



**JOINT STUDY SESSION
CITY COUNCIL/CRA & PLANNING COMMISSION
&
REGULAR CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Council Chambers
3121 Gold Canal Drive, Rancho Cordova**

MINUTES

Monday, September 19, 2005

**4:00 P.M. – Study Session
5:30 P.M. – Regular Meeting**

JOINT STUDY SESSION – COUNCIL/CRA & PLANNING COMMISSION

Call to Order

Mayor Cooley called the study session to order at 4:07 p.m.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Planning Commissioners Burke, Moe, Savorn, Vance, Wentz

Absent: Commissioners Konarski, and Chair Smith

Staff Present: Haven, Meyer, Gaebler, Hare, Olea-Moger, Campbell, Carney

Public Comment

None

Study Session Item

Report on Redevelopment Project Area Survey – Overview Presentation by Libby Seifel, Seifel Consulting Inc. on Redevelopment Process and Practices.

ACTION: By consensus, Council Members and Commissioners concurred with the proposed project area designations as amended.

REGULAR CONCURRENT MEETING

Call to Order

Mayor Cooley called the meeting to order at 5:55 p.m. and announced the cablecast playback schedule.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley

Staff Present: Gaebler, Hare, Olea-Moger, Meyers, Junker, McMahon, Abhar, Campbell, Hersch, Haven, Trimberger

Pledge of Allegiance

Council Member Dan Skoglund led the Pledge of Allegiance.

Invocation

1. Pastor Jeff Koons, First Covenant Church, gave the invocation.

Presentations

2. Proclamation to Sacramento Public Library – October as “One Book Sacramento” Month
3. Sacramento Tree Foundation Presentation on Greenprint (Regional Urban Forest Initiative) by Executive Project Leader Rob Kerth*

*No representatives attended the meeting; this presentation may be rescheduled to a future meeting.

4. Lawsuit Abuse Awareness Week Proclamation
5. Police Department Update
6. Birthday Recognition for Council Member Skoglund (*cake will be served at the break*).

CONSENT CALENDAR – ROLL CALL VOTE

ACTION: Motion by Budge second by McGarvey and unanimously carried by roll call vote, the Consent Calendar was approved with the exception of Items #8 and #14 which were pulled for separate action.

7. **Subject:** Second Reading of Ordinance No. 15-2005 Amending the Zoning Code to Rezone Property from LC-Limited Commercial to GC-General Commercial on APN 058-0261-039 for the Project Known as For Folsom Lake Imports.
Recommendation: Waive second reading and adopt Ordinance No. 15-2005. **(Roll Call Vote)**
9. **Subject:** Second Reading of Ordinance No. 17-2005 Adding Chapter 10.70, “Street Racing,” to the Rancho Cordova Municipal Code
Recommendation: Waive second reading and adopt Ordinance No. 17-2005. **(Roll Call Vote)**
10. **Subject:** Second Reading of Ordinance No. 19-2005 Approving the Execution of Development Agreement for Capital Village Project.
Recommendation: Waive second reading and adopt Ordinance No. 19-2005. **(Roll Call Vote)**
11. **Subject:** Resolution of Support for Assembly Bill 1221 (Jones) Adding Two New Members to Existing Eleven-Member California Air Resources Board: An Expert Member on the Effects of

Green House Gases and Other Emissions on Climate Change; and a Sacramento-Area Air District Representative to Provide the Sacramento Region Representation on the Board

Recommendation: Adopt Resolution No. 120-2005 Supporting Assembly Bill 1221

12. **Subject:** Resolution of Intention to Amend the City's Contract with PERS to Provide Section 21354.5 (2.7% @ 55 Formula) for Local Miscellaneous Members and First Reading of Ordinance No. 20-2005 Approving the Contract.

Recommendation: Adopt Resolution No. 119-2005, waive first reading and introduce Ordinance No. 20-2005. **(Roll Call Vote)**

13. **Subject:** Resolution for Application Requesting the Sacramento Local Agency Formation Commission Commence Proceedings to Detach Incorporated Areas from County Service Area 10.

Recommendation: Adopt Resolution No. 116-2005.

