



## Regular Meeting Agenda

December 6, 2016

Placentia City Council

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

Jeremy B. Yamaguchi  
Mayor

Craig S. Green  
Mayor Pro Tem

Scott W. Nelson  
Council Member

Constance M. Underhill  
Council Member

Chad P. Wanke  
Council Member

Patrick J. Melia  
City Clerk

Kevin A. Larson  
City Treasurer

Damien R. Arrula  
City Administrator

Christian L. Bettenhausen  
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 the 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- CLOSED SESSION  
December 6, 2016  
5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any items on the Closed 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 Closed Session proceedings.

**CITY COUNCIL:**

1. Pursuant to Government Code Section 54956.9(d)(4):  
**CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION**  
Number of Cases: 5
2. Pursuant to Government Code Section 54956.9(d)(2):  
**CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION**  
Number of Cases: 2
3. Pursuant to Government Code Section 54957.6  
**CONFERENCE WITH LABOR NEGOTIATOR**  
Agency Designated Representatives: Damien R. Arrula, City Administrator  
Steve Pischel, Director of Administrative Services  
Employee Organizations: Placentia City Employees Association (PCEA), Placentia Police Officers Association (PPOA), Placentia Police Management Association (PPMA), and Unrepresented Employees

**CITY COUNCIL/SUCCESSOR AGENCY:**

4. Pursuant to Government Code Section 54956.8:  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 110 S. Bradford APN: 339-052-24 & 312 S. Melrose APN: 339-393-10  
City/Agency Negotiator: Damien R. Arrula, City Administrator/Executive Director  
Negotiating Parties: City and Successor Agency to former Redevelopment Agency  
Under Negotiation: 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 6, 2016  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**INVOCATION:** Police Chaplain Ken Milhandler

**PLEDGE OF ALLEGIANCE:** John Wesley Thomas, Boy Scout Troop #99

**PRESENTATIONS:**

- a. **Employee of the Quarter- Sworn- Officer Matthew Herren**  
Presenters: Mayor Yamaguchi and Chief Lenyi

**CLOSED 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 MEMBER COMMENTS:**

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

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.

- 1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**  
Fiscal Impact: None  
Recommended Action: Approve.

- 1.b. **City Fiscal Year 2016-17 Register for December 6, 2016**  
**Check Register**  
Fiscal Impact: \$377,000.20

**Electronic Disbursement Register**

Fiscal Impact: \$550,207.49

Recommended Action: It is recommended that the City Council:

- 1) Receive and file.

1.c. **Second Reading of Ordinance No. O-2016-07, Adopting State Mandated Building and Fire Codes**

Fiscal Impact: No Fiscal Impacts are Anticipated with this Ordinance as All Costs will be Recovered Through the Plan Check and Inspection Process.

Recommended Action: It is recommended that the City Council:

- 1) Waive Full Reading, by Title Only, and Adopt Ordinance O-2016-07, An Ordinance of the City Council of the City of Placentia, California, Repealing Chapter 18.04 of Title 18 and Chapters 20.03, 20.04, 20.08, 20.12, 20.16, 20.20 and 20.56 of Title 20 of the Placentia Municipal Code and adopting by reference, the California Fire Code, 2016 Edition, the California Building Code, 2016 Edition, the California Residential Code, 2016 Edition, the California Plumbing Code, 2016 Edition, the California Electrical Code, 2016 Edition, the California Mechanical Code, 2016 Edition, and the California Green Building Standards Code, 2016 Edition, Including All Appendices, with Certain Amendments, Additions and Deletions Thereto, Including Fees and Penalties.

1.d. **Measure M (M2) Expenditure Report for Fiscal Year 2015-16**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2016-63, A Resolution of the City Council of the City of Placentia, California, Concerning the Measure M2 Expenditure Report for the City of Placentia for the Fiscal Year ending June 30, 2016.

