



## Regular Meeting Agenda December 3, 2013

Placentia City Council  
Placentia City Council as Successor to the  
Placentia Redevelopment Agency  
Placentia Industrial Commercial  
Development Authority

Scott W. Nelson  
Mayor

Joseph V. Aguirre  
Mayor Pro Tem

Constance M. Underhill  
Council Member

Chad P. Wanke  
Council Member

Jeremy B. Yamaguchi  
Council Member

Patrick J. Melia  
City Clerk

Craig S. Green  
City Treasurer

Troy L. Butzlaff, ICMA-CM  
City Administrator

Andrew V. Arczynski  
City Attorney

**City of Placentia**  
**401 E. Chapman Avenue**  
**Placentia, CA 92870**

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### *Mission Statement*

*The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.*

### *Vision Statement*

*The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.*

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at [www.placentia.org](http://www.placentia.org), and at Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

### **Procedures for Addressing the Council/Board Members**

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the "**Oral Communications**" portion of the agenda should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

### **Special Accommodations**

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 (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility.  
(28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Executive Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Executive Sessions, Executive Sessions are not open to the public.

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA – EXECUTIVE SESSION**

**December 3, 2013**

**5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any items on the Executive Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Executive Session proceedings.

**CITY COUNCIL:**

1. Pursuant to Government Code Section 54956.9(b) for Conference with Legal Counsel Regarding Anticipated Litigation – Two (2) Items
2. Pursuant to Government Code Section 54956.9(c) for Conference with Legal Counsel Regarding the Initiation of Litigation – One (1) Item
3. Pursuant to Government Code Section 54957.6 Conference with City Labor Negotiator Concerning Labor Negotiations with the following groups:
  - a. Placentia Police Officers Association (PPOA)
  - b. Placentia Police Management Association (PPMA)
  - c. Placentia City Employees Association (PCEA)City Representatives: Troy L. Butzlaff, City Administrator  
Steve Pischel, Dir. Administrative/Community Services
4. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:
  - a. Property: Vacant 0.0631 Acre Parcel, APN 339-102-01  
City Negotiator: Troy L. Butzlaff, City Administrator  
Negotiating Parties: Suburban Propane, L.P.  
Under Negotiations: Price and Terms of Payment

**SUCCESSOR AGENCY:**

1. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:

- a. Property: 132 Crowther Avenue, APN 339-091-08  
Agency Negotiator: Troy L. Butzlaff, Executive Director  
Negotiating Parties: Mark McEwen, DMWP, LLC  
Under Negotiations: Price and Terms of Lease

**ICDA:**

- 1. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:
  - a. Property: 235 South Bradford Avenue, APN 339-365-15  
Agency Negotiator: Troy L. Butzlaff, Executive Director  
Negotiating Parties: Gerald Near  
Under Negotiations: Price and Terms of Payment
  - b. Property: 120 South Bradford Avenue, APN 339-052-23  
Agency Negotiator: Troy L. Butzlaff, Executive Director  
Negotiating Parties: Noah Furie, Budget Capital Corporation  
Under Negotiations: Price and Terms of Payment

**RECESS:** The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA  
December 3, 2013  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**INVOCATION:** Police Chaplain Ken Milhander

**PLEDGE OF ALLEGIANCE:**

**I. REORGANIZATION OF THE CITY COUNCIL**

- a. City Clerk calls for the selection of Mayor of the City of Placentia
- b. Mayor calls for the selection of Mayor Pro Tem of the City of Placentia

**II. COMMENTS –NEWLY APPOINTED MAYOR AND MAYOR PRO TEM**

**III. RECOGNITION OF 2013 MAYOR SCOTT W. NELSON**

- a. Congressman Miller's Office  
Presenter: District Representative
- b. Congressman Royce's Office  
Presenter: District Representative Speros Mantas
- c. Senator Huff's Office  
Presenter: District Representative
- d. Supervisor Nelson's Office  
Presenter: District Representative

***RECESS FOR RECEPTION RECOGNIZING MAYOR  
AND CITY COUNCIL REORGANIZATION***

**PRESENTATION:**

**1. Requests for Commendations and Proclamations**

- a. Proclamation in Support of California's Medical Injury Compensation Reform Act (MICRA)  
Recipient: California Allied for Patient Protection  
Presenter: Mayor Nelson

Recommended Action: It is recommended that the City Council:  
Approve requests as submitted and make presentations to those present

**EXECUTIVE SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

**CITY COUNCIL/BOARD MEMBERS COMMENTS AND REPORTS:**

The purpose of these reports is to provide information on projects and programs that are discussed at interagency board, committee, and commission meetings. No decisions are to be made on these issues. If a Council or Board Member would like formal action on any of the discussed items, it will be placed on a future Council or Board Agenda.

