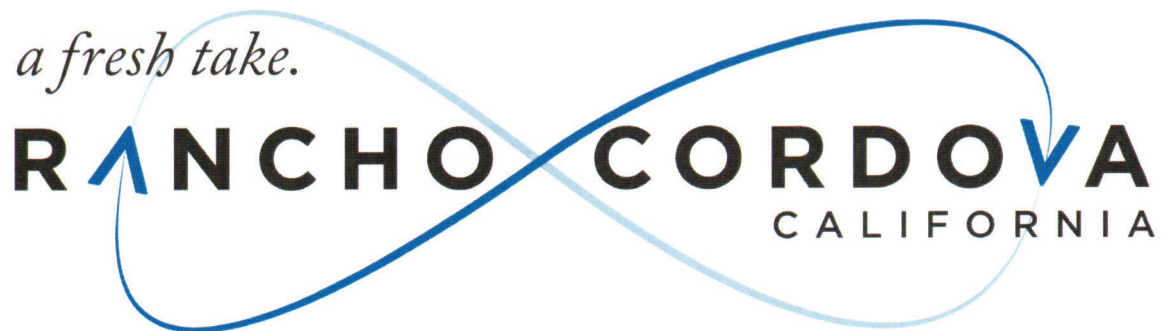


CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE CRA/RCFC

Monday, October 06, 2014

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Dan Skoglund, Mayor

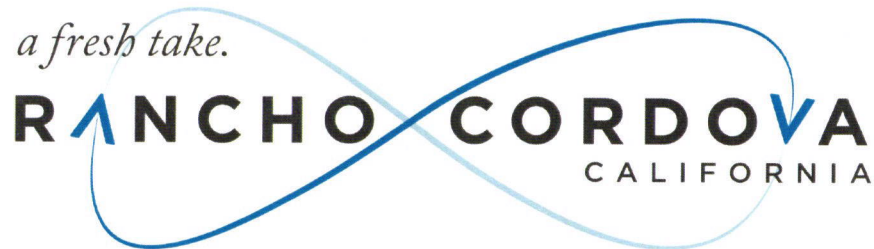
Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

CITY OF RANCHO CORDOVA



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

Monday, October 06, 2014

4:00 PM – Special Meeting
American River Community Room North

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

AGENDA

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

At a study session or special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

3.1 Subject: Innovation Presentation.

4. ADJOURNMENT OF STUDY SESSION

Mayor Skoglund will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

7. PLEDGE OF ALLEGIANCE

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

8. INVOCATION

A representative from Sacramento County Law Enforcement Chaplaincy will give the invocation.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation Recognizing October as Domestic Violence Awareness Month Presented to Beth Hassett, Executive Director of WEAVE and Michael Minnick, Prevention & Education Manager of WEAVE.
- 9.2 2014 California Capital Airshow Update by Executive Director Darcy Brewer.
- 9.3 Presentation of the Middle Years Program and Diploma Program Presented by Dr. Janie Sorg, Folsom Cordova Unified School District Assistant Superintendent; Charley Gilmore, IB Cordova High School Diploma Coordinator; and Jim Huber, Principal of Mitchell Middle School.
- 9.4 Introduction of New City Employee, Amanda Rinde, Accountant Given by Donna Silva, Finance Director.

10. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or 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.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item 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.

11. COUNCIL REPORTS

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 12.1 **Subject:** Meeting Minutes of September 15, 2014 Regular Meeting, September 23, 2014 Special Meeting, and September 29, 2014 Special Meeting.
Recommendation: Adopt minutes.
- 12.2 **Subject:** Approval of Parcel Map of Subdivision No. DD8438 aka, Mather Veterans Village.
Recommendation: Approval of Mather Veterans Village, Parcel Map Subdivision No. DD8438 of quitclaim deed recorded in Book 20130503, Page 1295 of Sacramento County Official Records; located on the northeast corner of Bleckely Street and Schirra Avenue.
Result of Recommended Action: Approval of this recommendation will result in the recording of the parcel map, creating three parcels and an un-surveyed remainder. Upon recordation of the final parcel map, a parcel map waiver and certificate of compliance will record, creating an Airspace parcel within a portion of proposed Parcel Three.
Staff Report: Cyrus Abhar, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.
Advances Goals: 1, 2, 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

14. PUBLIC HEARING ITEMS

- 14.1 **Subject:** An Ordinance adding Section 23.325.090, Sunridge General Commercial Overlay Zoning District, to Chapter 23.325 of Title 23 of the Municipal Code. Item continued from August 18, 2014 Regular City Council Meeting.
Recommendation: Introduce and waive the first reading of Ordinance No. 23-2014.
Result of Recommended Action: Approving this Zoning Code Amendment would incorporate a new overlay zone that applies to the four General Commercial (GC) zoned properties south of Douglas Road within the SunRidge Specific Plan area. This new overlay zone would further refine the allowed uses within those four properties. Specifically, some uses would not be permitted or would require a discretionary permit within these parcels.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 5, 6.

15. REGULAR CALENDAR ITEMS

- 15.1 **Subject:** A Fresh Take for the Historic Mather Mills Building.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

17. CITY MANAGER'S REPORT

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

<i>Tuesday, October 14, 2014</i>	<i>City Council Special Meeting (5:30 PM)</i>
<i>Monday, October 20, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, October 28, 2014</i>	<i>City Council Special Meeting (5:30 PM)</i>
<i>Monday, November 3, 2014</i>	<i>City Council Special Meeting (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>Wednesday, November 12, 2014</i>	<i>City Council Closed Session (5:30 PM)</i>

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/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, 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. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, October 06, 2014 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, October 2, 2014 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.cityofranhocordova.org.

Signed Thursday, October 2, 2014 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk

Innovation and Inertia

Presented by David Sander and Troy Holt
Rancho Cordova Council Work Session
October 6, 2014

Why this Presentation?

- NLC Innovation Summit
- Bring Ideas Back to Colleagues
- Call to Action to Encourage Innovation

What is Inertia?

A tendency to do nothing or to remain unchanged... e.g., "the bureaucratic inertia of government"

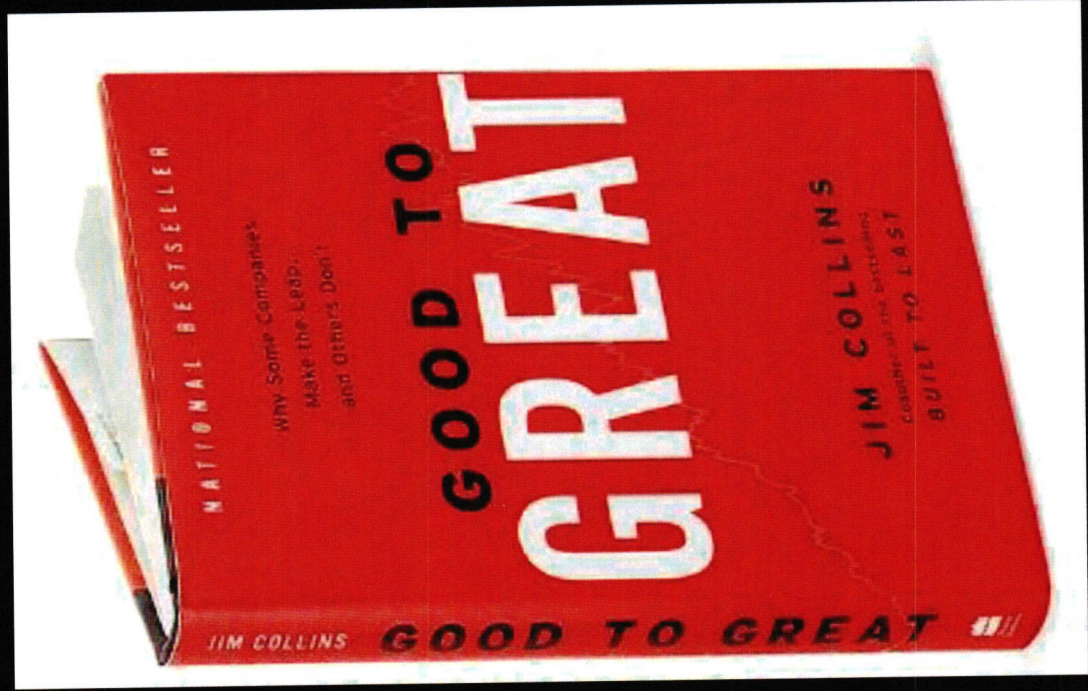
OR...

What is Inertia?

A body in motion will stay in motion

We can *choose* our definition

What is Inertia?



The Flywheel: The additive effect of many small initiatives; they act on each other like compound interest.

From the Office of Stephen Goldsmith

“There is nothing more difficult to take in hand, more perilous to conduct, or more uncertain in its success, than to take the lead in the introduction of a new order of things. For the reformer has enemies in all those who profit by the old order, and only lukewarm defenders in all those who would profit by the new order, this lukewarmness arising partly from fear of their adversaries ... and partly from the incredulity of mankind, who do not truly believe in anything new until they have had actual experience of it.” – Niccolo Machiavelli

The Challenge: Start the Engine



The Challenge: Ignite the Burner



What is Innovation?

Thinking deeply about what
business we're really in and why
we do what we do...and then
developing new and creative
ways to solve problems

What is Innovation?

What business are we in?

It's not police, planning, public works, economic development, etc.

It's improving the quality of life for our citizens.

What is Innovation?

Innovation is about activating the local government role. Local government is a protagonist for a better quality of life.

What is Innovation?

Innovation is like bathing, it wears off and you must do it daily.

"Innovation" was once used to describe Elvis Presley, jet travel, the television remote control, email, Facebook, and the Internet.

What is Innovation?

Innovation is moistening our minds (like crafting pottery on a wheel)

Innovation is using data to stimulate new creations, productivity and decision making

Innovation Examples in RC

- Cordova Community Council
- Citizens' Financial Report
- Growing Strong Neighborhoods
 - Blight Busters
 - Probation partnership
 - Focus on 50
- Standing Desks

Innovation Examples in RC

- Corporate Report (and partnership with Chamber on the event)
- Three-Legged Stool
- Marijuana Tax (in advance of legalization for recreational purposes)
- Community Prosecutor Program

Innovation Examples in RC

- Office New Ideas
- Economic Development outreach of City employees
- Issuing iPads available to Council Members and all employees
 - Going electronic with Council agendas and staff reports, as well as contracts, and AP invoices.

Why Innovate?

Operational innovation - create an innovative city

- Reduce cost/increasing organizational efficiency
- Improve quality of service

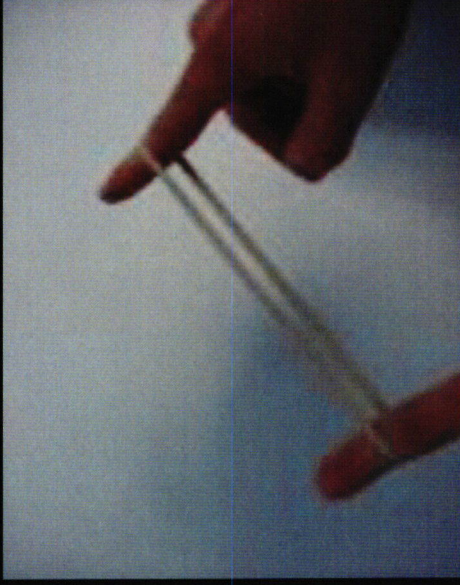
Why Innovate?

Introduce an innovative program
or policy

- New approach to address existing community
- Find solutions to long-lasting problems

Increase quality of life of residents at
lower cost

Managing the Tension between Accountability and Flexibility



Accountability

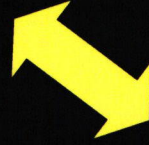
Flexibility

Focus on Public Value, not Programs

Before:
DC General Hospital



After:
DC Health Care Networks, From One to Many



Rethinking Public Value

Homelessness in New York City: Saw itself in the business of sheltering the homeless. As a result, their goal was to create more shelters, which needed more money, and perversely increased homelessness. After refocusing their mission on prevention, they shifted to early intervention strategies, which reduced homelessness and program costs.

Health Care in Washington, DC: Saw itself in the business of running public hospitals. Once they recognized that the real good was public health, not public hospital--thus converting to a series of integrated community health clinics that intervened earlier, more effectively and less expensively.

Oklahoma Disability Program: Moved from paying nonprofits to act as job coaches to the disabled, to paying for a result -- jobs -- which produced actual, long-term jobs for the disabled.

Rethinking Public Value

Foreclosures in San Francisco: City created Bank On to reverse a rapidly increasing trend in foreclosures. <http://sfofe.org/programs/bank-on>

Domestic Violence in New York: Rising rates of repeated domestic violence in New York motivated City of look at new solutions. Simply providing for shelters was not working. The City began providing financial education to victims (mostly women). Once victims learned how to manage their finances, far fewer of them returned to abusive environments.

