



Incorporated July 1, 2000
Website: www.elkgrovecity.org

Steve Ly, Mayor

Steven M. Detrick, Vice Mayor
Patrick Hume, Council Member

Darren Suen, Council Member
(VACANT), Council Member

ELK GROVE CITY COUNCIL REGULAR MEETING
Wednesday, January 11, 2017
6:00 P.M.

Elk Grove City Hall
8400 Laguna Palms Way, Elk Grove, CA 95758
City Council Chambers

The Elk Grove City Council welcomes, appreciates, and encourages participation in the City Council Meeting. The City Council requests that you limit your presentation to three (3) minutes per person so that all present will have time to participate. The City Council reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

If you wish to address the Council during the meeting, please complete a Speaker Card and give it to the Assistant City Clerk prior to consideration of the agenda item.

AGENDA

1. CALL TO ORDER / ROLL CALL

- 1.1 Roll Call
- 1.2 Pledge of Allegiance
- 1.3 Moment of Silence

2. APPROVAL OF AGENDA

3. CLOSED SESSION

None.

4. PRESENTATIONS / ANNOUNCEMENTS

None.

5. PUBLIC COMMENT

Members of the audience may comment on any item of interest to the public within the subject matter jurisdiction of the City Council. Each person will be allowed three minutes, or less if a large number of requests are received on a particular subject. The City Council cannot take action on non-agendized items raised under "Public Comment" until the matter has been specifically included on an agenda as an action item. Members of the public desiring a response to a specific question are encouraged to contact any member of the Council or the City Manager at any time. Those audience members who wish to address a specific agendized item are encouraged to offer their public comments during consideration of that item.

6. GENERAL ADMINISTRATION INFORMATION

7. COUNCIL COMMENTS / REPORTS / FUTURE AGENDA ITEMS

1. Reports on Regional Boards, Commissions, Committees
2. Travel/Training Expenditures Disclosure (*in accordance with Resolution No. 2009-212 and Government Code § 53232.3(d)*)

8. CONSENT CALENDAR ITEMS

The Consent Calendar items are those expected to be routine and non-controversial. They will be acted upon by the City Council after providing an opportunity for public comment.

PUBLIC COMMENT

8.1 Receive November 2016 Treasurer's Report [p. 1-8] (FINANCE)

8.2 Approve City Council meeting Minutes of the October 26, 2016 special meeting [p. 1-2] (CITY CLERK)

8.3 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, and projects awarded under the Uniform Public Construction Cost Accounting Act, filed through January 3, 2017 [p. 1-4] (CITY CLERK)

8.4 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1] (CITY CLERK)

- [8.5](#) Adopt Ordinance No. 26-2016 approving the rezone for Crooked Creek Estates East (EG 15-050) **(Second Reading)** [p. 1-5] (DEVELOPMENT SERVICES)
- [8.6](#) Adopt Ordinance No. 27-2016 repealing and replacing Elk Grove Municipal Code Chapter 17.04 relating to Uniform Fire Code and adopting by reference the 2016 California Fire Code **(Second Reading)** [p. 1-6] (DEVELOPMENT SERVICES)
- [8.7](#) Adopt Ordinance No. 28-2016 levying and apportioning the special tax in territory annexed to Community Facilities District No. 2003-2 (Police Services) (Annexation No. 39) and amending Elk Grove Municipal Code Section 3.18.010 **(Second Reading)** [p. 1-3] (FINANCE)
- [8.8](#) Adopt Ordinance No. 29-2016 levying and apportioning the special tax in territory annexed to Community Facilities District No. 2006-1(Maintenance Services) (Annexation No. 39) and amending Elk Grove Municipal Code Section 3.19.010 **(Second Reading)** [p. 1-3] (FINANCE)
- [8.9](#) Adopt resolution authorizing the City Manager to execute a new Joint Funding Agreement with the United States Department of the Interior, U.S. Geological Survey, for the operation and maintenance of the stream gauging station (11336585) on Laguna Creek in Elk Grove in the amount of \$135,650; and authorizing the City Manager to approve additional charges, not-to-exceed \$7,000 [p. 1-6] (PUBLIC WORKS)
- [8.10](#) Adopt resolution approving and adopting the First Amendment to the Sacramento Central Ground Water Authority's Joint Powers Authority Agreement [p. 1-9] (PUBLIC WORKS)
- [8.11](#) Adopt resolution authorizing the City Manager to execute an Agreement for Acquisition of Fee Interest in Real Property and Rental Agreement for property located at 8681 Poppy Ridge Road [APN: 132-0290-037]; together with relocation assistance claims and payments associated with the Lotz Parkway Project (CEQA Exempt) [p. 1-35] (REAL PROPERTY)

