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 15, 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:	Terry, McGarvey, Skoglund, Budge, Sander
Council Members Absent:	None
Staff Members Present:	Sparkman, George, Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Campbell, Downton, Flory, Haven, Hayes, Mingay, Runner, Snyder, Cuffe, Beiswenger, Blair, Stricker, Richeal

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Troy Konarski led the pledge.

4. INVOCATION

Mayor Budge led in a moment of silence.

5. PRESENTATIONS

5.1 Presentation on the Saving Lives Campaign (Rancho Cordova's Drug-Free Communities Grant) Presented by Jamie Gomez with Folsom Cordova Community Partnership.

5.2 Winner of the First Annual Mayor's Cup for the 4th of July Parade Presented by Mayor Budge.

5.3 Presentation to Eppie Johnson in Honor of the 40th Anniversary of Eppie's Great Race by Executive Director of Transportation California Will Kempton on Behalf of Assemblyman Ken Cooley.

5.4 Presentation of Proclamation to Eppie Johnson in Honor of the 40th Anniversary of Eppie's Great Race Presented by the City Council of the City of Rancho Cordova.

6. PUBLIC COMMENT

Mayor Budge opened the public comment period. There were no speakers. Mayor Budge 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 Skoglund second by Sander;
Carried by a 5:0 roll call vote.

8.1 **Subject:** Meeting Minutes of June 17, 2013 Regular Meeting, July 1, 2013 Regular Meeting, and July 9, 2013 Special Meeting.
Recommendation: Adopt Minutes.

8.2 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Determing the Special Tax Levy and Authorizing the Levy of Special Taxes for Police Protection Services within the Rancho Cordova Special Police Tax Area for Fiscal Year 2013-14.
Recommendation: Adopt Resolution No. 83-2013.
Result of Recommended Action: This action authorizes and directs the Finance Director to determine, or cause to be determined, the Rancho Cordova Special Police Tax Area's (the "District") Fiscal Year 2013-14 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the County Tax Roll.
Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.
Advances Goals: 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.3-9.9 and 9.11 by Terry second by Sander;
Carried by a 5:0 roll call vote.

9.1 **Subject:** Adopt Ordinance No. 22-2013 to Amend Chapter 16.02 of the Rancho Cordova Municipal Code, "Uniform Administrative Code," to Reflect Changes Pertaining to Building Permit Expiration and Violations.
Recommendation: Waive first reading and introduce Ordinance No. 22-2013.
Result of Recommended Action: Adopting Ordinance No. 22-2013 will modify Sections 105.5 / R105.5 "Permit Expiration" and 114.4 "Violation Fees" of the Uniform Administrative Code, found in Chapter 16.02 of the Municipal Code. The amendments to Section 105.5 "Permit Expiration" will clarify building permit timelines and renewal fees. The amendments to Section 114.4 "Violation Fees" will be based on cost recovery to help ensure the maximum violation fee will not exceed the amount equal to the total permit fee.
Staff Report: Cyrus Abhar, Chief Building Official.
Advances Goals: 1, 2, 3, 5.

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

9.2 **Subject:** Adopt Ordinance No. 20-2013 Adding Rancho Cordova Municipal Code 16.03 "Safety Assessment Placards" to Denote Conditions Relating to Continued Occupancy of Buildings.
Recommendation: Waive first reading and introduce Ordinance No. 20-2013.
Result of Recommended Action: Adoption of Ordinance No. 20-2013 will establish standard safety assessment placards to be used to indicate the condition of a structure for continued occupancy. This chapter will further authorize the Building Official, or his or her designee, to post the appropriate placards at each entry point upon the completion of a safety assessment. The safety assessment is a visual, non-destructive examination that will determine if a structure is safe, restricted use, or unsafe.
Staff Report: Cyrus Abhar, Chief Building Official.
Advances Goals: 2.