1.e. **Acceptance of Grant Deed Agreements with the Orange County Transportation Authority for the Orangethorpe Avenue and Chapman Avenue Grade Separation Project**

Fiscal Impact: Expense: None

Recommended Action: It is recommended that the City Council:

- 1) Accept the four (4) right-of-way grant deeds, one (1) footing easement deed, and one (1) wall easement deed for the Project; and
- 2) Authorize the Mayor to sign the Certificate of Acceptance for the grant deeds, and easement deeds on behalf of the City; and
- 3) Direct the City Clerk to endorse the grant deeds and public utility easement deeds which embodies the acceptance of said right-of-ways and easements, and cause the documents to be submitted to the Orange County Clerk Recorder for recording of the documents.

1.f. **Professional Services Agreement for Real Estate Advisory Services for 207-209 W. Crowther Avenue**

Fiscal Impact: Expense: \$49,900

Revenue: \$35,000 Economic Development Professional Services

\$14,900 General Government Contingency

Recommended Action: It is recommended that the City Council:

- 1) Award a Professional Services Agreement to Keyser Marston for Real Estate Advisory Services for 207-209 W. Crowther Avenue in the amount of \$49,900; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.g. **Consideration of Participation in the Open PACE and Ygrene Property Assessed Clean Energy (PACE) Financing Programs**

Fiscal Impact: Expense: \$0

Revenue: \$10,000 Deposit for City Staff Time

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2016-64, A Resolution of the City Council of the City of Placentia, California, Consenting to the Inclusion of Properties within the Territory of the City of Placentia in the CSCDA Open PACE Programs;

Authorizing the California Statewide Communities Development Authority to Accept Applications from Property Owners, Conduct Contractual Assessments Proceedings and Levy Contractual Assessments with the Territory of the City of Placentia; and Authorizing Related Actions; and

- 2) Adopt Resolution R-2016-65, A Resolution of the City Council of the City of Placentia, California, Consenting to Inclusion of Properties within the City's Jurisdiction in the California Home Finance Authority Community Facilities District No. 2014-01 (Clean Energy) to Finance Renewable Energy Improvements, Energy Efficiency and Water Conservation Improvements and Electric Vehicle Charging Infrastructure and Approving Associate Membership in the Joint Exercise of Powers Authority Related Thereto; and
- 3) Adopt Resolution R-2016-66, A Resolution of the City Council of the City of Placentia, California, Consenting to Inclusion of Properties within the City's Jurisdiction in the California Home Finance Authority, Program to Finance Renewable Energy Generation, Energy and Water Efficiency Improvements and Electrical Vehicle Charging Infrastructure and Approving Associate Membership in the Joint Exercise of Powers Authority Related Thereto; and
- 4) Authorize the City Administrator or designee to execute all necessary documents, in a form approved by the City Attorney.

1.h. **Purchase of Replacement Police Service Rifles, 40MM "Less-Than-Lethal" Launchers, Ballistic Safety Equipment, and Associated Training**

Fiscal Impact: Expense: Expenditure of Assets Forfeiture Funds Not-To-Exceed \$190,000.00 to Purchase Equipment (Account No.: 213041-6840)

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2016-67, A Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2016-17 increasing the expenditure budget in the asset forfeiture fund in the amount of \$190,000.00 in compliance with City Charter §§ 1206 and 1209 pertaining to appropriations for actual expenditures; and
- 2) Approve the purchase of fifty (50) Sig Sauer MCX rifles from Adamson Industries for an amount-not-to exceed \$105,000.00; and
- 3) Approve the purchase of eight (8) Safaril and Def-Tec LMT 40MM "Less-Than-Lethal" launcher kits from Aardvark Tactical for an amount not-to-exceed \$10,000; and
- 4) Approve the purchase of fifty (50) Airframe ATX Ballistic Helmets from Crye Precision, LLC for an amount not-to-exceed \$42,500.00; and
- 5) Approve the purchase of one hundred (100) Ballistic Plates (50 Front and 50 Back plates) from Longfri Technologies for an amount not-to-exceed \$12,000.00; and
- 6) Approve the purchase of fifty (50) 5.11 Ballistic Plate carriers from Galls, Inc. for an amount not-to-exceed \$7,000.00; and
- 7) Approve the purchase of P.O.S.T. certified Rifle Training for sworn personnel from National Training Concepts for an amount not-to-exceed \$13,500.00; and
- 8) Authorize the City Administrator or his designee to execute all necessary documents to effectuate these actions.

