



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

James Cooper, Mayor

Michael P. Leary, Mayor Pro Tem
Patrick Hume, Council Member

Gary Davis, Council Member
Sophia Scherman, Council Member

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, June 27, 2007
6:00 P.M.

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

The Elk Grove City Council welcomes, appreciates, and encourages participation in the City Council Meeting. Because there is a great deal of business to conduct, 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 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

- 4.1 Presentation to Planning Commissioner Paul Lindsay in recognition of his service to the City of Elk Grove
- 4.2 Presentation to Assistant City Manager Terry Fitzwater in recognition of his years of service and retirement
- 4.3 Presentation of 2007 Student Cyclist and Cyclist Advocate awards

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. No action may be taken on non-agendized items raised under "Public Comment" until the matter has been specifically included on an agenda as an action item. If a member of the public wants a response to a specific question, they are encouraged to contact any member of the Council or the City Manager at any time. Members of the audience wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item.

6. CONSENT CALENDAR ITEMS

The Consent Calendar items are ones 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

- 6.1 Adopt [resolution](#) authorizing the Chief of Police to execute a Memorandum of Understanding with the Sacramento Area Vehicle Theft Reduction Unit and amending the Fiscal Year 2007-08 Police Department Budget by \$71,000 [p. 1-22]
- 6.2 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through June 15, 2007 [p. 1]

- 6.3 Approve proclamation recognizing the 11th Annual Red, White, and Blue festival and fireworks display to be held on July 4, 2007 [p.1]
- 6.4 Adopt [resolution](#) authorizing the City Manager to execute an amendment to the contract with Dataprose, Inc., extending the contract term to June 30, 2009 and approving an additional \$392,000 for utility billing printing and mailing services [p. 1-5]
- 6.5 Adopt [resolution](#) authorizing designated officers to execute Joint Community Facilities Agreements with the County of Sacramento for the Laguna West Community Facilities District (CFD) and the Lakeside CFD [p. 1-22]
- 6.6 Adopt [resolution](#) accepting the Laguna West Park and Ride Project as complete and authorizing the City Engineer to prepare a Notice of Completion and the City Clerk to file the Notice of Completion with the Sacramento County Recorder [p. 1-4]
- 6.7 Adopt [resolution](#) approving Parcel Map No. 05-854.00 Kent Street Commercial [p. 1-7]
- 6.8 Adopt [resolution](#) approving the Final Map for Subdivision No. 05-902.00 French's Estates and authorizing the Mayor to execute the Subdivision Improvement Agreement [p. 1-26]
- 6.9 Adopt [resolution](#) authorizing the City Manager to execute a contract amendment in an amount not to exceed \$264,160 with Network Design Associates, Inc. for information technology consulting services and extending the term of the agreement to June 30, 2008 [p. 1-5]
- 6.10 Adopt [resolution](#) authorizing the City Manager to execute a contract amendment with Union Bank of California extending the contract term to June 30, 2009 and approving an additional \$75,000 for lockbox payment processing services [p. 1-5]

- 6.11 Adopt **resolution** authorizing the City Manager to execute a contract with MCE Corporation in an amount not to exceed \$2,984,000 for the operation and maintenance of the City's streets and drainage facilities and execute an associated license agreement for the use of City facilities [p. 1-68]
- 6.12 Approve minutes of the June 13, 2007 Special City Council meeting [p. 1-3]

7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** A public hearing to consider the introduction of an ordinance amending the City of Elk Grove Zoning Code (Article 23 of the Elk Grove Municipal Code) pertaining to Big Box Retail / Discount Superstores [p. 1-307]

STAFF REPORT:

Christopher Jordan, Planning
Pam Johns, Planning



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends that the City Council:

1. Decline to adopt the draft Big Box Ordinance, and instead consider the discussion points of the Planning Commission as delineated at its June 7, 2007 meeting.

In addition to the recommended action of the Planning Commission, the following actions are available to the City Council:

2. Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Code (Article 23 of the Elk Grove Municipal Code) pertaining to Big Box Retail/Discount Superstores; OR
3. Provide staff further direction regarding the scope of the Big Box Ordinance.

- 7.2** **SUBJECT:** Tax Equity and Fiscal Responsibility Act Hearing – A public hearing to consider issuance of Multifamily Housing Revenue Bonds not to exceed \$25 million to finance the acquisition, construction, and development of a 222-unit multifamily rental housing project, located at the northeast corner of Bruceville Road and Bilby Road, and generally known as The Seasons project (on behalf of Seasons Apartments, L.P.) [p. 1-11] [Resolution](#)

STAFF REPORT:

Jennifer Estrella, Senior Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Approve the issuance of multifamily housing revenue bonds not to exceed \$25 million by the California Statewide Communities Development Authority.

