



CITY COUNCIL MEETING

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, March 04, 2019

**4:00 PM – Special Meeting
American River Room**

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

Special Meeting/Work Session to Follow the Regular Meeting

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Special Meeting to order in the American River Room North at 4:08 PM.

Council Members Present: Budge, Sander, Terry, McGarvey.

Council Members Absent: Gatewood.

Staff Members Present: Abhar, Goulart, Heisler, Kniestedt, Leitner, Lindgren, Norton, Runner, Siren, Sparkman, and Stricker.

2. PUBLIC COMMENT

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

3. SPECIAL MEETING ITEM

Council Member Sander arrived at 4:35 PM.

3.1 **Subject:** Discussion and Direction on Potential Development Projects.

Recommendation: Receive report on potential development projects and provide staff with direction on the potential projects and/or code changes that may be needed to accommodate future development.

Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff on the proposed development projects will assist perspective applicants with a future submittal and/or code changes that may be needed to accommodate future development.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2 and 5.

ACTION: Council provided direction and input to staff regarding potential development projects and future code changes that would affect future development.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor McGarvey adjourned to the Regular meeting in the David B. Roberts Council Chambers at 5:04 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the Regular Meeting to order in the David B. Roberts Council Chamber at 5:33 PM.

Council Members Present: McGarvey, Terry, Sander, Budge.

Council Members Absent: Gatewood.

Staff Members Present: Abhar, Behrends, Cowles, Delaney, Goulart, Heisler, Kniestedt, Leitner, Leonardich, Lindgren, Norton, Pittman, Runner, Siren, Sparkman, Stricker, Taniguchi, Taylor, Weber.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Larry Ladd, led the pledge.

8. INVOCATION

Sister Workman from The Church of Jesus Christ of Latter-day Saints gave the invocation.

9. PRESENTATIONS

9.1 Introduced Jerad Hyden, Principal of Cordova High School and Michelle Flowers Wilson, Principal of Kinney High School.

9.2 Renter's Helpline Services Presentation by Sacramento Self Help Housing.

9.3 Overview of Public Health Services by Olivia Kasirye, Sacramento County Public Health Officer.

- 9.4 Community Enhancement Fund Grant Check Presentations to: 1) Sacramento Telangana Association with the Sacramento Children's Museum; 2) Big Idea Theatre with Folsom Cordova Unified School District and Cordova Recreation and Park District; and 3) Folsom Lake College Foundation.
- 9.5 Introduction of New Employee: Micah Runner, Deputy City Manager by Cyrus Abhar, City Manager.

10. PUBLIC COMMENT

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

- Larry Ladd
- Laura Taylor

Mayor McGarvey closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 13.1 through 13.5 by Budge second by Terry; Motion passed with a 4:0 roll call vote.

- 13.1 **Subject:** Meeting Minutes from the February 19, 2019 and February 26, 2019 Special and Regular City Council Meetings.
Recommendation: Adopt minutes.

- 13.2 **Subject:** A Resolution Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Gold Valley Center Project in the City of Rancho Cordova.
Recommendation: Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee for the Gold Valley Center project.
Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Gold Valley Center project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Gold Valley Center project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

- 13.3 **Subject:** A Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year

2019-2020.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 4.5%. This fee is applied in the new development areas of the City.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

- 13.4 **Subject:** A Resolution Approving the Final Map of Sunridge Village 1, Subdivision No. RC-03-027.01, Execution of the Subdivision Improvement Agreement, and Approval of a Phasing Plan.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 03-2019 (Attachment 2) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation, the recording of the final subdivision map for Sunridge Village 1, creating 98 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

- 13.5 **Subject:** A Resolution Approving the Final Map of Sunridge Village 2, Subdivision No. RC-03-027.02, Execution of the Subdivision Improvement Agreement and Approval of Phasing Plan.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 04-2019 (Attachment 2) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation and the recording of the final subdivision map for Sunridge Village 2, creating 116 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Towne Place Suites by Marriott Project.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Towne Place Suites by Marriott project. The action also sets 1:30 p.m. on March 28, 2019 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

Mayor McGarvey opened the Public Hearing. Seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve item 14.1 by Budge second by Terry; Motion passed with a 4:0 roll call vote.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** Cordova Community Pool Replacement Conditional Use Permit and Minor Design Review Permit; Project No. DD9831 – Located within Hagan Park at 2197 Chase Drive.

Recommendation: That Council:

- 1) Determine the project Exempt per Section 15183, consistent with the General Plan and Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
- 2) Adopt the Resolution for Cordova Community Pool Replacement Conditional Use Permit and Minor Design Review.

Result of Recommended Action: Adoption of the Resolution would approve the Conditional Use Permit and Minor Design Review to include demolition of the existing pools and construction of two new pools, decking, pool equipment, lighting, landscaping and construct a new 3,604 square-foot building for pool equipment and locker/restrooms within Hagan Park. Approval would allow the applicant to pursue necessary building permits for new construction.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 2 and 6.

Mayor McGarvey opened the Public Hearing. Seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve items 15.1 by Terry second by Budge; Motion passed with a 4:0 roll call vote.

- 15.2 **Subject:** An Ordinance Amending the Rancho Cordova Municipal Code Related to Title 4 Business Regulations and Discussion and Direction on Future Code Amendments.

Recommendation: Introduce and waive first reading of the Ordinance and receive a report and direct staff on potential future code amendments.

Result of Recommended Action: The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions to incorporate a permitting requirement and regulations related to street vendors that are consistent with State law. No formal action is requested of Council at this time on the discussion of future code amendments.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2, 5 and 6.

Mayor McGarvey opened the Public Hearing. The following person addressed Council:

1. Derald Langwell

Mayor McGarvey closed the public hearing.

ACTION: Motion to approve item 15.2, first reading of Ordinance, by Budge second by Terry;

Motion passed with a 4:0 roll call vote.

Council provided direction to staff related to Solar Canopy Parking Lots instructing staff to return with potential code amendments for items 1-5:

1. Solar Canopies can be installed over interior parking stalls only
2. Solar canopies cannot be installed over parking stalls adjacent to the public right-of-way, which includes sidewalks, landscape corridors and/or streets
3. Existing property boundary tree canopies shall be maintained
4. Internal landscape islands shall be planted with landscaping that can grow and thrive with limited direct sunlight
5. Internal pedestrian sidewalks shall be kept free and clear of solar canopies

Council would also like the addition of item 6 - design review required.

Council provided direction to staff related to Food and Alcohol Sales instructing staff to return with potential amendments clarifying food and alcohol sales as an accessory use.

16. REGULAR CALENDAR ITEMS

16.1 **Subject:** Presentation by City Attorney Summarizing Relevant New Legislation.

Recommendation: Receive and consider presentation summarizing relevant legislation that was recently enacted by the California Legislature.

Result of Recommended Action: The Council is kept informed and updated on important legislative updates impacting Rancho Cordova.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 3, 5 and 6.

ACTION: Informational item only.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

Mayor McGarvey adjourned to Closed Session in the Community Board Room at 8:16 PM in memory of Ken Willes.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Closed Session to order in the Community Board Room at 8:28 PM.

20. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Government Code.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney, Adam Lindgren, reported that there was no reportable action taken in closed session.

22. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:44 PM.



Stacy Leitner, City Clerk