



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, July 09, 2013

**5:30 PM – Special Meeting
American River Community Room North**

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEMS

- 3.1 **Subject:** City-Sponsored Zoning Code Amendment - Signs.
Recommendation: Consider staff's presentation and identify any issues and concerns related to amending the Zoning Code provisions related to signs.
Result of Recommended Action: This briefing will assist with identifying key issues and updating City Council.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 6.
- 3.2 **Subject:** City-Sponsored Zoning Code Amendment – Hen Ordinance.
Recommendation: Consider staff's presentation and identify any issues and concerns related to amending the Zoning Code provisions related to Hens.
Result of Recommended Action: This briefing will assist with identifying key issues and updating City Council with the issues related to keeping poultry in the residential neighborhoods.
Staff Report: Paul Junker, Planning Director and Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 2, 6.

4. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, July 09, 2013 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, July 5, 2013 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Friday, July 5, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

Sign Code Update – Policy Questions and Discussion

Rancho Cordova City Council
July 9, 2013
Paul Junker, Planning



Tonight's Agenda

- Project Status Update
- Policy discussion and seeking direction on several specific topics:
 - ❑ Sign Maintenance
 - ❑ Sign Abatement
 - ❑ Sign Amortization
 - ❑ Temporary Signs

Project Status Update

- Based on Council's April direction, staff conducted an initial analysis of the Code and identified specific updates and policy issues that need further discussion
- Conducted several internal working meetings with Planning, Code Enforcement, Economic Development, and Legal
- Conducted one meeting with Sign Industry Experts

Goals of the Sign Code Update

- Support businesses in being successful in Rancho Cordova.
- Balance the needs of businesses with the visual character of the community.
- Remain current with advertising technologies and practices.

Previously Approved Scope of Update

- Building-mounted Signage
 - Monument Signage
 - Temporary Signage
 - Current Sign Technology
 - Review Special Sign Corridor restrictions
 - Sign Maintenance
 - Sign Abatement
 - Sign Removal (Amortization)
 - Unified Sign Program Standards
 - Real Estate Signs
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Discussion Topics

- Staff is prepared to discuss and seeks direction on the following topics:
 - ❑ Sign Maintenance
 - ❑ Sign Abatement
 - ❑ Sign Amortization
 - ❑ Temporary Signs

Sign Maintenance

- Existing Sign Maintenance Provisions (Section 23.743.090(C))
 - ❑ All extraneous sign equipment shall be screened, painted to match, or otherwise concealed within the signs itself
 - ❑ Constructed of quality, low-maintenance materials. Fading and damage due to sun exposure or degradation over time shall be avoided
 - ❑ Constructed in compliance with any applicable Building Code
 - ❑ All freestanding signs shall have underground utility service
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Sign Maintenance

- Existing Sign Maintenance Provisions (Section 23.743.090(C))
 - ❑ Signs shall be cleaned, updated, and/or repaired to maintain an attractive appearance. Includes provision to revoke sign permit if non-compliance is persistent
 - ❑ Temporary signs and banners shall be made of a material designed to maintain attractiveness for as long as its displayed
 - ❑ Illuminated signs shall avoid causing unreasonable glare for abutting properties or vehicular traffic
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Sign Maintenance

- Are there any gaps in the existing provisions?
- Are there any specific sign types that the City Council sees as problematic with regards to sign maintenance?

Sign Abatement

- Existing Sign Abatement Provision (Section 23.743.140)(D)
 - Signs structures which have no message attached to them for more than 90 days shall be considered abandoned signs and as such may be abated by the city.
 - Proposed Revisions:
 - Abandoned signs shall be removed or altered within 90 days after it becomes an abandoned sign
 - New definition of abandoned sign includes signs on vacant property, signs with no message displayed, or signs which no longer advertise what is on the premises for at least 90 days
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Sign Abatement

- Are there any gaps in the existing provisions?
- Does the City Council agree with staff's recommended revisions?

Proposed Sign Amortization

- Apply to ALL non-conforming signs
 - Billboards are handled separately in the Code and would require further exploration to determine how to amortize this sign type
 - Use the standard Code Enforcement process of notification of violation to inform property owner of their options:
 - ❑ Modify the sign into conforming status
 - ❑ Remove the sign within the timeframe provided (i.e. 3-7 years)
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Proposed Sign Amortization

- Use original cost of sign to determine the timeframe within which the sign must be removed
 - For example, a nonconforming sign that cost less than \$1,000 to construct would be allowed to remain in place for 3 years from the date of the Notice
- Provide sign owner with opportunity to request a time extension if needed to recoup investment costs

Proposed Sign Amortization

- Staff identified approximately 30 nonconforming signs in a limited windshield survey of Sunrise and Folsom Boulevards and Coloma Road of the following types:

Oversized Building Attached Signs



Pole Signs



Proposed Sign Amortization

Over-height Monument Signs and Monument Signs that do not meet setback required



Proposed Sign Amortization

- Considering these examples, staff anticipates the work efforts to implement this program would be extensive
 - Per sign, the average staff time and cost is estimated at:
 - ❑ City Attorney: 2 hours, \$440 cost
 - ❑ Planning: 4 hours, \$400 cost
 - ❑ Code Enforcement: Majority of total hours will be related to Code Enforcement staff
 - Additional costs related to establishing program
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Proposed Sign Amortization

- Does the City Council want to include an amortization program within the Sign Code update?
- If so, does the City Council want further consideration of billboards for amortization purposes?

Temporary Signs

- Existing Temporary Sign Provisions
 - ❑ All temporary signs require a Temporary Use Permit (\$ 241) for each 30 day period
 - ❑ Limited to 30 day period, no more than 4 times per year
 - ❑ No illumination or inflatable signs allowed
 - ❑ Sign types allowed:
 - Flags
 - Building-attached Banners
 - Freestanding Signs (i.e. wooden signs)
 - A-frame Signs

Temporary Signs

■ Feather Flags



■ Banners



Temporary Signs

- Temporary Freestanding Signs



- A-frame Signs



Temporary Signs

- Does the City Council agree with staff's suggested changes?
- Does the City Council have any additional desired changes?
- Does the City Council want to prohibit A-frames?

Temporary Signs

■ Proposed Revisions

- ❑ Modification of standards to re-locate all real estate signs in one location within the Chapter
 - ❑ Modification of Temporary Signs to focus on these sign types for commercial uses
 - ❑ Allow one TUP to cover all four 30 day periods for a given calendar year
 - ❑ Establish a reduced TUP fee for temporary sign requests
 - ❑ Allow a 30 day grace period for new businesses
 - ❑ Reduced cost for Sign TUP permit processing
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Scope of Work for Sign Code Update

- Review draft Code with City Council and revise as directed
- Prepare Ordinance for adoption
- Conduct environmental review
- Public Hearing for adoption of amended Sign Code section

Hen Ordinance Study Session

Rancho Cordova City Council, July 9, 2013
Planning Department and Code Enforcement



Overview/Purpose of Meeting

- Discussion of issues associated with keeping hens in residential neighborhoods
- Review input received from community members
- Council direction on how to proceed with amendments to City codes related to keeping hens
- Based on Council direction, staff will prepare draft City code amendments and return to a future meeting for formal Council review/action

Current City Codes

- The current Zoning Code allows poultry keeping in the RD-1 (one acre) and RD-2 (half acre) Zones
- No limit on the number or gender
- Must be kept and maintained in a manner not to cause a nuisance, Section 23.737.040
- Current regulations address poultry more broadly (chickens, turkeys, fowl, etc.) Staff assumes any revisions would be limited to chickens only

Potential Benefits Associated with Keeping Chickens

- Allows residents to produce healthy food under their own control and supervision
- Enjoyment of raising hens – for some the hens are more pets than livestock
- Awareness of how our food is produced – likely most significant for families with children

Potential Issues Associated with Keeping Chickens

- Noise – Significant issue for roosters, less of an issue for hens (but can still be concern for neighbors)
- Odor – Issues more likely if hens not well tended
- Pests – Can have issues with rodents attracted to loose chicken feed, again an issue of care/management
- Flies – If coop is not well maintained can become an issue