Data Analytics

- Focus on outcomes, not process, to improve service quality
- Prioritize what to do with data over what to measure

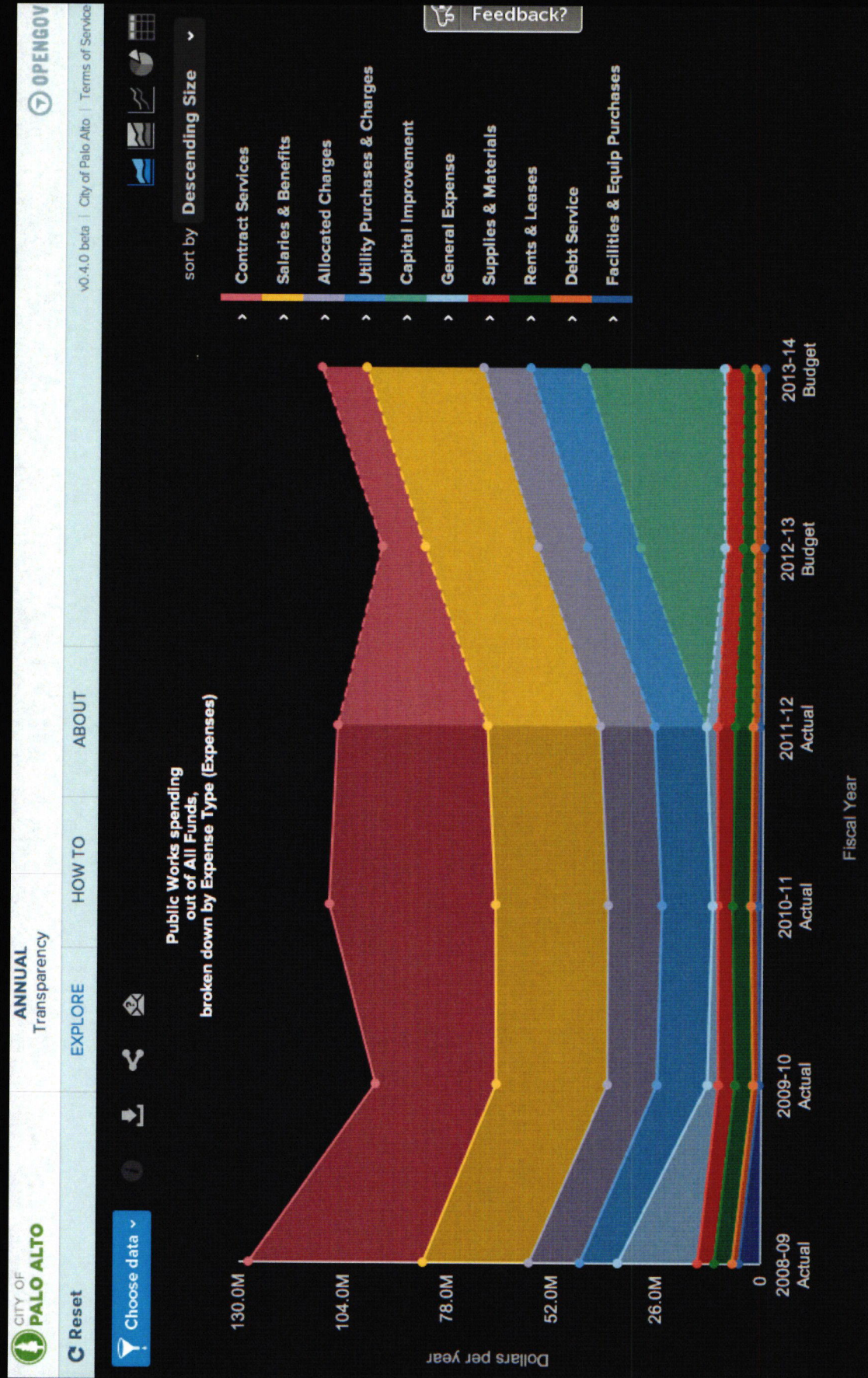
Using Data Analytics to Transform Government

- **Goal:**
 - Produce a transformative platform for local government to more effectively solve problems and improve the quality of life and act as a catalyst for replication of the model.
- **Factors Powering this Change:**
 - Digital systems replacing paper based ones
 - Breakthroughs in data analytics allow the examination of data in disparate systems
 - Handheld devices allow field workers to solve problems and exercise discretion and be held accountable
 - Social networking allows citizens to participate in solving problems in new and dramatic ways

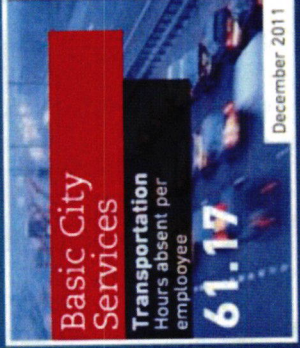
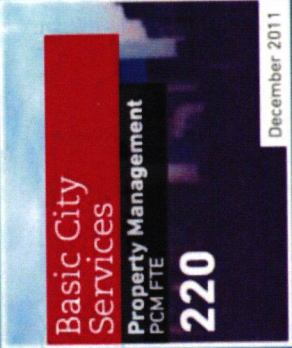
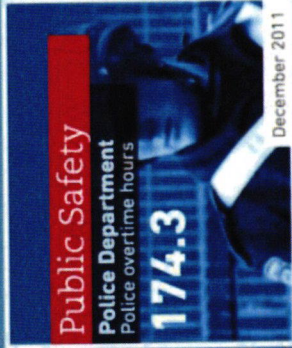
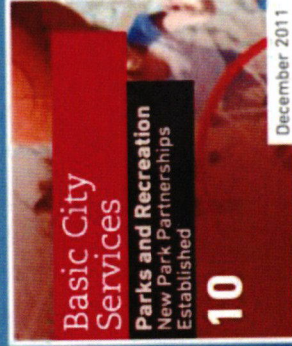
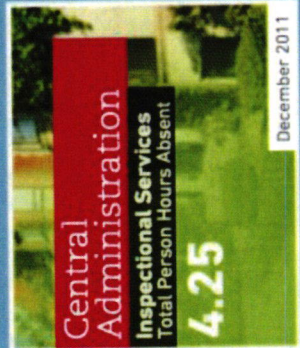
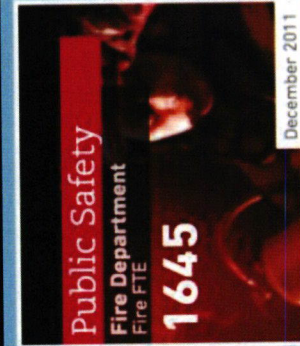
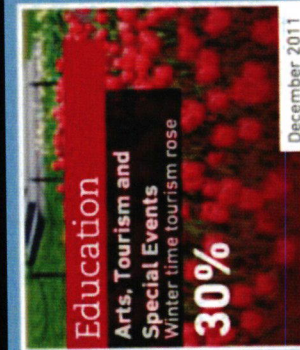
Data Analytics in Practice

- CitiStat Programs
- Open Checkbook

Make Data Useful



Performance, Transparency and Accountability



Philadelphia's Innovation Strategy



City's Vision:

Philadelphia becomes an innovation friendly city again

City's Goal:

Make Government Friendly to Innovation

City's Approach:

Advance an innovation strategy that makes technology more accessible and relevant to the public and cultivates innovation inside municipal government

The Innovation Lab: Space Matters



- State of-the-art, 1,600-square-foot space features:
- Wireless enabled monitors
- Wifi
- Moveable furniture and partitions.

The Innovation Lab: Co-working and Collaboration

Launched August 1st, 2014, the Innovation Lab can be reconfigured to accommodate:

- Individual work
- Large and small meetings
- Educational programs
- Stakeholders



The Innovation Lab: Encouraging Creativity



The Innovation Lab is the home for the Innovation Working Group and Municipal Innovation Academy

The Innovation Lab: STEM Outreach

The lab partners with the education community:

- Facilitated learning environment
- Kid-friendly hackathons
- Bridging the digital divide



Municipal Innovation Academy

A collaborative effort between the City of Philadelphia's Office of Innovation & Technology and Philadelphia University

The Academy:

- Provides city employees formal training in innovation principles
- Supports participants in applying innovative practices in their day-to-day work.

Academy Goals

In today's environment, government must innovate:

- To recognize the opportunities of the new economy
- To address the challenges of constrained resources and increasing demand for services

The goal is providing leadership to create a culture of innovation within the city and leave a legacy of sustained innovation into the future

Integrating the Innovation Strategy



- The Lab hosts Innovation Academy classes and supports the cohort
- Academy generates ideas and programs for refinement in Lab

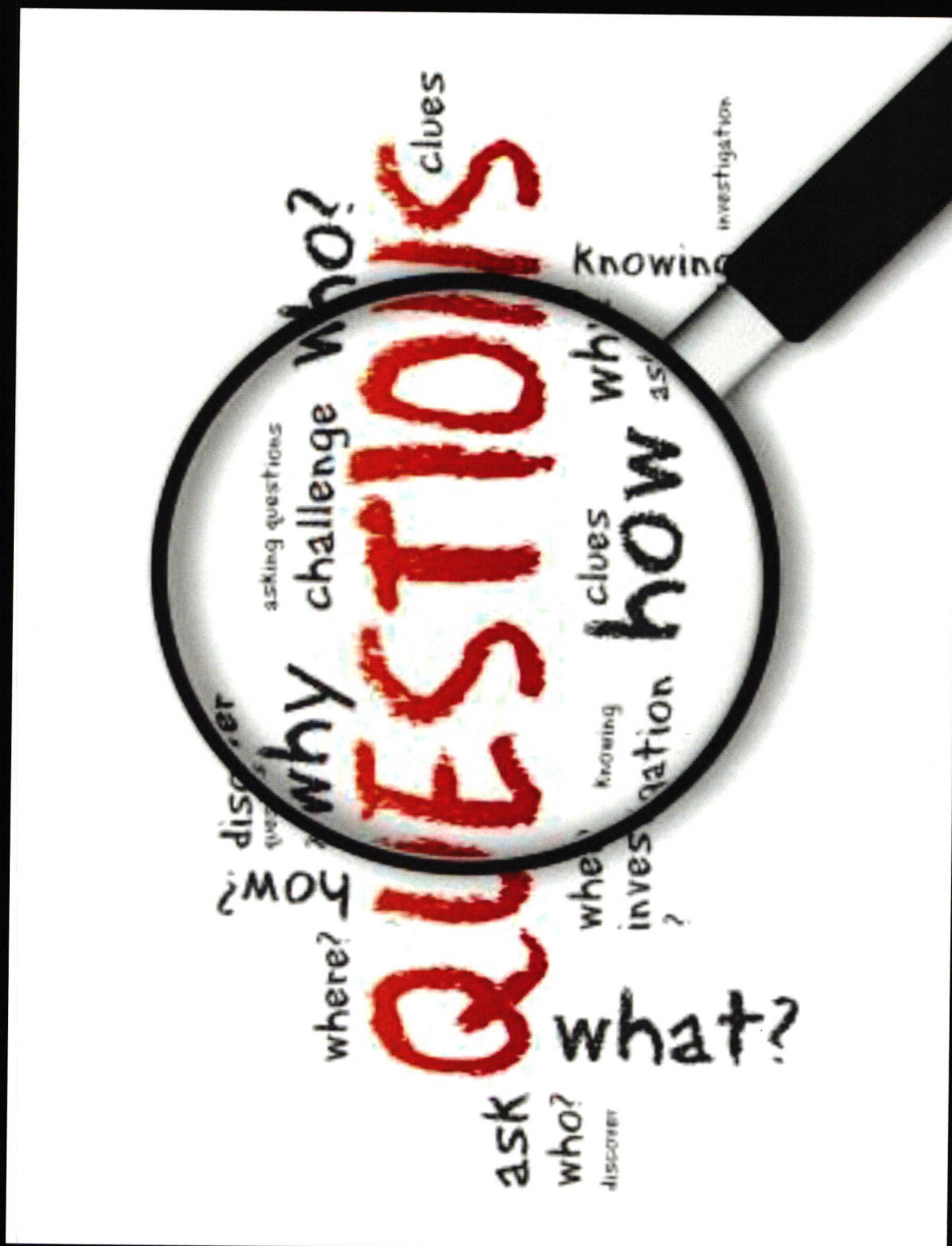
How do we get started?

Alliance for Innovation 2015 Innovation Academy Team

New York University's Wagner Innovation Lab's GovLab Innovation Academy

- Fully funded by the Knight Foundation







**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

Monday, September 15, 2014

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

DRAFT MINUTES

1. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Closed Session did not take place.

2. CLOSED SESSION

- 2.1 CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (Number of potential cases: 1).

3. ADJOURNMENT

4. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:38 PM.

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

Council Members Absent: None

Staff Members Present: Nakamura, Lindgren, Cuppy, Junker, Silva, Downton, Hayes, Haven, Rodriguez, Simpson, Taylor, Ebster, Ibrahim, Norton, Mauch, Sparks, Zillig, Stover, Judish, Casebeer, Mitchell, Cook, Goold, Sparkman, Lee, George

5. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

6. PLEDGE OF ALLEGIANCE

Isaiah Betton led the pledge.

7. INVOCATION

The Mayor invited everyone to join him in a moment of silence in memory of 9-11.

8. OPEN SESSION - REPORT FROM CLOSED SESSION

Closed Session did not take place.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation Presented to Daughters of the American Revolution in Honor of Constitution Week.
- 9.2 Drug Free Public Service Announcement Contest Presentation Given by Jamie Gomez.
- 9.3 Presentation of Proclamation Presented to Rivkah K. Sass of the Sacramento Public Library Authority Proclaiming September 2014 as Adult Literacy Awareness Month in Honor of the 30th Anniversary of the California Library Literacy Services Program.
- 9.4 Introduction of New City Employee, Tony Ebster, Building Permit Technician Given by Cyrus Abhar, Public Works Director.
- 9.5 Recognition of Mayor Skoglund's Birthday on September 16, 2014.

