a fresh take.
RANCHO CORDOVA
CALIFORNIA

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chamber at 5:40 PM.

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

Council Members Absent: Budge.

Staff Members Present: Cowles, Downton, Goulart, Haven, Kniestedt, Leitner, Lindgren, Nham, Simpson, Somavarapu, Sparkman, Stricker, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Bob Cashatt led the pledge.

4. INVOCATION

Chaplain Michael Garren from Veterans Administration Medical Center Mather gave 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.

Cyrus Abhar, City Manager arrived at 6:10 PM.

Mayor Budge arrived at 6:15 PM.

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

Mayor Budge opened the public comment period. The following people addressed the Council:

1. Sharon Judy
2. Debbie Cady
3. Armida Baxter
4. Richard Hartzel

Mayor Budge 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 by Terry second by Gatewood; Motion passed with a 5:0 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 into 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 will approve Annexation Map No. 3 for the Douglas 98 Subdivision to Community Facilities District No. 2013-2 (Police Services), and approves the recording of the annexation map and Notice of Special Tax Lien.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Terry second by McGarvey; Motion passed by 5:0 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 Council: 1) Find the project Categorically Exempt under Section 15332 of the California Environmental Quality Act; and 2) 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.

Mayor Budge opened the Public Hearing; the following individuals spoke:

1. Ronald Smith
2. Liam Mather
3. Mary Nesel

Mayor Budge closed the Public Hearing.

ACTION: Motion to approve the Resolution and authorize 1) removal of the tree; and 2) removal of condition 14 in Exhibit B of the Resolution; and 3) the addition of on-street parking on Point East by Terry second by McGarvey; Motion passed by 5:0 vote.

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: 1) Determine the project Exempt under Section 15182, of the CEQA Guidelines; and 2) 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.

Mayor Budge opened the Public Hearing; the following individuals spoke:

1. Kevin Yttrup

Mayor Budge closed the Public Hearing.

ACTION: Motion to approve by Terry second by Sander; Motion passed by 5:0 vote.

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: 5.

The City Clerk read the ballot tabulation into the record and declared a majority approval on the proposed action.

ACTION: Motion to approve:

1. A Resolution forming Community Facilities District (CFD) No. 2018-2 (Community Places and Neighborhood Greens), and levying a special tax within the District by McGarvey second by Terry; Motion passed by 5:0 vote.
2. A Resolution calling for a special election in CFD No. 2018-2 (Community Places and Neighborhood Greens) by Gatewood second by McGarvey; Motion passed by 5:0 vote.
3. A Resolution declaring election results of CFD No. 2018-2 (Community Places and Neighborhood Greens) by Terry second by Gatewood; Motion passed by 5:0 vote.
4. Waiving the first reading and introduction of an Ordinance levying a special tax within CFD No. 2018-2 (Community Places and Neighborhood Greens) by Terry second by Gatewood; Motion passed by 5:0 vote.

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 services for the Zinfandel Complex Project.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.

Mayor Budge opened the public comment portion of the item, the following individual spoke:

1. Matt Cummings.

Mayor Budge closed the public comment portion of the item.

ACTION: Motion to approve by Terry second by McGarvey; Motion passed by 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested additional discussion regarding funding to support the youth basketball league.

14. ADJOURNMENT

Mayor Budge adjourned the meeting at 8:22 PM in memory of Rancho Cordova Police Deputy Mark Stasyuk who died in the line of duty.

Stacy Leitner, City Clerk