

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

**3:00 PM – Special Meeting
David B. Roberts Council Chambers**

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

Monday, January 6, 2020

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Member Terry called the Special meeting to order in the David B. Roberts Council Chambers at 3:16 P.M.

Council Members Present: Linda Budge, Garrett Gatewood (Arrived at 3:30 P.M.), Robert McGarvey, Donald Terry and Mayor David Sander(Arrived at 3:45 P.M.)

Council Members Absent: None.

Staff Members Present: Cyrus Abhar, Stacy Leitner, Adam Lindgren, and Persephonie Riley.

2. PUBLIC COMMENT

Council Member Terry opened the public comment period. Seeing no speakers, Council Member Terry closed the public comment period.

3. SPECIAL MEETING ITEM

- 3.1. **Subject:** CivicClerk Agenda Management Software Demonstration and Training

Recommendation: Receive information and participate in a continued demonstration and training of the CivicClerk Agenda Management Software.

ACTION: Council received information and participated in a demonstration and training of the CivicClerk Agenda Management Software.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor McGarvey will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

Mayor Sander adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 4:23 P.M.

5. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Regular meeting to order in the David B. Roberts Council Chambers at 5:32 P.M.

Council Members Present: Linda Budge, Garrett Gatewood, Robert McGarvey, Donald Terry and Mayor David Sander.

Council Members Absent: None.

Staff Members Present: Cyrus Abhar, Stacy Leitner Adam Lindgren and Persephonie Riley.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

Shelly Blanchard led the Pledge.

8. INVOCATION

Olga Hermann of Oasis Christian Ministries gave the invocation.

9. PRESENTATIONS

- 9.1. Community Enhancement Fund Grant Check Presentations to 1) Elk Grove Unified School District; 2) Folsom Cordova Unified School District - Mitchell Middle School Field Trip and Murals; 3) Folsom Cordova Unified School District - Cordova High School Musical Production; 4) Cordova Community Council Foundation; 5) Folsom Lake College Foundation.

10. PUBLIC COMMENT

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

1. Russel Henley
2. Dale Paige

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to Approve item 13.1 through 13.3 by Linda Budge second by Donald Terry;
Motion Passed with a 5:0

- 13.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of December 16, 2019.

Recommendation: Adopt the Minutes.

- 13.2. **Subject:** Second Reading of an Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 23 Zoning Code, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7, Site Planning and Development Standards, and Article 9 Specific Use Provisions

Recommendation: Waive the second reading and adopt the Ordinance.

- 13.3. **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions, and Committees

Recommendation: That Council confirms commitments to serve on other agency boards, commissions, and committees.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1. **Subject:** Jonathan Hsu Dental Office Conditional Use Permit (CUP); Project No. DD9914 - A CUP for a Dental Office Located at 11121 Sun Center Drive, Suite E Within the City's Convention Overlay Zoning District.

Recommendation: Determine the project Exempt per Categorical Exemption Section 15301, Existing Facilities, and adopt the Resolution for a Conditional Use Permit.

ACTION: Motion to Approve item 14.1. by Donald Terry second by Linda Budge;
Motion Passed with a 5:0

- 14.2. **Subject:** 2440 East Tiffany Lane Solar Trellis Conditional Use Permit No. DD9906. For a 192 Square Foot Solar Trellis Located Within the 60-Foot Setback of the American River Parkway Corridor Erosion Zone.

Recommendation: Staff recommends that the City Council find the project categorically exempt from further California Environmental Quality Act (CEQA) review and adopt the Resolution approving the Conditional Use Permit for the 2440 E. Tiffany Lane solar trellis project subject to the findings, Project Plans with conditions as follows: 1) The solar panels shall be a dark non-reflective type. 2) The applicant shall obtain a building permit for the trellis structure and solar panels.

Mayor Sander recused himself due to the proximity of his residence to the property in item 14.2.

ACTION: Motion to Approve item 14.2. by Linda Budge second by Donald Terry;
Motion Passed with a 4:0

15. PUBLIC HEARING ITEMS

- 15.1. **Subject:** Sunrise Palms; Conditional Use Permit, Administrative Use Permit, Major Design Review and Request for a Letter of Public Convenience and Necessity; Project No. DD9841 – Located at 3251 and 3261 Sunrise Boulevard (Northeast Corner of Sunrise Boulevard and Monier Circle), 072-0410-094-0000.

Recommendation: Staff recommends that the City Council find the project categorically exempt from further California Environmental Quality Act (CEQA) review and adopt the Resolution approving the Conditional Use Permit, Administrative Use Permit, Major Design Review, and Letter of Public Convenience and Necessity for alcohol beverage sales for wine and beer within the convenience store subject to the findings, Project Plans and Conditions of Approval.

Mayor Sander opened the public comment period. The following individual addressed the Council:

1. Tera Kolvenbach

ACTION: Motion to Approve item 15.1. by Donald Terry second by Robert McGarvey;
Motion Passed with a 3:1

AYES: Robert McGarvey, David Sander, Donald Terry

NOES: Garrett Gatewood

ABSTAIN: Linda Budge

- 15.2. **Subject:** An Ordinance amending the Rancho Cordova Municipal Code related to Title 22 (Land Development), Chapter 22.40 Park and Recreation Dedication and Fees
- Recommendation:** Introduce and waive the first reading of the Ordinance that will incorporate new factors for age-restricted single-family and multi-family dwelling units.

Mayor Sander opened the public comment period. Seeing no speakers, Mayor Sander closed the public comment period.

ACTION: Motion to Approve item 15.2. by Linda Budge second by Donald Terry;
Motion Passed with a 5:0

- 15.3. **Subject:** The Ranch Special Planning Area– PROJECT NO. DD9725 – General Plan Amendment, Rezone to The Ranch Special Planning Area, Development Agreement, Affordable Housing Plan, Large Lot and Small Lot Tentative Subdivision Map.
- Recommendation:** Recommend the City Council approve The Ranch Special Planning Area, a project that proposes mixed use development on approximately 530 acres east of Rancho Cordova Parkway and south of Douglas Boulevard:

- Adopt the Resolution Certifying The Ranch Environmental Impact Report and

Adopting Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Plan for the Ranch Special Planning Area.

- Adopt the Resolution approving a General Plan Amendment, and Large Lot and Small Lot Tentative Subdivision Maps with attached Conditions of Approval.
- Introduce and waive the first reading of the Ordinance Approving the Rezone for The Ranch Property from Agricultural 80 to The Ranch Special Planning Area which would establish a land plan, zoning standards, and design guidelines, as well as preliminary phasing plans.
- Introduce and waive the first reading of the Ordinance Approving the Development Agreement and Appendices for The Ranch project.
- Adopt the Resolution Approving the Ranch Affordable Housing Plan.

Mayor Sander opened the public comment period. Seeing no speakers, Mayor Sander closed the public comment period.

ACTION: Motion to Approve item 15.3. by Donald Terry second by Garrett Gatewood;

Motion Passed with a 5:0

16. REGULAR CALENDAR ITEMS

16.1. Subject: Technology Initiatives Update

Recommendation: Receive Technology Initiatives Update.

ACTION: This item was postponed to a future Council Meeting.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

18. ADJOURNMENT

Mayor Sander adjourned the meeting in memory of Lynn Robie and Greg Judd at 8:42 P.M.



Stacy Leitner, CMC
City Clerk