- 7.3** **SUBJECT:** A public hearing to consider adoption of resolutions calling an election and declaring results of the special election for annexation to Community Facilities District No. 2006-1 (Maintenance Services) and introduction of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 6) [p. 1-34]

STAFF REPORT:

Andrew Griffin, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt [resolution](#) calling an election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2006-1 (Maintenance Services) to the qualified electors;
2. (*Following tabulation and certification of ballot results by the City Clerk*) Adopt [resolution](#) declaring the results of the special election held on June 27, 2007 for the sixth

annexation to Community Facilities District No. 2006-1 (Maintenance Services); and

3. Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No. 2006-1 (Maintenance Services) Annexation No. 6.

- 7.4** **SUBJECT:** A public hearing to consider the Franklin Crossing application for a General Plan Amendment to incorporate the Franklin Crossing Annexation/Sphere of Influence Amendment Area into the City of Elk Grove, a Rezone from Agriculture-80 acres to Low Density Residential-4 dwelling units/acre (RD-4) Low Density Residential-5 dwelling units/acre (RD-5), and Open Space (O), a Tentative Subdivision Map, and Design Review for Project No. EG-04-727, APN's 132-0132-042, 132-1680-032, and 132-1680-057 [p. 1-207]

STAFF REPORT:

Gerald Park, Senior Planner



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends that the City Council of the City of Elk Grove:

1. Defer the approval of the General Plan Amendment to a date uncertain for the purpose of accommodating additional General Plan Amendment requests related to other projects (3-1); and
2. Approve a **resolution** expressing support for a General Plan Amendment and approving a Specific Plan Amendment, Tentative Subdivision Map, and Subdivision Design Review for the Franklin Crossing Subdivision Project No. EG-04-727, subject to the Findings and Conditions of Approval (3-1); and
3. Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Map from Agricultural-80 acre minimum (AG-80) to Low Residential-4 units/acre (RD-4), Low Density Residential-5 units/acre (RD-5), and Open Space (O) for Franklin Crossing Project No. EG-04-727 (3-1).

- 7.5 **SUBJECT:** A public hearing to consider Home Mark Homes Rezone and Tentative Parcel Map (EG-05-915) [p. 1-138]

STAFF REPORT:

Christopher Jordan, Planner



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends that the City Council:

1. Adopt a [resolution](#) approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving the Home Mark Homes Rezone and Tentative Parcel Map, Project EG-05-915; and
2. Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Map from AR-5 to AR-2 for Home Mark Homes Project No. EG-05-915, APN 127-0030-019.

- 7.6 **SUBJECT:** A public hearing to consider approval of rate adjustment related to the Solid Waste Service rates and amend the Fiscal Year 2007-08 Budget [p. 1-30]

STAFF REPORT:

Cedar Kehoe, Integrated Waste Program Manager



PUBLIC COMMENT:

RECOMMENDATION:

Adopt [resolution](#) for a rate adjustment in the monthly waste fee effective July 1, 2007 and amend the Fiscal Year 2007-08 Budget.

8. **REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS**

8.1 **SUBJECT:** Appointment of Member to the Elk Grove Planning Commission [p. 1]

STAFF REPORT:
Peggy Jackson, City Clerk

PUBLIC COMMENT:

RECOMMENDATION:
Receive information from Council Member Hume on his appointment of a member to the Planning Commission effective July 1, 2007.

8.2 **SUBJECT:** Consider establishing an annual/holiday recess from City Council meetings [p. 1-5] [Resolution](#)

STAFF REPORT:
Peggy Jackson, City Clerk

PUBLIC COMMENT:

RECOMMENDATION:
Consider and provide direction on establishing an annual recess from regular City Council meetings and holiday schedule.

9. **GENERAL ADMINISTRATION INFORMATION**

1. Police Activities Report – Chief Simmons

10. **COUNCIL COMMENTS/FUTURE AGENDA ITEMS**

1. Reports on Regional Boards, Commissions, Committees
2. Travel/Training Expenditures Disclosure (*in accordance with Resolution 2006-295 and Government Code § 53232.3(d)*)

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 City Clerk Peggy Jackson at (916) 683-7111. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.