

**City of Rancho Cordova
Regular City Council Meeting
Monday, October 18, 2004**

MINUTES

CALL TO ORDER

Mayor Budge called the meeting to order at 5:35 p.m. and announced the cablecast playback schedule for the meeting.

ROLL CALL

Present: Councilmembers Cooley, McGarvey, Sander, Skoglund & Mayor Budge

Staff Present: Abhar, Behrends, Butler, Campbell, Dehaan, Grilley, Hare, Junker, Lindgren, Thomas

PLEDGE OF ALLEGIANCE

The Pledge was led by Ryan Madsen.

INVOCATION

1. The invocation was given by Pastor Ron Johnson of Cordova Baptist Church.

PRESENTATION

2. Eagle Scout Recognition for Ryan Madsen

Mayor Pro Tem Cooley presented the Eagle Scout certificate to Ryan Madsen.

CONSENT CALENDAR

ACTION: On a motion by Skoglund, seconded by McGarvey, the Consent Calendar, consisting of Items 3a, 4, 5, and 6 was approved by unanimous vote. Item 3b, 3c, and 3d were pulled for individual consideration.

3. **Subject:** Minutes of City Council Meetings
 - a. Regular Meeting of December 1, 2003**Recommendation:** Adopt Minutes.
4. **Subject:** Approval of Subdivision Map Subdivision No. 02-0263.8. of Villages of Zinfandel Unit No. 4C (109 Lots)
Recommendation: Recommend the City Council of the City of Rancho Cordova adopt Resolution No. 156-2004 approving the subdivision map and execution of the Subdivision Improvement Agreement.
5. **Subject:** Approval of Subdivision Map Subdivision No. 02-0263.6. of Villages of Zinfandel Unit No. 6C (45 Lots)

Recommendation: Recommend the City Council of the City of Rancho Cordova adopt Resolution No. 157-2004 approving the subdivision map and execution of the Subdivision Improvement Agreement.

6. **Subject:** Second Reading of Ordinance No. 52-2004 Establishing a Special Tax for Police Protection Services for the Luyung Phase 4 Project; RC 04-078

Recommendation: Waive the second reading and adopt Ordinance No. 52-2004 (Roll Call Vote).

The following item was pulled for individual consideration:

3. **Subject:** Minutes of City Council Meetings
b. Special Meeting of May 11, 2004
c. Special Meeting of June 15, 2004
d. Special Meeting of June 21, 2004

Recommendation: Adopt Minutes.

CONSENSUS: By consensus the Council continued the minutes above to the November 1, 2004 City Council Meeting as requested by staff.

CONSENT PUBLIC HEARING

7. **Subject:** Anatolia I, Village 4 – RC-04-080 – Design Review for Model Homes in Anatolia I, Village 4. Location: East of Sunrise Boulevard, north of Chrysanthy Boulevard, west of Jaeger Road in Anatolia I Subdivision, within the Sunridge Specific Plan. APN: 067-0030-009

Recommendation: Adopt Resolution No. 161-2004 City Council find that the Mitigation Negative Declaration prepared for the Anatolia Subdivisions is adequate and addressed the environmental impacts of the project according to CEQA and approve the Design Review for Project No. RC-04-080, subject to the findings in the staff report and the Design Package and Conditions of Approval.

Mayor Budge opened the public hearing.

Mike Branson of Renaissance Homes addressed the Council's concerns regarding the door placement. He said the door is visible from the street and that the photographs were taken at an angle, which makes the door appear less visible from the street.

Mayor Budge closed the public hearing.

ACTION: On a motion by Sander, seconded by McGarvey, unanimous vote to adopt Resolution No. 161-2004, and find that the Mitigation Negative Declaration prepared for the Anatolia Subdivisions is adequate and addresses the environmental impacts of the project according to CEQA, and approved the Design Review for Project No. RC-04-080, subject to the findings in the staff report and the Design Package and Conditions of Approval.

ORAL COMMUNICATIONS

8. Public Comment

John Schuff, resident of Rancho Cordova, expressed a concern with the unsafe conditions on Sunrise Blvd., south of Douglas, near Kiefer. He said it is difficult to see on-coming traffic at

night because of the bend in the road. He said that Sunrise Blvd. needs to be widened to four lanes and suggested that the developer be conditioned to make street improvements prior to Sunridge development project homes being built.

Bobby L. Banks, resident of Rancho Cordova, said he is concerned that Measure A funding won't be spent on the most important street projects in the City. He said that until the specifics of what the City will get in the way of traffic/road improvements are given, he will encourage residents to vote no on Measure A.

