

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, September 17, 2018

5:30 PM – Regular Meeting

AGENDA

Linda Budge, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Garrett Gatewood, Council Member

Donald Terry, Council Member

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, September 17, 2018

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Gatewood, McGarvey, Sander, Terry and Mayor Budge.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

4. INVOCATION

Chaplain Michael Garren from Veterans Administration Medical Center Mather will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Certificates Recognizing Bob and Meada Cashatt for Exemplary Service in the Community.
- 5.2 Information Presented on Sacramento Area Council of Governments (SACOG) Civic Lab, by SACOG Chief Executive Officer, James Corless.

- 5.3 Follow up informational Presentation Regarding Resident Concerns at Vintage Faire Apartments, by Neighborhood Services Manager, Kerry Simpson.
- 5.4 Introduction of New Employee Quoc Nham, Associate Civil Engineer, by the Director of Public Works, Albert Stricker.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** An Ordinance Repealing Chapter 4.28 Bingo Parlors of the Rancho Cordova Municipal Code and Amending Sections of the Rancho Cordova Municipal Code Related to Title 4 Business Regulation; Bingo Games; Title 23 Zoning Code; and the Folsom Boulevard Specific Plan.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Approval of the Ordinance would amend Title 4 (Business Regulation), Chapter 4.26 Bingo Games; Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards; and the Folsom Boulevard Specific Plan, Chapter 2 Land Use Plan and Allowed Uses. The Ordinance would also repeal Chapter 4.28 Bingo Parlors and incorporate bingo parlor standards into Chapter 4.26 Bingo Games.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.
- 9.2 **Subject:** An Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 6 Health and Sanitation Title 23 Zoning Code.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Approval of the Ordinance would amend Title 6 (Health and Sanitation), Chapter 6.56 Abandoned Vehicles; Title 23 (Zoning Code), Article 1 Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, and Article 11 Definitions of the Rancho Cordova Municipal Code.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.
- 9.3 **Subject:** A Resolution Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Grantline 208 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 Grantline 208 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 Grantline 208 Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Grantline 208 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.

- 9.4 **Subject:** A Resolution Approving the Annexation of the Douglas 98 Subdivision to the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 3 for the Douglas 98 Subdivision to Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2), and approves the recording of the annexation map and Notice of Special Tax Lien.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 2 and 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** A Resolution Approving the 2017-18 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for submittal to U.S. Department of Housing and Urban Development (HUD).

Recommendation: Approve a Resolution of the City Council of the City of Rancho Cordova to submit the 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER) to U.S. Department of Housing and Urban Development (HUD).

Result of Recommended Action: The 2017-18 CDBG CAPER will be submitted for HUD review according requirements and timelines.

Staff Report: Jessica Hayes, Grants Management Consultant and Elizabeth Sparkman, Community Development Director.

Advances Goals: 2 and 5.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Towne Place Suites by Marriott Conditional Use Permit Amendment, Major Design Review and Exception; Project No. DD9806 – Located at 11212 Point East Drive.

Recommendation: That the Council: a) Find the project Categorically Exempt under Section 15332 (Infill) of the California Environmental Quality Act Guidelines; and b) Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution would approve a Conditional Use Permit Amendment, Major Design Review, and Exception to construct a 69,510 square foot, 4-story extended stay hotel with 118 rooms.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2, and 6.

- 11.2 **Subject:** Premier Homes, LLC Montelena Village 9 & 10 Major Design Review and Adjustment; Project No. DD9812 – Located South of Chrysanthy Boulevard and East of Jade River Drive.
Recommendation: That Council: a) Determine the project Exempt per Section 15182 of the California Environmental Quality Act Guidelines; and b) Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution would approve the design for 6 single-family home plans ranging from 1,510 square feet to 3,341 square feet, each with 3 elevations to be located within Montelena Villages 9 & 10. 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.
- 11.3 **Subject:** Action Items Related to the Formation of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
Recommendation: Staff recommends Council adopt the following Resolutions:
1. A Resolution forming Community Facilities District (CFD) No. 2018-2 (Community Places and Neighborhood Greens), and levying a special tax within the District.
2. A Resolution calling for a special election in CFD No. 2018-2 (Community Places and Neighborhood Greens).
3. A Resolution declaring election results of CFD No. 2018-2 (Community Places and Neighborhood Greens).
4. Waive the first reading and introduce an Ordinance levying a special tax within CFD No. 2018-2 (Community Places and Neighborhood Greens).
Result of Recommended Action: Action on these items will complete the formation of the CFD and authorize a landowner vote on the levying of the special tax. If the vote supports the tax, it would authorize the levying of a special tax on the Sunridge Lot J, Grantline 208 and Douglas 98 projects included in the CFD. The special tax proceeds help support the operation and maintenance of community plazas, neighborhood greens and regional trails. The actions also result in the establishment of a future annexation area which allows the processing of future annexations into the CFD in an efficient manner. There is no financial impact to existing residents, as this CFD only includes new development areas.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goal: 2 and 5.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 169-2018 with Mark Thomas Company Inc. in an Amount Not to Exceed \$304,774 for Construction Engineering Support for the Zinfandel Complex Project.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution would authorize the City Manager to execute an engineering services contract with Mark Thomas Company Inc. in an amount not to exceed \$304,774 for design and engineering support during construction for the Zinfandel Complex Project.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 27, 2012)	
1.	Promote the Positive Image of Rancho Cordova
2.	Ensure a Safe, Inviting and Livable Community
3.	Empower Responsible Citizenship
4.	Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges
5.	Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
Tuesday, September 25	CANCEL WORK SESSION
Monday, October 1	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, October 9	5:30 PM Special Meeting/Closed Session for City Manager Evaluation
Monday, October 15	5:30 PM Regular Meeting
Tuesday, October 23	5:30 PM Special Meeting/Closed Session for City Manager Evaluation – CANCELLED
Tuesday, October 30	CANCEL WORK SESSION
Monday, November 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 19	5:30 PM Regular Meeting
Tuesday, November 27	5:30 PM Special Meeting/Work Session
Monday, December 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 11	5:30 PM Special Meeting/Work Session
Monday, December 17	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, September 17, 2018 Regular Meeting of the Rancho Cordova City Council was posted and available for review on Friday, September 14, 2018 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Friday, September 14, 2018 at Rancho Cordova, California.



Stacy Leitner, City Clerk