The following Consent Calendar items were pulled for separate action:

8. **Subject:** Second Reading of Ordinance No. 16-2005 Drafting Design Guidelines and Corresponding Zoning Code Amendments.

Recommendation: Waive second reading and adopt Ordinance No. 16-2005. **(Roll Call Vote)**

ACTION: Motion by Budge second by Skoglund and unanimously carried by roll call vote, Council adopted Ordinance No. 16-2005 and directed staff to return with an amendment to the Ordinance at a future date to clarify Sections 305.13.1 and 305.13.2.

14. **Subject:** Resolution Continuing Current Service Charges Imposed by County Service Area 10 for Transportation Related Services and Authorizing the County of Sacramento to Collect the Same.

Recommendation: Adopt Resolution No. 117-2005.

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Resolution No. 117-2005.

At this time, Council reordered the agenda to take Item No. 27 next.

27. **Subject:** School District Boundary Changes – Presentation from Folsom Cordova Unified School District Representatives – Board President Richard Shaw and Superintendent Patrick Godwin.

Recommendation: Receive report; no action required.

ACTION: No action taken/required.

ORAL COMMUNICATIONS

15. Public Comment

The following individuals addressed the Council:

Joe Farrelly, Sacramento County Department of Housing Assistance, to report on the use of Mather Community Campus as site to house hurricane evacuees.

At this time, Council took a brief recess. The full Council reconvened.

CONSENT PUBLIC HEARINGS

Mayor Cooley opened the consent public hearing. There were no speakers. Mayor Cooley closed the consent public hearing.

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Urgency Resolution No. 118-2005.

16. **Subject:** Resolution to Extend Interim Traffic Impact Mitigation Fee
Recommendation: Adopt Resolution No. 118-2005 extending Urgency Resolution No. 92-2005 establishing an Interim Traffic Impact Mitigation Fee for 30 days.

PUBLIC HEARINGS

17. **Subject:** North Douglas Village 6–RC-05-165 – Design Review: (Appealed to September 19, 2005 Regular City Council Meeting for Possible Reconsideration of Design Details) Applicant is requesting Design Review for 75+/- residential units within the RD-7 (Residential) zoning of the North Douglas Subdivision within the Sunridge Specific Plan
Recommendation: Adopt Resolution No. 114-2005 approving the Design Review for North Douglas Village 6, Project No. RC-05-165, subject to the Findings, attached Design Review Package and Conditions of Approval.

Mayor Cooley opened the public hearing. The following individual addressed the Council on this item:

Lonnie Ellison, KB Homes, to respond to any questions about the project.

Mayor Cooley closed the public hearing.

ACTION: Motion by Skoglund second by Sander and unanimously carried, Council adopted Resolution No., 114-2005.

18. **Subject:** Laureate at Kavala Ranch –RC-05-165 – Design Review: (Appealed to September 19, 2005 Regular City Council Meeting for Possible Reconsideration of Design Details) Applicant is requesting Design Review for 94 residential units within the Village of the Anatolia III Subdivision in the Sunridge Specific Plan
Recommendation: Adopt Resolution No. 115-2005 approving the Design Review for Laureate at Kavala Ranch (Anatolia III, Village 18), subject to the findings, attached Design Review Package and Conditions of Approval.

Mayor Cooley opened the public hearing. The following individuals addressed the Council on this item.

Project Applicant Mark Bleth to respond to any questions about the project.

Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 115-2005 subject to the applicant working with staff on enhanced design detailing on the elevations to the Italianate-style plans 1 and 4.

19. **Subject:** Summerset Condominiums RC-04-143 Tentative Subdivision Map, Special Development Permit and Design Review Located at Corner of Zinfandel and Vehicle Drive: Tentative Subdivision Map and Design Review for a 34unit condominium complex consisting of four buildings and enclosed parking garages. Special Development Permit to allow for reductions in setbacks **(continued from August 1, 2005)**

Recommendation: Table the item and re-notice the public hearing when the project is ready for Council review.

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

ACTION: By consensus, the item was tabled.

