



**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, July 01, 2013**

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

**MINUTES**

**1. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

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

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Junker, Silva, Chinn, Downton, Flory, Garcia, Gassaway, Hadley, Holt, Runner, Thomas, George, Brewer, Davis, Blair, Haven, Richeal

**2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedules.

**3. NATIONAL ANTHEM**

Erin McGarvey sang the National Anthem.

#### 4. PLEDGE OF ALLEGIANCE

Charlie Budge, a 10 year old Ambassador, led the pledge.

#### 5. INVOCATION

Pastor Larry Stafford, Cordova Church of Christ Community Outreach Director, gave the invocation.

#### 6. PRESENTATIONS

- 6.1 Presentations and Acknowledgement of Special Guests.
- 6.2 Incorporation Memories and Committee Acknowledgments.
- 6.3 Premiere Showing Remarkable Rancho Cordovan Video.
- 6.4 Unveil the 10th Anniversary Mosaic.
- 6.5 Lip Dub Video and Time Capsule Contents.

#### 7. PUBLIC COMMENT

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

#### 8. COUNCIL REPORTS

Council acknowledged the 10th Anniversary of the City of Rancho Cordova.

#### 9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 9.1 **Subject:** An Ordinance Amending Section 23.325.020 (Convention Overlay District) of Title 23 (Zoning Code) of the Municipal Code to add an Exceptions Section.  
**Recommendation:** Waive the second reading and adopt Ordinance No. 18-2013.  
**Result of Recommended Action:** Adopting this Ordinance would amend the Convention Overlay District regulations within Title 23 (Zoning Code) of the City's Municipal Code to introduce an exceptions process within the Convention Overlay section of the Zoning Code. The exceptions process would allow the City Council to consider, and possibly approve, projects that provide specified community benefits, but may not meet the specific development standards identified in the Code.  
**Staff Report:** Paul Junker, Planning Director.  
**Advances Goals:** 1, 2.
- 9.2 **Subject:** An Ordinance Amending Section 23.325.020 (Convention Overlay District) of Title 23 (Zoning Code) of the Municipal Code and Section IV (Page IV-6, Page IV-27, Table IV-4) of the Folsom Boulevard Specific Plan.  
**Recommendation:** Waive the second reading and adopt Ordinance 19-2013.

**Result of Recommended Action:** Adopting this Ordinance would amend the Convention Overlay District regulations within Title 23 (Zoning Code) of the City's Municipal Code and Section IV of the Folsom Boulevard Specific Plan to reduce the permit requirements for certain specific uses from a Conditional Use Permit to an Administrative Use Permit. These uses include Business Support Services, Auto and Vehicle Sales and Rental, Vehicle Services – Minor, Manufacturing – Small Scale, Printing and Publishing, and Research and Development. By requiring an Administrative Use Permit, the review process would become easier and less time consuming and hopefully allow for more businesses to occupy the existing buildings within the Convention Overlay area.

**Staff Report:** Jessica Jordan, Senior Planner.

**Advances Goals:** 1, 2.

- 9.3 **Subject:** First Amendment to Disposition and Development Agreement with Urban Housing Communities.

**Recommendation:** It is recommended that the City Council adopt Resolution 82-2013 (Attachment 1) authorizing the City Manager to execute a First Amendment (Attachment 2) to the existing Disposition and Development Agreement (DDA) (Attachment 3) with UHC 00575 Rancho Cordova, L.P., a California limited partnership ("Developer").

**Result of Recommended Action:** Adoption of this resolution will provide the City Manager authorization to execute a First Amendment to the Disposition and Development (DDA) with Developer for the Horizons @ New Rancho, a senior affordable housing development.

**Staff Report:** Reed Flory, Housing Services Administrator and Jessica Hayes, Housing Services Assistant.

**Advances Goal:** 5.

- 9.4 **Subject:** Approval of Final Map of Sunridge Park Phase II Village 5B.

**Recommendation:** Approval of Final Map of Sunridge Park Phase II Village No. 5B Subdivision No. RC-04-096.05B being all of lot 3 and 5 of Sunridge Park Phase II recorded in Book 348 of Maps, at Page 1; located on the east side of Timberland Drive between Borderlands Drive and Canyonlands Drive.

**Result of Recommended Action:** Approval of this recommendation will result in the recording of the final map creating 24 new residential lots.

**Staff Report:** Cyrus Abhar, Public Works Director.

**Advances Goals:** 2.

## **10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

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

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

- 10.1 **Subject:** American Family Entertainment Center Design Review, an Exception to the Minimum Floor Area Ratio Requirement and Finance Plan; Project No. DD0038-179 – Located on the eastside of Kilgore Road between Trade Center Drive and Sun Center Drive.

**Recommendation:** Adopt Resolution No. 59-2013.

**Result of Recommended Action:** Adoption of the resolution would provide the approval to construct a 72,682 square foot entertainment center building on the eastern side of the 13.2 acre development site. Conditions of Approval have been prepared that would address the final review of the constructions plans, prior to the issuance of building permits.

**Staff Report:** William Campbell, Principal Planner and Micah Runner, Economic Development Manager.

**Advances Goals:** 1, 2, and 6.

**11. PUBLIC HEARING ITEMS**

NONE.

**12. REGULAR CALENDAR ITEMS**

NONE.

**13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

NONE.

**14. CITY MANAGER'S REPORT**

**15. ADJOURNMENT**

Mayor Budge adjourned the meeting at 7:08 PM.

  
Mindy Cuppy, CMC, City Clerk