



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

Patrick Hume, Mayor

Sophia Scherman, Vice Mayor
James Cooper, Council Member

Gary Davis, Council Member
Steven M. Detrick, Council Member

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, February 25, 2009
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

- 4.1 Present Certificate of Recognition in honor of the 100th Anniversary of the *Elk Grove Citizen* newspaper [p. 1]

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 Receive October, November, and December 2008 Treasurer's Reports [p. 1-4]
- 6.2 Approve City Council Minutes of: a) January 28, 2009 Special Meeting; b) January 28, 2009 Regular Meeting; c) February 4, 2009 Special Meeting, and d) February 18, 2009 Special Meeting [p. 1-20]
- 6.3 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, filed through February 18, 2009 [p. 1-2]
- 6.4 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1]
- 6.5 Adopt resolution establishing policy for the retention of records maintained by the Finance Department [p. 1-6]

- 6.6 Adopt resolution amending policy to solicit and consider public comment prior to a fare increase, fare decrease, or a major service reduction [p. 1-4]
- 6.7 Adopt resolution accepting the public improvements for Laguna Ridge Specific Plan – Whitelock Parkway – Segment 1 [p. 1-4]
- 6.8 Adopt resolution increasing the City Engineer’s authority to execute change orders for the Compressed Natural Gas Fuel System Project from \$26,502 to \$33,502 [p. 1-4]
- 6.9 Adopt resolution declaring intention to annex territory to Community Facilities District No. 2006-1 (Maintenance Services) and to levy a special tax to pay for Maintenance Services (Annexation No. 12) [p.1-35]
- 6.10 Adopt resolution declaring intention to levy street maintenance assessments for certain properties located in the Eastern Area which represents Annexation No. 12 into the Street Maintenance Assessment District No. 1, Zone 3 and create a subset of Zone 3 titled Street Maintenance District No. 1, Zone 3-A [p.1-14]

7. PUBLIC HEARINGS

- 7.1 **SUBJECT:** A public hearing to consider a General Plan Amendment, Rezone, Tentative Parcel Map, Conditional Use Permit, Variance, Design Review, and Uniform Sign Program for the Shops at Calvine project located at 8434 Bradshaw Road (EG-08-018; APN: 121-0190-009) [p. 1-311]

STAFF REPORT:

Gerald Park, Senior Planner



PUBLIC COMMENT:

PLANNING COMMISSION RECOMMENDATION:

- 1. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from Agricultural Residential-5 acre minimum (AR-5) to General Commercial (GC) for the Shops at Calvine Project; and

2. Adopt resolution approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Tentative Parcel Map, Conditional Use Permit, Variance, Design Review and Uniform Sign Program for Shops at Calvine project (EG-08-018), subject to the Findings and Conditions of Approval.

Note: See Item 7.2 for Shops at Calvine Project General Plan Amendment.

- 7.2 SUBJECT:** A public hearing to consider the Sheldon Road / State Route 99 General Plan Amendment (GPA), Shops at Calvine Project GPA, Calvine / 99 Special Planning Area Amendment, and Rezone Project [p. 1-158] (Attachment A, B, C)

STAFF REPORT:

Jessica Shalamunec, Planning Manager



PUBLIC COMMENT:

PLANNING COMMISSION RECOMMENDATION:

1. Adopt Resolution making Findings, Adopting a Statement of Overriding Consideration, Adopting a Mitigation Monitoring and Reporting Program and approving an amendment to the Elk Grove General Plan amending the General Plan Land Use Map for APNs 115-0162-010, -011, -019, -021, -023, -024, -027, -031, 115-0150-064, -067, -073, 116-0030-045, -068, -069, -089 from Low Density Residential and Medium Density Residential to Commercial and High Density Residential for the Sheldon/99 GPA and Rezone project and amend the land use of the northern 4.68 acres of APN 121-0190-009 from Estate Residential to Commercial for the Shops at Calvine project (EG 08-018); and
2. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the Calvine/99 Special Planning Area to modify land uses for APNs 115-0162-010, -011, -019, -021, -023, -024, -027, -031, 115-0150-064, -067, and -073 from Low Density Residential and Medium Density Residential to Commercial and High Density Residential and to Rezone APNs 115-0162-010, -011, -019, -021, -023, -024, -027, -031, 115-0150-064, -067, -073, 116-0030-045, -068, -069, and -089 from SPA and AR-5 to GC, LC, and RD-20.

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

8.1 SUBJECT: Civic Center Project Update [p.1-36]

STAFF REPORT:

Jessica Shalamunec, Planning Manager



PUBLIC COMMENT:

RECOMMENDATION:

Confirm the Civic Center Tier 1 List (mandatory uses/features) and Tier 2 List (other potential uses/features) for the future Civic Center and review the next steps for the public-private partnerships and provide direction as appropriate.

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) 478-3635. 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.