1.i. **Eagle Scout Service Project for Police Department Motor Barn and Waiver of City Plan Check and Permit Fees**

Fiscal Impact: None: All Funds for the Project are Raised through Private Donations; Waiver of Plan Check and Permit Fees and In-House Staff Support

Recommended Action: It is recommended that the City Council:

- 1) Approve the Eagle Scout Service Project for Police Department Motor Barn Improvements; and
- 2) Waive all plan check and permit fees and authorize in-house staff support for this youth project; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, subject to City Attorney approval.

1.j. **Temporary Parking Permit Program on the Corner of Crowther Avenue and Melrose Street**

Fiscal Impact: There is a minimal fiscal impact associated with the recommended action. The estimated cost to purchase and install the parking restriction street signs is approximately \$800. The cost to enforce the parking restrictions will be offset by parking citation revenues collected.

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2016-68, A Resolution of the City Council of the City of Placentia, California, Prohibiting Vehicle Parking and Authorizing the Establishment of Temporary Preferential Parking Privileges on Crowther Avenue and Melrose Street.

**SUCCESSOR AGENCY:**

1.k. **Amended Long Range Property Management Plan for the Successor Agency to the Former Redevelopment Agency**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council acting in its sole capacity as the Successor Agency to the Redevelopment Agency of the City of Placentia, take the following action:

- 1) Adopt Resolution RSA-2016-02, A Resolution of the Successor Agency to the Redevelopment Agency of the City of Placentia, California, Approving the Amended Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

2. **PUBLIC HEARING:** None

3. **REGULAR AGENDA:**

3.a. **September 2016 (Preliminary) Treasurer's Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the September 2016 (Preliminary) Treasurer's Report.

3.b. **Selection of Ad-Hoc Committee to Review Request for Proposals for Banking Services**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Appoint two (2) members of the City Council and the City Treasurer to be members of an Ad-Hoc committee charged with the review of proposals and recommendation to the City Council for selection of banking services for the City.

3.c. **Old Town Placentia (Old Town) District Revitalization Plan, Development Standards and Public Realm Standards (Study Session 1 of 2)**

Fiscal Impact: No Fiscal Impacts are Associated with this Study Session. Potential Significant Economic Benefit to the Local Placentia Economy, Including Jobs, Public & Private Investments, and Annual/ One-Time Revenue

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the report and presentation; and
- 2) Solicit public comment regarding the proposed Old Town District Revitalization Plan and Development Standards, Public Realm Design Standards, and supporting documentation; and
- 3) Provide direction to Staff, as appropriate, regarding all of the Old Town Plan documents; and
- 4) Schedule the second study session regarding the Old Town Plan for the January 17, 2017 City Council meeting.

3.d. **Ordinances Prohibiting All Marijuana Related Uses and Activities Including Recreational Marijuana**

Fiscal Impact: Cost Related to Enforcement

Recommended Action: It is recommended that the City Council:

- 1) Approve Urgency Ordinance No. O-2016-08, An Urgency Ordinance of the City Council of the City of Placentia, California, Repealing Chapter 8.42 of Title 8 of the City of Placentia Municipal Code and Replacing it with a New Chapter 8.42 to Prohibit Marijuana-Related Uses and Activities; and
- 2) Approve Interim Urgency Ordinance No. O-2016-09, An Urgency Interim Ordinance of the City Council of the City of Placentia, California, Amending Provisions of Title 23 (The Zoning Code) Prohibiting the Development of Marijuana Related Uses.

**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

**Tuesday, December 13, 2016 at 7:00 p.m.**

**TENTATIVE AGENDA FORECAST**

The Tentative Agenda Forecast is subject to change up until the posting of the Agenda for the Council Meeting listed below:

- Transit Oriented Development (TOD) Study Session 2 of 2
- Certification of Election Results
- Oath of Office for Newly Elected Officials
- City Council Reorganization

**CERTIFICATION OF POSTING**

I, Rosanna Ramirez, Chief Deputy City Clerk of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the December 6, 2016 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on December 1, 2016.

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Rosanna Ramirez, Chief Deputy City Clerk