

MINUTES



REGULAR MEETINGS OF THE ROCKLIN CITY COUNCIL, ROCKLIN PUBLIC FINANCING AUTHORITY AND SUCCESSOR AGENCY

December 13, 2016

TIME: 6:00 PM

PLACE: Council Chambers, 3970 Rocklin Road

www.rocklin.ca.us

INTRODUCTION

1. The Regular Meeting of the Rocklin City Council, Rocklin Public Financing Authority and Successor Agency convened at 6:00 p.m. Mayor Janda presiding.
2. Councilmember Magnuson led the Pledge of Allegiance.
3. Roll Call:
 - A. Councilmembers: Ken Broadway, Dave Butler, George Magnuson, Scott Yuill, Mayor Greg Janda
 - B. City Personnel:
 - Ricky A. Horst, City Manager
 - DeeAnne Gillick, City Attorney
 - Jason Johnson, Administration
 - Bret Finning, Community Development
 - Rick Forstall, Public Services
 - Dave Mohlenbrok, Community Development
 - Justin Nartker, Public Services
 - Karen Garner, Recreation, Arts & Event Tourism
 - Laura Webster, Community Development
 - Dave Palmer, Community Development
 - Michael Young, City Manager's Office
 - Chad Butler, Police
 - Michael Green, Administration
 - Troy Holt City Manager's Office
 - Barbara Ivanusich, City Clerk
 - C. Commissioners: Nancy Hartwell, Chris Anderson

ELECTION RESULTS

4. Resolution No. 2016-267 of the City Council of the City of Rocklin Declaring the Results of the Consolidated General Election Held in the City of Rocklin on November 8, 2016

Motion to approve Item 4 by Councilmember Magnuson, seconded by Councilmember Butler. Passed by the following vote:

Ayes:	Magnuson, Butler, Broadway, Yuill, Janda
Noes:	None
Absent:	None
Abstain:	None

SPECIAL PRESENTATIONS

5. Special Presentations to Mayor and Outgoing Councilmembers

Mayor Janda recognized Councilmembers Magnuson and Butler for their service to the City.

OATH OF OFFICE

6. Swear-In of Elected Officials

Barbara Ivanusich administered the Oath of Office to Ken Broadway, Greg Janda and Joe Patterson.

REORGANIZATION

7. Nomination and Selection of Mayor

- A. Resolution No. 2016-268 of the City Council of the City of Rocklin Appointing a Mayor for the 2016-2017 Term of Office

8. Nomination and Selection of Vice Mayor

- A. Resolution No. 2016-269 of the City Council of the City of Rocklin Appointing a Vice Mayor for the 2016-2017 Term of Office

Motion to nominate Scott Yuill as Mayor and Ken Broadway as Vice Mayor for the 2016-2017 Term of Office by Mayor Janda, seconded by Councilmember Joe Patterson. Passed by the following vote:

Ayes:	Janda, Patterson, Broadway, Yuill
Noes:	None
Absent:	None
Abstain:	None

Scott Yuill presented Greg Janda with a plaque for his term of service as Mayor.

Mayor Yuill called for a break at 6:32 p.m. and reconvened at 6:37 p.m.

COUNCIL REPORTS

Councilmember Janda reported attendance at the Greater Sacramento Economic Board meeting.

AGENDA REVIEW

9. Agenda Modifications – none.

CONSENT CALENDAR

10. City Council, Public Financing Authority & Successor Agency Meeting Minutes of November 29, 2016
11. Quarterly Police Report
12. Second Reading & Publication: Ordinance No. 1060 of the City Council of the City of Rocklin Approving the Eleventh Amendment to the General Development Plan for the North West Rocklin Area Replacing and Superseding Ordinances 941 and 1055 and Retaining Ordinance 932 (North West Rocklin General Development Plan Trip Caps Amendment / PDG-99-02 et al / PDG2016-0007)
13. Second Reading & Publication: Ordinance No. 1061 of the City Council of the City of Rocklin to Modify Sections of Titles 16 and 17 of the Rocklin Municipal Code Regarding Requirements for Development on Nonconforming Lots and Public Hearing Noticing Requirements
14. Resolution No. 2016-270 of the City Council of the City of Rocklin Ratifying a Resolution Commending George Magnuson for 25 Years of Service on the Rocklin City Council
15. Resolution No. 2016-271 of the City Council of the City of Rocklin Amending Exhibit C of Resolution No. 2016-226 (Management, Confidential, Public Service Employees, Permanent Part-Time Employees, and Temporary Part-Time Employees Salary Schedules for Fiscal Year 2016-2017)
16. Resolution No. 2016-272 of the City Council of the City of Rocklin Amending Exhibits B, D and E of Resolution No. 2016-160, and Amending Exhibits G and H of Resolution No. 2016-226 (Salary and Compensation Schedules and Classification Plan for 2016-2017 Fiscal Year) (Management, Confidential, Public Service Employees, Permanent Part-Time Employees, and Temporary Part-Time Employees Salary Schedules for Fiscal Year 2016-2017)
17. Resolution No. 2016-273 of the City Council of the City of Rocklin Accepting the Public Work Known as Spring Valley Phase 1 Village 2 (SD 2013-07), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on the Behalf of the City (Spring Valley-Rocklin, L.P.)

