



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, June 11, 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 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

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.

PUBLIC COMMENT:

**A) CONFERENCE WITH LEGAL COUNSEL – Anticipated
Litigation**

Pursuant to Government Code § 54956.9 (b)
One (1) Case

**B) CONFERENCE WITH LEGAL COUNSEL – Existing
Litigation**

Pursuant to Government Code § 54956.9 (a)
One (1) Case:

1. Quail Ranch Estate Association v. City of Elk Grove, et. al.
Sacramento County Superior Court Case No. 06CS00442

4. PRESENTATIONS/ANNOUNCEMENTS

4.1 Introduction of Charter Commissioners

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 Approve May 28, 2008 City Council Regular Meeting Minutes [p. 1-20]
- 6.2 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, filed through June 4, 2008 [p. 1-3]
- 6.3 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2]
- 6.4 Adopt [Ordinance No. 17-2008](#) amending the City of Elk Grove Zoning Map from AG-80 to RD-5, RD-6, RD-7, RD-15, RD-20 and "O" Zone Districts for Sterling Meadows subdivision EG-01-130, Assessor Parcel 132-0152-001 **(Second Reading)** [p. 1-4]
- 6.5 Adopt [Ordinance No. 18-2008](#) adopting and implementing a development agreement between the City of Elk Grove, Cosumnes Community Services District and Elk Grove Associates, LLC for Sterling Meadows subdivision EG-01-130, Assessor Parcel 132-0152-001 **(Second Reading)** [p. 1-42]
- 6.6 Adopt [Ordinance No. 19-2008](#) amending the East Elk Grove Specific Plan updating Zoning Code references **(Second Reading)** [p. 1-3]
- 6.7 Adopt [Ordinance No. 20-2008](#) amending the East Franklin Specific Plan updating Zoning Code references **(Second Reading)** [p. 1-3]
- 6.8 Adopt [Ordinance No. 21-2008](#) amending the Laguna Ridge Specific Plan updating Zoning Code references **(Second Reading)** [p. 1-3]

- 6.9 Adopt [Ordinance No. 22-2008](#) amending the Elk Grove Triangle Special Planning Area updating Zoning Code references and amending Section 23.40.020(2) of the Zoning Code updating references to planning documents **(Second Reading)** [p. 1-3]
- 6.10 Adopt [Ordinance No. 23-2008](#) amending the Calvine Road/Highway 99 Special Planning Area updating Zoning Code references **(Second Reading)** [p. 1-3]
- 6.11 Adopt [Ordinance No. 24-2008](#) amending the Laguna Gateway Special Planning Area updating Zoning Code references **(Second Reading)** [p. 1-3]
- 6.12 Adopt [Ordinance No. 25-2008](#) amending the Old Town Special Planning Area updating Zoning Code references **(Second Reading)** [p. 1-3]
- 6.13 Adopt [Ordinance No. 26-2008](#) amending the Elk Grove-Florin and Bond Roads Special Planning Area updating Zoning Code references **(Second Reading)** [p. 1-3]
- 6.14 Adopt [Ordinance No. 27-2008](#) amending the Laguna Community / Floodplain Special Planning Area updating Zoning Code references **(Second Reading)** [p. 1-3]
- 6.15 Adopt [Ordinance No. 28-2008](#) amending Zoning Code Chapter 23.84 Non-Conforming Uses, Buildings, and Structures, modifying the provisions regarding termination of non-conforming status by involuntary destruction **(Second Reading)** [p. 1-4]
- 6.16 Adopt [resolution](#) approving the investment policy and internal control guidelines for fiscal year 2008-09 [p. 1-12]
- 6.17 Adopt [resolution](#) approving Parcel Map No. 07-140.00 Laguna Springs Corporate Center Phase II [p. 1-6]

- 6.18 Adopt resolution authorizing the City Manager to execute a contract with Richardson & Company for annual Audit for Commercial Haulers services in an amount not to exceed \$203,900 for a three year period [p. 1-30]
- 6.19 Adopt [resolution](#) waiving the competitive bid process and authorizing the City Manager to execute a contract amendment with Network Design Associates for Information Technology Consulting Services for an additional term of one year in an amount not to exceed \$285,018 [p. 1-7]
- 6.20 Adopt [resolution](#) authorizing the City Manager to execute consultant services contract amendments with David Ford Consulting Engineers, Kimley-Horn and Associates, Mark Thomas and Company, Nolte Associates, TRS Consultants, and West Yost and Associates to extend the termination date for On-Call Engineering Services to June 30, 2010 [p. 1-25]
- 6.21 Adopt [resolution](#) denying an award protest, authorizing the City Manager to execute a construction contract in the amount of \$833,183.58 with Diede Construction, Inc. for the Safe Routes to School Laguna Creek Trail Bridge Project, authorizing a contingency fund of \$130,000, and authorizing the City Engineer to approve change orders [p. 1-7]
- 6.22 Adopt [resolution](#) authorizing the City Manager to execute a consultant contract amendment in an amount not to exceed \$3,927,000 with MCE Corporation for the operation and maintenance of the City's streets and drainage facilities from July 1, 2008 through June 30, 2009 [p. 1-8]

7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** Tax Equity and Responsibility Act hearing to consider the issuance of multifamily housing revenue bonds not to exceed \$8 million by the Association of Bay Area Governments for Nonprofit Corporations to be used for the acquisition and rehabilitation of a 124-unit multifamily rental housing development commonly known as Terracina at Elk Grove located at 9440 West Stockton Boulevard [p. 1-7]

STAFF REPORT:

Jennifer Estrella, Senior Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Adopt [resolution](#) approving the issuance of multifamily housing revenue bonds not to exceed \$8 million by the Association of Bay Area Governments Finance Authority for Nonprofit Corporations on behalf of Terracina Elk Grove, LP.

- 7.2 **SUBJECT:** A public hearing to consider the District Development Plan and Development Plan Review for the proposed hotel and medical office buildings within the Promenade Square Project EG-05-940; portion of APN 134-0600-039 [p. 1-100]

STAFF REPORT:

Jessica Shalamunec, Special Projects Manager



PUBLIC COMMENT:

PLANNING COMMISSION RECOMMENDATION:

Adopt [resolution](#) approving the District Development Plan for the Promenade Square project and the Development Plan Review for the proposed hotel and medical office buildings within the Promenade Square project subject to the findings and conditions of approval for the project.

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 8.1 **SUBJECT:** Civic Center Outreach and Design Study Program [p. 1-62]

STAFF REPORT:

Pam Johns, Planning Department
Jessica Shalamunec, Special Projects Manager



PUBLIC COMMENT:

RECOMMENDATION:

1. Confirm project goals for the Elk Grove Civic Center;
2. Adopt **resolution** authorizing the City Manager to execute a professional services and license agreement with Stantec Architecture (in association with Zaha Hadid Limited) in an amount not to exceed \$450,000 for the Civic Center Design Study Program; and
3. Approve the public outreach program and design study scope of work.

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 the City Clerk's Office 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.