



**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 18, 2015

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:40 PM.

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

Council Members Absent: None

Staff Members Present: Nakamura, Lindgren, Cuppy, Abhar, Busch, Goold, Haven, Holt, Downton, Snipes, Flory, Ulm, Grossi, George, Behrends, Simpson, Hadley

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Senator Nielsen led the pledge.

4. INVOCATION

Mark Shetler from First Covenant Church will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation by Senator Jim Nielsen on his Legislative Priorities for the 2015-16 Legislative Session and the Issues he Feels May Impact the City of Rancho Cordova.

- 5.2 Presentation of Proclamation Honoring Cordova Church of Christ Youth Group for their Outstanding Community Service and Generosity to the Community.
- 5.3 Update of Folsom Lake College Rancho Cordova Center by Rachel Rosenthal, President, Dale van Dam, Dean of Instruction at Rancho Cordova Center and Sally Howard, Director of College Advancement.
- 5.4 Annual Update by Sacramento-Yolo Mosquito & Vector Control District Manager Gary Goodman.

6. PUBLIC COMMENT

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

- Ava Santiago, expressing her gratitude for the buddy bench the City donated to her school, Navigator Elementary.
- Mark Matta, regarding water needs.
- James Feci, regarding the sting ray device and video surveillance.

Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 8.1 **Subject:** Meeting Minutes of May 4, 2015 Special and Regular City Council Meeting.
Recommendation: Adopt minutes.

- 8.2 **Subject:** Quarterly Treasurer's Report.
Recommendation: Recommend the report be received and filed.
Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another.
Staff Report: Liisa Behrends, Acting Finance Director.
Advances Goal: 4.

- 8.3 **Subject:** Resolution Approving a Mutual Aid Agreement with the City of Napa to Provide Emergency Assistance to Each Other in the Event of Disasters or Other Crises in Order for Napa to be Reimbursed by State and Federal Emergency Agencies for Monies Paid to the City of Rancho Cordova for Assistance Following the 2014 South Napa Earthquake.
Recommendation: Adopt a resolution approving a mutual aid agreement with the City

of Napa to provide emergency assistance to each other in the event of disasters or other crises.

Result of Recommended Action: The cities will have a formalized agreement to provide assistance to each other if needed in the event of disasters or other crises. The City of Napa will be able to obtain reimbursement from the State Office of Emergency Services and the Federal Emergency Management Agency for the expenses paid to the City of Rancho Cordova for building inspection services provided following the 2014 South Napa earthquake.

Staff Report: Kerry Simpson, Neighborhood Services Manager.

Advances Goals: 1, 5.

- 8.4 **Subject:** Resolution Awarding Construction Contract in the Amount of \$1,176,250 to Westcon Construction Corporation for the Anatolia Preserve Bike Trail Project.

Recommendation: Adopt Resolution No. 51-2015.

Result of Recommended Action: Adoption of this resolution will award construction contract to Westcon Construction Corporation in the amount of \$1,176,250 for the Anatolia Preserve Bike Trail Project.

Staff Report: Cyrus Abhar, Public Works Director and Britton Snipes, Senior Civil Engineer.

Advances Goals: 1, 2.

- 8.5 **Subject:** Approval of Parcel Map of Subdivision No. FM-2015-001-01, Business Park Drive.

Recommendation: Approval of Parcel Map of Subdivision No. FM-2015-001-01, Business Park Drive; located on the south side of Business Park Drive approximately 996 feet east of Bradshaw Road.

Result of Recommended Action: Approval of this recommendation will result in the recording of the parcel map creating four separate parcels.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goals: 1, 2.

- 8.6 **Subject:** Resolution Establishing Public Safety Standing Committee and Appointing Members.

Recommendation: Adopt Resolution No. 57-2015.

Result of Recommended Action: Adoption of this resolution would establish a Public Safety Standing Committee and appoint David Sander and Donald Terry as committee members.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 2, 3, 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Council pulled items 9.1 and 9.2 for discussion.

- 9.1 **Subject:** Popeye's Restaurant Design Review Permit; Project No. DD8557 – Located at 2817 Zinfandel Drive.

Recommendation: Adopt Resolution No. 52-2015.

Result of Recommended Action: Approval of Resolution No. 52-2015 would allow construction of a new 2,695 square foot Popeye's restaurant with outdoor seating. This project would effectuate some of the onsite improvements, new drive-through, new parking configuration and landscaping included in the Zinfandel Village drive-through and façade redesign approved by the City Council in January 2015.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 6.

Mayor McGarvey opened the public hearing. There were no speakers.
Mayor McGarvey closed the public hearing.

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

9.2 **Subject:** Costco Wholesale Canopy Remodel Design Review Permit; Project No. DD8557 – Located at 11260 White Rock Road.

Recommendation: Adopt Resolution No. 53-2015.