8.12 Adopt resolutions declaring intention to: 1) annex territory to Community Facilities District No. 2003-2 (Police Services) and to levy a special tax to pay for police services (Annexation No. 41); 2) annex territory to Community Facilities District No. 2006-1 (Maintenance Services) and to levy a special tax to pay for maintenance services (Annexation No. 41); 3) annex territory located on southeast corner of Elk Grove Florin Road and Elk Grove Boulevard to Street Maintenance District No. 1, Zone 3-U (Annexation No. 32) and to levy a special tax to pay for street maintenance; and 4) annex territory to Storm Water Drainage Fee Zone 2 (Annexation No. 16) pursuant to the Benefit Assessment Act of 1982 [p. 1-121] (FINANCE)

9. **PUBLIC HEARINGS**

9.1 **SUBJECT:** A public hearing to consider Landing Assisted Living Facility Rezone, Design Review and Conditional Use Permit located at the southeast corner of E. Stockton Boulevard and Cantwell Boulevard [EG 16-028; APN: 116-0030-053-000] (CEQA Exempt) [p. 1-68]

STAFF REPORT:

Kristi Grabow, Senior Planner

PUBLIC COMMENT:

RECOMMENDATION

The Planning Commission recommends (4-0, *Spease absent*):

- 1) Adopt resolution:
 - i) Finding the Rezone, Design Review and Conditional Use Permit for The Landing at Elk Grove Assisted Living Facility (Project) exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183; and
 - ii) Approving the Design Review and Conditional Use Permit for the Project; and
- 2) Introduce and waive the full reading, by substitution of title only, an ordinance approving the rezone for the Landing at Elk Grove Assisted Living Project (EG 16-028).

9.2 SUBJECT: A public hearing to consider adoption of the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of a General Plan Amendment, Special Planning Area Amendment and Capital Improvement Program Design Review for the Railroad (Old Town) Plaza Project located at 9615 Elk Grove Boulevard [APN: 134-0010-068] [p. 1-121]

STAFF REPORT:

Pam Johns, Special Project Manager

PUBLIC COMMENT:

RECOMMENDATION

The Planning Commission recommends (3-0, *Spease absent Maita recused*):

- 1) Adopt resolution:
 - i) Adopting the Initial Study / Mitigated Negative Declaration for the Railroad Plaza Project (Project), subject to findings and mitigation measures; and
 - ii) Approving the General Plan Amendment and Capital Improvement Program Design Review for the Project; and
- 2) Introduce and waive the full reading, by substitution of title only, an ordinance approving the Old Town Special Planning Area rezone for the Railroad (Old Town) Plaza Project.

10. REGULAR AGENDA ACTION ITEMS / RECOMMENDATIONS

10.1 SUBJECT: Consider a resolution certifying the referendum petition submitted against City of Elk Grove Ordinance No. 23-2016 and provide direction to staff to either repeal Ordinance No. 23-2016 or to call a special election as deemed appropriate [p. 1-24]

STAFF REPORT:

Jason Lindgren, City Clerk

PUBLIC COMMENT:

RECOMMENDATION:

Adopt a resolution certifying the referendum petition against City of Elk Grove Ordinance No. 23-2016 and provide direction to staff to either repeal Ordinance No. 23-2016 or to call a special election as deemed appropriate.

10.2 SUBJECT: Consider a resolution authorizing properties within the City's jurisdiction to join the California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE) Program; and authorizing CMFA to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the City of Elk Grove [p. 1-33]

STAFF REPORT:

Kara Taylor-Seeman, Finance Analyst

PUBLIC COMMENT:

RECOMMENDATION

Adopt resolution consenting to the inclusion of properties within the City of Elk Grove in the California Municipal Finance Authority (CMFA) Property Assessed Clean Energy (PACE) Program; authorizing CMFA to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the City of Elk Grove, and authorizing related actions.

10.3 SUBJECT: Consider an ordinance amending Elk Grove Municipal Code Section 10.48 Speed Zones, to establish Speed Limits on Various Roads in the City [p. 1-155]

STAFF REPORT:

Ryan Chapman, Traffic Engineer

PUBLIC COMMENT:

RECOMMENDATION:

Introduce and waive the full reading, by substitution of title only, an ordinance amending Elk Grove Municipal Code Chapter 10.48 Speed Zones to establish the speed limit on various street segments throughout the City.

10.4 SUBJECT: Receive and provide direction regarding information on the current administrative support provided to the Mayor and City Council Members [p. 1-22]

STAFF REPORT:

Jacqui Langenberg, Human Resources Manager

PUBLIC COMMENT:

RECOMMENDATION:

Receive and provide direction regarding information on the current administrative support provided to the Mayor and City Council Members.

11. ADJOURNMENT

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635 / TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

GOVERNMENT CODE 54957.5 et seq.

Public records, including writings relating to an agenda item for open session of a regular meeting and distributed less than 72 hours prior to the meeting, are available for public inspection at the Office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA.