



Regular Meeting Agenda

September 12, 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

Phone: (714) 993-8117

Fax: (714) 961-0283

Email:

administration@placentia.org

Website: www.placentia.org

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, 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
September 12, 2017
5:00 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

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.

SUCCESSOR AGENCY

1. Pursuant to Government Code Section 54956.9(d)(1):
CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
Name of Case: DMWP, LLC v. Successor Agency to the Redevelopment Agency of the City of Placentia, et al. bearing Orange County Superior Case No. 30-2016-00893248

CITY COUNCIL

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
Chief Darin Lenyi, Chief of Police
Employee Organization: Placentia Police Management Association (PPMA)

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
September 12, 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 Kenneth Curry

PLEDGE OF ALLEGIANCE: Placentia Police Officer Conroy

PRESENTATIONS:

- a. **Employee of the Quarter –General Employee**
Presenters: Mayor Green and City Administrator Arrula

- b. **MADD (Mothers Against Drunk Driving) Award**
Recipient: Placentia Police Officer Brian Conroy
Presenters: Mayor Green and City Administrator Arrula

- c. **Proclamation Designating the Week of September 17th – 23rd as Constitution Week**
Recipients: Daughters of the American Revolution
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 September 12, 2017**
Check Register
Fiscal Impact: \$ 2,332,399.31
Electronic Disbursement Register
Fiscal Impact: \$ 406,066.35
- City Fiscal Year 2017-18 Register for September 12, 2017**
Check Register
Fiscal Impact: \$ 2,492,243.27
Electronic Disbursement Register
Fiscal Impact: \$ 1,628,107.59
Recommended Action: It is recommended that the City Council:
1) Receive and file
- 1.c. **Amendment of Fiscal Year 2017-2018 Budget**
Fiscal Impact: See Exhibit "A" Attached
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 the Amendment of the Fiscal Year 2017-18 Budget.
- 1.d. **Cancellation of the Short-Term Loan and Repayment Agreement Between the City's Sewer Maintenance Fund and the General Fund**
Fiscal Impact: Net savings to the General Fund due to not owing interest on the Inter-fund loan
Recommended Action: It is recommended that the City Council:
1) Adopt Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia, California, Cancelling the Inter-Fund Loan and Promissory Note Between the Sewer Maintenance Fund and General Fund Dated October 18, 2016, for the Amount of \$1,552,000.
- 1.e. **Grant of Easement to Southern California Edison for Electric Utility Systems Located at 321 S. Main Street**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Approve the Grant of Easement to Southern California Edison for electric utility systems; and
2) Authorize the City Administrator to execute the Grant of Easement on behalf of the City.
- 1.f. **Acceptance of Grant Award for Community-Based Transitional Housing Program by the State of California Department of Finance and Award of Contract to Colette's Children's Home**
Fiscal Impact: Expense: \$2,000,000
Revenue: \$2,000,000 Community-Based Transitional Housing Grant
(\$1,200,000 General Fund)
(\$ 800,000 Colette's Children's Home)

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia, California, Accepting a Grant Award for the Community-Based Transitional Housing Program by the State Department of Finance; and
- 2) Award a Cooperative Agreement to Colette's Children's Home for Community-Based Transitional Housing Program by the State Department of Finance; and
- 3) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.

1.g. **Adoption of General Fund Reserve Policy**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia, California, Adopting a General Fund Reserve Policy.

2. PUBLIC HEARING:

(Item will be continued to Tuesday, September 19, 2017 at 7:00 p.m.)

2.a **Development Plan Review (DPR) 2017-01, Vesting Tentative Tract Map (VTTM) 18118 and Development Agreement (DA) 2017-01 for 110 and 132 E. Crowther Avenue (The Placentia TOD Project, LLC C/O Ed Galigher)**

Fiscal Impact: Revenue: \$2,399,000 Development Impact Fees

Additional potential catalyst development impacts associated with permanent job creation, construction job creation, retail sales (sales tax revenue), future development and new property tax revenue

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing and continue the public hearing to Tuesday, September 19, 2017 at 7:00 p.m.

2.b **General Plan Amendment 2017-03, Zone Change 2017-03, Zoning Code Amendment 2017-04 to Establish the Northeast Corner of Placentia Avenue and Crowther Avenue as a Commercial District**

Fiscal Impact: Expected proceeds from the sale of a City-owned property within the project area subsequent to this action would be paid back to the General Fund. Additional potential economic benefits in the form of job creation, development impact fees, transient occupancy taxes, property taxes and sales tax.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning General Plan Amendment (GPA) 2017-03, Zone Change (ZC) 2017-03, and Zoning Code Amendment (ZCA) 2017-04; and
- 2) Receive the Staff Report, consider all public testimony, ask any questions of Staff; 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, adopting Mitigated Negative Declaration 2017-03 and a 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 an amendment to the City of Placentia General Plan (GPA 2017-03); 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 adding Chapter 23.61 entitled "Height Overlay Districts" and amending the Official Zoning Map of the City of Placentia for the Project Area from "C-M" and "M" to "C-2-H65" (Community Commercial – Height Overlay District).

3. REGULAR AGENDA:

3.a. North Orange County Public Safety Task Force Program Funding by the Board of State and Community Corrections

Fiscal Impact: Expense: \$ 310,000 PD Personnel (FY 17-18)
\$ 224,000 Community-Based Organizations (FY 17-18)
Revenue: \$ 534,000 Corrections Planning & Programs

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City's participation in the North Orange County Public Safety Coordinating and Advisory Council; and
- 2) Authorize the City Administrator to execute the necessary documents and accept the program funds.

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, September 19, 2017 at 5:00 p.m.

In Memory of

***Mr. Ed Alvarez, Long time Placentia resident, Vietnam Veteran,
And VIP in Placentia Police Department***

TENTATIVE AGENDA FORECAST

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

- Residential Permit Parking Procedures and Guidelines
- Budget Amendment for the Powell Building Roof Replacement and Improvements
- Second Reading of General Plan Amendment and Zone Change
- Adopt Cash Basis Fund Records and Transfers Policy
- Kosmont Real Property Brokerage Services for 229 Alta St & 229 Main
- ROPS Amendment
- Ordinance re: Wireless Communication Facilities within the public right-of-way (PROW)
- Ordinance of Development Impact Fees
- Ordinance of Citywide Development Impact Fees

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 September 12, 2017 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on September 7, 2017.

Rosanna Ramirez, Deputy Director of Administrative Services/
Chief Deputy City Clerk