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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, October 6, 2008

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:39 p.m.

Council Members Present: Cooley, McGarvey, Sander, and Mayor Budge

Council Members Absent: Skoglund

Staff Present: Gaebler, Lindgren, Chinn, Cuppy, Lehr, Junker, Abhar, Haven, Oliver, S. Snyder, Pearl, D. Snyder, Flory, Runner, Campbell, Loveless and Sparkman

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Shelly Blanchard to lead the Pledge.

4. INVOCATION

Bob Benton, Rancho Cordova Law Enforcement, First Responders gave the invocation.

5. PRESENTATIONS

5.1 Presentation of Certificates of Recognition to Shaun Hayes and Christopher Doench for Outstanding Citizen Recognition were not given due to recipients not in attendance at the meeting.

5.2 Council Member Sander presented a Proclamation for Lawsuit Awareness Week (October 6-10, 2008).

5.3 City Manager Ted Gaebler recognized Ken Cooley's Election as League of California Cities Second Vice President.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- David Ivazian regarding the American River Parkway assessment.
- Scottie Moore on updates of the Sister Cities Council and recognition of National Feral Cat Day.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS

ACTION: Motion by Sander, second by Cooley and carried by a 4:0 vote (Skoglund absent), the Consent Calendar Items 8.1 through 8.5 were approved. Item 8.6 was pulled for further discussion.

8.1 **Subject:** Minutes:
a) Regular Meeting of September 15, 2008; and
b) Special Meeting of September 19, 2008.
Recommendation: Adopt Minutes.

8.2 **Subject**: Resolution Authorizing City Manager to Execute First Restated Grant Agreement between the Cordova Community Council Foundation and the City of Rancho Cordova
Recommendation: Adopt Resolution No.100-2008.
Result of Recommended Action: Adoption of this resolution will allow the City to make funds available to the Cordova Community Council for the second year of a gradually decreasing three-year grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide volunteer management and community event support.
Staff Report: Stephanie Snyder, City Manager's Department

8.3 **Subject**: Resolution of Intention to Establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)
Recommendation: Adopt Resolution No. 108-2008.
Result of Recommended Action: Adoption of this resolution will declare the Council's intention to establish the Community Facilities District (CFD), designate the name of the district, state the Council's intention to levy a special tax to pay for street lighting and road maintenance services, and set a public hearing.
Staff Report: Cyrus Abhar, Public Works Department

8.4 **Subject**: Resolution Approving the Biennial Review and Update of the Conflict of Interest Code for Designated Employees
Recommendation: Adopt Resolution No. 113-2008.
Result of Recommended Action: Adoption of this resolution results in the City's compliance with Fair Political Practices Commission requirements.
Staff Report: Mindy Cuppy, City Clerk's Department

8.5 **Subject**: Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 11 (Sunrise Palms Plaza Project)
Recommendation: Adopt Resolution No. 116-2008.
Result of Recommended Action: Adoption of this resolution will declare the result of the Transit-Related Services tax election concerning Transit-Related Services Special Tax Area Zone 11, which will assist the City in meeting the costs of providing City Transit-Related Services by establishing a special tax for transit services for the Sunrise Palms Plaza Project.
Staff Report: Cyrus Abhar, Public Works Department

The following item was pulled for further discussion:

8.6 **Subject**: Community Redevelopment Agency for Rejection of Public Bids for Demolition of Grandee Apartments
Recommendation: Community Redevelopment Agency Adopt Resolution No. CRA 11-2008.
Result of Recommended Action: Adoption of this resolution will result in the rejection of the public bids received for the demolition of the Grandee Apartments.
Staff Report: Megan McMurtry, Economic Development Department

The following individuals addressed the Council:

- John Mansperger in opposition of rejection of bid process.

ACTION: Motion by Cooley, second by McGarvey and carried by a 4:0 vote (Skoglund absent), Council adopted Community Redevelopment Agency Resolution No. CRA 11-2008.

9. CONSENT PUBLIC HEARING ITEMS

ACTION: Motion by Sander, second by Cooley and carried by a 4:0 vote (Skoglund absent), the Consent Public Hearing Items 9.2 and 9.3 were approved, Item 9.1 was pulled for further discussion.

9.2 **Subject**: Resolution Approving Capital Center Lot 64 Design Review, Project No. RC-08-346, Located on Kilgore Road (South of White Rock Road)
Recommendation: That Council:

a) Determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act; and
b) Adopt Resolution No. 118-2008.

Result of Recommended Action: Adoption of this resolution will approve a new office building on Kilgore Road. The quality design will be an asset to surrounding businesses and will transform an underutilized overflow parking lot into a functional place of its own.
Staff Report: Shannan Loveless, Planning Department

9.3 **Subject**: Resolution Approving a Non-Conforming Use Permit for Sam's Airpack for a Temporary Outside Storage Yard within the Convention District of the Folsom Boulevard Specific Plan, Project No. RC-08-383, Located at 11167 Trade Center Drive
Recommendation: That Council:
a) Accept the Planning Commission recommendation to determine the project is Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution No. 120-2008.
Result of Recommended Action: Adoption of this resolution will allow for the reorganization of an existing business that has been re-designated from light industrial to the new Convention District Overlay. The outside storage is temporary, but for a term longer than what is permitted in the Zoning Code. The screening will be removed at the conclusion of the reorganization.
Staff Report: William Campbell, Planning Department

The following item was pulled for further discussion:

9.1 **Subject**: Resolution Approving Zinfandel and Sunrise Commercial Center Design Review of an Existing Building and Two New Buildings, a Three Lot Parcel Map to Place Buildings on Individuals Lots, a Use Permit to Allow a Drive Through Window, a Use Permit for Over Height Free-Standing Signs, and Additional Sign Area Over the Requirements Specified in the Special Sign Corridor, Project No. RC-08-352, Located at 1941-1967 Zinfandel Drive
Recommendation: That Council:
a) Accept Planning Commission recommendation to determine the project is Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution No. 119-2008.
Result of Recommended Action: Adoption of this resolution will approve Design Review, Conditional Use Permit for a drive thru window for Pad 1, Parcel Map, Sign Program and Use Permit for the new sign program in the Special Sign Corridor for the center, except for sign "B". The new buildings façade improvements will provide future businesses a competitive edge over older centers in the Sunrise Boulevard corridor.
Staff Report: William Campbell, Planning Department

ACTION: Motion by Cooley, second by McGarvey and carried by a 4:0 vote (Skoglund absent), Council adopted Resolution No. 119-2008 approving only the Design Review, Conditional Use Permit for a drive thru window for Pad 1, and a Parcel Map. The Sign Program and Use Permit for the Sign Program will return at a future meeting not yet determined.

AT THIS POINT Council took a brief recess at 7:37 p.m. to enjoy cake and refreshments in honor of Council Member Cooley's election as League of California Cities Second Vice President. Present Council members reconvened meeting at 8:02 p.m.

10. PUBLIC HEARING ITEMS

10.1 **Subject**: Ordinance Approving Commercial and Multi-Family Recycling Program
Recommendation: Continue Ordinance No. 20-2008 to October 20, 2008 City Council Meeting.

Result of Recommended Action: Public Works staff will continue working with the various community stakeholders to take comments and feedback on the proposed Ordinance. Specifically, staff will work with the Rancho Cordova Chamber of Commerce and the Sacramento Rental Housing Association. An additional two weeks will allow sufficient time to coordinate on several issues relating to the proposed Ordinance.
Staff Report: Cyrus Abhar, Public Works Department and Steve Harriman, Integrated Waste Manager

ACTION: Motion by Cooley, second by McGarvey and carried by a 4:0 vote (Skoglund absent), Council continued Item 10.1 to October 20, 2008.

10.2 **Subject**: Submission of Draft Housing Element
Recommendation: Council provide authorization to staff to submit the draft Housing Element to the State Department of Housing and Community Development (HCD).
Result of Recommended Action: Staff will prepare the draft Housing Element for submission for review by HCD.
Staff Report: Reed Flory, Economic Development Department, Housing Division

The following individuals addressed the Council:

- Patricia Wilcox in support of this item.
- Michael Dunne in support of staff recommendation to maximize all levels of accessible housing and include housing for the disabled.
- Brian Cutting in opposition to this item.
- Tim Taron in opposition to this item.
- Denise Rogers in opposition to this item and urging Council to be flexible.
- Shamus Roller in support of this item and to include affordable housing options for low-income individuals.
- Rachel Iskow in support of this item.
- Sam Miller in support of this item if Council meets the mandates.

ACTION: Motion by Cooley, second by McGarvey and carried by a 4:0 vote (Skoglund absent), Council continued item to November 3, 2008 to allow staff to make further adjustments to language in Draft Housing Element.

11. REGULAR CALENDAR ITEMS

NONE

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

13. CITY MANAGER'S REPORT

Public Works Director Cyrus Abhar reported on Update of Award of Contract to Nor-Cal Concrete, Inc. for Sidewalk Maintenance Project 2008.

City Manager Ted Gaebler reported on the following:

- Sacramento Valley APA Distinguished Leadership Award being presented to Mayor Linda Budge on October 8, 2008.
- His 5th Anniversary with the City on October 6th

14. ADJOURNMENT

Mayor Budge adjourned the regular meeting at 10:04 p.m. in memory of Ron Roberts, Council Member Cooley's father-in-law.

Mindy Cuppy, City Clerk