Community Survey Results

- City used the pilot outreach program “Engaged Rancho Cordova”
 - ❑ Full report on community input to be provided at the July 9 Work Session
 - ❑ Initial input received from all areas of the City
 - ❑ No strong consensus in initial comments – have received both supportive comments and negative comments

Additional Animal Services Costs

- Amendments to City codes related to keeping of hens will result in increased costs, including:
 - ❑ Management of Nuisance Complaints
 - ❑ Capture and housing of loose hens
 - ❑ Management of increased predator population

Managing Loose/Abandoned Animals

- ❑ Despite City codes and best intentions, hens will periodically be loose in the community
- ❑ SSPCA will house them **at a cost** if we can catch them. Chickens are hard to catch. Livestock space is limited at the SSPCA
- ❑ It maybe cheaper for a resident to purchase another chicken rather than pay fees to reclaim a lost one
- ❑ Chickens are considered livestock - must be held for 15 days (dogs and cats are only held 5 days)

Managing Predators

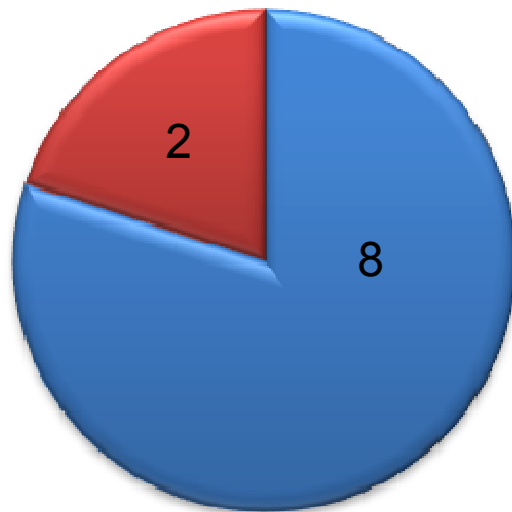
- ❑ Coyotes/raccoon/possums regularly come into Rancho Cordova, chickens will be an additional attraction
- ❑ The federal trapper will only deal with sick or injured wildlife
 - Animal services cannot relocate wildlife
- ❑ People may obtain more cats to deal with rodents.
 - Will this add to our already large feral cat population?

Review of Regulations in Neighboring Jurisdictions

- Key Factors in Hen Regulations
 - ❑ Whether Hens are allowed
 - ❑ Number of hens allowed
 - ❑ Property line setbacks
 - ❑ Minimum lot size

Survey of other City Requirements

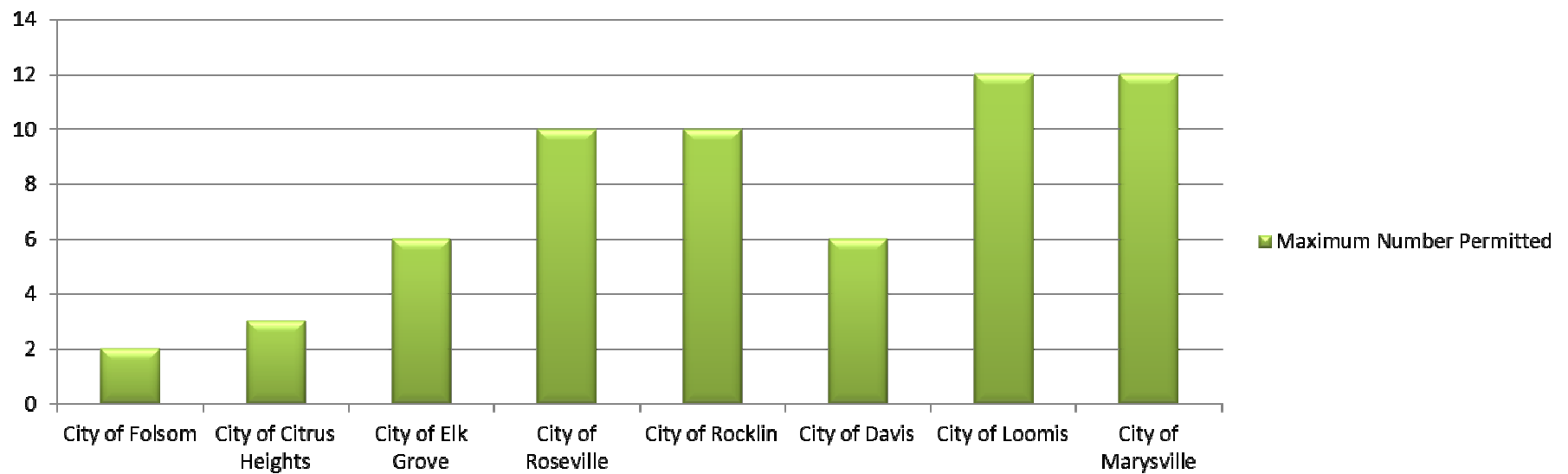
Chickens Allowed vs. Chickens Not Allowed in Surveyed Local Jurisdictions