10. PUBLIC COMMENT

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

- Diann Rogers, Rancho Cordova Chamber of Commerce, thanking the City for their support of the 4th Annual Business Expo.
- James Feci, supporting the clinic and regarding city codes for resident's lawns.
- Jeff Hawkes, regarding the homeless in the park.

Mayor Skoglund closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 12.1 **Subject:** Meeting Minutes of September 2, 2014 Regular Meeting and September 9, 2014 Special Meeting.
Recommendation: Adopt Minutes.
- 12.2 **Subject:** Second Reading of Ordinance No. 24-2014, Approving a Rezone and Development Agreement Amendment for Arista Del Sol - Project No. DD8436.
Recommendation: Waive the second reading and adopt Ordinance No. 24-2014.
Result of Recommended Action: Approval of the project would allow reconfiguration of the residential subdivision and overall reduction in units from 905 single family lots to 740 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement to clarify the project's parks and infrastructure requirements. These modifications reflect the recent updates to the City's open space/park standards and Public Works improvement timing and standards.
Staff Report: Jessica Jordan, Senior Planner.
Advances Goals: 1, 2, 6.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

14. PUBLIC HEARING ITEMS

- 14.1 **Subject:** An Ordinance adding Section 23.325.090, Sunridge General Commercial Overlay Zoning District, to Chapter 23.325 of Title 23 of the Municipal Code.
Recommendation: Staff recommends this item be continued to the October 6, 2014 City Council Meeting.
Result of Recommended Action: Continuance of this item responds to a request by one of the affected property owners, thereby allowing their representative to be present at the hearing.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 5, 6.

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

- 14.2 **Subject:** A Resolution Approving the 2013-2014 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for submittal to US. Department of Housing and Urban Development (HUD).
Recommendation: Approve Resolution No. 111-2014.
Result of Recommended Action: Approves 2013-2014 CDBG CAPER for submittal to HUD and allows City Manager to sign necessary HUD documentation for CAPER submittal.
Staff Report: Jessica Hayes, Housing and Neighborhood Development Analyst and Peter Ibrahim, Housing Services Assistant.
Advances Goals: 1,2,5, 6.

Peter Ibrahim called up the following speakers to address council:

- David Morikawa, Meals on Wheels
- Barbara Henderson, Respite C.L.U.B.
- Jamie Gomez, Folsom Cordova Community Partnership
- Janice Shippy, Mills Middle School
- Ken Bennett, Sacramento Self Help Housing
- Kerry Simpson, Neighborhood Services Manager

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

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

- 14.3 **Subject:** A public hearing to consider on an economic development subsidy for off-site public infrastructure for a hotel and event space project to be located at 11212 Point East Drive, Rancho Cordova, CA 95670; and consideration of a Resolution approving a financing agreement for the subsidy and fee deferrals of up to \$580,000 for the project.
Recommendation: Adopt Resolution No. 112-2014.
Result of Recommended Action: Adoption of this resolution will authorize the City to defer building, planning and development fees for 20 years with interest accrual, repayments will begin six-months after receipt of Certificate of Occupancy and up to \$420,000 for the installation of off-site public infrastructure.
Staff Report: Amanda Norton, Economic Development Manager.
Advances Goals: 5, 6.

Mayor Skoglund recused himself for item 14.3.

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

ACTION: Motion to approve by Budge second by Terry;
Carried by a 4:0 roll call vote (Skoglund abstained).

15. REGULAR CALENDAR ITEMS

- 15.1 **Subject:** A Fresh Take for the Historic Mather Mills Building.

Item 15.1 was postponed to next meeting.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry asked that staff to draft a resolution encouraging Elk Grove Unified School District to site their next high school within the City of Rancho Cordova.

17. CITY MANAGER'S REPORT

Annual Update: Neighborhood Services: Code Enforcement and Animal Services.

18. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 8:13 PM.

Mindy Cuppy, MMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, September 23, 2014

5:00 PM – Special Meeting
American River Community Room North

DRAFT MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members Present: McGarvey, Skoglund, Budge, Terry

Council Members Absent: Sander

Staff Members Present: Cuppy, Chinn, Downton, Junker, Haven, Diaz, Norton,
Nakamura, Silva

Mayor Skoglund called the special meeting to order in the American River Community Room North at 5:07 PM.

2. PUBLIC COMMENT

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

- Jeff Hawkes, Resident
- Marc Sapoznik, Rancho Cordova Travel and Tourism
- Diann Rogers, Rancho Cordova Chamber of Commerce

Mayor Skoglund closed the public comment period.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Economic Development Work Plan, Previous Plan Wrap up and New Priorities.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 6:36 PM.

Mindy Cuppy, MMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, September 29, 2014

**5:30 PM – Special Meeting
Community Board Room**

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Present: McGarvey, Skoglund, Budge, Sander

Council Members Absent: Terry

Staff Members Present: Lindgren, Chinn, Junker, Simpson, Haven, Sparkman,
Cuffe, Cook, Goold, Nakamura

Mayor Skoglund called the special meeting to order in the Community Board at 5:42 PM.

2. PUBLIC COMMENT

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

3. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (Number of potential cases: 2).

ACTION: Discussion item only; no action taken.

4. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action from closed session.

5. SPECIAL MEETING ITEM

- 5.1 **Subject:** An Urgency Ordinance of the City Council of the City of Rancho Cordova Establishing a Temporary Moratorium on the Establishment and Operation of Establishments Serving Alcohol for On-Site Consumption within 500 Feet of Adult Businesses, to Become Effective Immediately.

Recommendation: Adopt Urgency Ordinance No. 25-2014 establishing a temporary moratorium on the establishment and operation of establishments serving alcohol for on-site consumption within 500 feet of adult businesses, pending the review and possible amendment of zoning regulations applicable to this type of establishment.

Result of Recommended Action: Adoption of this Ordinance will establish a forty-five (45) day temporary moratorium on the establishment, expansion or relocation of establishment and operation of establishments serving alcohol for on-site consumption within 500 feet of adult businesses. This moratorium is needed in order to: (1) address the community concerns regarding the negative secondary effects, such as assaults, prostitution and other alcohol related crimes resulting from the operation of establishments serving alcohol for on-site consumption in close proximity to adult businesses; (2) study the potential impacts that these types of businesses may have on the public health, safety and welfare; (3) study and determine what local regulations may be appropriate or necessary for establishments serving alcohol for on-site consumption within 500 feet of adult businesses; (4) study and determine the appropriate location for these types of businesses; and (5) determine appropriate measures to ensure the protection of public health, safety and welfare.

Staff Report: Paul Junker, Planning Director and Adam U. Lindgren, City Attorney.

Advances Goals: 1, 2.

ACTION: Motion to approve by Budge second by McGarvey;

6. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 6:38 PM.

Mindy Cuppy, MMC, City Clerk

MEMORANDUM



DATE: October 6, 2014

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Marilyn Phelps, Assistant Land Surveyor

SUBJECT: APPROVAL OF PARCEL MAP SUBDIVISION NO. DD8438 AKA, MATHER VETERANS VILLAGE

RECOMMENDATION

Approval of Mather Veterans Village, Parcel Map Subdivision No. DD8438 of quitclaim deed recorded in Book 20130503, Page 1295 of Sacramento County Official Records; located on the northeast corner of Bleckely Street and Schirra Avenue.

RESULT OF RECOMMENDED ACTION

Approval of this recommendation will result in the recording of the parcel map, creating three parcels and an un-surveyed remainder. Upon recordation of the final parcel map, a parcel map waiver and certificate of compliance will record, creating an Airspace parcel within a portion of proposed Parcel Three.

BACKGROUND

The City Council approved the tentative parcel map on February 18, 2014 with conditions. The new 1.38 acre Parcel Three contains an existing 24,093 square foot infirmary building while the new 1.19 acre Parcel Two and 1.11 acre Parcel One are comprised of existing parking and landscaped areas. The 16.49 acre remainder parcel has a variety of different structures with parking and landscaping as well as some undeveloped sections adjacent to Femoyer Street. This subdivision is necessary to implement the Mather Veterans' Village housing project (DD7915) that was approved by City Council on July 15, 2013. The final parcel map has been examined and checked for compliance with Title 22 of the City Code and the California State Map Act. A copy of the final map (**Attachment 1**) and vicinity map (**Attachment 2**) are included with this letter.

Upon the recording of the final map, an airspace parcel of a portion of the building and surrounding area will be created with a parcel map waiver and certificate of compliance (**Attachment 3**), which will result in the creation of a three dimensional/six sided parcel which will comprise of the wall areas, ceiling and floor of the first floor portion to be assigned to Mercy, as well as an exterior airspace portion adjacent to its interior space. A reciprocal easement agreement will also be prepared and recorded.

Mercy Housing has informed the City that its portion of the infirmary building needs to be assigned to it within a separate airspace parcel, and not as a space leased portion of Parcel Three. Mercy explained that creating an air rights parcel provides benefits, not available in a space lease, which allows Mercy to use tax credits/equity for the rehabilitation. Without it, Mercy would not be able to fund the necessary improvements to the building.

ATTACHMENTS

1. 8 ½ X 11 Copy of Final Map
2. Vicinity Map
3. Certificate of Compliance

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; THE UNDERSIGNED HEREBY OFFERS (S) FOR DEDICATION AND DOES) HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC STREET AND AVENUE SHOWN AS BLECKELY STREET AND SCHIRRA AVENUE.

COUNTY OF SACRAMENTO

NAME (PRINT) _____ TITLE (PRINT) _____

NOTARY'S STATEMENT

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS / HER / THEIR SIGNATURE(S) ON THE INSTRUMENT ARE THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL) _____ PRINT NAME _____
MY COMMISSION NUMBER IS _____
MY COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF _____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; THE UNDERSIGNED HEREBY OFFERS (S) FOR DEDICATION AND DOES) HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC STREET AND AVENUE SHOWN AS BLECKELY STREET AND SCHIRRA AVENUE.

COUNTY OF SACRAMENTO

NAME (PRINT) _____ TITLE (PRINT) _____

NOTARY'S STATEMENT

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS / HER / THEIR SIGNATURE(S) ON THE INSTRUMENT ARE THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL) _____ PRINT NAME _____
MY COMMISSION NUMBER IS _____
MY COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF _____

PARCEL MAP
SUBDIVISION NO. DD8438

OF QUITCLAIM DEED C-12, 20.179 ACRES FILED IN BOOK 20130503 PAGE 1295 O.R. BEING A PORTION OF RECORD OF SURVEY FILED IN BOOK 53 OF SURVEYS, PAGE 32 AND BOOK 54 OF SURVEYS, PAGE 33, SACRAMENTO COUNTY RECORDS.

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MAY 2014

WARREN LAND SURVEYING

SHEET 1 OF 3

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT SAID SPAT IS TECHNICALLY CORRECT.

DATE _____ CITY ENGINEER
CYRUS E ABHAR P.L.S. 7723

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS PARCEL MAP AND ACCEPTS ON BEHALF OF THE PUBLIC ALL RIGHTS OF WAY AND EASEMENTS SHOWN HEREON AS BLECKELY STREET AND SCHIRRA AVENUE.

