



## Regular Meeting Agenda

April 4, 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  
REGULAR MEETING AGENDA- CLOSED SESSION  
April 4, 2017  
5:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Smith  
Councilmember/Board Member Shader  
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 – POTENTIAL LITIGATION**  
Significant exposure to litigation: (4 cases)
2. Pursuant to Government Code Section 54956.9(d)(1):  
**CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
Name of Case: Lamar Central Outdoor, LLC v. 567 Melrose Street, LLC et al., Case No. 30-2016-00879187-CU-OR-CXC
3. Pursuant to Government Code Section 54956.9(d)(1):  
**CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
Name of Case: 567 Melrose Street, LLC vs City of Placentia, et al., Case No. 30-2017-00909817-CU-EI-CXC)
4. Pursuant to Government Code Section 54956.9(d)(4):  
**CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION**  
Significant exposure to litigation: (1 case)
5. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 238 South Bradford Avenue APN: 339-061-08, and  
234 South Bradford Avenue APN: 339-061-07  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Parties: Jose J. Zepeda and Linda Zepeda  
Under Negotiations: Price and Terms of Payment
6. Pursuant to Government Code Section 54957.6  
**CONFERENCE WITH LABOR NEGOTIATOR**  
City 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  
REGULAR MEETING AGENDA  
April 4, 2017  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**INVOCATION:** Police Chaplain Ciro Beltran

**PLEDGE OF ALLEGIANCE:** Orange County Fire Authority Battalion Chief Colton Ashby

**PRESENTATIONS:**

**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.h.):**

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 April 4, 2017**

**Check Register**

Fiscal Impact: \$ 2,328,053.94

**Electronic Disbursement Register**

Fiscal Impact: \$ 737,776.32

Recommended Action: It is recommended that the City Council:

1) Receive and file.

- 1.c. **Acceptance of Construction Work and Notice of Completion for the Backs Community Center ADA Improvement Project (Project No. 2016-18)**  
Fiscal Impact: Expense: \$300,401.00  
Revenue: \$140,000.00 Community Development Block Grant Funds  
\$150,000.00 Park in-lieu Funds  
\$ 25,000.00 General Fund  
Recommended Action: It is recommended that the City Council:
- 1) Accept the work performed by St. George Groupe, Inc. for construction of the Backs Community Center ADA Improvement Project in the total amount of \$213,711.00; and
  - 2) Approve Contract Change Order No. 1 in the amount of \$19,261.00 and authorize the City Administrator to execute Change Order No. 1; and
  - 3) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk Recorder's Office for the Project; and
  - 4) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.
- 1.d. **Land Exchange Agreement with Golden State Water Company for the Placentia Metrolink Station Project**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:
- 1) Approve the Land Exchange Agreement and accompanying Grant Deed of Fee Conveyance, Utility and Ingress Egress Easement with the Golden State Water Company; and
  - 2) Authorize the City Administrator to execute the agreement and the Grant Deed in forms approved by the City Attorney; and
  - 3) Direct the City Clerk to record the Grand Deed of Fee Conveyance, Utility, and Ingress Egress Easement with the Orange County Clerk Recorder's Office.
- 1.e. **Amendment to Professional Services Agreement with Irwin Bornstein**  
Fiscal Impact: Expense: Not-to-Exceed Amount: \$84,000  
Recommended Action: It is recommended that the City Council:
- 1) Approve Amendment No. 1 to the Professional Services Agreement with Irwin Bornstein for a total not-to-exceed amount of \$84,000; and
  - 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.
- 1.f. **Amendment to Professional Services Agreement with MV Cheng & Associates, Inc.**  
Fiscal Impact: Expense: Not-to-Exceed Amount: \$80,000  
Recommended Action: It is recommended that the City Council:
- 1) Approve Amendment No. 1 Professional Services Agreement with MV Cheng & Associates, Inc. for a total not-to-exceed amount of \$80,000; and
  - 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.
- 1.g. **Memorandum of Understanding Between the City and the Placentia Police Officers Association**  
Fiscal Impact: Fiscal Year 2016-17 \$ 66,610 (Estimated)  
Fiscal Year 2017-18 \$246,419 (Estimated)  
Fiscal Year 2018-19 \$323,583 (Estimated)  
Recommended Action: It is recommended that the City Council:
- 1) Approve the proposed Memorandum of Understanding with the Placentia Police Officers Association as outlined in Exhibit 1; and
  - 2) Approve Resolution, R-2017-14, A Resolution of the City Council of the City of Placentia, California, Authorizing a Budget Amendment in Fiscal Year 2016-17 in Compliance with the City Charter of the City of Placentia §§1206 and 1209 Pertaining to Appropriations for Actual Expenditures; and

- 3) Authorize the City Administrator, Director of Administrative Services, and Human Resources Manager to execute the document on behalf of the City, in a form approved by the City Attorney.

1.h. **Agreement for Grant Writing and Advocacy Services with Townsend Public Affairs, Inc.**

Fiscal Impact: Expense: \$60,000/Year

Recommended Action: It is recommended that the City Council:

- 1) Approve Professional Services Agreement with Townsend Public Affairs, Inc. for Grant Writing and Legislative Advocacy Services; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

**2. PUBLIC HEARING:**

2.a. **General Plan Amendment 2017-01 and Zone Change 2017-01 to establish the Packing House Transit Oriented Development District**

Fiscal Impact: Potential for up to \$1.5 million in annual sustainable revenue and \$15 million in one-time revenue including development impact fees. Infrastructure costs associated with TOD District will be funded by impact fees and annual assessments. No General Fund dollars will be utilized for the proposed District.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning General Plan Amendment 2017-01 and Zone Change 2017-01; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. 2017-XX, A Resolution of the City Council of the City of Placentia, California, 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); and adopting General Plan Amendment 2017-01 to change the current land use designation from Industrial to Transit Oriented Development (TOD) for the project area; and adopting Public Realm Design Standards with related street and public improvement standards; and adopting a Streetscape Master Plan; and
- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2017-XX, An Ordinance of the City Council of the City of Placentia, California, Approving Zone Change 2017-01, establishing a new zoning district and development standards for the "Transit Oriented Development (TOD)" District for the approximately 28 acre project area.

**3. REGULAR AGENDA:**

3.a. **February 2017 (Preliminary) Treasurer's Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the February 2017 (Preliminary) Treasurer's Report.

3.b. **CalPERS Required Changes to Approved Unrepresented Mid-Management and Management Salary Schedules for Fiscal Years 2013-2014, 2014-2015, 2015-2016, and 2016-17**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve the revised Unrepresented Mid-Management and Management Employee Salary Schedules for Fiscal Years 2013-2014, 2014-2015, 2015-2016, and 2016-17.

3.c. **Residential Parkway Tree and Sidewalk Maintenance Policies**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the background information provided on the City's policies concerning residential parkway trees and sidewalk maintenance; and
- 2) Direct Staff on whether to change any said policies or ordinances accordingly.

**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, April 18, 2017 at 5:30 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:

- Award Construction Contract for Police Station Lobby ADA Improvement Project
- Award Construction Contract for Pedestrian Accessibility Project Phase V
- Award Contract for City Council Chambers Technology Upgrade
- Appeal Hearing of Use Permit 2017-01
- Award of Contract for Banking Services

**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 April 4, 2017 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on March 30, 2017.

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Rosanna Ramirez, Chief Deputy City Clerk