



## Regular Meeting Agenda April 18, 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 18, 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: (3 cases)
  
2. 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 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 18, 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:** Boy Scout Troop 723 Honor Guard

**PRESENTATIONS:**

- a. **Presentation to the 2017 CIF Southern California Division 3 Regional Boys Soccer Champions**  
Recipient: El Dorado High School Varsity Boys Soccer Team  
Presenters: Mayor Green and City Administrator Arrula

**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.g.):**

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 18, 2017**  
**Check Register**  
Fiscal Impact: \$775,855.02  
**Electronic Disbursement Register**  
Fiscal Impact: \$490,504.22  
Recommended Action: It is recommended that the City Council:  
1) Receive and file.

- 1.c. **Award of Contract for Pedestrian Accessibility Project Phase V Project 2017-01**  
Fiscal Impact: Expense: \$82,650  
Revenue: \$74,786 Community Development Block Grant Funds  
\$16,129 Gas Tax Funds  
Recommended Action: It is recommended that the City Council:
- 1) Reject the bid received from Golden State Constructors as non-responsive; and
  - 2) Approve a Public Works Agreement with EBS General Engineering, Inc., for construction of the Pedestrian Accessibility Project Phase V in a not-to-exceed amount of \$82,650; and
  - 3) Reject all other bids received and authorize the return of the bid bonds; and
  - 4) Authorize the City Administrator to approve contract change orders up to 10% or \$8,265 for a total construction contract not-to-exceed amount of \$90,915; and
  - 5) Approve Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia Authorizing the Amendment of the Fiscal Year 2016-17 Budget; and
  - 6) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.d. **Approval of Plans and Specifications and Award of Contract for the Placentia Police Station Lobby ADA Improvement Project No. 2016-20**  
Fiscal Impact: Expense: \$256,740  
Revenue: \$169,000 Community Development Block Grant Funds  
\$ 87,740 Asset Forfeiture Funds  
Recommended Action: It is recommended that the City Council:
- 1) Approve the plans and specifications prepared by BOA Architecture; and
  - 2) Approve a Public Works Agreement with R Dependable Construction, Inc., for construction of the Placentia Police Station Lobby ADA Improvement Project in the amount of \$169,000; and
  - 3) Reject all other bids received and authorize the return of the bid bonds; and
  - 4) Authorize the City Administrator to approve contract change orders up to 10% of the contract amount, or \$16,900, for a total construction contract not-to-exceed amount of \$185,900; and
  - 5) Approve Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia Authorizing the Amendment of the Fiscal Year 2016-17 Budget; and
  - 6) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.e. **Second Reading of Ordinance No. O-2017-04 Adopting Zone Change 2017-01 and General Plan Amendment 2017-01 Establishing A New Zoning District and Development Standards for the "Transit Oriented Development (TOD)" 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) Waive full reading, by title only, and adopt Ordinance No. O-2017-04, and Ordinance of the City Council of the City of Placentia, California Adding Chapter 23.111 entitled "Transit Oriented Development Packing House District Development Standards," and amending Municipal Code Section 23.08.010 to establish the TOD Packing House Zoning District, and amending the Official Zoning Map of the City of Placentia, for the Transit Oriented Development ("TOD") Packing House District Zone.

1.f. **Memorandum of Understanding between the City and the Placentia City Employees Association**

Fiscal Impact: Fiscal Year 2016-17 \$ 46,909 (Estimated)  
Fiscal Year 2017-18 \$138,493 (Estimated)  
Fiscal Year 2018-19 \$155,777 (Estimated)

Recommended Action: It is recommended that the City Council:

- 1) Approve the Memorandum of Understanding with the Placentia City Employees Association as outlined in Exhibit 1; and
- 2) Approve Resolution, R-2017-XX, 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 necessary documents on behalf of the City, in a form approved by the City Attorney.

1.g. **Transfer of Affordable Housing Fund To The General Fund For 306-312 Baker Street (APN 339-391-15)**

Fiscal Impact: Transfer of \$500,000 in Affordable Housing Fund Account (#340000-8010) to Fiscal Year 2016-17 General Fund Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution R-2017-XX, A Resolution of the City Council of the City of Placentia, California Authorizing a Budget Amendment of the Fiscal Year 2016-17 Budget; and
- 2) Authorize an Intrafund Transfer in the total amount of \$500,000 from the Affordable Housing Fund to the City's Fiscal Year 2016-17 General Fund Budget due to the property transfer between funds.

**2. PUBLIC HEARING:**

2.a. **Appeal Of The Planning Commission's Denial Of Use Permit (UP) No. 2017-01 To Permit The Establishment And Operation Of A Massage Business Located At A Multi-Tenant Commercial Shopping Center Within The C-1 (Neighborhood Commercial) Zoning District**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning UP 2017-01; and
- 2) Receive the Staff Report and consider all public testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia California, County of Orange, State of California, denying Use Permit No. 2017-01 and making findings of denial for the establishment and operation of a day spa with ancillary massage services on property located at 138 North Bradford Avenue in the C-1 (Neighborhood Commercial) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 (Class 1 - Existing Facilities) and the City of Placentia Environmental Guidelines.

### 3. REGULAR AGENDA:

#### 3.a. Award of Contract for Banking Services

Fiscal Impact: Savings Year 1: \$10,000 - Fees Have Been Waived By Vendor

Estimated Cost: \$10,000 Annually Thereafter

Savings Years 2-5: \$10,000 Annually (\$40,000 in Aggregate due to Difference in Fees Compared To Current Bank)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Banc of California for a term of five (5) years, with an option to extend the contract for two (2) additional one-year terms; and
- 2) Authorize the Mayor and City Administrator to sign the necessary documents, on behalf of the City, in a form approved by the City Attorney.

#### 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, May 2, 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:

- March 2017 Treasurer's Report
- Award of contract for City Council Chambers technology upgrade
- Restatement of Low-Mod Housing Loan

#### *In Memory of*

*Thomas Robert Martinez, Longtime Placentia resident and creator of Placentia City Seal*

#### 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 18, 2017 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on April 13, 2017.