18. Resolution No. 2016-274 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 1 to the Professional Services Agreement for Fire Station II Addition and Interior Improvements) Craig Miers + George Scott Architects)
19. Resolution No. 2016-275 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 1 to the Consultant Services Agreement for the Rocklin Road at Pacific Street Roundabout (Kimley-Horn and Associates, Inc.)
20. Resolution No. 2016-276 of the City Council of the City of Rocklin Accepting the Public Work Known as the Rocklin Bridge Over Secret Ravine No. 019C-072 Rehabilitation & Intersection Improvements Project, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (TPA Construction, Inc./Federal Project BPMPL-5095 (021)

Motion to approve Item Nos. 10-20 on the Consent Calendar by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

Ayes:	Janda, Broadway, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

PRESENTATIONS

21. Sunset Industrial Area Plan Update/Placer Ranch - Presentation by Placer County

Michelle Kingsbury and Sherry Conway's presentation highlighted:

- Sunset Area
- Sunset Area Plan Completed Reports
- Key Findings
- Property Owner Outreach
- Draft Land Use Diagram
- Sunset Land Use
- Placer Ranch Specific Plan
- University Town Center
- Placer Ranch Land Use
- Sacramento State Satellite Campus
- Next steps

CITIZENS ADDRESSING THE CITY COUNCIL

22. NAME AND CITY

Kevin Cooper spoke in support of the Rocklin Mini Maker Fair.

PUBLIC HEARINGS

23. Pacific Pointe (Former K-Mart Land Use Changes)

This application is a request for approval of a General Plan Amendment, Rezone, and Zoning Ordinance Amendment to convert the General Plan and Zoning land use designations for portions of the existing Kmart shopping center's commercial land use from Retail Commercial (RC) and Retail Business (C-2) to High Density Residential (HDR) (25 to 30 dwelling units per acre) and Medium Density Residential (3.5 to 8.4 dwelling units per acre) with R-3 and R1-3.5 zoning as amended and/or established in the Rocklin Municipal Code by the Zoning Ordinance Amendment. The subject site is located generally on the northeast corner of Pacific Street and Sunset Boulevard.

Mayor Yuill opened the public hearing at 7:04 p.m.

Bret Finning's presentation highlighted:

- Zoning map
- Permitted and Conditionally Permitted Use Modifications
- Proposed R1-3.5 Development Standards
- General Plan Amendment Map
- Re-Zoning Map

Council questions/comments related to:

- R-3 zoning public/private schools
- R-3 zoning apartments
- Exploring a point base system

Applicant Ardie Zahedani's presentation highlighted:

- St. Anton Communities
- Showcase Projects
- Vision/Guiding Principles
- History
- General Plan Amendment
- Area Median Income
- Affordable Housing Programs and Services
- Housing Examples – Multi-Family

Councilmembers Yuill, Broadway, Janda, and Patterson disclosed individual informational meetings with the applicant in which no decisions were made.

Public Input:

- Bill Tanguary, Rocklin, traffic concerns

Mayor Yuill closed the public hearing at 7:41 p.m.

- A. First Reading & Publication: Ordinance No. 1062 of the City Council of the City of Rocklin Modifying Sections of Title 17 of the Rocklin Municipal Code Relating to Multi-Family and Small Lot Single-Family Zoning (Multi-Family and Small Lot Single Family Zoning / ZOA2016-0003)

Motion to Read by Title Only Item 23.A. by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

Ayes: Janda, Broadway, Patterson, Yuill
Noes: None
Absent: None
Abstain: None

Motion to approve on First Reading Item 23.A. by Councilmember Janda, seconded by Councilmember Patterson. Passed by the following vote:

Ayes: Janda, Patterson, Broadway, Yuill
Noes: None
Absent: None
Abstain: None

- B. Resolution No. 2016-277 of the City Council of the City of Rocklin Approving a General Plan Amendment to Change the Land Use Designation of Portions of an Approximately 15.7 Acre Site From Retail Commercial (RC) to Medium Density Residential (MDR) and High Density Residential (HDR) (Pacific Pointe / GPA2016-0004)

Motion to approve Item 23.B. by Councilmember Janda, seconded by Councilmember Patterson. Passed by the following vote:

Ayes: Janda, Patterson, Broadway, Yuill
Noes: None
Absent: None
Abstain: None

- C. First Reading & Publication: Ordinance No. 1063 of the City Council of the City of Rocklin Approving a Rezone of Portions of an Approximately 15.7 Acre Site From Retail Commercial (C-2) to Multi-Family Residential (R-3) and Single-Family Residential 3,500 Square Feet Minimum Lot Size (R1-3.5) (Pacific Pointe / Z2016-0003)

Motion to Read by Title Only Item 23.C. by Councilmember Janda, seconded by Councilmember Patterson. Passed by the following vote:

Ayes: Janda, Patterson, Broadway, Yuill
Noes: None
Absent: None
Abstain: None

Motion to approve on First Reading Item 23.C. by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

Ayes:	Janda, Broadway, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

24. Five Star General Development Plan Amendment (Area 3)

This application is a request for approval of a General Development Plan Amendment (zoning text amendment) to modify the definition of the “retail food market” use to allow the sale of hard alcohol to occur within limited portions of existing tenant spaces within “Area 3” of the Five Star General Development Plan. The subject site is located on the southwest corner of Fairway Drive and Sunset Boulevard.

Mayor Yuill opened the public hearing at 7:51 p.m.

Bret Finning’s presentation highlighted:

- Five Star General Development Plan
- Alcohol Beverage Control (ABC) Regulated
- Hours of Operation
- Petition in Support
- Use Tables

Applicant, Akmal Khan, spoke in support.

Mayor Yuill disclosed an ex parte meeting with the applicant.

Public Input:

- Bill Tanguary in support
- Jeremy Bury in support
- Gile Matthews in opposition
- Tamera Jackson in support

Mayor Yuill closed the public hearing at 8: 23 p.m.

- A. Resolution No. 2016-278 of the City Council of the City of Rocklin Approving a Notice of Exemption (Five Star General Development Plan Amendment (Area 3)/PDG2016-0003)

Motion to approve Item 24.A. by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes: Broadway, Janda, Patterson, Yuill
Noes: None
Absent: None
Abstain: None

- B. First Reading & Publication: Ordinance No. 1064 of the City Council of the City of Rocklin Amending the Five Star General Development Plan for Area 3 (Five Star General Development Plan Amendment [Area 3]/PDG-2016-0003)

Motion to Read by Title Only Item 24.B. by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes: Broadway, Janda, Patterson, Yuill
Noes: None
Absent: None
Abstain: None

Motion to approve on First Reading Item 24.B. by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes: Broadway, Janda, Patterson, Yuill
Noes: None
Absent: None
Abstain: None

RESOLUTIONS

- 25. Resolution No. 2016-279 of the City Council of the City of Rocklin Approving the City Manager Employment Agreement

Councilmember Janda summarized the report.

Motion to approve Item 25 by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes: Broadway, Janda, Patterson, Yuill
Noes: None
Absent: None
Abstain: None

REPORTS FROM CITY OFFICIALS/DISCUSSION AND POTENTIAL ACTION ITEMS

26. Discussion of Procedure to Fill a Council Vacancy

Staff Recommendation: Discuss and Consider Procedure to Fill a Council Vacancy

Barbara Ivanusich presented the staff report.

Council chose the option to fill the vacancy by appointment and directed the City Clerk to follow a similar process used to fill the previous vacancy. An application period will run from December 16 to January 3. Notice will be published in the newspaper, posted to the City's website, Facebook and posting board. A Special Meeting will be scheduled on January 5, 2017, at 6:00 p.m. to interview applicants in open session. The applicants should be prepared to make a brief presentation for a minimum of four minutes. Applicants should be prepared to discuss the Strategic Plan, General Plan, City Zoning and opportunities and challenges facing the City.

Public Input:

- Denise Gaddis supports the public making the decision

27. Project Noticing

Council directed staff to proceed on this item to go back to 600 ft. noticing.

Council requested a report on what other jurisdictions do at a future meeting.

28. Announcements/Brief Reports – none.

29. City Manager Report – written report submitted.

30. City Attorney Communications (Verbal) – none.

FUTURE AGENDA ITEMS

- Report on how other jurisdictions handle project noticing. Move forward with 600 ft. but provide a summary in the staff report about what other jurisdictions do, what the City currently does, different types of requirements such as special events, etc.
- Council to contact the Mayor regarding interest in appointments to Council committees and seating arrangements on the dais.

FUTURE STRATEGIC PLANNING ITEMS

31. City Council Strategic Planning Session - Staff recommends January 27, 2017

- The City Council Strategic Planning Session was scheduled for January 27, 2017 from 8:30 to 12:30.

PUBLIC FINANCING AUTHORITY

32. No Action Required

CITY COUNCIL ACTING AS SUCCESSOR AGENCY

33. No Action Required

ADJOURNMENT

34. Meeting Adjourned at 9:28 p.m.



Scott Yuill, Mayor



Barbara Ivanusich, City Clerk