

CITY OF RANCHO CORDOVA



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

Monday, December 01, 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, December 01, 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:** Upcoming Zoning Code Amendments – Process and Schedule Overview.
Recommendation: Consider the project information and provide direction relative to public outreach as appropriate.
Result of Recommended Action: Staff is in the process of preparing various amendments to the Zoning Code that will clarify and enhance the standards and procedures within the Zoning Code, consistent with the scope of work presented herein. This discussion will provide Council direction on the appropriate level of public outreach and Council Study Sessions to be conducted within this update process.

Council. The Zoning Code Amendments are anticipated to be presented for Council action in Spring 2015.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 2, 6.

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 Law Enforcement Chaplaincy will give the invocation.

9. CERTIFICATION OF NOVEMBER 4, 2014 ELECTION

9.1 **Subject:** Certification of the Results of the November 4, 2014 General Municipal Election with Regard to Members of the City Council and One Measure.

Recommendation: Adopt Resolution No. 133-2014.

Result of Recommended Action: Adoption of the Resolution results in the City's compliance with California Elections Code Regulations 10262, 10263, and 10264, which, in part, state that the governing body shall declare the results of each election under its jurisdiction.

Staff Report: Mindy Cuppy, MMC, City Clerk's Department.

Advances Goals: 1,2, 3, 4, 5, 6.

10. SPECIAL CEREMONIES – SWEAR IN COUNCIL MEMBERS

10.1 Swearing-in and Seating of Re-elected Council Members

11. CELEBRATORY BREAK

12. PRESENTATIONS

12.1 2014 Digital Cities Award Presented by Alan Cox on Behalf of the Center for Digital Government.

13. 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.

14. COUNCIL REPORTS

15. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 15.1 **Subject:** Meeting Minutes of November 17, 2014 Regular Meeting.
Recommendation: Adopt Minutes.
- 15.2 **Subject:** Second Reading of Ordinance No. 27-2014, Amending Title 1, Title 16, and Title 23 of the Municipal Code to Establish Procedures for Imposing Special Assessments and Recording Liens Against Properties with Delinquent Code Enforcement Fees, Charges, Penalties and Related Costs.
Recommendation: Waive the second reading and adopt Ordinance No. 27-2014.
Result of Recommended Action: If approved, this Ordinance will establish procedures for the City to collect delinquent code enforcement fees (including fees for nuisance abatement, rental housing inspections, zoning code enforcement, weed and graffiti abatement) by recording liens and imposing special assessments (tax liens) against properties, allowing the City to be made whole for such costs. This will help shift the cost of enforcement of these laws to those who violate them.
Staff Report: Adam Lindgren, City Attorney's office; Donna Silva, Finance Director; and Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1,2,3, 5.
- 15.3 **Subject:** Second Reading of Ordinance No. 28-2014, Approving a Rezone and Development Agreement Amendment for Anatolia IV - Project No. DD8471.
Recommendation: Waive the second reading and adopt Ordinance No. 28-2014.
Result of Recommended Action: Anatolia IV is a previously approved residential development bordered by Chrysanthy Boulevard to the north and Rancho Cordova Parkway to the east within the Sunridge Specific Plan. Approval of the project would allow reconfiguration of the previous approved residential subdivision and removal of the neighborhood park feature, increased residential lot size resulting in overall reduction in units from 203 single family lots to 139 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement to address the removal of the park feature 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: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 6.
- 15.4 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for Capital Village Phase III.

Recommendation: Approve Resolution No. 139-2014, pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of Capital Village III recorded in Book 364 of Maps, Page 4.

Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with Beazer Homes Holdings Corp., a Delaware Corporation assuring the completion of the construction of the public roads and utilities.

Staff Report: Cyrus Abhar, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.

Advances Goals: 4, 6.

- 15.5 **Subject:** Resolution Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Stormwater Utility Fee on the North Douglas Project in the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 132-2014, declaring the results of the mail ballot election relating to the imposition of the Stormwater Utility Fee on the North Douglas Project.

Result of Recommended Action: Adoption of the Resolution will declare the results of the tabulation of ballots in connection with the imposition of the annual Stormwater Utility Fee on the North Douglas Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the North Douglas Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

Staff Report: Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

16. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

17. PUBLIC HEARING ITEMS

- 17.1 **Subject:** SunRidge General Commercial Overlay Zoning District. Item continued from August 18, 2014 Regular City Council Meeting.

Recommendation: Consider options and provide direction for establishing a SunRidge General Commercial Overlay District to regulate various uses upon SunRidge General Commercial properties.

Result of Recommended Action: Council direction would allow staff to prepare action documents to establish a SunRidge General Commercial Overlay District that would affect General Commercial zoned properties south of Douglas Road within the SunRidge Specific Plan area. This new Overlay District would change the allowed uses within such properties. Specifically, some uses would not be permitted or would require a discretionary permit within these parcels. This item would return to Council at a subsequent meeting for formal action.