PUBLIC HEARINGS

Mayor Budge opened the public hearings on Agenda Items 9 through 12 simultaneously.

9. **Subject:** Sunridge Park Villages 1 and 11 RC-04-118 – Design Review and Special Development Permit for Model Homes in Sunridge Park in the RD-7 Zone.
Recommendation: Adopt Resolution No. 149-2004 approving the Design Review Approval for Sunridge Park RC-04-118, Villages 1 and 11, subject to the findings and evidence included in the staff report and attached Design Package consisting of elevations, floor plans, typical front yard landscaping plans, and the phasing plan and Conditions of Approval (**continued from October 4, 2004**).
10. **Subject:** Sunridge Park Villages 7 and 8 RC-04-119 – Design Review for Model Homes in Sunridge Park in the RD-5 Zone.
Recommendation: Adopt Resolution No. 150-2004 approving the Design Review Approval for Sunridge Park RC-04-119, Villages 7 and 8, subject to the findings and evidence included in the staff report and attached Design Package consisting of elevations, floor plans, typical front yard landscaping plans, and the phasing plan and Conditions of Approval (**continued from October 4, 2004**).
11. **Subject:** Sunridge Park Village 6 RC-04-120 – Design Review for Model Homes in Sunridge Park in the RD-5 Zone.
Recommendation: Adopt Resolution No. 151-2004 approving the Design Review Approval for Sunridge Park RC-04-120, Village 6, subject to the findings and evidence included in the staff report and attached Design Package consisting of elevations, floor plans, typical front yard landscaping plans, and the phasing plan and Conditions of Approval (**continued from October 4, 2004**).
12. **Subject:** Sunridge Park Village 4 RC-04-121 – Design Review for Model Homes in Sunridge Park in the RD-4 Zone.
Recommendation: Adopt Resolution No. 152-2004 approving the Design Review Approval for Sunridge Park RC-04-121, Village 4, subject to the findings and evidence included in the staff report and attached Design Package consisting of elevations, floor plans, typical front yard landscaping plans, and the phasing plan and Conditions of Approval (**continued from October 4, 2004**).

In response to Council question, the Woodside Homes representative said that the single story product being planned for the development is upscale and will be desirable and marketable.

Mayor Budge closed the public hearing.

CONSENSUS: By Consensus the Council directed staff that as there is not much R4 zoning in the City, homes in this zoning designation should be large, upscale, high-standard housing.

ACTION: On a motion by Sander, seconded by Cooley, unanimous to adopt Resolutions 149-2004, 150-2004, 151-2004, and 152-2004 subject to the findings and evidence included in the staff reports and Conditions of Approval for the projects listed above in Items 9, 10, 11, and 12.

13. **Subject:** Full Stop & Save Service Station RC-04-072 Conditional Use Permit and Design Review. Applicant requests a Conditional Use Permit and Design Review to allow the installation of one 20,000 underground storage tank (UST) and one 15,000-gallon UST, a canopy and three multiple type gasoline dispensers at an existing mini-mart. Location: 10785 Coloma Road. APN: 056-0260-011.

Recommendation: Determine the project is Categorically Exempt from California Environment Quality Act (CEQA) review under Section 15302(b) of the CEQA Guidelines (Reconstruction or Replacement) and adopt Resolution No. 139-2004 approving the Conditional Use Permit and Design Review for one 20,000 underground storage tank (UST) and one 15,000-gallon UST, a canopy and three multiple type gasoline dispensers subject to the Findings and Conditions of Approval **(Continued from September 7, 2004, September 20, 2004 & October 4, 2004.) (To be continued to November 1, 2004.)**

CONSENSUS: By consensus the Council continued Item 13 to the Council Meeting of November 1, 2004.

14. **Subject:** North Douglas Development RC-03-002 Development Agreement. An Ordinance to approve a Development Agreement (DA) in order to comply with certain conditions of approval for the North Douglas project. The DA formalizes the requirements to pay certain fees associated with on-going police protection, future park development and the restoration of existing parks in the community.

Recommendation: Waive first reading and introduce Ordinance No. 54-2004 approve the Development Agreement for the North Douglas project, subject to the findings listed within the staff report.
(Roll Call Vote)

Mayor Budge opened the public hearing. There being no speakers the Mayor closed the public hearing.

ACTION: On a motion by Sander, seconded by Cooley, unanimous to introduce Ordinance No. 54-2004 and waive reading of the body of the ordinance.

