

**City of Rancho Cordova
Regular City Council Meeting
Monday, November 15, 2004**

MINUTES

CALL TO ORDER

Mayor Budge called the meeting to order at 5:45 p.m. and announced the cablecast playback schedule for the meeting.

ROLL CALL

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

Staff Present: Gaebler, Meyers, Hare, Olea-Moger, Junker, Lindgren, Thomas, McMahon, Haven, Campbell, Dehaan

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Bruce Risley

INVOCATION

1. The invocation was given by Reverend Jim Boyd of Sun River Church.

PRESENTATIONS

None

CONSENT CALENDAR

ACTION: Motion by Skoglund, seconded by Sander, and unanimously carried by roll call vote, Council approved the Consent Calendar.

2. **Subject:** Minutes of City Council Meetings
 - a. Special Meeting of June 15, 2004.
 - b. Regular Meeting of November 1, 2004.
 - c. Special Meeting of November 1, 2004.

Recommendation: Adopt Minutes.

3. **Subject:** Approval of Subdivision Map, Subdivision No. RC 03-033 of the Alexander Collection, Elliott Homes, Inc.

Recommendation: Adopt Resolution No. 166-2004 Approving the Subdivision Map.

4. **Subject:** Approval of Parcel Map of Stone Creek Subdivision No. RC 04-067 being a Subdivision of Lot B and 5 of 317 BM 7

Recommendation: Approve the Parcel Map.

5. **Subject:** A Resolution Creating Special Tax Area Zone 16 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia I, Village 2 Subdivision.

Recommendation: Adopt Resolution No. 170-2004, Waive the First Reading and Introduce Ordinance No. 57-2004 **(Roll Call Vote)**.

6. **Subject:** A Resolution Creating Special Tax Area Zone 17 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia I, Village 5 Subdivision.
Recommendation: Adopt Resolution No. 171-2004, Waive the First Reading and Introduce Ordinance No. 58-2004 **(Roll Call Vote)**.
7. **Subject:** A Resolution Creating Special Tax Area Zone 18 and an Ordinance Establishing Special Tax for Police Protection Services for the Anatolia I, Village 6 Subdivision.
Recommendation: Adopt Resolution No. 172- 2004, Waive the First Reading and Introduce Ordinance No. 59-2004 **(Roll Call Vote)**.
8. **Subject:** A Resolution Creating Special Tax Area Zone 19 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 10 Subdivision.
Recommendation: Adopt Resolution No. 173-2004, Waive the First Reading and Introduce Ordinance No. 60-2004 **(Roll Call Vote)**.
9. **Subject:** A Resolution Creating Special Tax Area Zone 20 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 11 Subdivision.
Recommendation: Adopt Resolution No. 174-2004, Waive the First Reading and Introduce Ordinance No. 61-2004 **(Roll Call Vote)**.
10. **Subject:** A Resolution Creating Special Tax Area Zone 21 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 13 Subdivision.
Recommendation: Adopt Resolution No. 175-2004, Waive the First Reading and Introduce Ordinance No. 62-2004 **(Roll Call Vote)**.
11. **Subject:** A Resolution Creating Special Tax Area Zone 22 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 14 Subdivision.
Recommendation: Adopt Resolution No. 176-2004, Waive the First Reading and Introduce Ordinance No. 63-2004 **(Roll Call Vote)**.
12. **Subject:** A Resolution Creating Special Tax Area Zone 23 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 16 Subdivision.
Recommendation: Adopt Resolution No. 177-2004, Waive the First Reading and Introduce Ordinance No. 64-2004 **(Roll Call Vote)**.
13. **Subject:** A Resolution Creating Special Tax Area Zone 24 and an Ordinance Establishing a Special Tax for Police Protection Services for the Kennedy / Mills Station Road Subdivision.
Recommendation: Adopt Resolution No. 178-2004, Waive the First Reading and Introduce Ordinance No. 65-2004 **(Roll Call Vote)**.
14. **Subject:** Investment Policy.
Recommendation: Adopt Resolution No. 180-2004 Approving the Investment Policy.
15. **Subject:** Authorizing the City to Join with Other Public Agencies as a Participant of the California Asset Management Program and to Invest in Shares of the Trust and in Individual Portfolios.
Recommendation: Adopt Resolution No. 179-2004.
16. **Subject:** Central Sacramento County Groundwater Forum
Recommendation: Consider Staff's Participation in the Collaborative Process of the Central Sacramento County Groundwater Forum and Adopt Resolution No. 167-2004 to

Proceed with the Process Leading to the Negotiation of a Draft Groundwater Management Plan.

CONSENT PUBLIC HEARINGS

None

ORAL COMMUNICATIONS

17. Public Comment

None.

PUBLIC HEARINGS

18. **Subject:** Finestra Office Building – RC-04-126 - Design Review. Applicant is Requesting Design Review for an Office Building of Approximately 12,000 Square Feet. Location: 3071 Gold Canal Drive. APN: 072-0460-011

Recommendation: Adopt Resolution No. 164-2004 Approving Design Review for Finestra Warehouse/Office Building Project #RC-04-126 (**Continued from November 1, 2004 & Continued to December 6, 2004**).

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

ACTION: Motion by Sander, seconded by Cooley, and unanimously carried, Council continued this matter to the December 6th meeting.

19. **Subject:** Zoning Code Ordinance Amendments to be Consistent with the General Plan. The Current Zoning Code Adopted by Reference from Sacramento County Contains Provisions that are not Applicable to the City, and Provisions Exist that are not in Keeping with the Values as Stated in the “Vision Book and Interim General Plan” that will be Deleted or Modified Accordingly. Other Amendments will be Proposed to Clarify Existing Standards and New Standards will be Proposed.

Recommendation: Waive First Reading and Introduce Ordinance No. 51-2004, Amending Various Sections of the Rancho Cordova Zoning Code. (**Roll Call Vote**)

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

ACTION: Motion by Cooley, seconded by McGarvey and unanimously carried by roll call vote, Council acted to waive first reading and introduce Ordinance 51-2004 with the following amendments:

- Title I, Chapter 10, Article 5 – Exceptions – Deleted; staff to review this section and propose alternative language that will not preclude administrative remedies in reviewing projects that can not meet development standards.
- Title III, Chapter 35, Article 5 – Special Sign District –This section will not be changed and will be used as a model for a future special sign district for Folsom Blvd.
- Title I, Chapter 15, Article 2 – Amendments and Reclassification –The proposed deletion of the provisions will remain and no further changes will be proposed.

- Title III, Chapter 15, Article 4 – Development Standards for Drive-up Windows and Remote Tellers – This section to remain unchanged; staff to add sentence for flexibility of review on individual case basis.
- Title III, Chapter 30, Article 2 – Vehicle Parking Requirements for Single Family Residential – This section to remain as proposed; staff to bring back as single issue with alternate solutions.

20. **Subject:** Amending Ordinance No. 18-2003, Title 2, Chapter 2.30 of the City of Rancho Cordova Municipal Code Regarding the Establishment and Functions of the Planning Commission

Recommendation: Waive First Reading and Introduce Ordinance No. 56-2004 Amending Ordinance No. 18-2003 to Extend the Initial Term of the At-Large Members of the Planning Commission From One Year to Two Years. **(Roll Call Vote).**

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

ACTION: Motion by Sander, seconded by Cooley, and unanimously carried by roll call vote, Council acted to waive the first reading and introduce Ordinance 56-2004.

REGULAR CALENDAR ITEMS

21. **Subject:** Property Maintenance Ordinance Presentation

Recommendation: Provide Direction to Staff on the Nature and Scope of a Property Maintenance Ordinance.

CONSENSUS: This item was continued to a future meeting due to technical problems.

22. **Subject:** Sacramento Transportation & Air Quality Collaborative “Path to an Agreement” Progress Report

Recommendation: Acknowledge the Importance of the Collaborative Process of the Sacramento Transportation & Air Quality Collaborative and Review “The Path to an Agreement – Progress Report to Stakeholders: Completing Education and Visioning and Launching the Negotiations”.

Matt Boyer, Director of the Sacramento Transportation & Air Quality Collaborative, addressed the Council to give an overview of the project and answer questions.

ACTION: No action; informational report only.

23. **Subject:** Appointment to the Sacramento Regional County Sanitation District and County Sanitation District 1 Boards of Directors

Recommendation: Adopt Resolution No. 169-2004.

ACTION: Motion by Cooley, seconded by Sander and unanimously carried, Council adopted Resolution No. 169-2004 appointing Councilmember Dan Skoglund to serve as the Rancho Cordova representative on the Sacramento Regional County Sanitation District and the County Sanitation District 1 Boards of Directors and to appoint Councilmember Robert McGarvey to serve as the alternative representative.

At this point, Council recessed at 7:20 p.m. for cake in recognition of Councilmember David Sander's birthday. The full Council reconvened at 7:40 p.m.

24. **Subject:** Capital Village "Beazer Homes" Project Study Session. Review Current Proposal by the Applicant.

Recommendation: Provide Preliminary Direction on Project.

Addressing the Council and providing visual schematics of the proposed project were: Jim Van Maren of Beazer Homes, Jeffrey DeMure and Sean Richardson of Jeffrey DeMure Architects. Greg Foell, Superintendent of the Cordova Park and Recreation District also addressed the Council to advise that the project will generate need for open space uses; he would like to see focal points included in open space design (e.g., water features and sitting areas).

Matt Cummings addressed the Council to ask questions about proposed retail vendors, a farmer's market usage as well as encouraged Council to keep the price points as proposed.

CONSENSUS: Council provided feedback and preliminary direction to the proposed development on the following four policy issues: town center configuration, mixed-use configurations, overall architectural design, and park configuration.

COUNCIL REPORTS

The Council reported on various meetings, invitations, and events since the last Council meeting.

CITY MANAGER'S REPORT

City Manager Gaebler reported on: (a) upcoming holiday celebrations planned by City employees and invited Councilmembers to attend; (b) his connection with the Executive Director (a former city manager colleague) at Sister Cities International organization and that he will follow up on Council's interest to establish a sister city for Rancho Cordova; (c) recent meeting he and Mayor Budge conducted with Sacramento County Supervisor Nottoli and County Executive Officer Shutten; (d) the November 4-5 Strategic Planning Retreat with Council, Planning Commission and City Department Heads.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember David Sander requested the City honor two community servants who will be leaving office: LeRoy Fouse, outgoing Board Member, Cordova Park & Recreation District and Roger Benton, outgoing Board Member, Folsom Cordova Unified School District Board.

Councilmember Bob McGarvey advised he would be requesting a Council resolution or letter of support for the California Endowment Foundation in support of the Cordova Community Collaborative and would work out details with the Mayor and City Clerk.

Councilmember Ken Cooley requested a briefing or discussion on the Central Sacramento County Groundwater Forum Early Review and Authorization to Proceed briefing paper prepared for stakeholder organizations.

Council requested a press release acknowledging Councilmember Sander's appointment as the Rapid Transit Board Chair.

ADJOURNMENT

The meeting was adjourned at 10:25 p.m.

Respectfully submitted,


Anna Olea-Moger, Assistant City Clerk