- Number of Jurisdictions Surveyed that Allow Chickens
- Number of Jurisdictions Surveyed that Do Not Allow Chickens

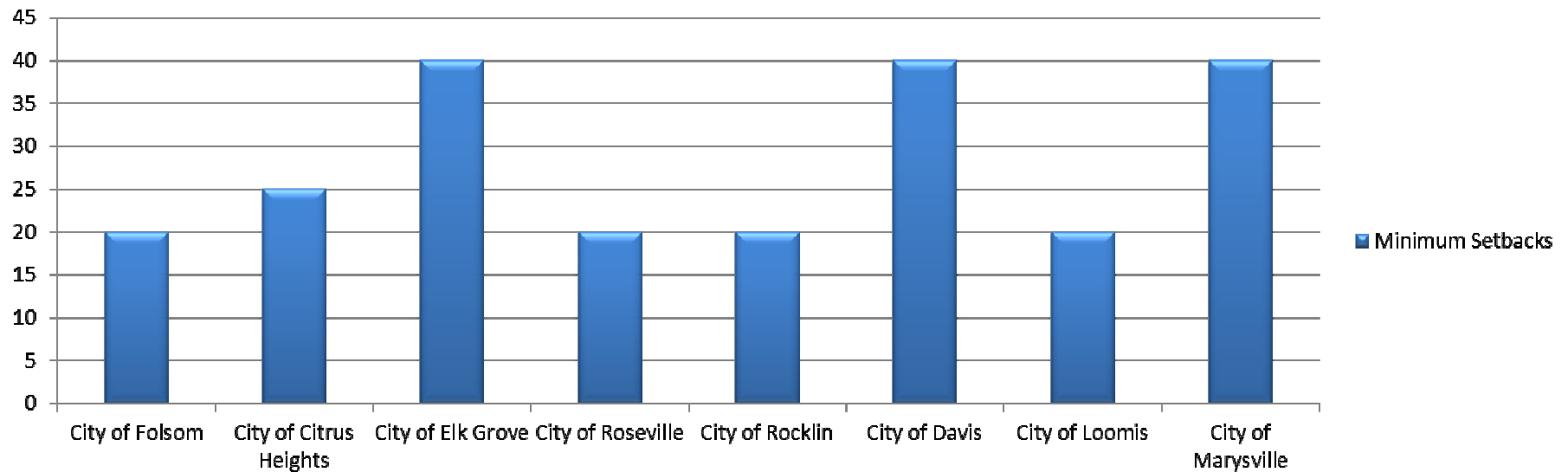
Surveyed Cities

Maximum Number Permitted



Property Line Setbacks

Minimum Setbacks



Minimum Lot Size



Practices the City might wish to Control

- Hens or roosters – Which should be allowed?
 - Number of animals – Is there a maximum number of hens and roosters that should be allowed?
 - Pen required – Should chickens be confined in a pen or allowed move freely within a yard?
 - Food storage – What would be the acceptable method for storing feed?
 - Minimum lot size – Is there a lot size too small for keeping hens?
 - Setback for pens – Is there a minimum distance that pens should be kept from neighboring property lines?
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Council Discussion
