



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

Gary Davis, Mayor

Patrick Hume, Vice Mayor
James Cooper, Council Member

Michael P. Leary, Council Member
Sophia Scherman, Council Member

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, January 23, 2008
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 Deputy 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

PUBLIC COMMENT:

Once the closed session has ended, the regular City Council meeting will be reconvened in open session. The Mayor or presiding officer will then make any announcements required by the Brown Act relative to reportable actions taken during the closed session.

4. PRESENTATIONS/ANNOUNCEMENTS

4.1 Present Certificate of Recognition to Mica Mione and Julie Bornhoeft representing WEAVE (Women Escaping a Violent Environment) acknowledging its 30th Anniversary

4.2 Introduction of Elk Grove Economic Development Corporation Executive Director Steve Czarnecki

4.3 Introduction of new employees and staff assignments

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. 1-2008** amending Chapter 23.70.040 of the City of Elk Grove Zoning Code related to distance requirements governing certain specified uses applicable to adult-oriented businesses [p.1-7]
(Second Reading)

- 6.2 Adopt **Ordinance No. 2-2008** amending the City of Elk Grove Zoning Map from AG-20 to RD-5 and RD-7 consistent with the Laguna Ridge Specific Plan for the Madeira South Project (APN: 132-0050-090) [p.1-3]
(Second Reading)
- 6.3 Receive October 2007 Treasurer's Report [p.1-6]
- 6.4 Approve General Warrant No. 34079 through 34768 dated December 1 – 28, 2007 and Electronic Fund Transfer 2008056 through 2008068 [p.1-65]
- 6.5 Approve City Council Special and Regular Meeting Minutes of January 9, 2008 [p.1-12]
- 6.6 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through January 16, 2008 [p.1-2]
- 6.7 Adopt **resolution** accepting the Bruceville Road / Kindercare Frontage Improvements and the Elk Grove Boulevard Widening adjacent to Sabrina Lane 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.1-5]
- 6.8 Adopt **resolution** authorizing the City Engineer to call for bids for the East Stockton Boulevard Bikeway Project [p.1-3]
- 6.9 Adopt **resolution** authorizing the City Engineer to call for bids for the Elk Grove (Old Town) Library Project [p.1-3]
- 6.10 Adopt **resolution** waiving the competitive bid process and authorizing the City Manager to execute a two-year contract with MuniFinancial in an amount not to exceed \$227,000 to provide services for financing district administration, arbitrage rebate, municipal disclosure, district annexation, delinquency management, and financial consulting [p.1-41]

- 6.11 Adopt [resolution](#) authorizing the City Engineer to call for bids for the Traffic Signal Improvements Project, Franklin Boulevard – Percheron Drive and Franklin Boulevard - Blossom Ridge Drive [p.1-3]
- 6.12 Adopt [resolution](#) authorizing the City Manager to execute a reimbursement agreement with Sacramento County Water Agency for the West Stockton Boulevard at Laguna Creek Bridge Replacement Project and amend the Fiscal Year 2007-08 project budget to reflect \$95,000 from Sacramento County Water Agency [p.1-18]
- 6.13 Adopt [resolution](#) authorizing the City Manager to execute a three-year contract in an amount not to exceed \$66,000 with Coast Landscape Management for landscape services at city-owned facilities [p.1-26]
- 6.14 Adopt [resolution](#) authorizing the City Manager to execute a three-year contract in an amount not to exceed \$293,259 with Able Building Maintenance Company for janitorial services for City-owned facilities [p.1-35]

7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** A public hearing to consider approval of a Circulation Element General Plan Amendment to indicate a future interchange at Whitelock Parkway and State Route 99 [p.1-25]

STAFF REPORT:

Fritz Buchman, City Engineer

Jessica Shalamunec, Special Projects Manager



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends that the City Council adopt a [Resolution](#) certifying an Addendum to the General Plan Environmental Impact Report, amending Figure CI-2 of the General Plan, and adding Policy CI-11-Action 2 to the

Circulation Element of the General Plan to indicate a future interchange at Whitelock Parkway and State Route 99. Development of the interchange, including timing of construction, specific location, and construction plans, are not proposed or considered at this time.

- 7.2** **SUBJECT:** A public hearing to consider a Zoning Code amendment to establish a mandatory onsite noticing/signage program requirement for pending private development projects [p.1-52]

STAFF REPORT:

Jessica Shalamunec, Special Projects Manager



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends that the City Council introduce and waive the full reading of an Ordinance amending Article II, Section 23.14.040 of the Zoning Code to establish a mandatory onsite noticing requirement for pending private development projects.

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 8.1** **SUBJECT:** Sphere of Influence Amendment [p.1-162]

STAFF REPORT:

Taro Echiburu, Project Manager



PUBLIC COMMENT:

RECOMMENDATION:

As directed by Council, staff has solicited comments on the proposed Sphere of Influence prior to submitting an application to the Sacramento Local Agency Formation Commission. Staff recommends that the City Council review the public comments, requests, and alternative boundaries for the proposed Sphere of Influence and provide direction on the boundaries and the timing for application submittal.

- 8.2** **SUBJECT:** Adopt [resolution](#) authorizing a financial commitment of \$171,000 and amending the implementing loan documents and regulatory agreement for the Stoneridge at Elk Grove Apartment Project [p.1-24]

STAFF REPORT:

Jim Carney, Housing Advisor



PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution authorizing a financial commitment of \$171,000 from the City's Very Low Income Housing Trust Fund, and amending loan documents and a regulatory agreement increasing the total City loan to \$8,225,620 in the same substantial form as those attached to the staff report to implement the City's financial commitment for the development of the Stoneridge at Elk Grove affordable housing project.

- 8.3** **SUBJECT:** Laguna Ridge Town Center Update [p.1]

STAFF REPORT:

Christine Crawford, Planning Director



PUBLIC COMMENT:

RECOMMENDATION:

Receive verbal report from staff regarding the Laguna Ridge Town Center project. This item is for informational purposes only.

- 8.4** **SUBJECT:** 2006-13 Housing Element Update [p.1-6]

STAFF REPORT:

Jessica Shalamunec, Special Projects Manager
Jim Carney, Housing Advisor



PUBLIC COMMENT:

RECOMMENDATION:

The City's Housing Element was adopted in November 2003 as part of the City's first General Plan. As required by housing law, the City is now required to update the Housing Element to reflect the new regional housing needs allocation and new legislation that has been enacted since 2003. The staff report is intended to provide an overview of the Housing Element update process at this time. Staff will return on February 13, 2008 with a focused presentation and request for Council input regarding specific Housing Element policies. No specific action is recommended at this time.

- 8.5 **SUBJECT:** Developer Deposit Agreement with Reynen & Bardis and Pulte Homes to Advance Fund the Development of Public Fees for the Laguna Ridge Specific Plan Area

STAFF REPORT:

Susan Cochran, City Attorney



PUBLIC COMMENT:

RECOMMENDATION:

- 8.6 **SUBJECT:** Discuss options regarding Charter City formation, including Charter Committee formation and appointments [p.1-5]

STAFF REPORT:

Susan Cochran, City Attorney



PUBLIC COMMENT:

RECOMMENDATION:

Discuss options and provide direction regarding Charter City formation, including the composition of a Charter Committee and appointments thereto.

9. GENERAL ADMINISTRATION INFORMATION

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.

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 City Clerk's Office, 8380 Laguna Palms Way, Suite 200, Elk Grove, CA.