



**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, May 04, 2015

**4:00 PM – Special Meeting
American River 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 McGarvey called the special meeting to order in the American River Community Room North at 4:11 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Nakamura, Lindgren, Busch, Haven, Norton

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** Economic Development Work Plan.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the meeting at 5:24 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:43 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Nakamura, Lindgren, Cuppy, George, Abhar, Busch, Goold, Holt, Harriman, Ibrahim

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Ed Short led the pledge.

8. INVOCATION

The Mayor called for a moment of silence.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation Given to Joseph Piazza, Cordova Meadows Elementary School Principal, for his Outstanding Leadership and Support in the Community.
- 9.2 Presentation of Proclamation Honoring Cordova Church of Christ Youth Group for their Outstanding Community Service and Generosity to the Community.
- 9.3 Presentation Given by Rancho Cordova Historical Society.
- 9.4 Recycle Poster Contest Winner Announcement.
- 9.5 Presentation of Proclamation for Building & Safety Month Presented to Cyrus Abhar, Chief Building Officer and Public Works Director.

10. PUBLIC COMMENT

Mayor McGarvey opened the public comment period. There were no speakers. Mayor McGarvey 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 Sander;
Carried by a 4:0 roll call vote. (Skoglund absent)

- 12.1 **Subject:** Meeting Minutes of April 6, 2015 Regular City Council Meeting and April 16, 2015 Special City Council Meeting/Closed Session.
Recommendation: Adopt minutes.
- 12.2 **Subject:** Second Reading of Ordinance No. 6-2015, Levying Special Taxes within Sunridge North Douglas Community Facilities District No. 2005-1 and Rescinding Ordinance No. 26-2005.
Recommendation: Waive the second reading and adopt Ordinance No. 6-2015.
Result of Recommended Action: Adoption of this ordinance will levy a special tax within Sunridge North Douglas Community Facilities District No. 2005-1 at the amended and restated rate and method of apportionment of special tax set forth in the resolution of amendment and rescinds Ordinance No. 26-2005.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.
- 12.3 **Subject:** Second Reading of Ordinance No. 7-2015, Douglas 103 Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Development Agreement Amendment; Project No. DD8502 - Located at the Southeast Corner of Rancho Cordova Parkway and the Future Extension of Americanos Boulevard.
Recommendation: Waive the second reading and adopt Ordinance No. 7-2015.
Result of Recommended Action: Approval of the project would allow reconfiguration of the residential subdivision and overall reduction in units from 301 single family lots to 198 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement that updates and clarifies 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 standards.
Staff Report: Matt Diaz, Associate Planner.
Advances Goals: 1, 2, 6.
- 12.4 **Subject:** Approval of Parcel Map of Subdivision No. FM-2014-002-01, Rivergate Shopping Center.
Recommendation: Approval of map.
Result of Recommended Action: Record parcel map creating nine parcels from two existing parcels.
Staff Report: Cyrus Abhar, Public Works.
Advances Goals: 1, 2.
- 12.5 **Subject:** Contract Amendment for BSK Associates.
Recommendation: Authorize the City Manager to execute a contract amendment with BSK Associates.
Result of Recommended Action: BSK Associates will provide environmental consulting services for a Brownfields Assessment grant from the US Environmental Protection Agency.
Staff Report: Amanda Norton, Economic Development Manager.
Advances Goals: 2, 6.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

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

13.1 **Subject:** Approving and Adopting the 2015-2016 Community Development Block Grant Action Plan.

Recommendation: Approve Resolution 41-2015.

Result of Recommended Action: City Manager will submit the 2015-2016 Community Development Block Grant Action Plan to HUD and will direct staff to make any technical modifications deemed necessary.

Staff Report: Jessica Hayes, Housing and Neighborhood Project Coordinator & Peter Ibrahim, Housing and Neighborhood Development Specialist.

Advances Goals: 1, 2, 5, 6.

13.2 **Subject:** General Plan Circulation Element Amendment for the Capital Southeast Connector.

Recommendation: Adopt Resolution No. 47-2015.

Result of Recommended Action: The Circulation Element of the General Plan would be amended to reflect the Capital Southeast Connector project. Amendments to the existing statements and policies related to the Capital Southeast Connector project as well as amendments to the Circulation Plan exhibit are included. By reflecting these items within the City's Circulation Element, the Joint Powers Authority for the project would be able to establish consistency in the Connector Project description amongst all member jurisdictions and ensure that the regional nature of the project is maintained.

