



Regular Meeting Agenda

September 19, 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

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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, 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 19, 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.

1. Pursuant to Government Code Section 54956.9(d)(1):
CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
Name of Case: Pike v. City of Placentia; Case CV-08-08586 DSF
2. Pursuant to Government Code Section 54956.9(d)(1):
CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
Name of Case: Malone, et al vs. City of Placentia; Case No. 8:16-cv-1420
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 30-2017-00909817-CU-EI-CXC)
4. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 207-209 W. Crowther Avenue APN: 339-402-05; 07; 08; 11
City Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: Placentia Mutual Properties, LLC
Under Negotiations: Price and Terms of Payment
5. Pursuant to Government Code Section 54956.9(d)(4):
CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION
Significant exposure to litigation: (2 cases)

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 19, 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: Chaplain Kenneth Curry

PLEDGE OF ALLEGIANCE: Girl Scout Troop

PRESENTATIONS:

- a. **Presentation of Placentia Police Department & Placentia Linda Hospital Pink Patch Project**
Presenter: Chief of Police Lenyi
- b. **Proclamation for September 2017 as World Alzheimer's Awareness Month**
Recipient: Christine Schaefer, Volunteer, Alzheimer's Association Orange County
Presenters: Mayor Green and City Administrator Arrula
- c. **Presentation of Citrus Pest and Disease Prevention Program**
Presenter: Paul Worlie, Government Relations & Public Affairs Specialist

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 2017-18 Register for September 19, 2017**
Check Register
Fiscal Impact: \$ 328,298.90
Electronic Disbursement Register
Fiscal Impact: \$ 372,374.43

Recommended Action: It is recommended that the City Council:
 1) Receive and file
- 1.c. **Modification to Residential Permit Parking Procedures and Guidelines to Ensure Compliance with Changes in State Law**
Fiscal Impact: There is no fiscal impact associated with the recommended action
Recommended Action: It is recommended that the City Council:
 1) Approve the revised Residential Permit Parking Procedures and Guidelines per the recommendation of the Traffic Safety Commission for publication and distribution.
- 1.d. **Appropriations for Patrol Overtime Budget to Participate in the Office of Traffic Safety Grant – “Selective Traffic Enforcement Program (Step) for 2017-2018”**
Fiscal Impact: Expense: \$80,000
 Offsetting Revenue: \$80,000 (Federal Grant)
 (\$52,500 Budgeted FY 2017-18 Federal Grant)
 (\$27,500 Amended Budget FY 2017-18 Federal Grant)

Recommended Action: It is recommended that the City Council:
 1) Approve the acceptance of the Office of Traffic Safety grant in the form presented and direct the Chief of Police or his designee to complete the final paperwork; and
 2) Adopt Resolution No. R-2017-XX, A Resolution of the City Council of the City of Placentia, California, Authorizing a Budget Amendment in Fiscal Year 2017-18 in compliance with City Charter of the City of Placentia §§ 1206 and 1209 Pertaining to Appropriations for Actual Expenditures.
- 1.e. **Agreement with Center for Public Safety Management, LLC to Conduct a Comprehensive Analysis and Efficiency Study of the Placentia Police Department**
Fiscal Impact: Expense: \$55,100
 Offsetting Revenue: \$30,100 Public Safety CFD 2014-1, Non-General Fund Monies
 Budgeted: \$10,000 FY 2017-18 City Administration Management Consulting Services
 \$15,000 FY 2017-18 Human Resources Consulting Services

Recommended Action: It is recommended that the City Council:
 1) Approve the expenditure for CPSM to conduct a comprehensive analysis of the Police Department, in an amount not-to-exceed \$55,100; and
 2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

1.f. **Budget Update for the Edwin T. Powell Building Roof Replacement and Improvements**

Fiscal Impact: Expense: \$135,000
Revenue: \$112,000 Rehabilitation Reimbursements Fund
\$ 15,000 Park In-Lieu Funds
\$ 8,000 General Fund

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, Authorizing the Amendment of the Fiscal Year 2017-18 Budget; 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. **Second Reading of Ordinance No. O-2017-07 Adopting Zone Change 2017-03 and Zoning Code Amendment 2017-04 to Establish the Northeast Corner of Placentia Avenue and Crowther Avenue as Community Commercial (C-2) Zoning District with a "Height Overlay District (H65)" and New "H" Overlay Development Standards**

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) Waive full reading, by title only, and adopt Ordinance No. O-2017-07, 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).

HOUSING SUCCESSOR AGENCY CONSENT CALENDAR:

1.h. **Agreement with Kosmont Realty Corporation for Real Estate Brokerage Services and 33433 Summary Report for Housing Successor Agency Properties Located at 229 Alta Street (APN: 339-061-10) and 229 Main Street (APN 339-364-18)**

Fiscal Impact: Expense: \$TBD (Brokerage Services & 33433 Report)
Offsetting Revenue: \$TBD (Sale of the Properties)
No General Fund Dollars will be used for this project

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution RSA-2017-XX, A Resolution of the City Council of the City of Placentia, California, Acting as the Housing Successor Agency to the Placentia Redevelopment Agency of the City of Placentia Approving a Professional Services Agreement with Kosmont Realty Corporation for Real Property Brokerage Services and a 33433 Summary Report for 229 Alta Street and 229 Main Street; and
- 2) Award a Professional Services Agreement to Kosmont Realty Corporation for Real Property Brokerage Services and a 33433 Summary Report for 229 Alta Street and 229 Main Street; and
- 3) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARING:

2.a **Zoning Code Amendment 2017-05 Adding Chapter 23.83 to Title 23 (Zoning) of the Placentia Municipal Code to Regulate Wireless Telecommunications Facilities within the Public Right-of-Way**

Fiscal Impact: No fiscal impacts are anticipated with the review of this ordinance, however, potential revenue generated for the City would be at least \$17,500 per fiscal year for the usage of 70 light poles and/or traffic signals for public right-of-way sites.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning Zoning Code Amendment 2017-05; and
- 2) Receive the Staff Report, consider all public testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Find that adoption of Zoning Code Amendment No. 2017-05 is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3) in that the proposed Code Amendments are not expected to create a negative impact on the physical environment and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; 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 whereby Chapter 23.83 would be added to Title 23 (Zoning) of the Municipal Code to regulate wireless telecommunications facilities within the public Right-of-Way.

2.b **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 \$200,000 Non-Refundable Deposit towards Development Impact Fees (July 2018) 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 concerning Development Plan Review No. 2017-01, Vesting Tentative Tract Map 18118 and Development Agreement 2017-01; 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 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), approving Development Plan Review (DPR) No. 2017-01 to develop and operate a 215 unit multiple family residential development on a +/- 2.95 acre site located at 110 and 132 E. Crowther Avenue, Placentia, California; 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 Development Agreement 2017-01 with the Placentia TOD Project Owner, LLC c/o Ed Galigher, related to the Development of the +/- 2.95 acre property located at 110 and 132 E. Crowther Avenue, Placentia, California (Development Agreement No. 2017-01).

(Item will be continued to Tuesday, October 3, 2017 at 7:00 p.m.)

2.c. **Adoption by Ordinance and Resolution of Citywide Development and Affordable Housing Linkage Fees**

Fiscal Impact: There is no immediate fiscal impact associated with the recommended actions. The adoption of new and revised development impact fees will not have an immediate impact on new or expanded revenues to the City until at which point new private development projects receive project entitlements from the City.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing and continue the public hearing to Tuesday, October 3, 2017 at 7:00 p.m.

(Item will be continued to Tuesday, October 3, 2017 at 7:00 p.m.)

2.d. **Adoption by Ordinance and Resolution Development Impact Fees for the Transit Oriented Development/Packinghouse District**

Fiscal Impact: There is no immediate fiscal impact associated with the recommended actions. The adoption of new and revised development impact fees will not have an immediate impact on new or expanded revenues to the City until at which point new private development projects within the TOD/Packinghouse District receive project entitlements from the City.

Recommended Action: It is recommended that the City Council:

- 2) Open the Public Hearing and continue the public hearing to Tuesday, October 3, 2017 at 7:00 p.m.

3. REGULAR AGENDA:

3.a. **Citizens Fiscal Sustainability Task Force Final Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and File the Citizens Fiscal Sustainability Task Force Final Report and Staff's summary of revenue enhancement options; and
- 2) Provide feedback and direction on next steps for the Task Force and Staff; and
- 3) Direct the Task Force and Staff to conduct community outreach meetings in October and November, 2017 to provide information and collect community feedback on fiscal sustainability.

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, October 3, 2017 at 5:00 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:

- Cash Basis Fund Records and Transfer Policy
- Notice of Completion for Placentia Avenue Rehabilitation Project
- Professional Services Agreement for Systemic Safety Analysis Report Project
- County Bikeways and Trails Agreement
- Professional Services Agreement for Refuse Contract Audit and Operating Budget Amendment

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 19, 2017 meetings of the City Council, Housing Successor Agency, and Industrial Commercial Development Authority was posted on September 14, 2017.

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