**1. CONSENT CALENDAR (Items 1.a. through 1.f.):**

All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.

**COUNCIL/SUCCESSOR AGENCY/ICDA CONSENT CALENDAR:**

- a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**  
Financial Impact: None  
Recommended Action: Approve
- b. **Minutes**  
**City Council/Successor/ICDA Regular Meetings – November 5, 2013 and November 19, 2013**  
Recommended Action: Approve
- c. **City Fiscal Year 2013-14 Warrant Register for November 20, 2013 through December 3, 2013**  
Financial Impact: \$614,683.35  
Recommended Action: Approve

**COUNCIL CONSENT CALENDAR:**

- d. **City Option to Retain or Delegate Authority to Orange County Fire Authority for Award of Ambulance Contract**  
Financial Impact: None  
Recommended Action: It is recommended that the City Council:
  - 1) Exercise its option to delegate authority for the award of an ambulance contract
  - 2) Direct the City Administrator to provide written communication of such delegation of authority to the Orange County Fire Authority by December 5, 2013
- e. **Appointment to Fill Vacancy on the Veterans Advisory Committee**  
Financial Impact: None  
Recommended Action: It is recommended that the City Council:

- 1) Make the necessary appointment to fill one (1) position on the Veterans Advisory Committee

f. **Resolution Establishing the Number of Cultural Arts Commissioners**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2013-58, A Resolution of the City Council of the City of Placentia, California, establishing the number of Cultural Arts Commissioners at five (5)
- 2) Continue application/recruitment process for remaining vacancies on the Cultural Arts Commission

**SUCCESSOR AGENCY CONSENT CALENDAR:** None

**ICDA CONSENT CALENDAR:** None

**2. PUBLIC HEARINGS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA:** None

**COUNCIL:**

a. **Emergency Public Nuisance Abatement Regarding Property Located at 334 W. Santa Fe Avenue, Placentia, California**

Financial Impact: Expense: Abatement and Maintenance costs are unknown; associated costs to be recovered via real property lien

Recommended Action: It is recommended that the City Council:

- 1) Open the public hearing, receive public testimony, and close public hearing
- 2) Adopt Resolution No. R-2013-59, A Resolution of the City Council of the City of Placentia, California, finding and declaring an immediate threat to public health and safety at 334 W. Santa Fe Avenue
- 3) Authorize the City Administrator or his or her designee to abate the conditions located at 334 W. Santa Fe Avenue, Placentia, in accordance with § 8.06.170, Emergency Procedure, of the Placentia Municipal Code; including demolition and removal of all structures, trash, debris and other materials located thereon which constitute a danger to the health and welfare of the public
- 4) Direct the City Administrator or his or her designee to secure and maintain the property in a manner that will ensure the safety of the surrounding neighborhood and the public in general
- 5) Authorize the City Administrator or his or her designee to execute all necessary documents, including securing contractors to eliminate the nuisance

b. **Consideration of an Ordinance Amending Title 23 (Zoning Ordinance) of the Placentia Municipal Code Adding § 23.90.197 to Chapter 23.90 of Title 23 of the Placentia Municipal Code Allowing Digital and Static Advertising Displays on City-owned Property (Zoning Code Amendment 2013-03)**

CEQA Determination: Mitigate Negative Declaration (MND) 2013-01

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Conduct public hearing and consider Staff and public input pertaining to the ordinance and amendments recommended by Staff. Close public hearing upon completion of testimony

- 2) Introduce for first reading Ordinance O-2013-09 entitled, An Ordinance of the City Council of the City of Placentia, California, adding Section 23.90.197 to Chapter 23.90 of Title 23 of the Placentia Municipal Code allowing digital and static advertising displays on city-owned property

**SUCCESSOR AGENCY:** None

**ICDA:** None

**3. OLD BUSINESS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA OLD BUSINESS:** None

**COUNCIL OLD BUSINESS:** None

**SUCCESSOR AGENCY OLD BUSINESS:** None

**ICDA OLD BUSINESS:** None

**4. NEW BUSINESS:**

**COUNCIL/SUCCESSOR AGENCY/ICDA NEW BUSINESS:** None

**ICDA NEW BUSINESS:** None

**COUNCIL NEW BUSINESS:** None

**SUCCESSOR AGENCY NEW BUSINESS:** None

**ICDA NEW BUSINESS:** None

**CITY COUNCIL/BOARD MEMBERS REQUESTS:**

Council/Board Members may make requests or ask questions of Staff. If a Council/Board Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to December 17, 2013 at 5:30 p.m.

*In  
Memory  
of  
Stephen Manassero  
Long Time Placentia Resident*

**CERTIFICATION OF POSTING**

I, Tania Moreno, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the December 3, 2013 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on November 27, 2013.

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Tania Moreno, Deputy City Clerk