



# Adjourned Regular Meeting Agenda January 10, 2017

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

Craig S. Green  
Mayor

Chad P. Wanke  
Mayor Pro Tem

Rhonda Shader  
Council Member

Ward Smith  
Council Member

Jeremy B. Yamaguchi  
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  
ADJOURNED REGULAR MEETING AGENDA- CLOSED SESSION  
January 10, 2017  
5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**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 – ANTICIPATED LITIGATION**  
(Lamar Central Outdoor, LLC v. 567 Melrose Street, LLC et al.: Case No. 30-2016-00879187-CU-OR-CXC)
2. Pursuant to Government Code Section 54956.9(d)(4):  
**CONFERENCE WITH LEGAL COUNSEL –POTENTIAL INITIATION OF 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

**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  
ADJOURNED REGULAR MEETING AGENDA  
January 10, 2017  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**INVOCATION:** Police Chaplain Kenneth Curry

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:**

- a. **Employee of the Quarter: Police Officer Matthew Herren**  
Presenters: Mayor Green, City Administrator Arrula and Chief Lenyi
  
- b. **2016 Employees of the Year**  
Recipients: Police Dispatch/Records Supervisor Juanita Martinez  
Chief Deputy City Clerk Rosanna Ramirez  
Economic Development Manager Jeannette Ortega  
Presenters: Mayor Green and City Administrator Arrula
  
- c. **2016 Employee Service Awards**  
Presenters: Mayor Green and City Administrator Arrula  
  
5-Year Recognition  
Public Works Maintenance Worker Saul Nungaray  
Economic Development Services Manager Jeanette Ortega  
Police Officer Austin Martinez  
  
10-Year Recognition  
Public Works Maintenance Worker Edward Rodriguez  
Community Services Supervisor Veronica Ortiz  
  
15-Year Recognition  
Police Lieutenant Michael Bradley Butts  
Police Sergeant Brian Perry  
Police Officer Sean Malone  
Public Works Maintenance Worker Jose Ponce  
Community Services Coordinator Felipe Zambrano  
  
20-Year Recognition  
Community Services Coordinator Maria Elena Maurer  
Police Officer Christopher J. Stuber  
  
30-Year Recognition  
Community Services Program Coordinator Nancy Buck  
Director of Administrative Services Stephen D. Pischel

**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.c.):**

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 January 10, 2017  
Check Register**

Fiscal Impact: \$3,102,580.87

**Electronic Disbursement Register**

Fiscal Impact: \$791,831.13

Recommended Action: It is recommended that the City Council:

- 1) Receive and file.

**1.c. Resolution Adopting Statement of Investment Policy for 2017**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2017-01, A Resolution of the City Council of the City of Placentia, California, Acknowledging the Receipt and Filing of the Annual Statement of Investment Policy for the Year 2017.

**2. PUBLIC HEARING:**

**2.a. General Plan Amendment 2016-01, Zone Change 2016-01, Variance 2016-02, Development Plan Review 2016-01 and Development Agreement 2016-01**

Fiscal Impact: Deferral of Development Impact Fees in Exchange for Community Benefits of Providing Veteran's Housing.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning General Plan Amendment No. 2016-01, Zone Change No. 2016-01, Variance 2016-02, Development Plan Review No. 2016-01 and Development Agreement 2016-01; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2017-02, A Resolution of the City Council of the City of Placentia Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project in Accordance With the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21177) and Pursuant to §15063 of Title 14 of the California Code Of

- Regulations (CCR), Adopting General Plan Amendment 2016-01 to Change the General Plan Land Use Designation from Industrial and Commercial-Manufacturing to High Density Residential, Variance 2016-02 Which Would Allow Only 52 Parking Spaces Instead of the Required 115 and Allow For No Covered Parking or Carports for the Required 25 Covered Parking Spaces, and Development Plan Review 2016-01 to Develop and Operate a 50 Unit Apartment Complex to Provide Low Cost Housing to Military Veterans on a +/- 3.65 Gross Acres Site/2.78 Net Acres (Minus the Flood Control Channel Facility Site) at 1924 Orangeview Avenue; and
- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2017-01, An Ordinance of the City Council of the City of Placentia Approving Zone Change 2016-01 Amending the Official Zoning Map of the City by Changing the Zoning District from "M" Manufacturing and "C-M" Commercial Manufacturing to "R-3" High Density Residential on A +/- 3.65 Acre Property at 1924 Orangeview Avenue Related to the Development of the +/- 3.65 Acre Property at 1924 Orangeview Avenue, Placentia, California; and
  - 6) Waive full reading, by title only, and introduce for first reading Ordinance No.O-2017-02, An Ordinance of the City Council of the City Of Placentia Approving Development Agreement 2016-01 with Mercy Housing California Related to the Development of the +/- 3.65 Acre Property At 1924 Orangeview Avenue, Placentia, California. [Development Agreement No. 2016-01].

### **3. REGULAR AGENDA:**

#### **3.a. Annual City Council Appointments to Various Intergovernmental Agencies, Associations, and City Subcommittees**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Review the attached list of current appointments to the various intergovernmental agencies, associations, and City subcommittees and make appointments as desired; and
- 2) Adopt Resolution No. R-2017-03, A Resolution of the City Council of the City of Placentia, California, Designating and Appointing its Representative to the Orange County Fire Authority Board of Directors; and
- 3) Direct Staff to notify the various intergovernmental agencies, associations, and City subcommittees of the City Council appointments.

#### **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, January 17, 2017 at 5:30 p.m.

#### ***In Memory of***

***Frank "Paco" Marmolejo, Former City of Placentia Employee***

## **TENTATIVE AGENDA FORECAST**

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

- CalPERS Requirements
- Recognized Obligation Payment Schedule
- Extension of Marijuana Ordinance
- Purchase Sewer Utility Maintenance Vehicles through State of California Standard Agreement
- Professional Services Agreement for Engineering Design & Environmental Permitting Services and Supplemental Funding Agreement for the Golden Avenue Bridge Replacement Project
- City Commission Appointments
- Lilley Planning Contract Increase
- Fee Study

## **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 January 10, 2017 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on January 5, 2017.

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Rosanna Ramirez, Chief Deputy City Clerk