15. **Subject:** Cordova City Center – RC-04-102 – Design Review This project had been previously approved by the County of Sacramento, prior to City incorporation. This project is located within the Folsom Boulevard special Planning Area. Location: Northeast corner of La Loma Drive and Folsom Boulevard. APN: 076-0020-005, 006, 011 and 078-0213-009

Recommendation: Determine the Mitigated Negative Declaration, previously prepared for the project by the County is adequate and prepared consistent with the California Environmental Quality Act Guidelines (CEQA) and adopt Resolution No. 158-2004 approving the Design Review for the Cordova City Center project, subject to the design package and Conditions of Approval **(continued to November 1, 2004).**

CONSENSUS: By consensus the Council continued Item 13 to the Council Meeting of

November 1, 2004.

16. **Subject:** An Ordinance of the City of Rancho Cordova Amending Sections 22.40.035, 22.40.040 and 22.40.045 of Title 22 of the Rancho Cordova Municipal Code relating to the calculation of dedication requirements and in lieu fees

Recommendation: Introduce Ordinance No. 53-2004, hold a public hearing, waive the first reading and continue the ordinance to the November 1, 2004, City Council meeting.
(Roll Call Vote)

CONSENSUS: Council Member Sander, with concurrence of the full Council, requested that staff report back on how many acres other cities are requiring for parkland dedication.

ACTION: On a motion by Cooley, seconded by McGarvey, unanimous to introduce Ordinance No. 53-2004 and waive reading of the body of the ordinance.

REGULAR CALENDAR ITEMS

17. **Subject:** Review of Department of Alcohol and Beverage Control (ABC) Liquor License for 99 Cents Only Store located at 2868 Zinfandel Drive

Recommendation: Review the ABC Application process and provide direction to staff on the appeal of the issued liquor license.

Manuel Diaz and John Pierce of the Department of Alcohol and Beverage Control (ABC) explained the importance of reporting districts and the presentation of information to the ABC. Mr. Diaz said there are inspection programs for violations related to litter and loitering.

ACTION: On a motion by Sander, seconded by Cooley, unanimous to pursue an appeal of the Liquor License for the 99 Cent Only Store located at 2868 Zinfandel Drive and to work with the Rancho Cordova Police Department on developing reporting districts that will provide the information to the Alcoholic Beverage Control Board in the most efficacious way so that problems of over-concentration of liquor licenses can be correctly identified.

AT THIS POINT in the meeting, a recess was declared. The time was 8:10 p.m. The full Council reconvened at 8:15 p.m.

18. **Subject:** Resolution Endorsing the Elk Grove – Rancho Cordova – El Dorado Connector and Identifying Alternative Two (II) as the City of Rancho Cordova's Preferred Alternative

Recommendation: Adopt Resolution No. 159-2004 endorsing the Elk Grove – Rancho Cordova – El Dorado Connector and identifying Alternative Two (II) as the City of Rancho Cordova's preferred alternative.

Ken Huff of SACOG briefed the Council on the Connector plan.

ACTION: On a motion by Cooley, seconded by McGarvey, unanimous to adopt Resolution No. 159-2004 as amended to show support for the Connector project but to indicate that the City is the area within which the most variation in alignment could occur; and that the City looks to the environmental review process to provide the information on which the City Council will base its endorsement of a specific alignment.

19. **Subject:** Resolution Transferring Approval Authority of Model Homes to the Planning Commission

Recommendation: Adopt Resolution No. 160-2004 transferring approval authority for model homes within new subdivisions to the Planning Commission

ACTION: On a motion by McGarvey, seconded by Cooley, unanimous to adopt Resolution No. 160-2004 transferring approval authority for model homes within new subdivision to the Planning Commission.

CONSENSUS: Consensus to direct staff to work out a method to provide the needed information on Planning Commission items and decisions to allow the City Council time and opportunity to appeal decisions of the Planning Commission.

CORRESPONDENCE

Mayor read a letter from District Attorney related to the "Three Strikes" law.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested a property maintenance ordinance for corporation owned and absentee landlord property.

Council Member Sander requested a report on the towed car program statistics and traffic citation statistics.

Council Member Sander requested a sign ordinance addressing real estate sales signs.

Council Member Sander requested a meeting with the Police Chief to discuss setting up a gang task force.

Council Member Cooley reported that speed enforcement had been reported to him as a problem on Hershfield.

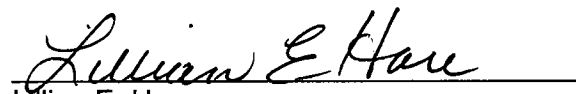
CITY MANAGER'S REPORT

Acting City Manager Bill Thomas reminded the Council of the strategic planning retreat on November 4 and 5.

ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,


Lillian E. Hare
City Clerk