a fresh take.
RANCHO CORDOVA
CALIFORNIA

CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, May 20, 2019

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the Regular meeting to order in the David B. Roberts Council Chambers at 5:36 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Alliguie, Behrends, Bonardd, Boucher, Boutte, Chan, Crone, Cowles, Cuffe, Delaney, Ducharme, Goulart, Harriman, Judish, Juran, Kniestedt, Lee, Leitner, Leonardich, Mitchell, Paiva, Roach, Runner, Sandhu, Schelldorf, Shah, Simpson, Siren, Somavarapu, Sosa, Sparkman, Splendorio, Stover, Stricker, Taylor, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Maria Almes, from the United States Department of Veterans Affairs, led the pledge.

4. INVOCATION

The Mayor asked that everyone observe a moment of silence in honor of someone they have lost.

5. PRESENTATIONS

5.1 Presentation by Janet Zeller and Shawn Harrison, from Soil Born Farms, on Creating the Center for Food, Health and the Environment.

5.2 Proclamation to Maria Almes in Honor of Her Retirement From the United States Department of Veterans Affairs and Her 33 Years of Service to Veterans and Their Families.

5.3 Proclamation Honoring Kerry Simpson, Neighborhood Services Manager, on her Retirement from the City of Rancho Cordova.

6. PUBLIC COMMENT

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

1. Carol Limbaga
2. Mary Nesel
3. Tracy Tootle
4. Ann Richardson
5. Andrew Cowell
6. Angel Ball
7. Bill Romanelli
8. Greg Ball
9. Thomas Moreno
10. Paul Gehrke
11. Larry Ladd

Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.7 by Terry second by Budge; Motion passed with a 5:0 vote.

9.1 **Subject:** Meeting Minutes from the April 15, 2019 and April 30, 2019 Regular and Special City Council Meetings.
Recommendation: Adopt the Minutes.

9.2 **Subject:** An Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 23 Zoning Code, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7, Site Planning and Development Standards, and Article 9 Specific Use Provisions.
Recommendation: Waive the second reading and adopt the Ordinance.

Result of Recommended Action: Approval of the Ordinance would amend Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7, Site Planning and Development Standards, and Article 9 Specific use Provisions.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5 and 6.

9.3 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 56-2016-2 With West Coast Arborists, Inc. to Extend the Contract Term From June 30, 2019 to June 30, 2021 Which Results in Increasing the Contract Budget From $475,000 to a Not to Exceed Amount of $875,000 for On-Call Tree Maintenance Services.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 56-2016-2 with West Coast Arborists, Inc. (WCA) for On-Call Tree Maintenance Services. The proposed amendment will extend the contract term from June 30, 2019 to June 30, 2021 which results in increasing the contract budget from $475,000 to $875,000.
Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.
Advances Goals: 1, 2 and 5.

9.4 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 38-2019 in an Amount not to Exceed $2,396,000 With Roush Landscape Services for Citywide Public Landscape Maintenance Services Through June 30, 2024.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 38-2019 with Roush Landscape Services in the amount of $2,396,000 for the provision of landscape maintenance services.
Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations & Maintenance Division Manager.
Advances Goals: 1, 2 and 5.

9.5 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 46-2019 In An Amount Not To Exceed $168,443.56 With Reyre Construction For The 2019 ADA Sidewalk Improvement Project at Various Locations in the City.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 46-2019 in an amount not to exceed $168,443.56 with Reyre Construction to construct the 2019 ADA Sidewalk Improvement Project.
Staff Report: Albert Stricker, Public Works Director and Ben Chan, Assistant Civil Engineer.
Advances Goals: 1, 2 and 5.

9.6 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2019-2020.
Recommendation: That Council adopt the following Resolutions:
1. A Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal 2019-2020; and
2. A Resolution Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping

and Lighting District No. 2005-1 for Fiscal Year 2019-2020.
Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District. The assessments fund landscape maintenance in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

9.7 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2019-2020.
Recommendation: That City Council adopts:
1) A Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2019-2020; and
2) A Resolution Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2019-2020.
Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments for the Rancho Cordova Lighting District No. 2012-1 (the "District"). The assessments fund the maintenance of street lights and safety lights in the District. There are no new impacts to existing or new residents. No assessment rates shall increase as a result of this action.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor McGarvey opened the public hearing, seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve items 10.1 through 10.2 by Terry second by Budge; Motion passed with a 5:0 vote.

10.1 **Subject:** Stewart Tool Company Warehouse Building Major Design Review Permit; Project No. DD9849 – Located at 3646 Omec Circle.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of the Resolution would allow construction for a 15,000 square-foot warehouse building on an existing developed lot.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 1, 2 and 6.

10.2 **Subject:** Sidewalk Vendor Zoning Certification Permit Fee.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution would add a new $60 Sidewalk Vendor Zoning Certification permit fee to the Planning Department Fee and Deposit Schedule for the processing of Sidewalk Vendor Zoning Certification permit.
Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2, 5 and 6.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Creekside Self-Storage Villages of Zinfandel Special Planning Area Amendment and Major Design Permit; Project No. DD9820 – Located on North Mather Boulevard, West of Zinfandel Drive.
Recommendation: That Council:
a) Determine the project Exempt per Section 15183, consistent with Community Plan, General Plan and Zoning, of the CEQA Guidelines;
b) Introduce and waive first reading of Ordinance No. XX-2019 approving amendments to the Villages of Zinfandel Special Planning Area industrial zone building setback; and
c) Adopt the Resolution for Creekside Self-Storage Major Design Review.
Result of Recommended Action: Approval of the above-referenced resolutions and ordinances would allow the construction of 103,670 square feet of self-storage buildings that includes parking, lighting and landscaping.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 1 and 2.

Council Member Terry recused himself at 7:26 PM due to a potential financial conflict of interest.

Mayor McGarvey opened the public hearing, the following people addressed the Council:

1. Angel Ball

Seeing no additional speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve items 11.1 by Budge second by Sander; Motion passed with a 4:0 vote.

11.2 **Subject:** Bradshaw Village Parcel Subdivision – Tentative Subdivision Map, Development Agreement and Major Design Review – Project No. DD9805 – Located North of Old Placerville Road approx. 730' east of Bradshaw Road.
Recommendation: That Council:
a) Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and
b) Adopt the Resolution for Bradshaw Village Parcel Tentative Subdivision Map and Design Review; and
c) Introduce and waive the first reading of the Ordinance for the Development Agreement between Bradshaw Village Parc, LLC and the City of Rancho Cordova.
Result of Recommended Action: Adoption of the above referenced Resolution would approve the Tentative Subdivision Map and Design Review for 3 floor plans with 3 elevations and 6 color schemes. Approval would allow the applicant to pursue necessary building permits and public works permits for new construction. The action would also waive the first reading of the ordinance for the Development Agreement which would then return for a second reading on June 3, 2019.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2 and 6.

Council Member Terry returned to the dais at 7:38 PM.

Mayor McGarvey opened the public hearing, the following people addressed the Council:

1. Tera Kolvenbach

Seeing no additional speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve items 11.2 by Budge second by Gatewood; Motion passed with a 5:0 vote.

11.3 **Subject:** Actions Related to the South Sacramento Habitat Conservation Plan (SSHCP) Plan Implementing Agreement, Plan Amendment, and Mitigation Fee Schedule.
Recommendation:
1. Adopt Resolution authorizing the City Manager to execute the Revised Implementing Agreement for the Habitation Conservation Plan for South Sacramento County
2. Adopt Resolution approving SSHCP Plan Amendments to Chapter 9 (Implementation)
3. Adopt Resolution approving the SSHCP Mitigation Fee Schedule
4. Adopt Resolution approving a SSHCP Permit Fee Deposit
Result of Recommended Action: Adoption of these Resolutions is required to continue to implement the SSHCP and its associated components including minor amendments to the Implementation Chapter of the SSHCP, minor amendments to the Implementation Agreement, adoption of the SSHCP Mitigation Fee Schedule, and adoption of a permit fee deposit to cover the costs of processing and issuing the permits.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 1, 2, 5 and 6.

Mayor McGarvey opened the public hearing, seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve items 11.3 by Terry second by Budge; Motion passed with a 5:0 vote.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Fiscal Year 2019/2020 Community Enhancement Fund Allocations.
Recommendation: Receive presentation and provide direction for project selection and funding amount on the Fiscal Year 2019/2020 Community Enhancement Fund.
Result of Recommended Action: Council will receive a comprehensive summary of the programs and projects recommended for Measure H/Community Enhancement Funds which includes the review committee's recommendation on funding level and Council input from the prior City Council meeting. Input and direction received from the City Council at the May 20, 2019 regular meeting will be incorporated into the resolution for adoption at a future meeting.
Staff Report: Stacy Delaney, Community Enhancement Analyst II.
Advances Goals: 1, 2, 3, 5 and 6.

Mayor McGarvey opened the public comment portion of the meeting; the following individuals addressed Council:

1. Ross Johnson
2. Kendall King

3. Kolby King
4. Chris Worden
5. Walt Little
6. Ross Johnson
7. Angela Fitzgerald
8. Peter Maroon
9. Annie Conover
10. Matt Turkie
11. Jeet Poddar
12. Lakshmi
13. Kaitlyn Bathke

Seeing no additional speakers, Mayor McGarvey closed public comment.

ACTION: Motion to approve staff recommendation for applications 34, 35, 47, 59, 72, 74 and CC6 for item 12.1 by Sander second by Gatewood; Motion passed with a 5:0 vote.

Motion to approve staff recommendation for applications 16, 17, 18, 19, 20 and 34 for item 12.1 by Terry second by Budge; Motion passed with a 5:0 vote.

Motion to approve preliminary funding categories, with direction to staff to take the community grants overage of $132,475 from the Community/Economic Development and Infrastructure/Public Works budgets for item 12.1 by Terry second by Sander; Motion passed with a 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

No items from City Council. City Manager, Cyrus Abhar, announced the cancellation of the May 28, 2019 Special City Council Meeting.

14. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 9:14 PM.

Stacy Leitner

Stacy Leitner, City Clerk