Result of Recommended Action: Approval of Resolution No. 53-2015 would allow the applicant to obtain the necessary permits to demolish the existing canopy and construct a new 220-foot metal canopy with new landscape planters and re-paint the existing building with a new color scheme.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 6.

The applicant, Joseph Welch of Mulvanny G2 Architecture, answered council's questions.

Mayor McGarvey opened the public hearing. There were no speakers.
Mayor McGarvey closed the public hearing.

ACTION: Motion to approve item 9.2 by Terry second by Sander;
Carried by a 5:0 roll call vote.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Amendments to the City-wide Zoning Code and Folsom Boulevard Specific Plan regarding Breweries/Wineries, Tasting Rooms, and other Commercial Uses.

Recommendation: Introduce and waive first reading of Ordinance No. 8-2015.

Result of Recommended Action: Approval of Ordinance No. 8-2015 will amend the Folsom Boulevard Specific Plan and City-wide Zoning Code to allow breweries/wineries, tasting rooms in certain specified zones by right or with appropriate permitting requirements. The project will also amend the Folsom Boulevard Specific Plan to introduce some light industrial uses within the FB-CMU zone.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 2, 6.

Mayor McGarvey opened the public hearing. There were no speakers.
Mayor McGarvey closed the public hearing.

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

10.2 **Subject:** Hyatt Hotel and Event Center (formerly Point East) Conditional Use Permit Amendment, Design Review Amendment, and Adjustment; Project No. DD8576 – Located at 11212, 11230, and 11260 Point East Drive.

Recommendation: Adopt Resolution No. 54-2015.

Result of Recommended Action: Approval of Resolution No. 54-2015 would allow

construction of a new four-story 58,810 square foot 88-room extended stay hotel, new 6,215 square foot event center with new outdoor seating, parking and landscaping on an undeveloped piece of land at the northeast corner of Point East Drive and Folsom Boulevard. The adjustment permit would allow a reduction to the required amount of parking for the entire center.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5, 6.

Mayor McGarvey opened the public hearing. There were no speakers. Mayor McGarvey closed the public hearing.

Applicants, Sara Lebastchi from D&S Development, Richard Harper from Capital City Development, and David Miry from PR Rancho Hotel, answered council's questions.

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

11. REGULAR CALENDAR ITEMS

11.1 Subject: Drought and Water Conservation Update.

Recommendation: Provide an update on the most recent developments related to local and statewide drought policies and clarify the City's role regarding enforcement.

Staff Report: Cyrus Abhar, Interim Assistant City Manager.

Advances Goals: 1, 2, 3, 5.

From 8:57 PM to 9:21 PM, council took a recess.

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

Paul Schubert from Golden State Water Company and Lotti from California American Water answered council's questions.

ACTION: Discussion item only; no action taken.

11.2 Subject: Discuss Proposed High Density Housing Project on a Vacant Parcel within the Capital Village Special Planning Area.

Recommendation: Provide preliminary direction to staff and project proponents regarding this proposed project.

Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff may assist with the review of this project should a formal application be made.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 6.

Council Member Budge recused herself from item 11.2.

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

- Doniell Cummings, in opposition of item 11.2.
- Matt Cummings, in opposition of item 11.2.

- Susan Folk, in opposition of item 11.2.
- Ian Redmond, in opposition of item 11.2.

Mayor McGarvey closed the public comment period.

ACTION: Discussion item only; no action taken.

- 11.3 **Subject:** Replacement of Redevelopment Agency (RDA) Powers and Authorities.
Recommendation: Adopt Resolution No. 55-2015 which reconfirms City commitment to the goals, policies and strategies previously stated in the City's Redevelopment Plan.
Result of Recommended Action: Proposed action will permit the City to take advantage of current opportunities to pursue blight remediation goals.
Staff Report: Reed Flory, Housing Reinvestment Manager.
Advances Goals: 1, 2, 3, 5, 6.

At this point, a motion to continue the meeting past 11:00 PM by Sander second by Budge. Carried by a 5:0 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 Sander;
Carried by a 5:0 roll call vote.

- 11.4 **Subject:** City of Rancho Cordova Sponsored Housing Assistance Program, Information Review, Discussion and City Council Direction.
Recommendation: That the City Council provide City staff further direction and clarification regarding a City of Rancho Cordova Housing Assistance Program.
Staff Report: Brian S. Nakamura, City Manager.

Council Member Skoglund left at 11:07 PM.

ACTION: Discussion item only; no action taken.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Mayor McGarvey adjourned the regular meeting to closed session in the Community Board Room at 11:18 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 11:24 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Nakamura, Lindgren, Abhar

16. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of case: Eureka village Homeowners Association v. City of Rancho Cordova
Superior Court of California – Sacramento
Case No. 34-2015-80002069

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 11:35 PM.


Mindy Cuppy, MMC, City Clerk