Staff Report: Paul Junker, Planning Director.

Advances Goals: 1, 2, 5, 6.

- 17.2 **Subject:** Point East Hotel and Event Center Conditional Use Permit, Design Review, and Adjustment; Project No. DD8533 - Located at 11212 Point East Drive.

Recommendation: Adopt Resolution 135-2014.

Result of Recommended Action: Adoption of Resolution No. 135-2014 would allow construction of a new four-story 53,600 square foot 89-room extended stay hotel, new

5,890 square foot event center, outdoor seating, new parking and landscaping on an undeveloped section of an parcel at the northeast corner of Point East Drive and Folsom Boulevard.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5, 6.

- 17.3 **Subject:** Capital Village Phase III & IV Design Review Amendments- Project No. DD8534 – Located at the northwest east side of Zinfandel Drive and south of International Drive.

Recommendation: Adopt Resolution 134-2014.

Result of Recommended Action: Adoption of Resolution No. 134-2014 would permit the applicant to construct homes within the Capital Village subdivision Phase III and IV with the revised housing plans. These amendments included additional square footage and floor plan alterations resulting in changes in facades.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 6.

- 17.4 **Subject:** General Plan Amendments for the Kassis Property, Plaza de Oro, General Plan/Zoning Consistency Table Suncreek Specific Plan and the Natural Resources Element.

Recommendation: Adopt Resolution No. 138-2014, and introduce and waive the first reading of Ordinance No. 29-2014.

Result of Recommended Action: The proposed actions will, collectively, resolve minor issues within the General Plan and remedy minor inconsistencies between the General Plan and the Zoning Code. Where land use designations are proposed to change, such changes are intended to more accurately reflect the existing land use of the subject parcels.

Staff Report: Paul Junker, Planning Director and Pam Johns, Special Projects Manager.

Advances Goals: 2, 5, 6.

- 17.5 **Subject:** A Resolution of the City Council of the City of Rancho Cordova, Amending Master Fee Schedule and Establishing New Fees for Repeat Nuisance Service Calls.

Recommendation: Adopt Resolution No. 136-2014.

Result of Recommended Action: Adoption of Resolution No. 136-2014, will amend the City's Master Fee Schedule by establishing an amount for the Repeat Nuisance Service Call Fee, as required by Rancho Cordova Municipal Code section 16.18.1603. If adopted, the City will impose the established amount in order to help recoup the costs associated with responding to private properties that are the subject or location of excessive nuisance service calls.

Staff Report: Kerry Simpson, Neighborhood Services Manager.

Advances Goals: 1, 2, 3.

18. REGULAR CALENDAR ITEMS

- 18.1 **Subject:** Selection of 2015 Mayor and Vice Mayor.

Recommendation: That Council select its Mayor and Vice Mayor for 2015.

Result of Recommended Action: Council will appoint its leadership officers, per Resolution No. 5-2004. The ceremonial seating of the new Mayor and Vice Mayor will take place at the next regular Council meeting on December 15, 2014.

Staff Report: Mindy Cuppy, MMC, City Clerk's Department.

Advances Goals: 1, 2, 3, 4, 5, 6.

18.2 **Subject:** Authorize Execution of Agreements with California State Board of Equalization.

Recommendation: Staff recommends adoption of Resolution No. 137-2014, authorizing the City Manager to execute agreements with the California State Board of Equalization (BOE) for implementation of the City's voter approved local transaction and use tax.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to enter into two agreements, subject to review from the City Attorney's Office, with the BOE for the preparation of the Tax and the administration of the Tax going forward. Both agreements are necessary to ensure the City begins collecting the Tax in a timely manner.

Staff Report: Liisa Behrends, Senior Accountant.

Advances Goal: 5.

18.3 **Subject:** Urgency Resolution Authorizing the City Manager to Pay Fees Required to Obtain Building Permits for the Mather Veterans Village Project in Order to Meet the California Tax Credit Association Deadlines.

19. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

20. CITY MANAGER'S REPORT

City Attorney's Discussion of Implementation of Recent Ordinances Passed.

Major Development Projects Update Given by Planning Department.

21. ADJOURNMENT

Mayor Skoglund will adjourn the regular meeting to closed session in the Community Board Room.

22. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

23. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

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).

24. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

25. 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, December 9, 2014</i>	<i>City Council Work Session (5:30 PM)</i>
<i>Monday, December 15, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>

PROPOSED MEETINGS	
<i>Monday, January 5, 2015</i>	<i>City Council Study Session (4:00 PM) and Regular Meeting (5:30PM)</i>
<i>Tuesday, January 13, 2015</i>	<i>City Council Work Session (5:30 PM)</i>
<i>Tuesday, January 20, 2015</i>	<i>City Council Regular Meeting (5:30 PM) Tuesday due to Monday holiday</i>
<i>Tuesday, January 27, 2015</i>	<i>City Council Work 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, December 01, 2014 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on 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 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk