



**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, November 18, 2013

**2:00 – Special Meeting
Community Board Room**

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

MINUTES

1. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the closed session to order in the Community Board Room at 2:12 PM.

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

Council Members Absent: None

2. CLOSED SESSION

2.1 PUBLIC EMPLOYEE APPOINTMENT

Title: City Manager

Pursuant to Government Code Section 54957

Staff Members Present: Gaebler, Lindgren, Cuppy, Peterson

ACTION: Discussion Item only, no action taken.

2.2 CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case)

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Junker, Chinn

ACTION: Discussion Item only, no action taken.

3. ADJOURNMENT

Mayor Budge adjourned the meeting at 5:18 PM.

4. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:32 PM.

Council Members Present: McGarvey, Budge, Sander, Terry

Council Members Absent: Skoglund

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Junker, Silva, Campbell, Flory, Hadley, Hayes, Holt, Simpson, Thomas, Phelps, Ibrahim, Brown, Peterson, Cuffe, Stover, Goold, Hall, Haven, Williams, George

5. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

6. PLEDGE OF ALLEGIANCE

Chief Michael Goold led the pledge.

7. INVOCATION

Alan Fisher from the Church of Latter Day Saints gave the invocation.

8. OPEN SESSION - REPORT FROM CLOSED SESSION

City Council discussed City Manager recruitment and anticipated litigation. Council provided direction to staff.

9. PRESENTATIONS

9.1 VSP Day of Service Recognition and Presentation was not done.

9.2 Report on the 21st Annual Stand Down Event for the Sacramento Area Presented by Randy and Brian from the Sacramento Stand Down (Veterans Service Group).

9.3 Proclamation in Support of Sikh American Awareness and Appreciation Month

Presented to Onkar S. Bindra.

- 9.4 Introduction of New City Employee: Code Enforcement Officer, Krista Stover by Neighborhood Services Manager, Kerry Simpson.
- 9.5 Introduction of New City Employee: Housing Services Assistant, Peter Ibrahim by Housing Services Administrator, Reed Flory.
- 9.6 10 Year Service Awards Presentation by Ted Gaebler.
- 9.7 Recognition of Council Member David Sander's Birthday on November 25.
- 9.8 Audience was encouraged to move to the lobby for refreshments in Honor of Council Member Sander's Birthday and 10 Year Service Award Recipients.

10. PUBLIC COMMENT

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

- 12.1 **Subject:** Meeting Minutes of November 4, 2013 Special and Regular Meeting.
Recommendation: Adopt Minutes.
- 12.2 **Subject:** Quarterly Treasurer's Report.
Recommendation: This report is informational only. It is recommended that the report be received and filed.
Result of Recommended Action: This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.
Staff Report: Patty Lohse and Donna Silva, Finance Department.
Advances Goals: 4.
- 12.3 **Subject:** Second Reading of Ordinance No. 30-2013, Adding Chapter 8.11 to the Municipal Code, to be Entitled "Keeping of Backyard Hens," and Amending Title 23 of the Municipal Code to Provide for Consistent Corresponding Land Use Regulations.
Recommendation: Waive the second reading and adopt Ordinance No. 30-2013.
Result of Recommended Action: The City-sponsored Municipal Code Amendment would add Chapter 8.11 to the Municipal Code to be entitled "Keeping of Backyard Hens," and amend Title 23 of the Municipal Code (Table 23.310-1, Allowed Uses, Residential Districts). The ordinance would permit the keeping of hens within certain single-family residential zones of the City, subject to a registration requirement and regulations for the care and maintenance set forth in the ordinance.

Staff Report: Paul Junker, Planning Director and Kerry Simpson, Neighborhood Services Manager.

Advances Goals: 2, 6.

- 12.4 **Subject:** Resolution Authorizing the Issuance of Special Tax Bonds for and on behalf of the City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of an Official Statement, Approving Sale of Such Bonds and Approving other Related Documents and Actions.

Recommendation: Adopt Resolution No. 121-2013.

Result of Recommended Action: Adoption of this Resolution will allow the execution and delivery of documents for the sale of Series 2013 Bonds for the Sunridge Anatolia Community Facilities District 2003-1.

Staff Report: Michelle Mingay and Donna Silva, Finance Department.

Advances Goals: 5.

- 12.5 **Subject:** AT&T Telecommunications Facility Limited Use Permit; Project No. DD8085 – Located at 12303 Folsom Boulevard.

Recommendation: Adopt Resolution No. 126-2013, approving the Limited Use Permit, subject to the amended plans for a Mono-pine style pole and the Conditions of Approval.

Result of Recommended Action: Approval of the Limited Use Permit with amended conditions of approval would increase the service coverage of the AT&T system in an area that is currently underserved.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 2.

- 12.6 **Subject:** Resolution Authorizing the City Manager to Execute the First Amendment to Current Contract No. 137-2013 with Sacramento for Prosecution Services, Increasing the Annual Payment for Services by \$5,688 and Adding Language to the Facilities and Equipment Provision.

Recommendation: Adopt Resolution No. 132-2013.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the First Amendment to the Agreement for Prosecution Services between Rancho Cordova and the City of Sacramento, increasing the annual payment for prosecution services by \$5,688 and adding language to the facilities and equipment provision of the Agreement.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2.

13. 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 McGarvey;
Carried by a 4:0 roll call vote (Skoglund absent).

- 13.1 **Subject:** Adoption of the 2013-2021 Housing Element Update.

Recommendation: Continue item to Regular Meeting on December 16, 2013.

Result of Recommended Action: Continuing the item will allow staff additional time to respond to public comment and to ensure that all public response is adequately

addressed.

Staff Report: Jessica Hayes, Housing and Neighborhood Development Specialist.

Advances Goals: 1, 2.

- 13.2 **Subject:** Second Reading of Ordinance Nos. Ordinance Nos. 31-2013, 32-2013, 33-2013, 34-2013, 35-2013, 36-2013, 37-2013, 38-2013, 39-2013, and 40-2013 for Local Building Codes.

Recommendation: Waive the second reading and adopt Ordinance Nos. 31-2013, 32-2013, 33-2013, 34-2013, 35-2013, 36-2013, 37-2013, 38-2013, 39-2013, and 40-2013 for Local Building Codes.

Result of Recommended Action: The recommended actions will result in the City's building codes being updated to current industry best practices and to coincide with new codes mandated by the state of California.

Staff Report: Cyrus Abhar, Chief Building Official and Joe Cuffe, Permit Services Supervisor.

Advances Goals: 1, 2.

- 13.3 **Subject:** Scooter's Coffee Conditional Use Permit, Minor Design Review and Adjustment; Project No. DD8329 – Located at 2352 Sunrise Boulevard.

Recommendation: Adopt Resolution No. 133-2013.

Result of Recommended Action: Adoption of this resolution would allow construction of a new 420 square foot drive-through coffee kiosk in the existing Rivergate Plaza Shopping Center parking lot. The infill development will remove roughly 30 spaces from a current oversupply of surface parking, but substantially enhance the shopping center landscape.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 1, 2, 6.

14. PUBLIC HEARING ITEMS

- 14.1 **Subject:** SunCreek Specific Plan.

Recommendation: Staff recommends the City Council take the following actions in order:

1. Adopt Resolution No. 127-2013, certifying the EIR/EIS for the SunCreek Specific Plan;
2. Adopt Resolution No. 128-2013, amending the City's General Plan Land Use Element for the SunCreek Specific Plan and the Open Space Element changing the open space requirement from 1.75 acres per 1,000 population to 1.0 acres per 1,000 population;
3. Introduce and waive first reading of Ordinance No. 41-2013, approving the SunCreek Specific Plan, with attached exhibits Public Facilities Finance Plan and Phasing Plan;
4. Introduce and waive first reading of Ordinance No. 42-2013, approving Development Agreements for each of the six ownerships in the SunCreek Specific Plan;
5. Adopt Resolution No. 129-2013, approving individual Affordable Housing Plans for each of the six ownerships in the SunCreek Specific Plan.

Result of Recommended Action: The approval of the SunCreek Specific Plan (SCSP) would ensure the project area will develop in a logical and phased sequence, be environmentally sensitive to natural resources and contribute to the financial sustainability of the City. The SCSP captures the essence of many of the goals and policies of the City's General Plan Elements that promote city building, but not at the expense of the environment. The approved plan would interconnect with the adjoining properties, which in their own time will develop and complement the pedestrian and bike trails, blend into the integrated road system that links open space, residential

neighborhood and shopping/employment centers within the developing area of the City.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 1, 2, 5, 6.

Bill Shaddock from Lennar Homes, answered Council's questions.

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

- Paul Philley, supports the SunCreek Specific Plan.
- Tim Sowards, in opposition of the SunCreek Specific Plan.
- David Vallerge, in opposition of the SunCreek Specific Plan.
- Don Nathan, in opposition of the SunCreek Specific Plan.
- Ty Moore, in opposition of the SunCreek Specific Plan.
- Michelle Hanks, in opposition of the SunCreek Specific Plan.
- Katie Masingale, expressed concerns regarding funding the SunCreek Specific Plan.

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Mayor Budge closed the public comment period.

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

14.2 **Subject:** City Open Space Guidelines.

Recommendation: Staff recommends the City Council Adopt Resolution No. 130-2013, thereby adopting City Open Space Guidelines.

Result of Recommended Action: Adoption of the City Open Space Guidelines would provide a framework for the designation, design and general operation of open space lands. The Open Space Guidelines are the result of a collaborative process of City staff and members of the development community and would establish an overall system of community gathering places and trail corridors that would add to the livability of new communities within Rancho Cordova.

Staff Report: Paul Junker, Planning Director.

Advances Goals: 1, 2, 6.

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

- Scott Whyte, North State Building Association, supports the item.

Mayor Budge closed the public comment period.

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

- 14.3 **Subject:** Rivergate Shopping Center New Monument Sign Program; Project No. DD8235 – Located at 2352 Sunrise Boulevard.
Recommendation: Adopt Resolution 118-2013.
Result of Recommended Action: Adoption of this resolution would allow construction of two new multi-tenant monument signs for the Rivergate Shopping Center. The new signs would provide greater exposure to Sunrise Boulevard and Zinfandel Drive for the new major tenants and the minor tenants. If these signs were not located in the special sign corridor they would be permitted by right as to height and size.
Staff Report: William Campbell, Principal Planner.
Advances Goals: 6.

Joe Hupp with Hupp Signs and Lighting, Inc. and Ryan Adair with Ethan Conrad Properties- Applicants answered Council's questions.

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

- Ron Baughan, regarding signage on Folsom Boulevard.

Mayor Budge closed the public comment period.

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

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

17. CITY MANAGER'S REPORT

Economic Development: Housing Division

Reed Flory and Jessica Hayes gave an update on the Housing Division activities.

18. ADJOURNMENT

Mayor Budge adjourned the meeting at 9:39 PM.


Mindy Cuppy, EMC, City Clerk