DATE _____ CITY CLERK OF THE CITY OF RANCHO CORDOVA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN _____ BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF _____, TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

COUNTY RECORDER

BY _____ COUNTY RECORDER DEPUTY

ENGINEER'S/SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MERCY HOUSING IN MARCH, 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GEORGE D. WARREN II _____ DATE _____
R.C.E. NO. C26862



IMPROVEMENT REQUIREMENTS

THE FOLLOWING PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RANCHO CORDOVA WITHIN A REASONABLE TIME FOLLOWING APPROVAL OF THE PARCEL MAP AND PRIOR TO THE ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HERON-CREATED PARCELS:

- STREETS: CLASS "A" REQUIRED
- STREET LIGHTS: REQUIRED
- SEWER: REQUIRED
- DRAINAGE: REQUIRED
- WATER/DRAINAGE: REQUIRED

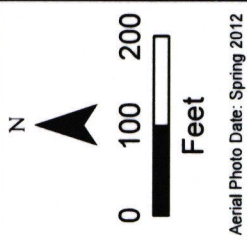
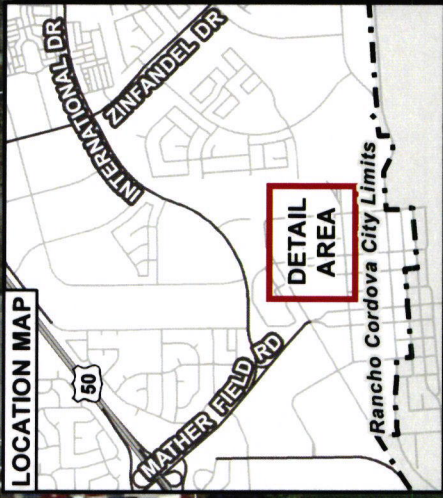
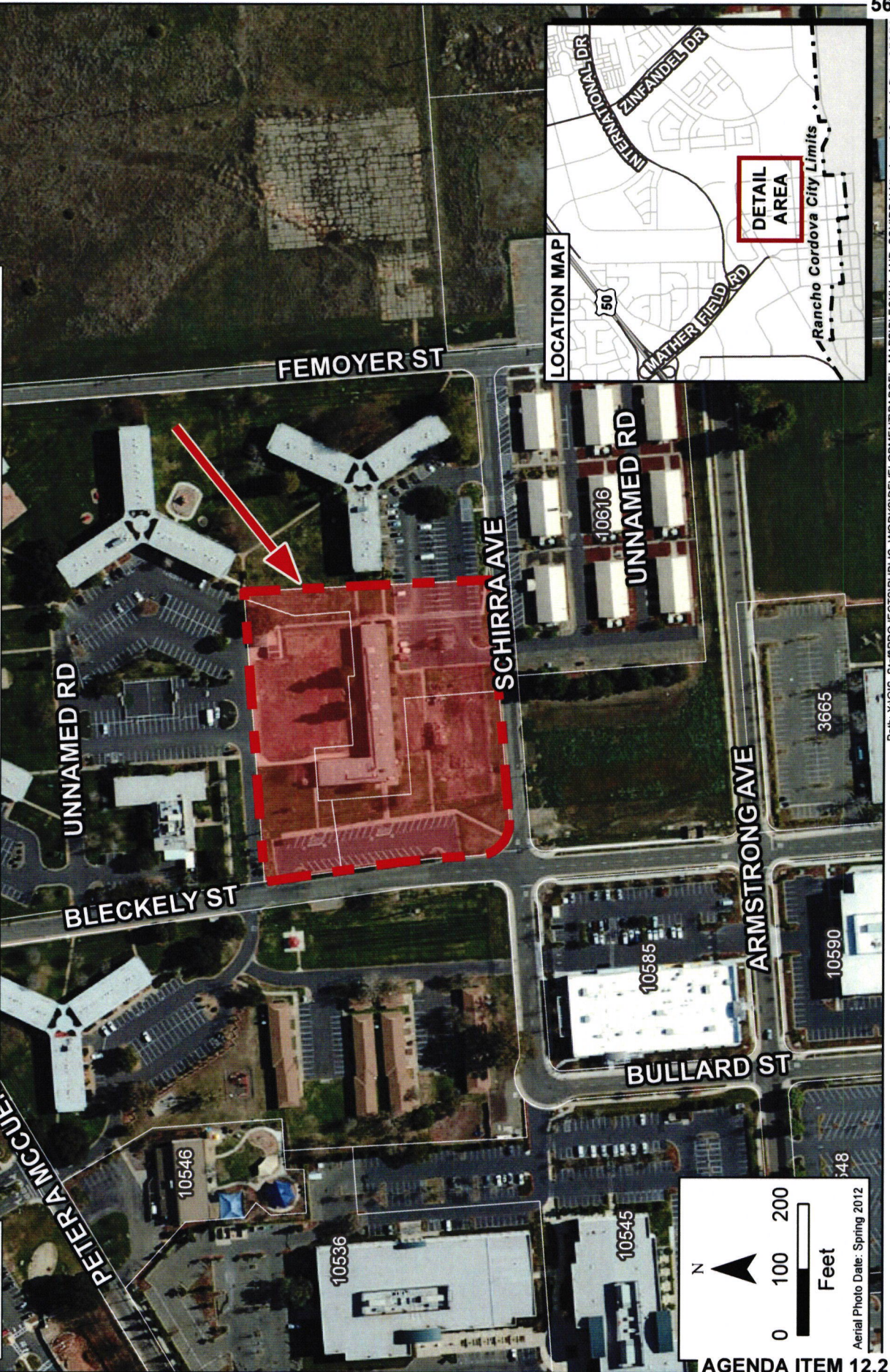
HORIZONTAL SCALE:	N/A
DESIGNED:	N/A
VERTICAL SCALE:	1"=100'
DRAWN:	MM
CHECKED:	ER
DATE:	12-10-13
JOB NO.:	13-103

DESIGNED:	N/A	DRAWN:	N/A	CHECKED:	ER	DATE:	9-23-13
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ATTACHMENT 2

PARCEL MAP FOR
SUBDIVISION NO. DD8438

(NORTHEAST CORNER OF BLECKELY STREET AND SCHIRRA AVENUE)



ATTACHMENT 3

WHEN RECORDED MAIL TO:
CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS
2729 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA 95670

**CERTIFICATE OF COMPLIANCE – PARCEL MAP WAIVER
CITY OF RANCHO CORODVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

Acting at the request of the owner, County of Sacramento, The City of Rancho Cordova, pursuant to Section 66428 of the Subdivision Map Act and Title 22 of the City Municipal Code, as amended,

HEREBY CERTIFIES:

1. That the real property and/or division thereof described herein complies with the applicable provisions of the Subdivision Map Act and Title 22 of the City Municipal Code as of the date of issue; and
2. That conditions may have been imposed in granting the Certificate of Compliance and are to be fulfilled and implemented by the applicant of applicant's grantee; and
3. That the issuance and recordation of this Certificate of Compliance has been duly authorized and approved by the Director of Public Works of the City of Rancho Cordova; and

CAVEAT: Recordation of this instrument does NOT indicate or imply that the subject property complies in any respect with the Zoning Code of the City of Rancho Cordova, but not limited to requirements of said code with respect to lot area, street frontage or lot width. The real property affected by this action is situated in the City of Rancho Cordova, County of Sacramento, State of California and is commonly known as **Assessor's Parcel 067-0010-108-0000**; and is particularly described on **Exhibit "A"** and **Exhibit "B"** attached hereto and made a part hereof for all purposes.

Date of Issuance: _____

Cyrus Abhar, Director of Public Works

By: _____

RCE 45424 Expires 12/31/14

LS 7723 Expires 12/31/15

Exhibit A
Legal Description
Air Rights Parcel (Mercy)
Being a portion of Parcel 3

Being located within the City of Rancho Cordova and being located within Parcel 3 of Parcel Map Number DD8438 and Recorded in Book _____ of Parcel Maps at Page _____ on file in the Office of the Recorder, County of Sacramento, State of California and being described as follows:

Beginning at point which bears the following two (2) courses from the Northwest corner on aforesaid Parcel 3:

- 1.) South 04°86'49" East 13.83 feet;
- 2.) North 85°32'59" East 22.16 feet to the existing Northwest exterior building corner being the True Point of Beginning.

Thence from said Point of Beginning the following eight (8) courses:

- 1.) Along the existing North exterior building wall North 85°32'59" East 34.00 feet to the existing Northeast building corner;
- 2.) South 04°27'01" East 80.54 feet along the existing East exterior building wall;
- 3.) Leaving said East building wall South 85°32'59" West 0.33 feet to the center of existing interior building wall;
- 4.) Along the center of existing interior building wall South 04°27'01" East 5.33 feet to the centerline intersection of existing interior building walls;
- 5.) Along the center of existing interior building wall South 85°32'59" West 13.50 feet to the centerline intersection of existing interior building walls;
- 6.) Along the center of existing interior building wall South 04°27'01" East 6.50 feet to the centerline intersection of existing interior building walls;
- 7.) Along the center of existing building wall South 85°32'59" West 20.17 feet to the exterior wall of existing building;
- 8.) Along the existing West exterior building wall North 04°27'01" West 92.37 feet to the Point of Beginning;

Air rights within the existing building is limited to the first floor from finish floor of the ground floor to bottom of ceiling joist of ground floor being same as the bottom of the second story floor joist.

Containing 3,048.93 Square feet or 0.07 acres

Together with the following described

Beginning at the Northwest corner of aforesaid Parcel 3; Thence the following eleven (11) courses:

- 1.) Along the Northerly line of said Parcel 3 North 85°39'39" East 57.20;
- 2.) Leaving said Northerly line South 04°27'01" East 30.50;
- 3.) North 85°39'39" East 23.42 feet to a point on the common line between aforesaid Parcel 3 and Parcel 2 Assessor's Parcel Map Number 067-0010-107;

- 4.) Along said common line South 04°36'49" East 27.62 feet to the common corner of Parcels 2 and 3;
- 5.) Leaving said common line South 28°37'16" West 43.07 feet to the existing North exterior building wall;
- 6.) Along the existing North exterior building wall South 85°32'59" West 1.00 feet to the existing East building exterior wall;
- 7.) Along the existing East exterior building wall North 04°27'01" West 80.54 feet;
- 8.) Along the existing North exterior building wall South 85°39'39" West 34.00 feet;
- 9.) Along the existing West exterior building wall South 04°27'01" East 92.37 feet;
- 10.) Leaving the West existing exterior building wall South 85°32'5a9" West 21.90 feet to the Westerly line of aforesaid Parcel 3;
- 11.) Along said Westerly line North 04°36'49" West 106.20 feet to the Point of Beginning.

Air rights within this described area extend vertically 50.00 feet from the ground surface.

Containing 3,976.00 Square feet or 0.09 acres

The basis of bearings for this description is identical to that certain Record of Survey, filed in Book 54, Page 33, on file in the Office of the Recorder, County of Sacramento, State of California.

End of Description

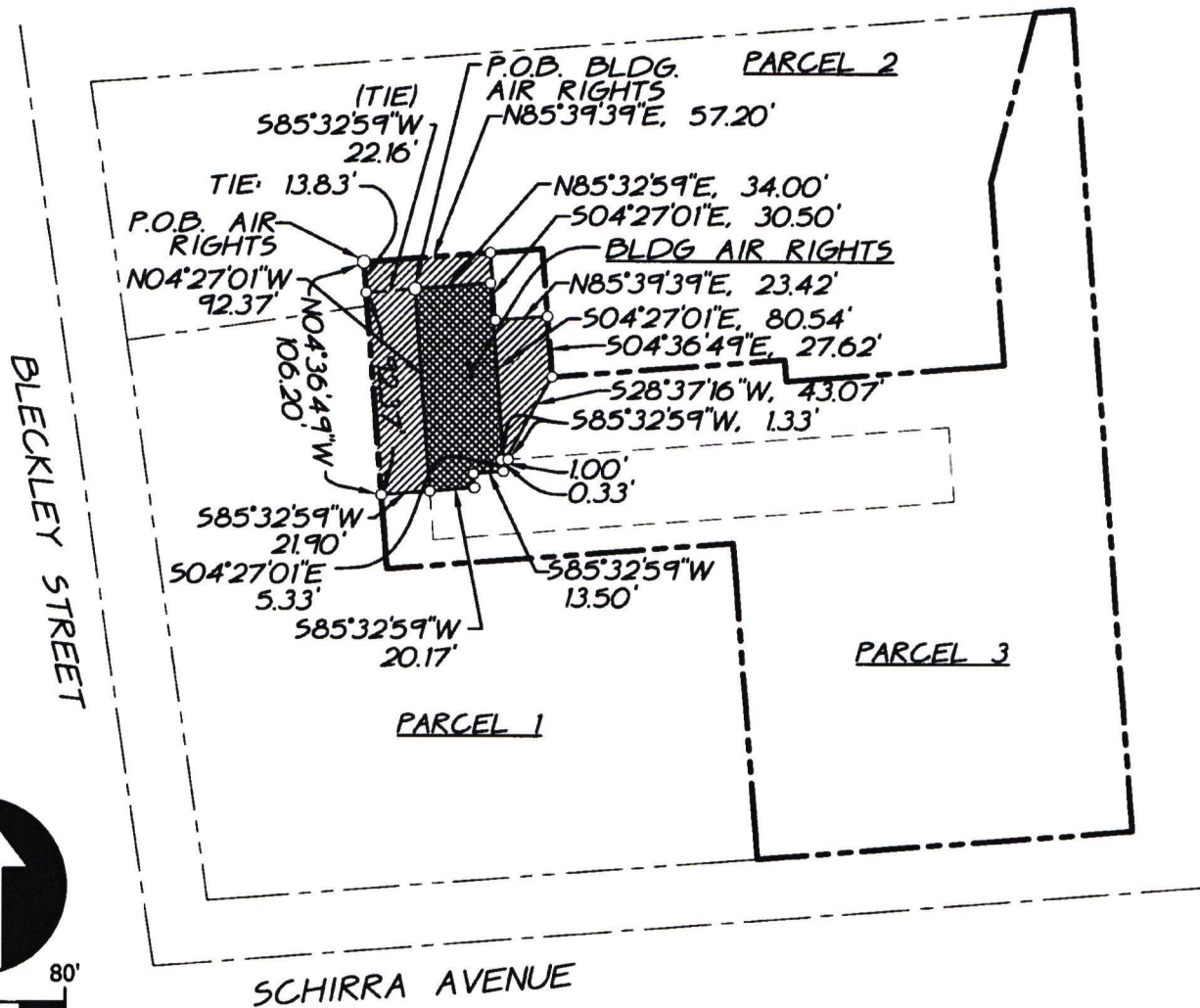
Prepared By: Warren Land Surveying, Inc.
 1117 Windfield Way, Ste. 110
 El Dorado Hills, CA 95762
 09/23/14

JOB NO.

12-081

DATE

09/16/14

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR
THIS SURVEY IS IDENTICAL TO
RECORD OF SURVEY BOOK 54
PAGE 33.

EXHIBIT "B" - AIR RIGHTS PARCEL (MERCY)

WARREN LAND SURVEYING, INC.

1117 Windfield Way, Suite 110
El Dorado Hills, CA. 95762
916-955-1570

MATHER VETERANS VILLAGE
A PORTION OF
PARCEL 3

SCALE
AGENDA ITEM 12.2

RANCHO CORDOVA,

SACRAMENTO COUNTY,

CALIFORNIA

MEMORANDUM

DATE: October 6, 2014

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **AN ORDINANCE ADDING SECTION 23.325.090, SUNRIDGE GENERAL COMMERCIAL OVERLAY ZONING DISTRICT, TO CHAPTER 23.325 OF TITLE 23 OF THE MUNICIPAL CODE**



RECOMMENDATION

Introduce and waive the first reading of Ordinance No. 23-2014.

RESULT OF RECOMMENDED ACTION

Approving this Zoning Code Amendment would incorporate a new overlay zone that applies to the four General Commercial (GC) zoned properties south of Douglas Road within the SunRidge Specific Plan area. This new overlay zone would further refine the allowed uses within those four properties. Specifically, some uses would not be permitted or would require a discretionary permit within these parcels.

BACKGROUND

During the July 15th City Council work session, staff presented background information regarding the four commercial sites that are zoned GC in the SunRidge Specific Plan area. The study session discussion focused on the allowable uses for these sites. The City Council provided staff with direction to amend the zoning code to refine some of the allowable land uses within these properties. The current amendment is reflective of that direction. In particular, the City Council was supportive of staff's proposal to modify the multi-family dwelling use allowances. The City Council directed staff to prepare a Code Amendment that would allow multi-family dwellings with a Conditional Use Permit on the Chrysanthy/Sunrise site and the southwest corner of Douglas/Sunrise site and not permit these uses on the southeast corner of Douglas/Sunrise and Douglas/Rancho Cordova Parkway site.

Additionally, staff has identified certain non-residential uses that are allowed within the GC zone, but that might not be compatible with uses anticipated for the SunRidge GC sites. These additional non-residential uses are identified and proposed restrictions are described in the SunRidge GC Overlay Use Table below.

Staff has prepared materials that would allow the Council to establish the GC Overlay as directed on July 15th. However, since the Council work session, staff has been approached by affected property owners that have asked for further consideration of the GC Overlay. Based upon discussions with property owners and further analysis, staff has provided additional materials should the Council wish to reconsider its previous direction. These additional

materials are discussed under the heading "Request for Additional Consideration" within this report. The decision between the options is a policy choice for the City Council. Staff believes that after weighing the options the Council may determine that the staff option provides a balance of benefits that support its careful consideration.

RESIDENTIAL/COMERCIAL CONTEXT

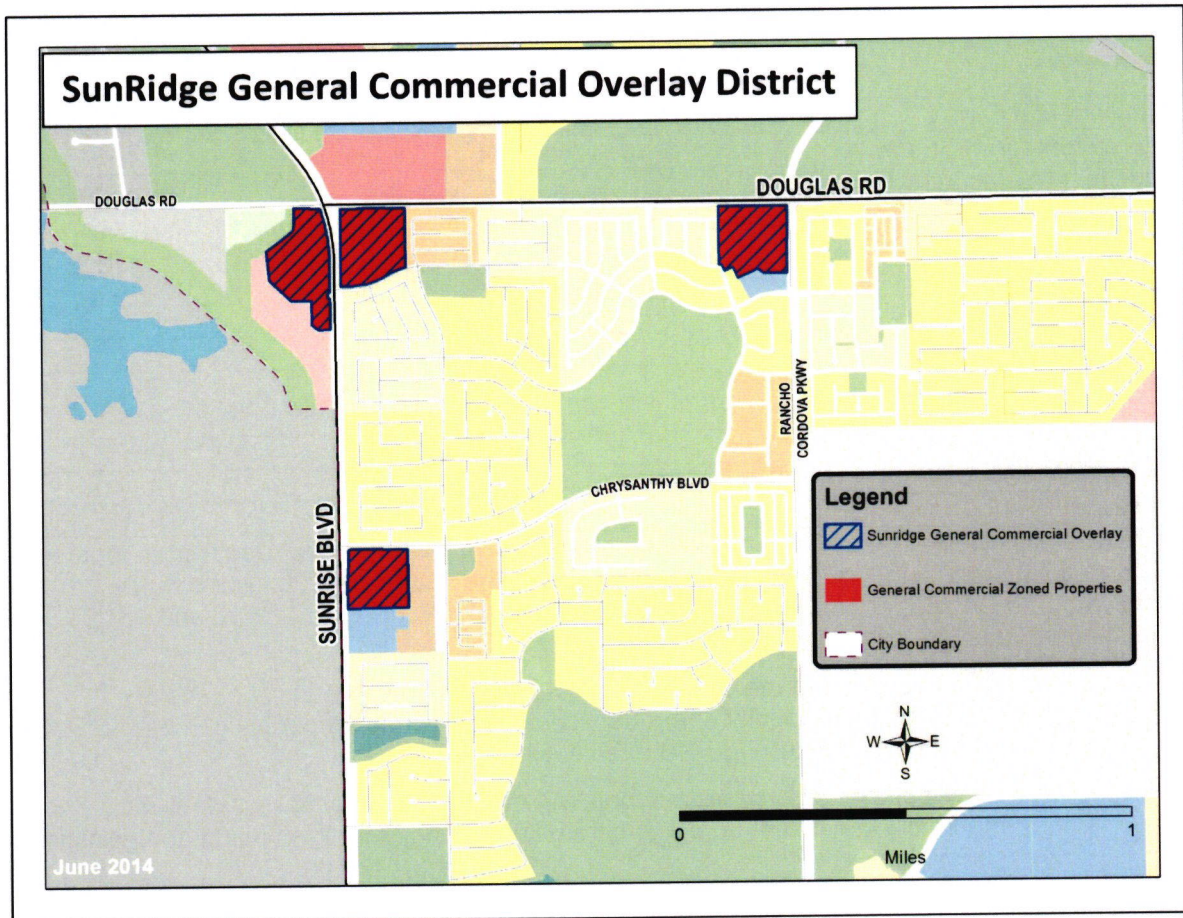
The City of Rancho Cordova is served with a strong business and employment job base with our central location in the Sacramento Region, transportation access and infrastructure, seismic stability, and affordable space and land. As a City, our job base has been one of our principal strengths both economically, financially, and image wise. Over the last four years, we have determined that there are insufficient employment sites in the new development area to maintain our strong jobs to housing unit (currently about 1.9 jobs per housing unit whereas the Regional average is 1.2 jobs per housing unit). In a couple of Council Work Sessions in 2011, with support of Spinnaker Strategies, it was determined that the City had inadequate acreage for employment uses in the new development area of the City to create a balanced housing and employment base in the new area. The recommendation was to look to shift 625 acres from residential to office use in the new area. Since that time we have made some positive progress in converting some land in Montelena, the Suncreek Specific Plan, and Arboretum Specific Plan to non-residential uses though we are still a long way from converting 625 acres to reach a balance within the new areas of the City.

Related to the four general commercial sites being considered as part of this action– they have been counted as being 100% non-residential. In particular, it has been noted that there is a shortage of non-residential sites south of Douglas in comparison to residential development. It has been noted that the three general commercial sites on Douglas Road are particularly important in providing services to the residents and employment opportunities as the area develops. The site at Sunrise and Chrysanthy is considered the weaker of the four commercial sites for attracting retailers and services.

PROPOSED CODE AMENDMENTS

The SunRidge GC (SGC) overlay district, as currently proposed, will clarify appropriate uses for these properties. The SGC overlay district is intended to provide ample opportunity for a variety of community serving commercial endeavors while limiting those land uses that may detract from successful retail and service uses. The boundaries upon which the SGC overlay zone will apply are shown in the figure below.

Figure 1 – SGC Overlay District



The overlay zone will work in conjunction with the city-wide GC zoning district and except where modified within the overlay zone, the standard allowed use table will apply.

The following table identifies adjustments to the specific allowed uses for the subject properties within the SGC overlay zone. The full text of the new Section 23.325.090 is included as an exhibit to the attached Ordinance.

Table 1 – SGC Overlay District Use Table

Use	Sunridge General Commercial Overlay Zoning District	Current Zoning
Dwelling, Multifamily	N ¹	P
Recreational Vehicle Parks	N	P
Equipment Sales and Rental	C	P
Maintenance and Repair, Small Equipment	C	P
Auto and Vehicle Sales	C	L
Auto and Vehicle Rental	C	P
Auto and Vehicle Storage	N	P
Vehicle Services, Major	C	P
Vehicle Services, Minor	C	P
Manufacturing, Small Scale	C	P
Storage, Warehouse	N	L
Wholesaling and Distribution	N	P
1 - Multifamily dwellings may be approved upon issuance of a Conditional Use Permit for the GC zoned sites within the SGC overlay zone located at the southwest corner of Sunrise Boulevard and Douglas Road and at the southeast corner of Sunrise Boulevard and Chrysanthy Boulevard, subject to the following finding: a. At full build-out of the Specific Plan, the retail and commercial needs of residents in the vicinity of the SunRidge GC Overlay properties can be met upon the remaining SunRidge GC overlay sites. The Applicant shall provide supporting evidence, prepared by a qualified marketing consultant, to demonstrate consistency with this finding at application submittal.		

Key: P - Permitted
 L – Permitted subject to Limited Use Permit
 C – Permitted subject to Conditional Use Permit
 N – Not Permitted

Following the City Council study session, staff reviewed the GC use listings again and has incorporated a few additional uses to the SGC overlay. Uses that were added to the table above include Auto and Vehicle Sales, Auto and Vehicle Rental, Vehicle Services, Major, and Vehicle Services, Minor. These will now all require a Conditional Use Permit in the SGC overlay zone. All directly affected property owners – AKT, Donahue Schriber, SBM-Montelena - are aware of this proposed Code change. SBM-Montelena and AKT were supportive of the change for their sites on Douglas Road. Donahue Schriber and AKT (for its Chrysanthy site) have requested that the City maintain existing residential use allowances.

REQUEST FOR ADDITIONAL CONSIDERATION

Following Council direction on July 15th, staff was approached by representative of Donahue Schriber and AKT with requests to discuss the SGC Overlay. Both landowners have sought specific adjustments to the overlay. Donahue Schriber has requested that their property retain the rights to residential uses that exist under the current GC zoning. AKT has requested that its Chrysanthy site retain its current residential use rights. Further, AKT will accept any restrictions the City proposes on its Sunrise/Douglas, but requests that this property and the adjacent Donahue Schriber property receive equal treatment.

Options for Council Consideration

In the event that Council wishes to reconsider the SGC Overlay regulations, staff has prepared a table that compares three options. These options include:

Option 1: Work Session Alternative

- No residential allowed on AKT's Sunrise/Douglas site or on the Montelena site
- Residential allowed subject to a Use Permit on Donahue Schriber site and AKT's Chrysanthy site

Option 2: Staff Alternative

- No residential allowed on any GC site fronting to Douglas Road
- No change to current GC regulations for the AKT Chrysanthy site (residential allowed)

Option 3: Donahue Schriber Alternative

- Require a Use Permit for residential development on any SGC Overlay property until such time as 100,000 square feet of commercial has been constructed on these sites – such development to include a neighborhood grocery store.
- Once the two thresholds of completion of 100,000 square feet of commercial and construction of a grocery store have been accomplished multi-family development would be allowed by right on remaining SunRidge GC sites.

The advantages and disadvantages of these three options are described in the following table and, upon Council request, will be discussed further during the review of this proposed action.

Analysis in the following table focuses on the surety that commercial sites will be available to meet commercial needs within SunRidge and how providing such surety for commercial development will affect property owners. From a broader perspective, assuring adequate commercial sites within SunRidge will have the following advantages:

- A mix of residential and commercial uses that promotes a jobs/housing balance will help to meet the employment and commercial needs of residents
- Multiple commercial nodes increases convenience for residents seeking goods and services
- Adequate sites allow for a greater range of commercial uses, including neighborhood retail and a variety of professional services
- Retail uses generate local revenues needed to fund services within the community

Options for Council Consideration

Option	Advantages	Disadvantages
Work Session Alternative - No residential allowed on AKT's Sunrise/Douglas site or on the Montelena site - Residential allowed subject to a Use Permit on Donahue Schriber site and AKT's Chrysanthy site	- Assures two key GC sites will be available for commercial - Limits residential on two additional commercial sites (CUP required)	- Does not meet desires of either Donahue Schriber or AKT - Uneven treatment of two properties at Sunrise and Douglas – some limited risk of “spot zoning” - CUP standard has been questioned, land owners see this as a major hurdle to residential development
Staff Alternative - No residential allowed on any GC site fronting to Douglas Road - No change to current GC regulations for the AKT Chrysanthy site	- Assures three most competitive commercial sites will be reserved - Even treatment of two sites at Sunrise and Douglas – likely avoids even a weak “spot zoning” argument - Meets AKT highest interest of flexibility for Chrysanthy site - Avoids complexity and uncertainty of CUP process	Does not meet Donahue Schriber desires for residential flexibility on their property
Donahue Schriber Alternative - Initially allow residential development on any GC site subject to Use Permit approval - Allow residential by right on any SunRidge GC site once the following have occurred: 100,000 square feet of commercial has been constructed on the SunRidge GC sites - A grocery store has been constructed on the SunRidge GC sites	- Assures at least one commercial center will be built on the four GC sites in SunRidge - Accommodates the most residential flexibility - Even treatment of two sites at Sunrise and Douglas	- Does not reserve adequate commercial sites in SunRidge - Could effectively cap commercial development in the area to 100,000 square feet - Initially provides CUP option for residential on any SunRidge GC site – have not reached agreement on standard of review for such a CUP

FISCAL IMPLICATIONS

The fiscal impact of the proposed action on City finances is anticipated to range between no impact to a beneficial impact. The commercial uses that this action would promote typically generate less demand for service than residential development and generate more revenue for the City than residential development. Further, provision of retail and service oriented commercial uses will enhance the SunRidge community and promote a more vibrant community, thereby enhancing the fiscal stability of the City.

ENVIRONMENTAL REVIEW

An addendum to the to the Sunrise Douglas Community Plan (SDCP) and SunRidge Specific Plan (SRSP) Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 for the proposed zoning code amendments.

The City has reviewed the potential environmental impacts related to the proposed zoning amendments. The City finds that no new or substantially more severe impacts would result from these amendments and that prior analysis contained in the originally certified Specific Plan EIR adequately address all environmental impacts. Based on the criteria discussed above, an addendum is considered the appropriate level of documentation to satisfy the requirements of CEQA, and no further analysis is required.

ATTACHMENTS

1. Ordinance No. 23-2014, including new Section 23.325.090 of Title 23 of the City's Municipal Code (**Exhibit A**).
2. Addendum to the Environmental Analysis.
3. Donahue Schriber SunRidge GC Overlay District Alternative.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 23-2014

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING
SECTION 23.325.090, SUNRIDGE GENERAL COMMERCIAL OVERLAY ZONING DISTRICT,
TO CHAPTER 23.325 OF TITLE 23 OF THE MUNICIPAL CODE**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Purpose and Declarations

WHEREAS, land use regulations within the SunRidge Specific Plan are complex due to a variety of factors that have occurred over time; and

WHEREAS, the City Council reviewed the properties zoning history during a study session on July 15, 2014; and

WHEREAS, the City Council provided direction to amend the City's zoning code to clarify the allowed use rights for the General Commercial (GC) zoned properties within the SunRidge Specific Plan; and

WHEREAS, the City Council's intent for development of the commercial properties within SunRidge are to specifically serve the needs of SunRidge residents; and

WHEREAS, the SunRidge General Commercial (SGC) overlay district will achieve this outcome by providing ample opportunity for a variety of community serving commercial uses while limiting those land uses that may detract from successful retail, grocery, and restaurant users.

Section 2. Findings

The City Council hereby finds that:

A. **CEQA Compliance.** The City prepared an Addendum to analyze whether supplemental environmental review to the SDCP/SRSP EIR (State Clearinghouse Number 97022055) was required for the Project under CEQA ("2014 Addendum"). The analysis in the 2014 Addendum shows that none of the standards under CEQA for preparation of subsequent or supplement environmental review (either a Negative Declaration or EIR) have occurred or are met for the Project. The addition of Section 23.325.090 into the City's Zoning Code is an activity within the scope of the General Plan EIR and SDCP/SRSP EIR and requires no further environmental review. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under State CEQA Guidelines section 15162. Furthermore, the Project is a procedural change in the Zoning Code that will not result in a direct, or reasonably foreseeable indirect, physical change in the environment. Therefore, adoption of the Ordinance is not subject to CEQA pursuant to Guidelines Section 15060(c)(2). All applications for development within any of the subject properties will be subject to the appropriate and applicable discretionary entitlements and will be required to comply with the requirements of CEQA prior to the approval of the permit.

ATTACHMENT 1

B. Consistency with the General Plan. The attached Zoning Code Amendment ("Amendment" or "proposed Amendment") is consistent with the General Plan as required by Government Code Section 65454. The Amendment is consistent with and implements the following provisions of the City's adopted General Plan:

General Plan Goals, Policies, and Actions:

§ Land Use Action.1.1.1 – Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.

Finding: Section 23.325.090 will refine the allowed uses for four GC zoned sites within the SunRidge Specific Plan. The refinement is necessary to ensure that commercial development that occurs within these sites is focused on serving the residents within the surrounding neighborhoods. It will ensure that the market conditions remain competitive amongst the properties that are relying upon the same customer base.

C. Required Findings. The attached Zoning Code Amendment is consistent with the following additional required findings:

Finding: The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

Evidence: The proposed Section 23.325.090 will refine uses for four GC zoned sites within the SunRidge Specific Plan. The SGC overlay is necessary and is in the public interest to ensure existing and future residents are provided with the appropriate commercial services within close proximity to their homes. The refinement in allowable uses is aimed at improving the convenience of these services and in turn, improving the welfare of the residents. There are not health or safety concerns associated with the proposed amendment.

Finding: The amendment is internally consistent with other applicable provisions of the Code.

Evidence: Section 23.325.090 has been reviewed for internal consistency with the Code and includes references to the appropriate related sections.

Section 3. Amendments

The City Council hereby adopts the new Section 23.325.090 of the Zoning Code attached in **Exhibit A**.

Section 4. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

ATTACHMENT 1

Section 5. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

EXHIBIT A1

Rancho Cordova Municipal Code
Chapter 23.325 OVERLAY ZONING DISTRICTS

Page 1/3

**Chapter 23.325
OVERLAY ZONING DISTRICTS**

Sections:

23.325.010	Purpose.
23.325.020	Convention (CO) overlay zoning district.
23.325.030	Transit oriented development (TOD) overlay zoning district.
23.325.040	Flood (F) overlay zoning district.
23.325.050	Planned development (PD) overlay zoning district.
23.325.060	Planned development – County/city initiated (PDC) overlay zoning district.
23.325.070	Parkway corridor (PC) overlay zoning district.
23.325.080	Surface mining (SM) overlay zoning district.
23.325.090	Sunridge general commercial (SGC) overlay zoning district

23.325.090 Sunridge general commercial (SGC) overlay zoning district.

A. Purpose and Intent. The purpose of the Sunridge general commercial (SGC) overlay is to ensure commercial development sites will be available to meet the retail and commercial demands of residents in the southern portion of the City. The SGC overlay district is intended to provide ample opportunity for a variety of community serving commercial endeavors while limiting those land uses that may detract from successful retail, grocery, and restaurant users. Where there is a conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

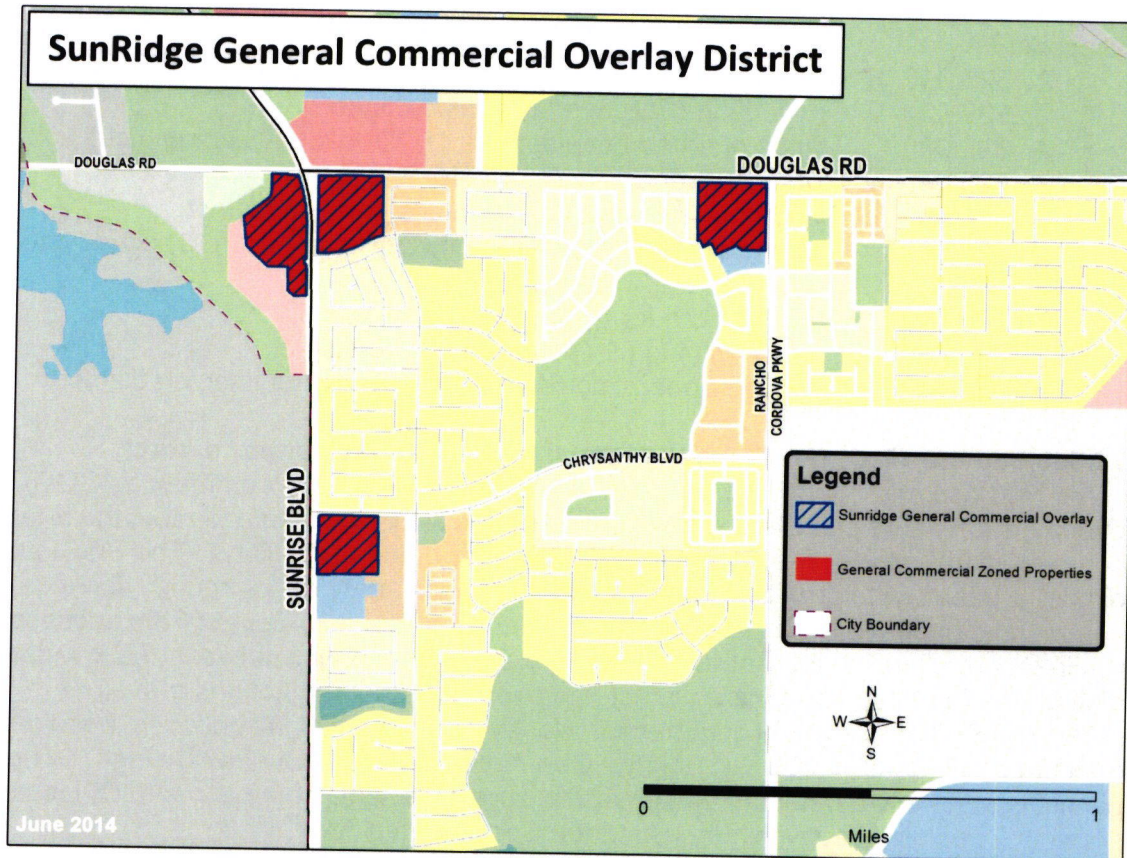
B. The Sunridge general commercial overlay zoning district is applied to those parcels described in Figure 23.325.8 (Sunridge General Commercial Overlay District). The district is generally defined as those parcels zoned General Commercial (GC) located south of Douglas Road within the Sunridge Specific Plan Area.

EXHIBIT A1

Rancho Cordova Municipal Code
Chapter 23.325 OVERLAY ZONING DISTRICTS

Page 2/3

Figure 23.325-8 Sunridge General Commercial Overlay District



C. Allowed Uses. The permitted uses in the GC zone are set forth in Table 23.316-1, Allowed Use and Permit Requirements for General Commercial and Industrial Zoning Districts, except that in the SGC overlay zone the following additional restrictions apply:

The Rancho Cordova Municipal Code is current through Ordinance 11-2014, passed April 21, 2014.

AGENDA ITEM 14.1

EXHIBIT A1

Rancho Cordova Municipal Code
Chapter 23.325 OVERLAY ZONING DISTRICTS

Page 3/3

Land Use Category	Sunridge General Commercial Overlay Zoning District
Dwelling, Multifamily	N ¹
Recreational Vehicle Parks	N
Equipment Sales and Rental	C
Maintenance and Repair, Small Equipment	C
Auto and Vehicle Sales	C
Auto and Vehicle Rental	C
Auto and Vehicle Storage	N
Vehicle Services, Major	C
Vehicle Services, Minor	C
Manufacturing, Small Scale	C
Storage, Warehouse	N
Wholesaling and Distribution	N
1 – Multifamily dwellings may be approved upon issuance of a Conditional Use Permit for the GC zoned sites within the SGC overlay zone located at the southwest corner of Sunrise Boulevard and Douglas Road and at the southeast corner of Sunrise Boulevard and Chrysanthy Boulevard, subject to the following finding: a. At full build-out of the residential zone property in the Specific Plan, the retail and commercial needs of residents in the vicinity of the Sunridge GC Overlay properties can be met upon the remaining Sunridge GC overlay sites. The Applicant shall provide supporting evidence, prepared by a qualified marketing consultant, to demonstrate consistency with this finding at application submittal.	

2337558.1

Chapter 23.325 OVERLAY ZONING DISTRICTS

Sections:

- 23.325.010 Purpose.
- 23.325.020 Convention (CO) overlay zoning district.
- 23.325.030 Transit oriented development (TOD) overlay zoning district.
- 23.325.040 Flood (F) overlay zoning district.
- 23.325.050 Planned development (PD) overlay zoning district.
- 23.325.060 Planned development – County/city initiated (PDC) overlay zoning district.
- 23.325.070 Parkway corridor (PC) overlay zoning district.
- 23.325.080 Surface mining (SM) overlay zoning district.
- 23.325.090 Sunridge general commercial (SGC) overlay zoning district

23.325.090 Sunridge general commercial (SGC) overlay zoning district.

A. Purpose and Intent. The purpose of the Sunridge general commercial (SGC) overlay is to ensure commercial development sites will be available to meet the retail and commercial demands of residents in the southern portion of the City. The SGC overlay district is intended to provide ample opportunity for a variety of community serving commercial endeavors while limiting those land uses that may detract from successful retail, grocery, and restaurant users. Where there is a conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

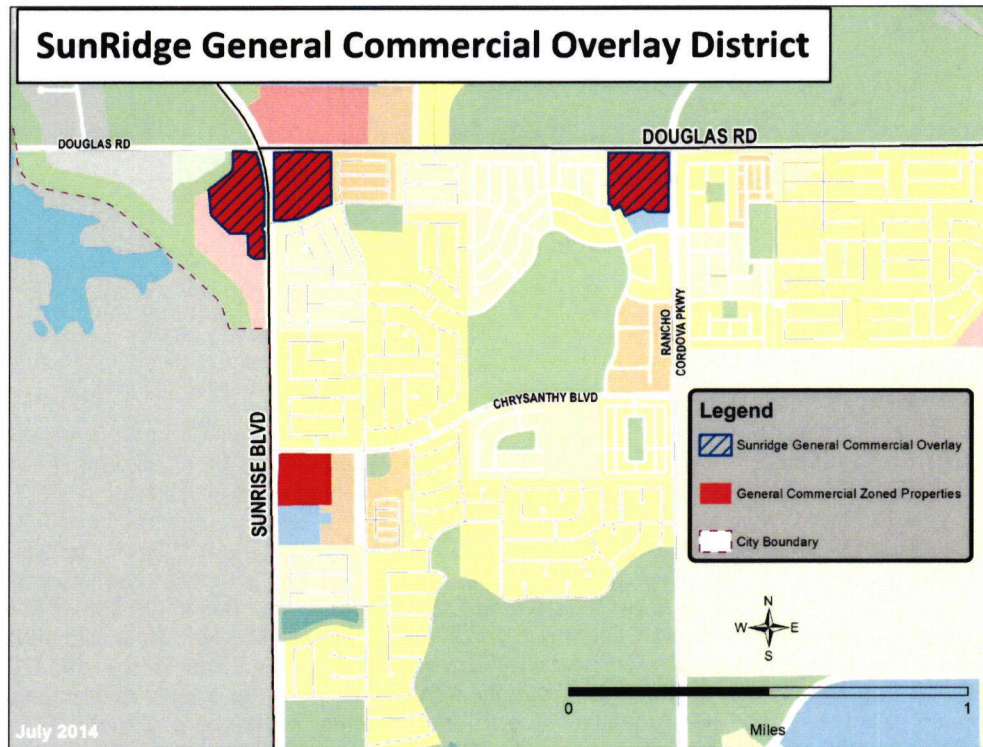
B. The Sunridge general commercial overlay zoning district is applied to those parcels described in Figure 23.325-8 (Sunridge General Commercial Overlay District). The district is generally defined as those parcels zoned General Commercial (GC) located south of Douglas Road within the Sunridge Specific Plan Area.

EXHIBIT A2

Rancho Cordova Municipal Code
Chapter 23.325 OVERLAY ZONING DISTRICTS

Page 2/2

Figure 23.325-8 Sunridge General Commercial Overlay District



C. Allowed Uses. The permitted uses in the GC zone are set forth in Table 23.316-1, Allowed Use and Permit Requirements for General Commercial and Industrial Zoning Districts, except that in the SGC overlay zone the following additional restrictions apply:

Land Use Category	Sunridge General Commercial Overlay Zoning District
Dwelling, Multifamily	N
Recreational Vehicle Parks	N
Equipment Sales and Rental	C
Maintenance and Repair, Small Equipment	C
Auto and Vehicle Sales	C
Auto and Vehicle Rental	C
Auto and Vehicle Storage	N
Vehicle Services, Major	C
Vehicle Services, Minor	C
Manufacturing, Small Scale	C
Storage, Warehouse	N
Wholesaling and Distribution	N

2337562.1

The Rancho Cordova Municipal Code is current through Ordinance 11-2014, passed April 21, 2014.

AGENDA ITEM 14.1



**ZONING CODE AMENDMENTS
FOR THE
SUNRIDGE SPECIAL PLANNING AREA
(Addendum to the SDCP/SRSP Final EIR)**

INTRODUCTION

This document is an addendum to the Sunrise Douglas Community Plan (SDCP) and SunRidge Specific Plan (SRSP) Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 for the proposed zoning code amendments.

The Sunrise Douglas Community Plan ("SDCP") and Sunridge Specific Plan ("SRSP") approved by the County of Sacramento ("County") in July 2002. The County certified an environmental impact report ("EIR") for the SDCP and SRSP in July 2002 (State Clearinghouse Number 97022055) ("SDCP/SRSP EIR") prepared in accordance with the California Environmental Quality Act ("CEQA"). Subsequently, the City certified a Court-Ordered Partially Revised Draft Environmental Impact Report (Revised DEIR) to the SDCP/SRSP EIR addressing long-term water supply plan and other water supply related issues (State Clearinghouse Number 97022055). However, due to amendments to the City's General Plan that was adopted in June 2006, the City could not find the SunRidge Specific Plan to be consistent with the General Plan and therefore could not readopt the SunRidge Specific Plan. Specifically, the General Plan requires a minimum amount of high density zoned lands that were not programmed into the Specific Plan.

Subsequently, the City processed a zoning map amendment that reinstated the commercial and multi-family residential zoning in the SunRidge Planning Area that was lost, due to the courts action on the SunRidge Specific Plan EIR and the Specific Plan revocation.

PROJECT DESCRIPTION

The SunRidge GC (SGC) overlay district, as currently proposed, will be established to clarify appropriate uses for these properties. The SGC overlay district is intended to provide ample opportunity for a variety of community serving commercial endeavors while limiting those land uses that may detract from successful retail, grocery, and restaurant users. The boundaries upon which the SGC overlay zone will apply are shown in the figure below.

The overlay zone will work in conjunction with the city-wide GC zoning district and except where modified within the overlay zone, the standard allowed use table will apply (See **Figure 1** below). **Table 1** below identifies the adjustments to the specific allowed uses for the subject properties within the SGC overlay zone.

Figure 1 – SGC Overlay District

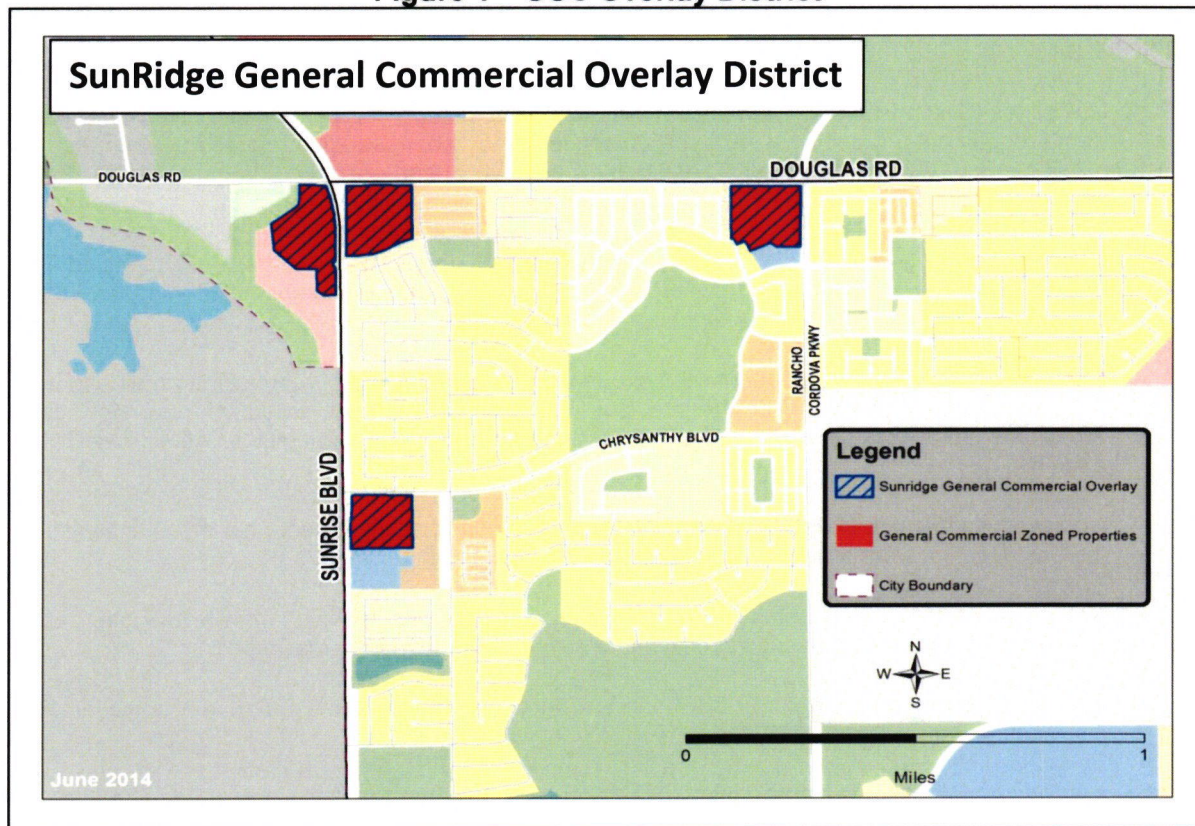


Table 1 – Proposed Adjustments

Use	Sunridge General Commercial Overlay Zoning District	Current Zoning
Dwelling, Multifamily	N ¹	P
Recreational Vehicle Parks	N	P
Equipment Sales and Rental	C	P
Maintenance and Repair, Small Equipment	C	P
Auto and Vehicle Sales	C	L
Auto and Vehicle Rental	C	P
Auto and Vehicle Storage	N	P
Vehicle Services, Major	C	P
Vehicle Services, Minor	C	P
Manufacturing, Small Scale	C	P
Storage, Warehouse	N	L
Wholesaling and Distribution	N	P

1 - Multifamily dwellings may be approved upon issuance of a Conditional Use Permit for the GC zoned sites within the SGC overlay zone located at the southwest corner of Sunrise Boulevard and Douglas Road and at the southeast corner of Sunrise Boulevard and Chrysanthy Boulevard, subject to the following finding:

- a. At full build-out of the Specific Plan, the retail and commercial needs of residents in the vicinity of the SunRidge GC Overlay properties can be met upon the remaining SunRidge GC overlay sites.

The Applicant shall provide supporting evidence, prepared by a qualified marketing consultant, to demonstrate consistency with this finding at application submittal.

Key: P - Permitted
 L - Permitted subject to Limited Use Permit
 C - Permitted subject to Conditional Use Permit
 N - Not Permitted

EXPLANATION OF THE DECISION NOT TO PREPARE A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT OR MITIGATED NEGATIVE DECLARATION

CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate environmental documents, if any, that must be completed when changes are proposed to a project for which an EIR has already been certified. These guidelines allow a lead agency to prepare an addendum if all of the following conditions are met:

- Substantial changes to the project do not require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified potentially significant effects.
- Substantial changes with respect to the circumstances under which the project is undertaken do not require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- No new mitigation measures or alternatives which are considered different from those analyzed in the EIR or which were previously found not to be feasible are identified.
- No new information of substantial importance becomes available which shows new significant effects or significant effects substantially more severe than previously discussed.
- Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA.

An addendum is considered the appropriate CEQA document for the proposed zoning amendments, as described above, because:

- There are no new substantial changes to the project that would result in new significant environmental effects or a substantial increase in the severity of a previously identified potentially significant effect, and
- There is no new information of substantial importance that shows new significant effects or significant effects would be substantially more severe than previously discussed.

POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The proposed zoning amendments would result in more restrictive use designations on the identified properties and would result in fewer impacts than identified in the Specific Plan EIR. Furthermore, the development footprint of the project site has not changed in relationship to the previously analyzed project. Impacts relating to Aesthetics, Air Quality, Agricultural Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Traffic and Circulation, and Utilities and Service Systems would be less than previously disclosed.

No substantial changes have occurred to the project site and or the surrounding area that would change the prior analysis and or conclusions. The zoning amendments would not create any new or additional significant impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. Mitigation measures relating to these impact areas and included in the SDCP/SRSP EIR are still applicable and would reduce impacts to the furthest extent feasible.

Conclusion

The City has reviewed the potential environmental impacts related to the proposed zoning amendments. The City finds that no new or substantially more severe impacts would result from these amendments and that prior analysis contained in the originally certified Specific Plan EIR adequately address all environmental impacts. Based on the criteria discussed above, an addendum is considered the appropriate level of documentation to satisfy the requirements of CEQA, and no further analysis is required.

REFERENCES

City of Rancho Cordova General Plan: Final Adopted Version. November 2006.

Sunrise Douglas Community Plan/SunRidge Specific Plan EIR. July 2002. State Clearinghouse Number 97022055.

ATTACHMENT 3**Donahue Schriber SunRidge GC Overlay District Alternative**

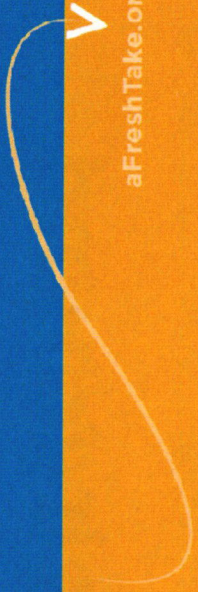
1. The SunRidge General Commercial (SGC) Overlay Zone is hereby created for Assessor's Parcel Numbers SAC 067-0030-038-0000, SAC 067-0430-001-0000, and (Montelena property). A Conditional Use Permit (CUP) shall be required for any multifamily uses within the SGC Overlay Zone prior to the construction of 100,000 square feet of commercial and retail space (including a least XX,000 square feet of neighborhood grocery space) within the bounded area identified on Exhibit A hereto.
 - a. In determining whether to issue a CUP for any multifamily uses within the SGC Overlay Zone prior to the construction of 100,000 square feet of commercial and retail space (including at least XX,000 square feet of neighborhood grocery space), the City shall be limited to the following three considerations: (i) whether approving the proposed multifamily uses would result in an insufficient amount of square footage designated for commercial uses within the bounded area identified on Exhibit A hereto to meet the essential commercial and retail needs of residents in the SunRidge Specific Plan area at full build-out; (ii) whether approving the proposed multifamily uses would expedite the construction of essential commercial and retail uses within the SunRidge Specific Plan area; and (iii) whether it is financially feasible to develop commercial and retail uses in the foreseeable future on the site where multifamily uses are proposed. To assist in its review of a CUP application, the City may require that applicant provide a report prepared by a qualified consultant address the foregoing considerations.
2. Upon construction of 100,000 square feet of commercial and retail space (including a least XX,000 square feet of neighborhood grocery space) within the bounded area identified on Exhibit A hereto, multifamily uses shall be permitted as a matter of right within the SGC Overlay Zone.

