



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, September 12, 2007
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 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 Certificate of Recognition presented to: Cal Ripken 10 and Under World Series Champions Laguna Youth Baseball Team
- 4.2 Present proclamation proclaiming September 9 – 15, 2007 as National Senior Center Week
- 4.3 Howard Sihner, Old Town Elk Grove Foundation President, to present Hank Stevens with a \$500 check for taking 1st place in the photo contest hosted by the OTEGF and Phillip Stark
- 4.4 Rob Bremault of Sacramento Municipal Utility District to present plaque to the City of the Elk Grove for its participation in the Greenergy Program

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 **Ordinance No. 26-2007** amending the Elk Grove Municipal Code to establish Chapter 9.19 of Title 9 relating to Emergency Services Organization and Functions **(Second Reading)** [p. 1-6]

- 6.2 Adopt **Ordinance No. 27-2007** repealing Title 9 of the Elk Grove Municipal Code, with the exception of Chapters 9.36, 9.96 and 9.97, renumbering the Chapters of Title 9 and reenacting Title 9 with specific changes to various Chapters **(Second Reading)** [p. 1-44]
- 6.3 Adopt **resolution** changing the designation of Mayor Pro Tempore to Vice Mayor [p. 1-5]
- 6.4 Approve City Council meeting minutes of: a) August 22, 2007 (Special Meeting); and b) August 22, 2007 (Regular Meeting) [p. 1-15]
- 6.5 Adopt **resolution** approving an extension of the term of the interfund loan from the Roadway Development Impact Fee Program Fund to the Corporation Yard fee component of the Capital Facilities Fee Program Fund to June 30, 2008 [p. 1-3]
- 6.6 Adopt **resolution** approving Green Parcel Map No. 05-882.00 [p. 1-6]
- 6.7 Adopt **resolution** approving West Vineyard Station Parcel Map No. 06-1001.00 [p. 1-7]
- 6.8 Adopt **resolution** accepting Subdivision Improvements for Newton Ranch Unit 2 [p. 1-3]
- 6.9 Adopt **resolution** authorizing the City Engineer to call for bids for the Intelligent Transportation Systems Phase 1B Project [p. 1-5]
- 6.10 Adopt **resolution** authorizing the City Manager to execute real estate related contracts and documents relative to the acquisition of property rights from Valley Hi Country Club (APN 119-0162-093) for the Elk Grove Boulevard Frontage Improvements adjacent to the Valley Hi Country Club project and amend the Fiscal Year 2007-08 budget and Capital Improvement Program by adding \$200,000 in Laguna Community Facilities District Funding to the project budget [p. 1-54]

- 6.11 Receive report on City Manager-approved purchases and contracts authorized by City Purchasing Ordinance, filed through August 31, 2007 [p. 1-2]
- 6.12 Adopt [resolution](#) adding position of Youth Services Program Manager and amending the Fiscal Year 2007-08 General Fund budget by \$135,000 to include salary and benefits [p. 1-5]
- 6.13 Authorize the City Manager to purchase two wheelchair accessible minivans in the amount of \$81,753.29 from El Dorado Bus Sales through the State Procurement Program [pg.1-2] [Resolution](#)
- 6.14 Authorize the City Manager to release a purchase order in the amount of \$135,380.02 for bus shelters and fixtures to LNI Custom Manufacturing, Inc. [p. 1-3] [Resolution](#)
- 6.15 Adopt [resolution](#) authorizing the City Manager to execute a contract with Martin C. Hughes, landscape architect, in an amount not to exceed \$300,000 for consultant landscape services from September 1, 2007 through September 30, 2009 [p 1-28]

7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** Continued public hearing to consider proposed Municipal Code and Zoning Code Amendments [p. 1-98]

STAFF REPORT:

Christopher Jordan, Planner



PUBLIC COMMENT:

RECOMMENDATION:

Municipal Code

The Planning Commission recommends that the City Council:

- Introduce and waive the full reading, by substitution of title only, an Ordinance amending the Elk Grove Zoning Code, Title 23 of the City's Municipal Code; and
- Introduce and waive the full reading, by substitution of title only, an Ordinance amending various chapters of the Elk Grove Municipal Code for consistency with the City's Zoning Code; and

General Plan

- Uphold the Planning Commission's recommendation to direct staff to initiate an amendment to the City's General Plan to amend Land Use Policy LU-2 to reduce the allowable density in the Estate Residential designation from 4.0 to 3.0 units per acre; **or**
- Direct staff to initiate an amendment to the City's General Plan to amend Land Use Policy LU-3 to add RD-4 as a consistent zoning district under the Estate Residential designation.

7.2 SUBJECT: A public hearing to consider the Cookson Special Planning Area (SPA) Amendment to modify the Triangle SPA Land Use Plan map, redesignating a 5-acre parcel from Residential 1-acre to Commercial Overlay [p. 1-22]

STAFF REPORT:

Sarah Kirchgessner, Planner



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends that the City Council introduce and waive the full reading, by substitution of title only, an Ordinance amending the Triangle Special Planning Area (SPA), adding a Commercial Overlay to Assessor Parcel Number 134-1100-056 for the Cookson SPA Amendment Project #EG-06-1093, subject to the Findings and Conditions of Approval.

7.3 **SUBJECT:** A public hearing to consider adoption of a [resolution](#) approving the Fiscal Year 2006-07 Consolidated Annual Performance and Evaluation Report [p. 1-42]

STAFF REPORT:

Sarah Bontrager, Community Development Block Grant
Program Manager



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution approving the Fiscal Year 2006-07 Consolidated Annual Performance and Evaluation Report

7.4 **SUBJECT:** Appeal by Petrovich Development Company of the Planning Commission's decision on August 16, 2007 to deny the Design Review and Special Planning Area amendment for the Elk Grove Boulevard and Waterman Pharmacy (EG-06-1022; APN 134-0050-001)[p 1-241]

STAFF REPORT:

Nina Stevens, Planner



PUBLIC COMMENT:

RECOMMENDATION:

In response to this appeal, the following actions are available to the City Council:

1. Uphold the Planning Commission denial of the Elk Grove Boulevard and Waterman Pharmacy Design Review; or
2. Support the applicant's appeal of the Elk Grove Boulevard and Waterman Pharmacy Design Review project and direct staff to prepare a Resolution, Findings, and Conditions for approval of the project at a subsequent Council meeting; or
3. Continue the Elk Grove Boulevard and Waterman Pharmacy Design Review project and direct the applicant to make changes as necessary.

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 8.1 SUBJECT:** Report on the stakeholder workshops for the affordable housing loan process and adopt resolutions:
1) approving the Affordable Housing Loan Program Guidelines and an amendment to the Fiscal Year 2007-08 budget; and
2) authorizing the formation of the Elk Grove Affordable Housing Loan Committee [p. 1]

STAFF REPORT:

Jim Carney, Housing Advisor



PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends that this item continued from the July 11, 2007 City Council meeting be continued to a future Council meeting.

- 8.2 SUBJECT:** City of Elk Grove Planning Academy [p. 1-13]

STAFF REPORT:

Christine Crawford, Planning Director



PUBLIC COMMENT:

RECOMMENDATION:

Review proposed Planning Academy course outline and provide comment as desired.

- 8.3 SUBJECT:** Consideration of allowing certain projects subject to Elk Grove Municipal Code Chapter 16.130.040(a) regarding mitigation for the loss of Swainson's Hawk foraging habitat to provide alternative mitigation and adopt a [resolution](#) extending the term of the interfund loan from the Elk Grove Roadway Development Fee Program Fund to the Swainson's Hawk Fund [p 1-38]

STAFF REPORT:

Taro Echiburu, Environmental Planning Manager
Michael McGrane, Budget Manager



PUBLIC COMMENT:

RECOMMENDATION:

- 1) Provide direction regarding alternative mitigation for pipeline and future projects; and
- 2) Adopt a resolution to extend the term of the interfund loan from the Elk Grove Roadway Development Impact Fee Program Fund to the Swainson's Hawk Mitigation Fee Fund to June 30, 2012.

9. GENERAL ADMINISTRATION INFORMATION

1. E-Van Update

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.