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

9.3 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1.
Recommendation: Adopt Resolution No. 84-2013.
Result of Recommended Action: Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. On June 3, 2013, the City Council approved resolutions ordering the preparation of the Engineer's Annual Levy Report, and set the public hearing to be held prior to approving and ordering the levy of assessments for Fiscal Year 2013-2014. The assessments fund the ongoing landscape maintenance services in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

9.4 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1.
Recommendation: Adopt Resolution No. 85-2013.
Result of Recommended Action: Adoption of this resolution will authorize the

continuance of the annual levy and collection of assessments in the District. On June 3, 2013, the City Council approved resolutions ordering the preparation of the Engineer's Annual Levy Report, and set the public hearing to be held prior to approving and ordering the levy of assessments for Fiscal Year 2013-2014. The assessments fund the ongoing maintenance, servicing and operation of public lighting improvements (safety lights and street lights) in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Result of Recommended Action: Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. On June 3, 2013, the City Council approved resolutions ordering the preparation of the Engineer's Annual Levy Report and set the public hearing to be held prior to approving and ordering the levy of assessments for Fiscal Year 2013-2014. The assessments fund the ongoing maintenance, servicing and operation of public lighting improvements (safety lights and street lights) in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

9.5 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Assessments for Rancho Cordova Road Maintenance Assessment District.
Recommendation:

That Council:

a) Adopt Resolution No. 86-2013 initiating proceedings for the annual levy and collection of assessments, declaring its intention to levy the annual assessments and preliminarily approving the Engineer's Report for the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2013-2014; and

b) Adopt Resolution No. 87-2013 amending and/or approving the Annual Engineer's Report and ordering the levy and collection of assessments within the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2013-2014.
Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of assessments in the District. The assessments provide funding for street light and road maintenance and only apply to specific newly developed areas that are part of the District as identified in the Engineer's Report.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

9.6 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1.
Recommendation:

That Council:

a) Adopt Resolution No. 88-2013 Initiating Proceedings for the Annual Levy and Collection Charges, Preliminarily Approving the Engineer's Report and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2013-2014 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1; and

b) Adopt Resolution No. 89-2013 Amending and/or Confirming the Engineer's Report and Establishing the Fiscal Year 2013-2014 Service Charge for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1.
Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 1 to provide for a broad range of miscellaneous transportation services within the District identified in the Engineer's Report.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

9.7 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.
Recommendation:

That Council:

1) Adopt Resolution No. 90-2013 Initiating Proceedings for the Annual Levy and Collection of Charges, Preliminarily Approving the Engineer's Report, and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2013-2014 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and

2) Adopt Resolution No. 91-2013 Amending and/or Confirming the Engineer's Report and Establishing the Fiscal Year 2013-2014 Service Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.
Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 2 to provide for a broad range of miscellaneous transportation services within the District as identified in the Engineer's Report.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

9.8 **Subject:** An Ordinance of The City Council Amending Chapter 23.158 "Development Agreements," of Title 23 "Zoning Code" of the Rancho Cordova Municipal Code Updating Requirments and Procedures for Development Agreements.
Recommendation: Waive first reading and introduce Ordinance No. 25-2013.
Result of Recommended Action: Adoption of this Ordinance is consistent with the City's goal to promote orderly development and efficient approval of development entitlements. The attached Ordinance will help streamline the execution of approved development agreements by providing the City Manager with the authority to execute the agreements. The Ordinance will also provide the City and developers with more flexibility regarding the extension of development agreements.
Staff Report: Adam U. Lindgren, City Attorney.
Advances Goals: 1, 2, 5, and 6.

9.9 **Subject:** An Ordinance of the City Council Approving the First Amendment to the Development Agreement by and between the City of Rancho Cordova and Richmond American Homes of Maryland, Inc., Relative to Certain Lots of Anatolia III, Set to Expire on November 20, 2013.
Recommendation: Introduce and waive first reading of Ordinance No. 24-2013.
Result of Recommended Action: Adoption of Ordinance 24-2013 would approve a five (5) year extension to the Development Agreement with Richmond American

Homes of Maryland, Inc., for certain lots in the Anatolia III project. The current Development Agreement is set to expire on November 20, 2013. This extension will give the current owner an additional five (5) years to complete the portion of the Anatolia III project that they own in accordance with the vested entitlements from the original approval.
Staff Report: William Campbell, Principal Planner.
Advances Goals: 1, 2, 5.

9.10 **Subject:** Mather Veterans' Village Design Review and Conditional Use Permit; Project No. DD7915 – Located at 3611 Bleckley Street.
Recommendation: Adopt Resolution 75-2013.
Result of Recommended Action: Adoption of this resolution would complete Council Design Review and Use Permit approval for this project and would support the funding applications for the Mather Veterans Village project. Construction of the project would be phased, with initial phases to include new construction of 50 dwellings and the rehabilitation of an existing building to provide community space and transitional dormitory units. The project would add veteran specific housing to an area that is rich in veterans' services and would provide additional support to homeless and disabled veterans.
Staff Report: Reed Flory, Housing Services Administrator and William Campbell, Principal Planner.
Advances Goals: 1, 2, 6.

ACTION: Motion to approve item 9.10 by McGarvey second by Sander; Carried by a 5:0 roll call vote.

9.11 **Subject:** Update to the Capital Village Sign Criteria Document, in Relation to the Recently Approved Panera Bread Approval; Project No. DD7909 - Located at 3289 Zinfandel Drive.
Recommendation: Determine that the project is consistent with the Capital Village, Mitigated Negative Declaration and Adopt Resolution No. 92-2013, to approve a change to the Capital Village Sign Criteria document.
Result of Recommended Action: Adoption of this resolution would allow for more design flexibility for wall signs throughout the Capital Village project. The amendments would allow the height of sign text and sign logos to be calculated separately. Amendments would allow for the height of signs on all facades to have additional height. This would allow proposed Panera Bread building signs to be constructed as proposed by the applicant.
Staff Report: Jeffrey S. Beiswenger, AICP, Senior Planner.
Advances Goals: 1, 2, 6.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Montelena General Plan Amendment, Rezone, a Tentative Subdivision Map, and a 3rd Amendment to the Development Agreement; Project No. DD7920 – Located south of Douglas Road, approximately ¾ mile east of Sunrise Boulevard.
Recommendation: That Council:
a) Adopt Resolution 94-2013 approving a General Plan Amendment, a Tentative Subdivision Map for those portions of Village 3 and 6 of the Montelena project, subject to the draft Conditions of Approval; and,
b) Waive first reading and introduce Ordinance 23-2013 approving a zone change for that portion of Villages 3 and 6 of the Montelena project and the third amendment to the Development Agreement for the Montelena project.

Result of Recommended Action: Approval of the proposed actions would convert two small City open space sites to residential lots. Elimination of these open space sites is consistent with recent Council direction to amend the City Open Space standard. The remaining CRPD park located adjacent to these two open space sites will effectively serve the recreational needs of local residents. The proposed actions would also establish various obligations and rights noted within the 3rd Amendment of the Montelena Development Agreement.
Staff Report: William Campbell, Principal Planner.
Advances Goals: 1, 6.

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

- Mark Hansen, applicant, Montelena Douglas LLC
- Gil Ruiz, resident in the community

Mayor Budge closed the public comment period.

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

10.2 **Subject:** Capital Village Chili's Restaurant Design Review Amendment; Project DD7763 - Design Review Amendment - 3199 Zinfandel Drive.
Recommendation: Determine whether the proposed project revisions are appropriate and, if so, determine that the project is consistent with the Capital Village Mitigated Negative Declaration and Adopt Resolution 93-2013, approving the Design Review Amendment.
Result of Recommended Action: Adoption of this resolution would amend the Chili's Restaurant color materials board and modify specific design elements of this building.
Staff Report: Jeffrey S. Beiswenger, AICP, Senior Planner.
Advances Goals: 1, 2, 6.

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

- Kevin Falconer, Applicant, Brinker International

Mayor Budge closed the public comment period.

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

11. REGULAR CALENDAR ITEMS

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

ACTION: Discussion item only; no public testimony.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Mayor Budge adjourned the meeting at 7:33 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the closed session to order in the Community Board Room at 7:40 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Chinn, Silva, Mingay, Runner

16. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of case: City of Rancho Cordova and Successor Agency to the Rancho Cordova Redevelopment Agency v. Ana Matosantos, Julie Valverde, John Chaing, California State Board of Equalization. Case Number 34-2012-80001356

17. OPEN SESSION - REPORT FROM CLOSED SESSION

None.

18. ADJOURNMENT

Mayor Budge adjourned the meeting at 8:02 PM.

Mindy Cuppy, CMC, City Clerk