Exhibit A

General Commercial Zoning In the SunRidge SP Area Agenda Item 10.4

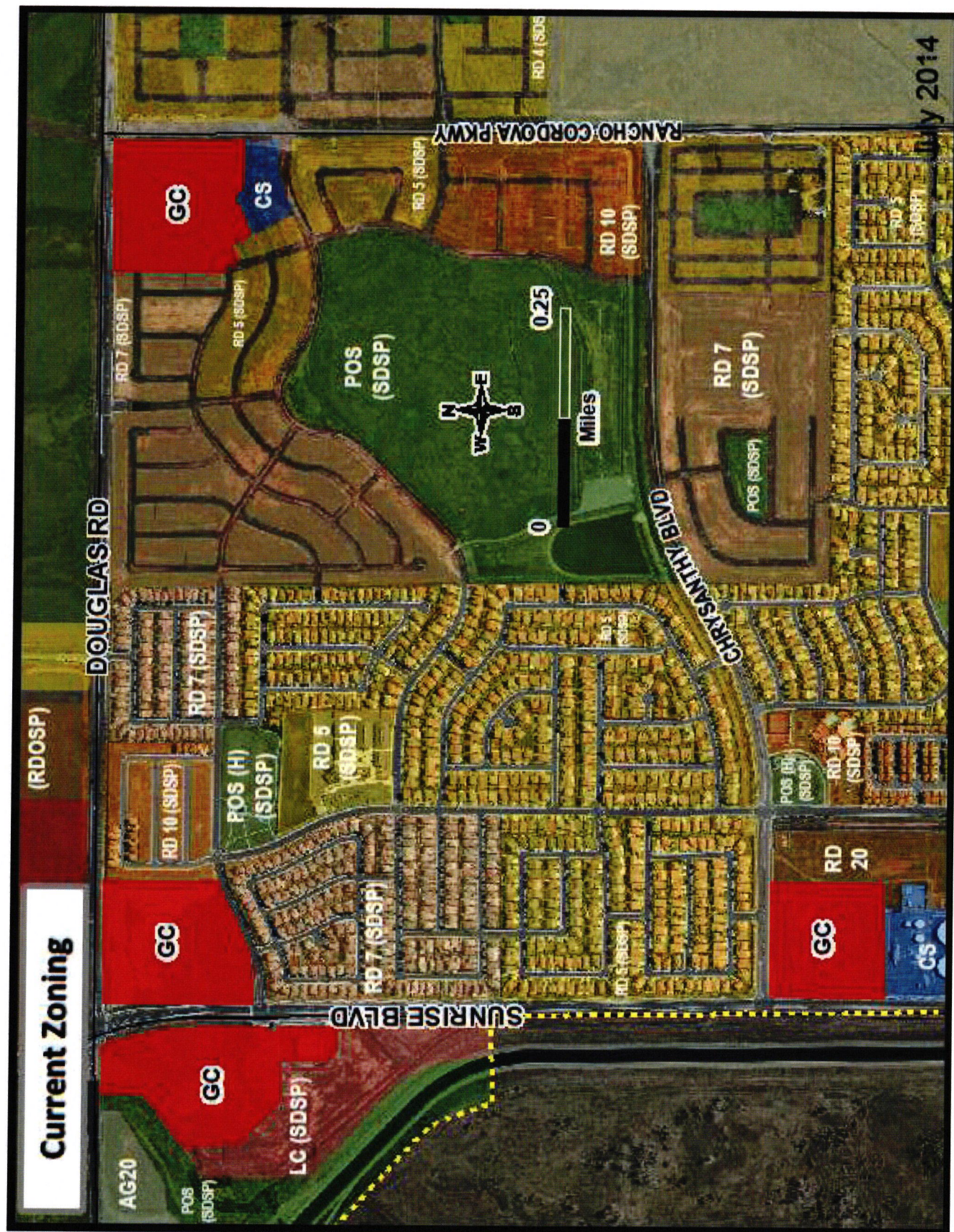
**Rancho Cordova City Council
October 6, 2014**



aFreshTake.org

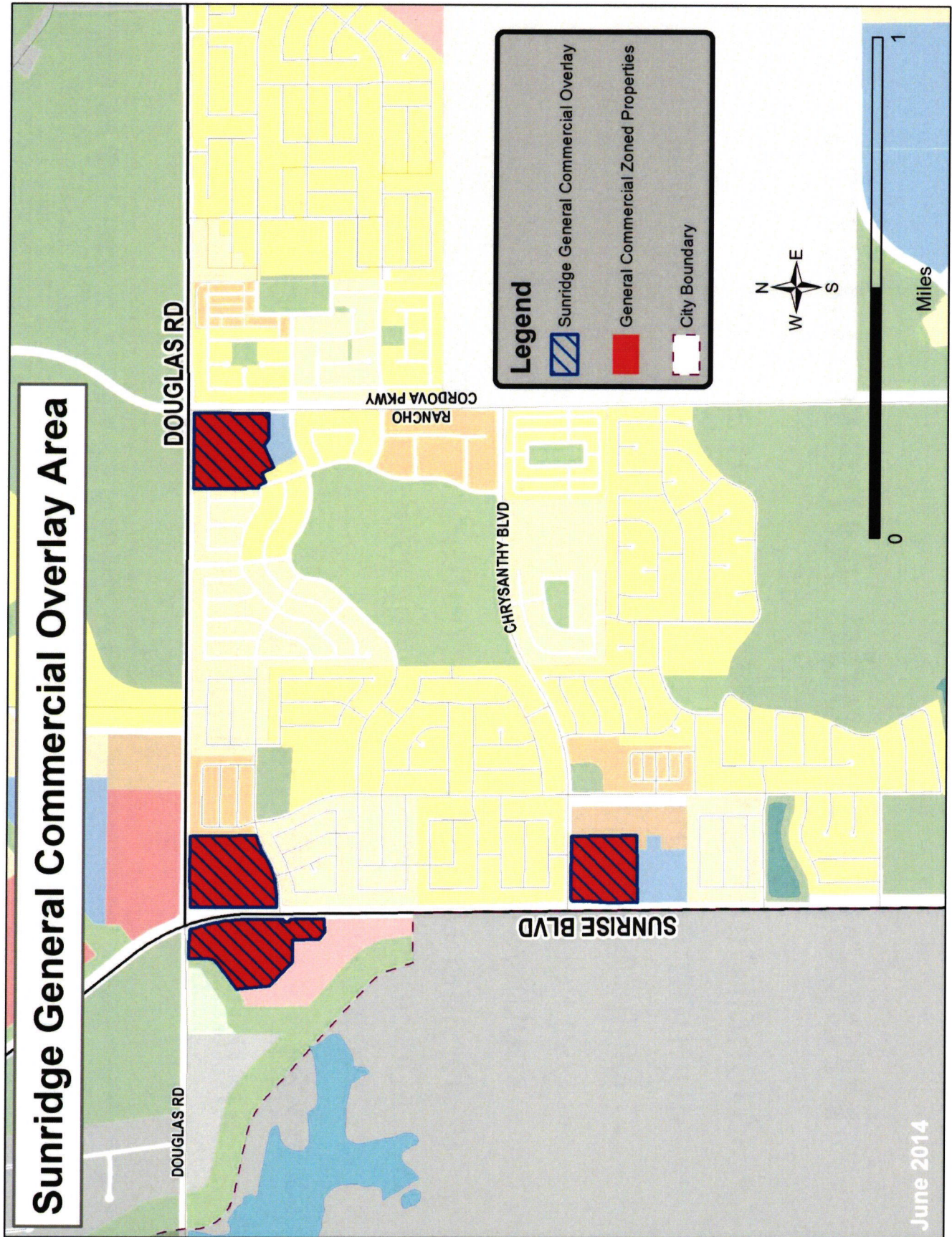
SunRidge Background

- SunRidge SP was approved prior to Cityhood
- Shopping Center (SC) designation applied to various sites
- Litigation against original approval required City to vacate SunRidge approvals
- To facilitate commercial development, City rezoned commercial sites to General Commercial (GC) in 2013



July 15 Council Study Session

- City Council Study Session held on July 15, 2014
- Meeting discussed currently allowed uses and requested Council direction on whether allowed uses for GC properties in the SunRidge area should be amended
- **City Council directed staff to proceed with establishing the SunRidge GC Overlay District**



Proposed Code Amendments

- Council directed staff to prepare a Code Amendment that would result in the following:
 - Multi-family dwellings allowed subject to Conditional Use Permit at Chrysanthy/Sunrise site and the southwest corner of Douglas/Sunrise site; and
 - Residential uses not permitted at southeast corner of Douglas/Sunrise and Douglas/Rancho Cordova Parkway sites
- **These changes are include in the proposed SunRidge GC Overlay**

Commercial Use Revisions

Use	Sunridge General Commercial Overlay Zoning District	Current Zoning
Recreational Vehicle Parks	N	P
Equipment Sales and Rental	C	P
Maintenance and Repair, Small Equipment	C	P
Auto and Vehicle Sales	C	L
Auto and Vehicle Rental	C	P
Auto and Vehicle Storage	N	P
Vehicle Services, Major	C	P
Vehicle Services, Minor	C	P
Manufacturing, Small Scale	C	P
Storage, Warehouse	N	L
Wholesaling and Distribution	N	P
Key: P - Permitted L – Permitted subject to Limited Use Permit C – Permitted subject to Conditional Use Permit N – Not Permitted		

Potential Options for SunRidge GC

- Staff has analyzed three alternatives for the SunRidge GC Overlay should Council wish to consider alternative approaches.
 - July 15 Work Session Alternative
 - Staff Alternative
 - Donahue Schriber Alternative

July 15th Work Session Alternative

Approach:

- No residential allowed on AKT's Sunrise/Douglas site or on the Montelena site
- Residential allowed subject to a Conditional Use Permit on Donahue Schriber site and AKT's Chrysanthy site

Advantages:

- Assures two key GC sites will be available for commercial
- Limits residential on two additional commercial sites

Disadvantages:

- Does not meet desires of either Donahue Schriber or AKT
- Uneven treatment of two properties at Sunrise and Douglas
- CUP standard has been questioned

Staff Alternative

Approach:

- No residential allowed on any GC site fronting to Douglas Road
- No change to current GC regulations for the AKT Chrysanthy site

Advantages:

- Assures three most competitive commercial sites will be reserved
- Even treatment of two sites at Sunrise and Douglas
- Meets AKT highest interest of flexibility for Chrysanthy site
- Avoids complexity and uncertainty of CUP process

Disadvantages:

- Does not meet Donahue Schriber desires for residential flexibility on their property

Donahue Schriber Alternative

Approach:

- Residential allowed on any GC site subject to Use Permit approval
- Residential allowed by right on any SunRidge GC site after construction of 100,000 sq. feet of commercial/grocery store

Advantages:

- Assures at least one commercial center will be built in SunRidge
- Even treatment of two sites at Sunrise and Douglas sites

Disadvantages:

- Does not reserve adequate commercial sites in SunRidge
- Agreement not reached on CUP review standard

Environmental Analysis

- Addendum prepared to determine whether the SDCP/SRSP EIR adequately addresses impacts associated with adoption of the SunRidge GC Overlay.
- Addendum found none of the standards for subsequent or supplement environmental review apply to the Project.
- Inclusion of the SunRidge GC Overlay within the City's Zoning Code is an activity within the scope of the General Plan EIR and SDCP/SRSP EIR and requires no further environmental review.
- The Project is a procedural change in the Zoning Code that will not result in a direct, or reasonably foreseeable indirect, physical change in the environment.
- Therefore, adoption of the Ordinance is not subject to CEQA pursuant to Guidelines Section 15060(c)(2).

Recommended Motion

- Introduce and waive first reading of Ordinance No. 23-2014
- Council may adopt either Exhibit A1 (Work Session Alternative) or Exhibit A2 (Staff Alternative)





MEMORANDUM



DATE: October 6, 2014
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director
SUBJECT: A FRESH TAKE FOR THE HISTORIC MATHER MILLS BUILDING

RECOMMENDATION

To clarify the vision for the future use of Mather Mills Building as a space to support culture, history and the arts.

With the review of improvements, operation needs, and preliminary rendering discussions, staff is seeking direction and input from City Council before proceeding to the next phase of this project.

RESULTS OF RECOMMENDED ACTION

Visualize the possibilities with a fresh take for the Mather Mills Building.

BACKGROUND

This historical asset to the community and unique opportunity for upgrading the building was supported by Supervisor Don Nottoli, with a check in the amount of \$85,000 given to the City of Rancho Cordova this year.

Staff has been working with a group of stakeholders to develop a vision for the future use of the building. We also contracted with an architect to design several concepts and will be presenting the options for Council's consideration and direction.

