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RANCHO CORDOVA
CALIFORNIA

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 19, 2016

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:32 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Lindgren, Cuppy, Abhar, Busch, Goold, Haven, Diaz, Downton, Stricker, Sparkman, Mingay, Thomas, Harriman, Hadley, Humphrey, Brown, Boyer, Mann, Somavarapu, Cowels, Behrends, Peek

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Jack and Keaton Terry led the pledge.

4. INVOCATION

Chaplain Scott Headley from Sacramento Law Enforcement Chaplaincy gave the invocation.

5. SPECIAL CEREMONY

5.1 Vice Mayor Terry was sworn in by his wife, Angela Terry.

6. PRESENTATIONS

6.1 10 Year Service Awards Presented by Lisa Brown, Interim Human Resources Manager and Cyrus Abhar, City Manager.

6.2 Introduction of New City Employee Rupa Somavarapu, Senior Civil Engineer by Albert Stricker, Interim Public Works Director.

6.3 Introduction of New City Consultant Gordon Mann, City Arborist, by Steve Harriman, Operations and Maintenance Division Manager.

7. PUBLIC COMMENT

Vice Mayor Terry opened the public comment period. There were no speakers. Vice Mayor Terry closed the public comment period.

8. COUNCIL REPORTS

Council reported on events since the last meeting.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.7 by Budge second by Skoglund; Carried by a 5:0 roll call vote.

9.1 **Subject:** Meeting Minutes of December 7, 2015 Regular Meeting, Meeting Minutes of December 7, 2015 Special Meeting, Meeting Minutes of December 14, 2015 Special Meeting, and Meeting Minutes of January 5-6, 2016 Special Meeting.
Recommendation: Adopt Minutes.

9.2 **Subject:** Ordinance No. 15-2015, Amending Land Use Tables and Other Provisions of Title 23 of the Rancho Cordova Municipal Code to Require a Distance of at Least 250 Feet Between any Establishment that Serves Alcohol for On-site Consumption and an Adult Business at Which Live Nude Dancing is Performed.
Recommendation: Waive second reading and adopt Ordinance 15-2015.
Result of Recommended Action: Land Use Tables and other provisions of Title 23 of the Rancho Cordova Municipal Code will be amended to require a distance of at least 250 feet between any establishment that serves alcohol for on-site consumption and an adult business at which live nude dancing is performed.
Staff Report: Adam U. Lindgren, City Attorney and Aaron Busch, Community Development Director.
Advances Goals: 1, 2.

9.3 **Subject:** Approval of Parcel Map of Subdivision No. FM-2015-002-01, Mather Office Campus.
Recommendation: Approve Parcel Map.
Result of Recommended Action: Record parcel map creating two parcels from one existing parcel.
Staff Report: Albert Stricker, Interim Public Works Director.
Advances Goals: 1, 2.

9.4 **Subject:** Resolution Authorizing the City Manager to Execute an Amended Operating Protocols Agreement with the Sacramento Transportation Authority.
Recommendation: Adopt Resolution No. 1-2016
Result of Recommended Action: Adoption of this resolution with authorizes the City Manager to execute an Amended Operating Protocols Agreement for the Sacramento Transportation Mitigation Fee Program.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

9.5 **Subject:** Resolution Awarding Construction Contract No. 1-2016 in the Amount of $3,428,115.80 to Martin Brothers Construction for the 2016 Street Rehabilitation Project.
Recommendation: Adopt Resolution No. 2-2016.
Result of Recommended Action: Adoption of this resolution will award construction contract 1-2016 with Martin Brothers Construction for the 2016 Street Rehabilitation Project in the amount of $3,428,115.80.
Staff Report: Albert Stricker, Interim Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goals: 1, 2, 5.

9.6 **Subject:** Resolution Approving an Employment Agreement Between the City of Rancho Cordova and City Manager Cyrus Abhar Setting the Terms of Employment, Salary and Benefits.
Recommendation: Approve Resolution 3-2016 authorizing the Mayor to execute the employment agreement with City Manager Cyrus Abhar.
Result of Recommended Action: Adoption of this resolution by the City Council will allow Cyrus Abhar to serve as City Manager under the terms and conditions set forth in the employment agreement.
Staff Report: Adam U. Lindgren, City Attorney.
Advances Goals: 1, 2, 3, 4, 5, 6.

9.7 **Subject:** Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova Approving the Recognized Obligation Payment Schedule (ROPS) 16-17 and Administrative Budget for the period covering July 1, 2016, through June 30, 2017.
Recommendation: Adopt Resolution No. SA-01-2016.
Result of Recommended Action: Adoption of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on the Recognized Obligation Payment Schedule (ROPS) and establishes the administrative budget for the next fiscal year; to the extent funds are available.
Staff Report: Michelle Mingay, Finance Department.
Advances Goal: 5.
COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Vice Mayor Terry opened the public hearing. There were no speakers. Vice Mayor Terry closed the public hearing.

ACTION: Motion to approve items 10.1 and 10.2 by Skoglund second by Budge; Carried by a 5:0 roll call vote.

10.1 **Subject:** Resolution Approving the Abandonment of a Public Utility Easement and a Drainage Easement Located on the Los Rios Community College Campus and Parking Lot Located at 10235 Folsom Boulevard.
Recommendation: Adopt Resolution No. 4-2016.
Result of Recommended Action: Adoption of this resolution will eliminate and abandon the public utility easement and the drainage easement.
Staff Report: Albert Stricker, Interim Public Works Director.
Advances Goal: 2.

10.2 **Subject:** White Rock Road Widening Project - Adoption of the Mitigated Negative Declaration and Approval of the Improvements to White Rock Road.
Recommendation: Staff recommends that the City Council take the following actions:

- Adopt Resolution 5-2016 Adopting the White Rock Road Widening Project Mitigated Negative Declaration consisting of:
  - Making findings that the project will not have a significant effect on the environment, and
  - Adopting the Mitigation Monitoring and Reporting Program.
- Adopt Resolution 8-2016 Approving the White Rock Road Widening Project.

Result of Recommended Action: Approval of the project would allow for the improvement and widening of White Rock Road from Sunrise Boulevard to Grant Line Road. This project reflects planned transportation improvements in the City's General Plan and will also provide transportation capacity that will serve growth in both the City and eastern Sacramento County.
Staff Report: Mark Thomas, Senior Engineer.
Advances Goals: 2, 5, 6.

11. PUBLIC HEARING ITEMS

11.1 Bridgeway Square Apartment Project at the Southwest Corner of Bridgeway Drive and Data/Disk Drive, Including:

- Resolution No. 146-2015 Approving an Addendum to the Capital Village Mitigated Negative Declaration, Pursuant to Requirements of the California Environmental Quality Act;
- Ordinance No. 16-2015 Adopting Amendments to Section 3.6, Regarding the Loft District, of the Capital Village Special Planning Area Handbook to Allow for High Density Residential as an Allowed Use;
- Ordinance No. 17-2015 Adopting a Second Amendment to the Development Agreement for the Capital Village Special Planning Area; and
- Resolution No. 147-2015 Approving Major Design Review and Conditions of Approval for the 199-unit, 4- to 5-Story Market Rate Apartment Complex With a 7,080-Square Foot Clubhouse and Outdoor Pool, Including a Parking Adjustment, on 5.12 acres within the Capital Village Special Planning Area.

Recommendation: Approve Resolution No. 146-2015, introduce and read by title only Ordinance No. 16-2015, introduce and read by title only Ordinance No. 17-2015, approve Resolution No. 147-2015.
Result of Recommended Action: Approval of the project would allow the applicant to submit applications for building permits and improvement plans to construct a new 199-unit, 4-5 story market rate housing complex with a clubhouse, outdoor pool area, parking, and landscaping on an undeveloped piece of land at the southeast corner of Bridgeway Drive and Data/Disk Drive. The parking adjustment would allow for a reduction to the required amount of parking for the apartment complex.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 5, 6.

Vice Mayor Terry opened the public hearing. The following individuals addressed the Council:

- Patrick Stelmach
- Stacy Graham
- Jim Boyd
- Teresa Stanley
- Dawn Rogers
- Matt Cummings
- Shannon Streets-Casias
- Erik Ringelberg
- Bill Ayres
- Nathan Weaver

Vice Mayor Terry closed the public hearing.

ACTION: Motion to continue item 11.1 to a date uncertain by McGarvey second by Terry; Carried by a 3:1 roll call vote. (Skoglund dissenting, Budge recused).

AT THIS POINT: At 8:08 PM Council took a recess. The full Council resumed at 8:28 PM

11.2 **Subject:** Zinfandel Village Design Review Amendment and Exception; Project No. DD9623 – Located at 2817, 2821, and 2863 Zinfandel Drive.
Recommendation: Adopt Resolution No. 6-2016.
Result of Recommended Action: Adoption of Resolution 6-2016 would allow for several changes at the Zinfandel Village shopping center. A portion of the north end of the main shopping center would be demolished to enhance the vehicular connection from Zinfandel Drive to the Target shopping center. The project also involves a façade improvement consisting of new windows, siding, color scheme, and modified roofline for the main façade facing Zinfandel Drive. The parking area will also be slightly reconfigured with new landscaping, new pedestrian pathway, and streetscape improvements. This is an amendment to the previous plan (DD8440) approved by the City Council on January 20, 2015.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 5, 6.

Vice Mayor Terry opened the public hearing. There were no speakers. Vice Mayor Terry closed the public hearing.

ACTION: Motion to approve item 11.2, with revised conditions of approval by Budge second by McGarvey;
Carried by a 5:0 roll call vote.

11.3 **Subject:** Ordinance No. 1-2016, Amending the Rancho Cordova Municipal Code to Enact Zoning Regulations for the Establishment of New Indoor, Private Smoking/Vape Lounges and Hookah Bars Within Commercial and Industrial Zones Only and Requiring Such Uses to Obtain a Conditional Use Permit, Install Adequate Ventilation, and be Located at Least 1,000 Feet From Residential Uses, K-12 Schools, Daycares, Libraries, Churches, Public Parks, Liquor Stores, Sexually Oriented Businesses, Bars, Nightclubs, Community Centers, and Recreation Facilities Catering to Minors; or in the Alternative, Prohibit the Use Entirely.
Recommendation: Staff recommends the City Council introduce and read by title only Ordinance 1-2016, amending the zoning code to enact regulations for smoking/vape lounges and hookah bars within the City to limit the negative impacts associated with this land use and protect the public health, safety, and welfare of residents and businesses within the City.
Result of Recommended Action: Introduction of this ordinance will result in it coming to City Council for a final reading and adoption at the next regular meeting. If adopted, the ordinance would amend the Zoning Code chapter on "Special Regulated Uses" to include smoking lounges and hookah bars, limit their location to industrial and commercial zones, and establish regulations to limit the negative impacts this use may have on other land uses, businesses, and the public health and welfare.
Staff Report: Adam U. Lindgren, City Attorney.
Advances Goals: 1, 2, 6.

Vice Mayor Terry opened the public hearing. There were no speakers. Vice Mayor Terry closed the public hearing.

ACTION: Motion to approve item 11.3 by Sander second by Budge;
Carried by a 5:0 roll call vote.

12. REGULAR CALENDAR ITEMS

NONE.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

14. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

15. ADJOURNMENT

Vice Mayor Terry adjourned the meeting at 9:25 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk