
Result of Recommended Action: Approval will result in the recording of the final parcel map creating two (2) industrial/business/commercial zoned parcels.
Staff Report: Cyrus Abhar, Public Works Department

16. **Subject:** Resolution Authorizing a Consultant Service Agreement with EDAW, Inc. for the Preparation of the Suncreek Specific Plan EIR/EIS, in the amount of $1,071,300.00.
Recommendation: Adopt Resolution No. 02-2007.
Result of Recommended Action: Adoption of the resolution will authorize the City Manager to execute a contract with EDAW, Inc. for the preparation of an Environmental Impact Report for the Suncreek Specific Plan.

Staff Report: Paul Junker, Planning Department

17. **Subject:** Local Labor Relations Rules for City of Rancho Cordova
Recommendation: Adopt Resolution No. 195-2006.
Result of Recommended Action: This Employer-Employee Relations Resolution ("EERR") is intended to implement the local rules of the City of Rancho Cordova, as permitted by the Meyers Milias Brown Act.
Staff Report: Adam Lindgren, City Attorney's Office & Lisa Brown, Human Resources Department

18. **Subject:** Resolutions Authorizing the Refinancing of City Hall.
Recommendation: That Council:
a) Adopt City Council Resolution No. 09-2007 Authorizing the Execution and Delivery of Not to Exceed $22,750,000 Refunding Certificates of Participation, Authorizing and Directing Execution of Related Lease Financing Documents, Trust Agreement and Certificate Purchase Agreement, Approving Official Statement and Authorizing Official Actions; and
b) Adopt Rancho Cordova Financing Corporation Resolution No. 10-2007 Authorizing the Execution and Delivery of Not to Exceed $22,750,000 Refunding Certificates of Participation, Authorizing and Directing Execution of Related Lease Financing Documents, Approving Official Statement and Authorizing Official Actions.
Result of Recommended Action: Adoption of the resolutions will provide authorization to refund a portion of the existing nontaxable City Hall financing with a taxable bond issue which will allow the City to rent 2701 Prospect Park Drive and portions of 2729 Prospect park Drive to non-public tenants.
Staff Report: Sandy Salerno, Finance Department

19. **Subject:** Capital Village Commercial (Zinfandel Drive, Between Data Drive & International Drive) – Project No. RC-05-193 – Chili's Restaurant Request for Amendment to COA's to Allow a Larger Sign. **(Continued from December 18, 2006 - Public Hearing Closed)**
Recommendation: Adopt Resolution No. 03-2007.
Result of Recommended Action: Approval will amend the conditions of approval to allow the sign package being prepared for the Capital Village Commercial Project to include provisions for a four-foot, three-inch (4'3") fiberglass pepper on the Chili's front building façade. The limitation established by project approval limits the sign of this type to a maximum of three feet in height.
Staff Report: Jeffrey Beiswenger, Planning Department

20. **Subject:** Endorsement Letter to the American Quarter Midget Association in Support of Its Proposal to Host the 2008 Western Grand Nationals in Rancho Cordova in July 2008
Recommendation: Approve
Result of Recommended Action: City Council provides its written endorsement for Association's proposal to host event in Rancho Cordova.
Staff Report: None

The following item was pulled for separate discussion:

8. **Subject:** Ordinance Adopting Title 8, "Animals", Regarding the Regulations and Functions of Animal Services and Establishment of Fees Associated with Licensing and Field Services.
Recommendation: Waive second reading and adopt Ordinance No. 61-2006. **(Roll Call Vote)**

Result of Recommended Action: Adoption of this Ordinance will establish regulations and functions pertaining to Animal Services and establish fees associated with licensing, impoundment of non-spayed or un-neutered dogs or cats, and field services.
Staff Report: Curt Haven, Economic Development Department & Michael Rodriquez, Animal Services Division

Mayor Sander opened the public comment period. The following individuals addressed the Council on Item #8:

- Wayne Sheldon in opposition of the item.
- Teresa Johnson in opposition of the item.

Mayor Sander closed the public comment period for Item #8.

ACTION: Motion by Budge second by McGarvey and carried by 4:0 roll call vote (Cooley absent), Council continued Item 8 to February 5 in order that staff further discuss with citizens opposing adoption of ordinance.

CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

Mayor McGarvey opened the consent public hearing. There were no speakers. Mayor McGarvey closed the consent public hearing.

ACTION: Motion by Budge second by Skoglund and carried by 4:0 roll call vote (Cooley absent), the Consent Public Hearing Items were approved.

21. **Subject**: Ordinance Approving the Development Agreement Amendment for Village 23 of Anatolia III, Centex Homes.
Recommendation: Waive first reading and introduce Ordinance No. 02-2007. **(Roll Call Vote)**
Result of Recommended Action: This ordinance will amend the previously approved Development Agreement for Village 23 of Anatolia III, adopted by Ordinance No. 15-2006 in April, 2006. The amendment is necessary to correct the conditions of the Development Agreement regarding model home construction, clarifying the project description and vesting rights.
Staff Report: William Campbell, Planning Department

22. **Subject**: Resolution Authorizing the Utilization of State of California's Citizens Option for Public Safety Program Funds (COPS).
Recommendation: Adopt Resolution No. 05-2007.
Result of Recommended Action: This action will authorize the utilization of funds available from the State Supplemental Law Enforcement Fund (SLESF) under that fund's "State Citizen's Option for Public Safety Program" (COPS) program in the amount of $100,000 and reauthorize $83,834 of COPS funds available from FY 2005-2006 complying with Government Code 30061 providing for an adopted plan for the expenditure of SLESF funds.
Staff Report: Sandy Salerno, Finance Department

PUBLIC HEARING ITEMS

None

REGULAR CALENDAR ITEMS

23. **Subject:** Smart Growth Leadership Institute Presentation. William Fulton and Benjamin de la Peña of the Smart Growth Leadership Institute Will Present the Results of a Smart Growth Policy and Code Audit Completed on the Rancho Cordova General Plan, Rio del Oro Specific Plan and Folsom Boulevard Specific Plan.
Recommendation: Consider the results of the smart growth audit and provide direction to City staff regarding the implementation of smart growth concepts in existing and subsequent planning efforts.
Result of Recommended Action: Based on Council direction, staff will continue to implement smart growth principles in existing and future specific plan documents, the Rancho Cordova Zoning Code, and other City documents.
Staff Report: Jeffrey Beiswenger, Planning Department

ACTION: No action taken; discussion item only.

AT THIS POINT the Council took a brief recess. All four Council Members present reconvened.

24. **Subject:** Anatolia Marketplace, Southeast Corner of Sunrise Boulevard and Douglas Road, Design Review, Conditional Use Permit and Options for Sunrise Pedestrian Crossings. **(Continued from December 18, 2006 - Public Hearing Closed).**
Recommendation: Adopt Resolution No. 199-2006.
Result of Recommended Action: Approval would provide design review and conditional use permit entitlements needed to construct a 125,529 square foot shopping center on approximately 14.7 acres with a grocery store, gas station with a carwash, fast-food restaurant with a drive-thru, and 5 multi-tenant retail buildings. The applicant is requesting conditional use permits to allow the construction of a gas station and to allow additional building height. Council action will resolve issues associated with the proposed grade-separated pedestrian crossing at Sunrise Boulevard and Douglas Road.
Staff Report: Jeffrey Beiswenger, Planning Department

Mayor Sander opened the public comment period. The following individuals addressed the Council on Item #24:

- Brian Cutting in opposition of the item.
- Kim Cutting in opposition of the item.
- Rob Nunley in opposition of the item.
- Rex Albright in support of the project, but in opposition to dedicating easement for pedestrian crossing.
- Ardie Zahedani in opposition of the item.
- Tim Taron in support of the item and requested the elimination of condition of approval #22.

Mayor Sander closed the public comment period for Item #24.

ACTION: Motion by Budge second by McGarvey and carried by 4:0 vote (Cooley absent), Council continued Item 24 to February 5.

25. **Subject:** Urgency Ordinance Establishing a Temporary Moratorium on the Establishment of New Recycling Businesses, Check Cashing Businesses, Pawn Shops, Resale Shops, Smoke Shops, and Tattoo Parlors Pending the Review and Possible Amendment of Zoning Regulations Applicable to such Businesses.

Recommendation: Adopt Urgency Ordinance No. 01-2007 **(Roll Call and Four-Fifths Vote Required)**
Result of Recommended Action: This ordinance will establish a temporary moratorium on the establishment or expansion of recycling businesses, check cashing businesses, pawn shops, resale shops, smoke shops, and tattoo parlors. This moratorium is needed in order to conduct a study on how to best address the current imminent threats to public safety, health, and welfare resulting from these types of businesses.
Staff Report: Joe Chapman, City Attorney's Office

Mayor Sander opened the public comment period. The following individuals addressed the Council on Item #24:

- Pat Stanley in opposition to adoption of the urgency ordinance.
- Capt. Grady Brown in opposition to adoption of the urgency ordinance.
- Steve Patterson in opposition to adoption of the urgency ordinance.

Mayor Sander closed the public comment period for Item #24.

ACTION: Motion by Budge second by McGarvey and carried by 4:0 roll call vote (Cooley absent), Council adopted Urgency Ordinance No. 01-2007 as amended and outlined in the supplemental staff report distributed at the meeting.

CITY MANAGER'S REPORT

Joseph Chapman, Deputy City Attorney and provided a report on Temporary Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

ADJOURN TO CLOSED SESSION

Mayor Sander adjourned the meeting at 11:06 pm to Closed Session.

Closed Session Item

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

OPEN SESSION – REPORT FROM CLOSED SESSION

Closed Session Report

27. Deputy City Attorney Joseph Chapman reported there was no reportable action.

ADJOURNMENT

Mayor Sander adjourned the meeting at 11:22 pm.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk