

**City of Rancho Cordova
Special Joint Meeting of the
City Council and Planning Commission
Tuesday, March 1, 2005**

MINUTES

CALL TO ORDER

The meeting was called to order at 5:43 p.m. by Vice Mayor McGarvey

ROLL CALL

Present: Council Members Budge, Sander, Skoglund and Vice Mayor McGarvey
Planning Commissioners: Burke, Konarski, Moe, Savorn, Vance, Wentz,
and Chair Smith

Absent: Mayor Ken Cooley

Staff Present: Gaebler, Haven, Hare, Junker, Johns, Abhar.

ORAL COMMUNICATIONS

1. Public Comment

None.

STUDY SESSION

2. **Subject:** Draft Design Guidelines. City staff will present the Rancho Cordova Draft Design Guidelines to the City Council and Planning Commission. The Draft Design Guidelines define the City's expectations on the form of all development types (residential and non-residential) within the City.

Recommendation: No formal action on the Draft Design Guidelines is requested at this time. Rather, staff is asking for initial comments, feedback, and direction so that we can proceed with public workshop(s) and stakeholder meeting(s) on these draft provisions.

Planning Commission Chair Smith noted that he felt that the Planning Commission had several disconnects with the Council over a few of the projects that the Planning Commission approved and then the Council had different ideas about the project. He said that the Commission is concerned about understanding the vision for the City held by the City Council.

Council Member Skoglund thanked the Commission for their efforts and said that Planning staff needed to provide the range of choices available to the Planning Commission. Council Member Budge concurred.

Council Member Sander said he developed a list of the things that ought to be considered about a project during his CorPac services. He volunteered to share the list. He also commented that it is important to consider that if we are going to build dense, we must build better or we will have created a future slum.

Commissioner Savorn suggested using a Standing Ad Hoc Committee, at least until Design Guidelines are implemented.

The Design Guidelines were presented by staff. Council Members, Planning Commissioners and General Plan Advisory Committee Members made suggestions regarding the Guidelines that included the following:

- That the usability of the document is as important as the content; Consolidation of information into logical sequence is necessary.
- Look at ratio for landscaping and parking
- Check sidewalk sections
- Call negative examples "things to change" instead
- Use a profile layout and reduce size of the document
- What about a set aside for possible design of cemetery?
- Pictures of do this, don't do this and then do this was confusing; be consistent throughout

Pulte Homes representative, Dave Kalemba, said that community design features that focus on what is pedestrian friendly is somewhat difficult for developers.

OUTCOME: Staff to take input and revise the document.

ADJOURNMENT

The meeting adjourned at 9:10 p.m. in memory of Congressman Robert Matsui.

Respectfully submitted,

A handwritten signature in cursive script, reading "Lillian E. Hare".

Lillian E. Hare, City Clerk