



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

**City Hall – Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, April 3, 2006

**4:00 P.M. - Study Session/Joint Meeting
with Planning Commission
6:30 P.M. - Regular Meeting**

MINUTES

STUDY SESSION/JOINT MEETING

Call to Order

Mayor McGarvey called the study session/joint meeting to order at 4:12 p.m.

Present: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey
Planning Commissioners Moe, Savorn, Wentz (arrived at 4:25 pm) and
Chairman Vance (arrived at 5 pm)

Absent: Commissioners Burke, Konarski, and Smith

Staff Present: Gaebler, Lindgren, Olea-Moger, Abhar, Thomas, M., Junker, Haven, Stricker

Study Session Items

1. **Subject:** Progress report to Council on Transit Master Plan Development summarizing initial workshop with regional stakeholders and property owners.

Recommendation: No action is required, information and discussion/input only.

Staff Report: Cyrus Abhar, Public Works

ACTION: No action taken; discussion item only.

Mayor McGarvey opened public comment period for Item #1 (Transit Master Plan). The following individuals addressed Council:

- Dennis Dunn regarding importance of getting residents easily from their housing areas to access points for rapid transit
- Brian Cooley regarding noticing to folks around the mineshaft property and his interest to receive feedback on future east side Folsom Blvd transit stops
- Mike Barnbaum to encourage a system that is fully accessible to folks with disabilities.

2. **Subject:** Development Strategy for Folsom Blvd. Specific Plan.

Recommendation: No action is required, information and discussion only on the findings of Development Strategy prepared for the Folsom Boulevard Specific Plan.

Staff Report: Paul Junker, Planning

Discussion Points for Item #2

- Rod Stevens of Leland Consulting Group outlined proposed development strategies focusing on primary roads or pulse points and presented the following ideas:
 - (a) Idea #1: Folsom Blvd as a local link
 - (b) Idea #2: Pulse Points: Bradshaw, Zinfandel, Hazel, Sunrise, Coloma, and Routier identified as pulse points (primary roads)
 - (c) Idea #3: Transit Villages (Butterfield, Mills Winery, Mills Station, Don Juan/Cordova)
 - (d) Idea #4: Neighborhood Gateways (Butterfield, West LaLoma, Mills Park Dr., Zinfandel, Cordova Lane)
 - (e) Idea #5: Re-green the boulevard (West LaLoma & Paseo, Investment & Mills Park Dr., Coloma area, & Don Juan and Cordova Lane)
 - (f) Idea #6: Neighborhood Revitalization
 - (g) Idea #7: The Public Square (Main St., City Hall, Community buildings, new residential, a skyline)
- Street improvements may be needed for pulse points
- Strategy needed that yields raising property values in existing neighborhoods around Folsom Blvd.
- Transit Villages – whatever retail goes in, it must be a feature for the Development
- Redevelopment principles (leadership, long-term vision, public commitment, evolution, silver bullets)

ACTION: No action taken; discussion item only.

ADJOURNMENT OF STUDY SESSION/JOINT MEETING

Mayor McGarvey adjourned the Study Session at 6:40 p.m.

REGULAR MEETING

Call to Order

Mayor McGarvey called the Regular Meeting to order at 6:58 p.m. and announced the cablecast playback schedule.

Present: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey
Staff Present: Gaebler, Hare, Olea-Moger, Lindgren, Junker, Abhar, Haven, Carney

Pledge of Allegiance

Mickey Boughton led the Pledge of Allegiance.

Invocation

3. Reverend Becky Goodwin, United Methodist Church, gave the invocation.

Presentation

4. State Department of Parks and Recreation Presentation by Robert Williamson
5. Proclamation Honoring *Grapevine* Editor Shelley Blanchard as Assembly District 10's Woman of the Year

ORAL COMMUNICATIONS

6. Public Comment

The following speakers addressed the Council:

- Mike Barnbaum regarding upcoming meetings on the Metropolitan Transportation Plan 20/30
- Ernie Vance regarding mobile home park conversions and possible ordinance for right of first refusal to mobile home owners

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Cooley and unanimously carried by roll call vote, the Consent Calendar was approved.

7. **Subject:** Street Sign Project.

Recommendation: Award the City's street sign project to the lowest responsive bidder, McGuire-Pacific Constructors, in the amount of \$446,995

Result of Recommended Action: McGuire-Pacific Constructors will begin replacing old Sacramento County signs with our approved City of Rancho Cordova signs throughout the City of Rancho Cordova. Construction will begin in May 2006 upon City Council approval.

Staff Report: Cyrus Abhar, Public Works

8. **Subject:** Approval of Subdivision No. 95-0533.8 of Villages of Zinfandel Unit No. 10 Final Map and Execution of Subdivision Improvement Agreement.

Recommendation: Adopt Resolution No. 34-2005.

Result of Recommended Action: Action on this item will result in the City adopting a resolution to enter into a Subdivision Improvement Agreement with the developer and the recording of the final subdivision map

Staff Report: Marilyn Phelps, Public Works

9. **Subject:** Second Reading and Adoption of Ordinance No. 12-2006 amending Rancho Cordova Municipal Code Chapter 10.24, "Parking Regulation," to Add Section 10.24.075, "Prohibition of Parking Commercial and Recreational Vehicles on Public Roadways".

Recommendation: Waive second reading and adopt Ordinance No. 12-2006. **(Roll Call Vote)**

Result of Recommended Action: This ordinance will prohibit the parking of specified vehicles, such as oversized vehicles, large recreational vehicles, semi-trucks and trailers, detached commercial trailers and similar vehicles, on public roads.

Staff Report: Cyrus Abhar, Public Works and City Attorney

10. **Subject:** Second Reading and Adoption of Ordinance No. 09-2006 amending the Specific Plan and approving the Rezone of the Montelena project, within the Sunridge Specific Plan and Ordinance No. 10-2006 approving the Development Agreement for the Montelena project.
Recommendation: Waive reading and adopt Ordinance No. 09-2006 and Ordinance No. 10-2006. (Roll Call Vote)
Result of Recommended Action: The Montelena project will create 879 single-family homes on approximately 252 acres. The Project also proposes nearly 30 acres of parks and public open space and approximately 55 acres of wetland preserve.
Staff Report: Bill Campbell, Planning and City Attorney

PUBLIC HEARING ITEMS

11. **Subject:** Amendment to City of Rancho Cordova Municipal Code Chapter 12.09 Street Trench Fee.
Recommendation: Waive first reading and introduce Ordinance No. 17-2006 amending Chapter 12.09 of the City of Rancho Cordova Municipal Code.
Result of Recommended Action: This change to the Street Trench Fee City Code will clean up titles left over from adoption of the Code, increase the length of moratorium time before a newly paved street can be opened, increase the guarantee time for trench work, increase the Trench Restoration Fee to what the cost of street construction was in 1999, delete requiring the Pavement Condition Index be published annually and Street Trench Fees be calculated for every block. Companies that dig in City streets will be affected by these changes.
Staff Report: Cyrus Abhar, Public Works

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

ACTION: Motion by Budge second by Sander and unanimously carried by roll call vote, Council waived first reading and introduced Ordinance No. 17-2006 including the amendment to appeal Section 12.09.160, to delete final sentence beginning, "Said person may appeal the City Manager's decision..." and add this sentence to the end: "The City Manager's decision shall be final." as requested by the City Attorney.

12. **Subject:** Sunridge Specific Plan and Project Amendments.
Recommendation: Waive first reading and introduce Ordinance No. 13-2006 amending the Sunridge Specific Plan, Ordinance No. 14-2006 amending the Conditions of Approval for land use Zoning Amendments within the Sunridge Specific Plan Area, Ordinance No. 15-2006, amending Development Agreements for the Anatolia III, Sunridge Park I and II, and North Douglas development projects.
Result of Recommended Action: The amendments to the Sunridge Specific Plan will allow for the orderly development of the necessary project improvements to serve the new developments in the Sunridge area.
Staff Report: William Campbell, Principal Planner

Mayor McGarvey opened the public hearing. The following individual addressed the Council on Item # 12:

Tim Taron in support of this item

The Mayor closed the public hearing.

ACTION: Motion by Sander second by Budge and unanimously carried by roll call vote, Council waived first reading and introduced Ordinances No. 13-2006, 14-2006, and 15-2006 as amended by request from Assistant City Attorney as follows:

Section 4 Vesting amended to add the following sentence, "...upon the approval of the Final Map, the Final Map shall be deemed as an additional project approval for purposes of this amendment."

13. **Subject:** City Council Consideration of Funding Housing, Community Improvement Programs, and Non-Profit Public Services from New Community Development Block Grant Funds and Review of the Draft Five-Year Consolidated Plan, Draft 2006-07 Action Plan, and Draft Citizen Participation Plan.

Recommendation: Staff recommends that the City Council approve:

- a. The allocation of \$704,227 CDBG funds for budget year 2006, starting July 1, 2006 to June 30, 2007 divided among the following programs:

Housing Rehabilitation, Rental Inspection, Emergency Repair, Home Repair Assistance, Public Facilities and Infrastructure, White Rock Improvements, Weed and Seed, Meals on Wheels, Roots and Horizons, Safe Harbor After-School Enrichment, Sacramento Self-Help Housing, Respite CLUB, General CDBG grant administration, and

- b. Distribute for public comment the draft five-year CDBG spending plan, referred to as the Consolidated Plan; the CDBG budget for July 1, 2006 to June 30, 2007 (FY 2006-07) referred to as the Action Plan; and The Citizen Participation Plan.