Staff Report: Jessica Jordan, Principal Planner and Mark Thomas, Senior Engineer.

Advances Goals: 1, 2, 5.

14. PUBLIC HEARING ITEMS

ACTION: Motion to move item 14.3 to the top of the Public Hearing Items by Terry second by Budge;
Carried by a 4:0 roll call vote. (Skoglund absent)

14.1 **Subject:** Clear Channel Outdoor Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8480 – Located at 12137 Folsom Boulevard. Item continued from April 6, 2015 City Council Meeting.

Recommendation: The following recommendations provide the City Council with alternative approaches to address the proposed Digital Freeway Sign application:

1. Consistent with Council direction received on December 15, 2014, adopt Resolution 3-2015 denying the Clear Channel Outdoor Conditional Use Permit and Operating Agreement; OR

2. Consider additional information included within the staff report and the public testimony and provide staff with alternative direction as desired.

Result of Recommended Action: Adoption of the Resolution would deny the Clear Channel Outdoor project. Alternatively, the City Council can provide other direction regarding preparation of alternate Resolutions or conducting additional research to be

brought back for consideration in the future.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

- 14.2 **Subject:** Sierra Outdoor/Outfront Media Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8490 – Located at 12125 Folsom Boulevard. Item continued from April 6, 2015 City Council Meeting.

Recommendation: The following recommendations provide the City Council with alternative approaches to address the proposed Digital Freeway Sign application:

1. Consistent with Council direction received on December 15, 2014, adopt Resolution 4-2015 approving the Sierra Outdoor/Outfront Media Conditional Use Permit and Operating Agreement; OR

2. Consider additional information included within the staff report and the public testimony and provide staff with alternative direction as desired.

Result of Recommended Action: Adoption of the Resolution would allow for Sierra Outdoor/Outfront Media to move forward with project construction. Alternatively, the City Council can provide other direction regarding preparation of alternate Resolutions or conducting additional research to be brought back for consideration in the future.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

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

- Mark Thomas, representing Clear Channel Outdoor, regarding item 14.1 and 14.2.
- Chad Roberts, representing Sierra Outdoor, regarding item 14.1 and 14.2.
- Chris Larsen, in opposition of item 14.1 and 14.2.
- Stephen Green, in opposition of item 14.1 and 14.2.
- Darryl Schmidt, in opposition of item 14.1 and 14.2.
- Diann Rogers, representing Rancho Cordova Chamber of Commerce, in support of item 14.2.

Mayor McGarvey closed the public comment period.

ACTION: Motion to approve option number one of item 14.1 and option number one of item 14.2 by Terry second by Sander;
Carried by a 3:1 roll call vote. (Budge dissenting) (Skoglund absent)

- 14.3 **Subject:** St. John Vianney Catholic Church and School LED Monument Sign Limited Use Permit; Project No. DD8565 – Located at 10497 Coloma Road.

Recommendation: Adopt Resolution No. 48-2015.

Result of Recommended Action: Adoption of Resolution No. 48-2015 would allow the applicant to receive a Limited Use Permit which is required for all electronic monument signs in all zoning areas. Once adopted, St. John Vianney Church & School will be able to receive building permits and soon after begin construction of their proposed monument sign. Adoption would also include removal of existing legal nonconforming pole signage that currently exist in that area.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 2, 6.

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

- Nate Buchaklian, the applicant, regarding item 14.3.
- Chuck Kelly, in support of item 14.3.
- Ginger Enricho, in opposition of item 14.3.
- Terry Dugan, in support of item 14.3.

Mayor McGarvey closed the public comment period.

ACTION: Motion to approve by Terry second by Sander;
Carried by a 3:1 roll call vote. (Budge dissenting) (Skoglund absent)

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry requested the downpayment assistance program item.

Council Member Terry requested an update on West La Loma progress.

17. CITY MANAGER'S REPORT

Report Back on Town Hall Meetings.

Direction on creating a Public Safety Standing committee.

18. ADJOURNMENT

Mayor McGarvey adjourned the meeting to closed session in the Community Board Room in memory of Dayo Hagan at 8:00 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 8:06 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Nakamura, Lindgren

20. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision 54956.9 (1 potential case).

21. OPEN SESSION - REPORT FROM CLOSED SESSION

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

22. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:28 PM.


Mindy Cuppy, MMC, City Clerk