20. **Subject:** Splash & Dash Carwash RC-05-171-Design Review: The applicant has requested Design Review for a fully automatic carwash with self-serve vacuum/shampooers. The facility is approximately 3,790 sq. ft. and will include tile roof, painted stucco exterior, and exterior fountains. The lot size is approximately 1.2 acres

Recommendation: Adopt Resolution No. 113-2005 approving Design Review for Project No. RC-05-171 for the construction of the Splash & Dash Carwash located at 3050 Sunrise Blvd., subject to the Findings, Design Review Package, and Conditions of Approval.

Mayor Cooley opened the public hearing. The following individual addressed the Council on this item:

Jason Johnson, Splash and Dash LLC, to answer any questions.

Mayor Cooley closed the public hearing.

ACTION: Motion by Sander second by McGarvey and unanimously carried, Council adopted Resolution No. 113-2005.

21. **Subject:** Proposed Parks and Open Space Performance Standards

Recommendation: Table the item until such time as current efforts have been completed and the Draft Open Space Performance Standards are prepared for Council review.

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

ACTION: By consensus, the item was tabled.

22. **Subject:** Resolution Approving the Proposed Park Development Impact Fee Nexus Study Update for the Sunrise Douglas Community Plan and the Adoption of a New Fee Schedule for Parks **(continued from August 1, 2005 and September 6, 2005).**

Recommendation: Adopt Resolution No. 122-2005.

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

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 122-2005.

REGULAR CALENDAR

23. **Subject:** Urgency Resolution Establishing Interim Park Development Impact Fees for Anatolia I, II, and Anatolia Commons in the Sunridge Specific Plan Effective Immediately.
Recommendation: Adopt Urgency Resolution No. 121-2005.

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Urgency Resolution No. 121-2005.

At this point, Council reordered the agenda to consider Item #25 next.

25. **Subject:** Report of Resolution for Public Concern of Waste Collection Services Contract.
Recommendation: Receive report; no action required.

The following individual addressed the Council on this item:

Matt Cummings, Lincoln Village Homeowners Association, to suggest that notices on waste collection concerns be sent out to residents, in addition to owners, and to neighborhood associations in newsletters, on websites, etc.

ACTION: No action taken/required.

24. **Subject:** Stagger Inn Status Report
Recommendation: Receive report; no action required.

ACTION: No action taken/required.

26. **Subject:** Swainson's Hawk Mitigation Strategies. The City of Rancho Cordova is considering strategies to mitigate the impacts of urban development on Swainson's hawk, a state-listed endangered species. This item will include an update of current mitigation options and a review of options the City may wish to consider.
Recommendation: No formal action is requested on this item. Staff will request general direction from the City Council, possibly including adoption of an Interim Swainson's Hawk Mitigation Fee at a subsequent meeting.

The following individual addressed the Council on this item:

Ardie Zahedani, BIA, to support Planning Director Junker's comments that Rancho Cordova's habitats are significantly different from Elk Grove's or Sacramento County's and to encourage continued involvement of the development community in the establishment of the interim and permanent fees.

ACTION: Council, by consensus, directed staff to proceed with an interim ordinance and continue collaborative efforts with interested parties on a permanent ordinance.

28. **Subject:** Consider Providing Monetary Compensation to the Members of Planning Commission for Attendance at Regular Commission.
Recommendation: Waive first reading and introduce Ordinance No. 21-2005, thereby approving compensation for the Planning Commission. **(Roll Call Vote)**

ACTION: Motion by Budge second by Skoglund and unanimously carried by roll call vote, Council introduced Ordinance No. 21-2005.

COUNCIL REPORTS

Council Members reported on various meetings, invitations, and events since the last Council meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

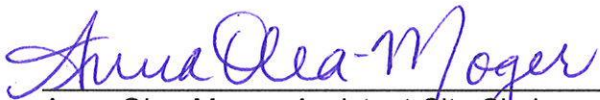
None

CITY MANAGER'S REPORT

Public Works Director Cyrus Abhar outlined proposed discussion topics for the September 27th study session on water. Alternate study session dates discussed were October 17th or November 29th.

ADJOURNMENT

The meeting adjourned at 10:30 p.m.



Anna Olea-Moger, Assistant City Clerk