Result of Recommended Action: This action will qualify the City to receive new revenue of \$704,227 for the FY 2006-07 City budget and thus provide federal funds for the City to address long-standing unmet community needs. The funding may be used to upgrade the quality of housing and make neighborhood improvements in Rancho Cordova, as well as to fund several necessary public services provided by local non-profit and community-based organizations. It is anticipated that starting in FY 2007-08, CDBG funding will support lease payments for the Rancho Cordova Neighborhood Center.

Staff Report: Jim Carney, Economic Development

Mayor McGarvey opened the Public Hearing. The following individuals addressed the Council on Item #13:

- (a) Jerry Johnson spoke in support of the item
- (b) Joe Farrelly spoke in support of the item
- (c) John Foley spoke in regards to the item
- (d) Paul Shane spoke in support of the item

Mayor McGarvey closed the Public Hearing.

ACTION: Motion by Cooley second by Budge and carried by 3:0:2 roll call vote, (Sander and Skoglund abstained) Council approved the staff recommendation.

AT THIS POINT, Council took a brief recess. The full Council reconvened.

REGULAR CALENDAR ITEMS

14. **Subject:** SunCreek Specific Plan RC03-029 (Discussion Only).

Recommendation: Receive report from City staff regarding the proposed SunCreek Specific Plan and provide general direction regarding the proposed project. No formal action on this project shall occur at this meeting.

Result of Recommended Action This resolution will provide a Council update on the SunCreek Specific Plan. Comments from the City Council will provide guidance to the applicants and City staff for moving forward on development and processing of this application.

Staff Report: Paul Junker, Planning Department

The following individual addressed the council on Item #14

Richard Anders spoke in support of the item

ACTION: No action taken; discussion item only.

15. **Subject:** Report on the Implementation of the City's Housing Plan and Programs, Including Direction on the Proposed Housing Development Projects Considered in the "Pipeline" Pertaining to Affordable Housing Requirements and the Possible Creation of an Affordable Housing Task Force.

Recommendation:

- a. Provide direction on the process to finalize Housing Element and to prepare the City's Housing Plan
- b. Provide direction on the application of affordable housing provisions to the proposed housing development projects in the "pipeline"
- c. Consider next steps to implement the City's Housing Plan

Result of Recommended Action: Council will be updated about the implementation of the housing plans and programs. Also, Council will decide how new affordable housing requirements would apply to currently proposed, but not yet approved, residential development projects, known as "pipeline" projects. Council may consider forming an Affordable Housing Task Force consisting of community members and housing, real estate, and finance experts to oversee the implementation of a robust housing program in order to achieve the City Goal of Improving the Quality of Housing in Rancho Cordova

Staff Report: Paul Junker, Planning Department

Mayor McGarvey opened the public comment period. The following individual addressed the Council:

- David Engberg to support the creation of an affordable housing program that will result in at least 10% of new homes to be affordable to lower income resident
- For the record, several other individuals completed speaker cards; however, due to the lateness of the hour (12:45 am), this item was heard, the speakers left the meeting.

CONSENSUS: Council concurred on the following next steps:

- That in-house staff should be hired to manage the housing efforts
- That a workshop will be held for the purpose of presenting comprehensive housing ideas for a broad range of housing options, including what has worked well in other communities and what the best minds think

- That a process to help people feel they continue to have a place at the table should be explored
- That Sunridge, Lot J and Anatolia IV be exempt from affordable housing requirement
- That Rio del Oro, Suncreek and Westborough Projects be included in the housing program
- That the Housing Production Table be revised

ACTION: Motion by Budge second by Skoglund and carried by 4:0 vote (Cooley abstained), Council determined that the Preserve Project is exempt from affordable housing requirement.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

None

ADJOURN TO CLOSED SESSION

Council adjourned to Closed Session at 1:00 a.m.

CLOSED SESSION

Council met in Closed Session for the following purpose:

16. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (one case).

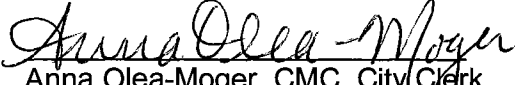
In attendance were Council Members Budge, Cooley, Sander, Skoglund, and Mayor McGarvey; City Manager Gaebler, Planning Director Junker, and Assistant City Attorney Lindgren.

OPEN SESSION – REPORT FROM CLOSED SESSION

The Assistant City Attorney advised there was no reportable action from Closed Session.

ADJOURNMENT

The meeting adjourned at 1:45 a.m.


Anna Olea-Moger, CMC, City Clerk