a fresh take.
RANCHO CORDOVA
CALIFORNIA

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 01, 2014

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

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

Special Meeting/Work Session to Follow the Regular Meeting

MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor Skoglund called the special meeting to order in the American River Community Room North at 4:12 PM.

Council Members Present:	McGarvey, Skoglund, Budge, Terry, Sander (4:36 PM)
Council Members Absent:	None
Staff Members Present:	Lindgren, Cuppy, Junker, Chinn, Downton, Haven, Jordan, Nakamura

2. PUBLIC COMMENT

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

- Theresa Stanley
- Morjana Coffman
- Holly Wunder Stiles

Mayor Skoglund closed the public comment period.

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.

ACTION: The Council appointed Linda Budge and David Sander to serve on a sub-committee to discuss zoning code amendments.

4. ADJOURNMENT OF STUDY SESSION

Mayor Skoglund adjourned the meeting at 5:11 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:39 PM.

Council Members Present:	McGarvey, Skoglund, Budge, Sander, Terry
Council Members Absent:	None
Staff Members Present:	Nakamura, Lindgren, Cuppy, Junker, Silva, Chinn, Downton, Hayes, Holt, Simpson, Goold, Behrends, Sparkman, Samuelson, George

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

ACTION: Motion to move item 17.5 to Consent Public Hearing and item 18.2 to Consent by Budge second by Sander; Carried by a 5:0 roll call vote.

7. PLEDGE OF ALLEGIANCE

Lee Garrison led the pledge.

8. INVOCATION

Frank Russell from Sacramento County Law Enforcement Chaplaincy gave 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.

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

- Jeff Hawkes, in regards to Sales Tax Measure.

Mayor Skoglund closed the public comment period.

City Clerk, Mindy Cuppy, announced the results of the election.

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

10. SPECIAL CEREMONIES – SWEAR IN COUNCIL MEMBERS

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

Linda Budge was sworn in to a 4-year term as Council Member by Lee Garrison.

Dan Skoglund was sworn in to a 4-year term as Council Member by Lindsay Skoglund.

11. CELEBRATORY BREAK

AT THIS POINT: Council took a brief recess at 5:51 PM. The full council resumed at 6:07 PM.

12. PRESENTATIONS

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

13. PUBLIC COMMENT

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

- James Feci, regarding Stingray device.
- Carol Wilfley, regarding fees sign at park.
- Jeff Hawkes, regarding the Grapevine Newspaper.

Mayor Skoglund closed the public comment period.

AT THIS POINT: City Attorney, Adam Lindgren, requested to add adoption of an urgency resolution to the end of the agenda as item 18.3

14. COUNCIL REPORTS

Council reported on events since the last meeting.

15. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Item 18.2 was moved to consent.

City Clerk, Mindy Cuppy, announced the results the mail ballot election relating to the imposition of the Stormwater Utility Fee on the North Douglas Project, item 15.5. All three ballots were received and in affirmative. Item 15.5 passes.

City Clerk announced that item 18.2 has a revised resolution which was presented to council.

ACTION: Motion to approve items 15.1 - 15.5 and item 18.2 by Budge second by Terry; Carried by a 5:0 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.

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.

16. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Item 17.5 was moved to consent public hearing.

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.

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

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

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.

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

- Howard Wilkins, representing Donahue Schriber.
- Tim Taron, representing AKT Development.

Mayor Skoglund closed the public comment period.

ACTION: Motion to Continue to December 15, 2014 by Terry second by Budge;
Carried by a 5:0 roll call vote.

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.

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

- The applicant addressed council's questions.

Mayor Skoglund closed the public comment period.

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

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.

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

- The applicant, Ken Dohrn from Beazer Homes, addressed council's questions.
- Matt Cummings, regarding item 17.3.

Mayor Skoglund closed the public comment period.

AT THIS POINT: Council took a recess at 8:50 PM. The full council reconvened at 9:09 PM.

Council Member Budge recused herself from item 17.3 due to a real property interest.

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

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.

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

Item 17.4 was separated for discussion by property in order to identify any conflict of interest

Kassis Property

Council Member Sander recused himself from the Kassis Property portion of item 17.4 due to real property interest.

Council Member Budge recused herself from the Kassis Property portion of item 17.4 due to campaign contributions.

ACTION: Motion to approve Kassis property portion of item 17.4 by Terry second by McGarvey;
Carried by a 3:0 roll call vote (Budge and Sander recused).

Plaza de Oro

ACTION: Motion to approve Plaza de Oro portion of item 17.4 by Sander second by Budge;
Carried by a 5:0 roll call vote.

General Plan/Zoning Consistency Table

ACTION: Motion to approve General Plan/Zoning portion by Terry second by Budge;
Carried by a 5:0 roll call vote.

Suncreek Specific Plan

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

Natural Resources Element

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

ACTION: Motion to adopt Resolution No. 138-2014 and waive first reading and introduce ordinance 29-2014 by Terry second by McGarvey;
Carried by a 3:0 roll call vote (Budge and Sander recused).

NOTE: Item 17.5 approved under Consent Public Hearing.

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.

ACTION: Motion to appoint Robert J. McGarvey as Mayor and Davis Sander and Vice Mayor by Skoglund second by Terry;
Carried by a 5:0 roll call vote.

18.2 **Subject:** Authorize Execution of Agreements with California State Board of Equalization. ITEM MOVED TO CONSENT.

ITEM 18.3 URGENCY ITEM ADDED

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.

ACTION: Motion to add urgency item 18.3 to the agenda by Budge second by Terry;
Carried by a 5:0 roll call vote based on the following findings:

1. The item came to our attention after the posting of this meetings agenda; and
2. This item requires immediate attention prior to the next regularly scheduled meeting.

ACTION: Motion to approve item 18.3 and adopt Resolution No. 140-2014 by Budge second by Terry; Carried by 5:0 roll call vote.

19. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Budge requested a planning practice to track items, specifically bringing back issues with dates on them.

Sander requested joint meeting with Cordova Community Council Board, Council discussion on how we are dealing with West La Loma, and a bee keeping ordinance.

20. CITY MANAGER'S REPORT

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

Major Development Projects Update Given by Planning Department.

21. ADJOURNMENT

Mayor Skoglund adjourned the meeting to closed session in the Community Board Room in memory of Toby Johnson at 10:44 PM.

22. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Skoglund called the closed session to order in the Community Board Room at 10:40 PM.

Council Members Present:	McGarvey, Skoglund, Budge, Sander, Terry
Council Members Absent:	None
Staff Members Present:	Lindgren, Junker, Chinn, Haven, Nakamura

23. CLOSED SESSION

The Council met in closed session to discuss the following item:

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

City Attorney, Adam Lindgren, reported that there was no reportable action take in closed session.

25. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 11:20 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk