



Regular Meeting Agenda

October 3, 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
Councilmember

Ward Smith
Councilmember

Jeremy B. Yamaguchi
Councilmember

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
October 3, 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: Malone, et al vs. City of Placentia; Case No. 8:16-cv-1420
2. 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
3. Pursuant to Government Code Section 54956.9(d)(4):
CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION
Significant exposure to litigation: (1 case)

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
October 3, 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:

PRESENTATIONS:

- a. **Recognition of Police Explorers who graduated from the 2017 Orange County Law Enforcement Explorer Advisor Association Summer Explorer Academy**
Recipients: Arlin Aquilera, Yazmin De Leon, and Carla Miranda
Presenters: Mayor Green, City Administrator Arrula, and Chief of Police Lenyi

- b. **Presentation by Placentia Police Department on Explorer Program**
Presenter: Chief of Police Lenyi

- c. **Recognition of City of Placentia business owner Larry Bennett and Boy Scout Troop 93**
Recipients: Larry Bennett and Boy Scout Troop 93
Presenter: Mayor Green and City Administrator Arrula

- d. **Proclamation declaring October 8 – 14, 2017 as "Fire Prevention Week"**
Recipient: Orange County Fire Authority
Presenter: Mayor Green

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 2017-18 Register for October 3, 2017**
Check Register
Fiscal Impact: \$ 1,999,686.30
Electronic Disbursement Register
Fiscal Impact: \$ 585,498.42

Recommended Action: It is recommended that the City Council:
1) Receive and file
- 1.c. **Professional Services Agreement and Refuse Fund Budget Amendment for Solid Waste Contract Auditing Services with MSW Consultants**
Fiscal Impact: Expense: \$22,420
Revenue: \$22,420 Refuse Administration Fund. Refuse Hauler may reimburse City for cost, depending on audit results.
No General Fund Dollars will be used on this project
Recommended Action: It is recommended that the City Council:
1) Approve a Professional Services Agreement with MSW Consultants to perform a performance audit of the City's Solid Waste Franchise Agreement for an amount not-to-exceed \$22,420; and
2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
3) Approve 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.d. **Agreement with the County of Orange for City Bikeways and Trails on County-Owned Property**
Fiscal Impact: There is no immediate fiscal impact associated with the approval of this proposed agreement
Recommended Action: It is recommended that the City Council:
1) Approve Agreement MA-080-18010066 with the Orange County Flood Control District for Bikeways and Trails in the City of Placentia; and
2) Authorize the City Administrator to execute the agreement, in a form approved by the City Attorney.
- 1.e. **Amendment of Fiscal Year 2017-2018 Budget for Compliance with SB 1, The Road Repair and Accountability Act of 2017**
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.f. **Second Reading of Ordinance No. O-2017-08 Adopting 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) Waive full reading, by title only, and adopt Ordinance No. O-2017-08, an Ordinance of the City Council of the City of Placentia, California adding Chapter 23.83 entitled "Wireless Telecommunications Facilities within the Public Right-of-Way".

1.g. **Second Reading of Ordinance No. O-2017-06 Approving Development Agreement 2017-01 with 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) Waive full reading, by title only, and adopt Ordinance No. O-2017-06, 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).

2. PUBLIC HEARING:

2.a **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 such time as new private development projects within the TOD Packinghouse District receive project entitlements from the City.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the Transit Oriented Development Packinghouse District Development Impact Fee Schedule; and
- 2) Receive the Staff Report, consider all public testimony, ask 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 approving Development Impact Fees to finance mitigation of impacts to Sewer Facilities, Traffic and Transportation Infrastructure, and Streetscape Infrastructure in the Transit Oriented Development Area; 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 a Development Impact Fee Nexus Study Report for the Transit Oriented Development Area, and amending Title 5 (Schedule of Fees) with the addition of Chapter 5.03 "TOD Development Impact Fees" to the Placentia Municipal Code to establish a Development Impact Fee Program and adopting necessary findings for the establishment of Development Impact Fees to financially mitigate impacts to Sewer Facilities, Traffic and Transportation Infrastructure, and Streetscape Infrastructure in the Transit Oriented Development Area.

2.b **Citywide Development Impact and Affordable Housing Impact Fees**

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

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning the Citywide Development Impact Fee Schedule and adoption of Affordable Housing Linkage Fees; and
- 2) Receive the Staff Report; consider all public testimony, ask 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 approving Development Impact Fees to financially mitigate impacts to Parks and Recreational Facilities, Sewer Facilities, Transportation Infrastructure, Storm Drain Facilities, and Public Safety; and approving Quimby In-Lieu Fees; 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 a Development Impact Fee Nexus Study Report, and amending Title 5 (Schedule of Fees) with the addition of Chapter 5.02 "Citywide Development Impact Fees" and Quimby In-Lieu Fees" to the Placentia Municipal Code to establish a Development Impact Fee Program and adopting necessary findings for the establishment of Development Impact Fees to financially mitigate impacts to Parks and Recreational Facilities, Sewer Facilities, Transportation Infrastructure, Storm Drain Facilities, and Public Safety; and
- 6) Adopt Resolution No. R-2017-XX, a Resolution of the City Council of the City of Placentia, approving Citywide Affordable Housing Fees for Residential Developments; and
- 7) 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 5.30 to the Placentia Municipal Code establishing the Residential Affordable Housing Impact Fees and the Housing Impact Fee Fund.

3. REGULAR AGENDA: None

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.

In Memory of

Barbara Wiley, Aunt of Senior Management Analyst Matt Reynolds

ADJOURNMENT:

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to Tuesday, October 17, 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:

- Notice of Completion for Placentia Avenue Rehabilitation Project
- Adopt Cash Basis Fund Records and Transfers Policy
- Professional Services Agreement for Systemic Safety Analysis Report Project
- Façade Improvement Program
- Summary of 2017 Legislative Session

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 October 3, 2017 meetings of the City Council, Housing Successor Agency, and Industrial Commercial Development Authority was posted on September 28, 2017.

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