



## Regular Meeting Agenda July 10, 2018

Placentia City Council  
Placentia City Council as Successor to the Placentia  
Redevelopment Agency  
Placentia Industrial Commercial  
Development Authority

Chad P. Wanke  
Mayor

Rhonda Shader  
Mayor Pro Tem

Craig S. Green  
Councilmember

Ward L. 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**  
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**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  
July 10, 2018  
5:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**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)(2):  
**CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**  
Significant exposure to litigation: (4 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  
July 10, 2018  
7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**INVOCATION:** Chaplain Gary Drabek

**PLEDGE OF ALLEGIANCE:**

**PRESENTATION:**

- a. **Presentation to Winners of the Cultural Arts Commission Annual Photography Contest**  
Recipients: Cultural Arts Commission Annual Photography Contest Winners  
Presenters: Mayor Wanke, Cultural Arts Commission Chair Melanie Coward, Cultural Arts Commission Vice Chair Nadine LaBorde, and Community Services Coordinator Felipe Zambrano

**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.n.):**

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 July 10, 2018  
Check Register**

Fiscal Impact: \$3,148,074.02

**Electronic Disbursement Register**

Fiscal Impact: \$894,616.87

**City Fiscal Year 2018-19 Register for July 10, 2018  
Check Register**

Fiscal Impact: \$39,187.31

**Electronic Disbursement Register**

Fiscal Impact: \$208,689.28

Recommended Action: It is recommended that the City Council:

- 1) Receive and file.

1.c. **Approval of Final Tract Map 18118 for 215 Residential Dwelling Unit Project Located at 110 and 132 East Crowther Avenue – The Placentia TOD Project Owner, LLC (Integral/Lyon Living)**

Fiscal Impact: There is no fiscal impact associated with the recommended actions.

Recommended Action: It is recommended that the City Council:

- 1) Approve the final map for Tract 18118, subject to review and approval by the County Surveyor, and conditionally accept the offers of easement dedication for emergency access; and
- 2) Authorize the City Clerk to sign the final map; and
- 3) Authorize the Mayor and City Clerk to execute three (3) Subdivision Improvement Agreements, in a form approved by the City Attorney; and
- 4) Accept the Subdivision Improvement Bonds securing the onsite grading improvements, public improvements, and survey monumentation accompanying the Subdivision Improvement Agreement per the Subdivision Map Act.

1.d. **Award of Contract to Bear Electrical Solutions, Inc. for Traffic Signal Maintenance Services**

Fiscal Impact: Expense: \$75,470 Annual Contract Amount  
Budgeted: \$75,470 Fiscal Year 2018-19 General Fund Operating Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with Bear Electrical Solutions, Inc. for Traffic Signal Maintenance Services in an amount not-to-exceed \$75,470 per year for an initial three (3) year contract term, with the option to extend for one (1) additional two (2) year term; and
- 2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the annual contract not-to-exceed amount; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney; and
- 4) Authorize the City Administrator to approve the eligible contract term extension for one (1) additional two (2) year term based upon contractor performance and at the discretion of the City

1.e. **Resolution Approving Amendment No. 2 to the Design-Build-Operate-Maintain Agreement for Freeway-Oriented City Entry/Display Sign**

Fiscal Impact: Expense: \$ 575,000 City Share of Easement Costs  
Offsetting Revenue: \$ 175,000 Lamar Share of Easement Costs  
Total: \$ 750,000 Easement Costs

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2018-42, a Resolution of the City Council of the City of Placentia, California, approving Amendment No. 2 to the Design, Build, Operate

and Maintain Agreement between the City of Placentia and Lamar Central Outdoor, LLC.; and

- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.f. **Exclusive Negotiating Agreement with USA Properties Fund, LLC for Real Property Located at 207-209 West Crowther Avenue**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve an Exclusive Negotiating Agreement (ENA) with USA Properties Fund, Inc. for real property located at 207-209 West Crowther Avenue; 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. **Resolution Adjusting the Boundaries of Underground Utility District No. 2018-01 on Crowther Avenue Between Melrose Street and East of Cameron Street**

Fiscal Impact: There is no fiscal impact associated with the recommended action.

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2018-43, A Resolution of the City Council of the City of Placentia, California adjusting the boundaries of Underground Utility District No. 2018-01.

1.h. **Amendment No. 1 to Professional Services Agreement with Turbo Data Systems**

Fiscal Impact: Expense: Not-to-Exceed Amount: \$7,500 FY 2017-18

Budgeted: 2017-18 Police Department Budget (Salary Savings)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to Professional Services Agreement with Turbo Data Systems for an additional not-to-exceed amount of \$7,500; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.i. **Eagle Scout Service Project for K-9 Memorial Wall Lighting and Waiver of City Plan Check and Permit Fees**

Fiscal Impact: None: All funds for the project are raised through private donations; waiver of plan check and permit fees and in-house Staff support

Recommended Action: It is recommended that the City Council:

- 1) Approve the Eagle Scout Service Project for Placentia Police Department K-9 Memorial Wall Lighting; and
- 2) Waive all plan check and permit fees and authorize in-house Staff support for this youth project; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, subject to City Attorney approval.

1.j. **Acceptance of Construction Work and Notice of Completion for Pedestrian Accessibility Phase VI – City Project No. 2017-03**

Fiscal Impact: Expense: \$ 119,523.75 Final Project Cost

Budgeted: \$ 68,500.00 2017-18 Housing & Comm. Develop. Fund

\$ 35,000.00 2017-18 Gas Tax Fund

\$ 16,023.75 2017-18 General Fund

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Horizons Construction Co. Int'l., Inc. for reconstruction of the damaged concrete sidewalks and curb/gutters in the total amount of \$119,523.75; and
- 2) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 3) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.k. **Acceptance of Construction Work and Notice of Completion for Construction of the FY 2017-18 Residential Slurry Seal Project (City Project No. 2018-02)**

Fiscal Impact: Expense: \$149,140.28 Final Project Cost  
Budgeted: \$149,140.28 2017-18 Road Maintenance &  
Rehabilitation (RMRA) Fund  
No General Fund dollars were used on this project.

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Petrochem Materials Innovation, LLC. (PMI), for construction of the residential slurry seal project in the total amount of \$149,140.28; and
- 2) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 3) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.l. **Third Quarter Fiscal Year 2017-18 Financial Update**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the Financial Quarterly Update for the period ending March 31, 2018.

1.m. **Third Quarter Fiscal Year 2017-18 Treasurer's Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the third quarter Fiscal Year 2017-18 Treasurer's Report.

1.n. **Setting the Annual Special Tax Rate for Fiscal Year 2018-19 for Community Facilities District No. 2014-01**

Fiscal Impact: Revenue: Maximum of \$33,092 for Fiscal Year 2018-19

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2018-44, a Resolution of the City Council of the City of Placentia, California setting the levy of an Annual Special Tax for Community Facilities District No. 2014-01 (Public Services); and
- 2) Authorize inclusion of the Annual Special Tax for Community Facilities District No. 2014-01 (Public Services) for Fiscal Year 2018-19 on the Orange County Secured Property Tax Roll.

## 2. PUBLIC HEARINGS:

### 2.a. Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176 for the Development of an Unimproved +/-8.45-Gross Acre Site Located at the Southeast Corner of Alta Vista Street and Rose Drive (SC Placentia Development, LP)

Fiscal Impact: Revenue: \$1,046,941 Development Impact Fees

Additional one-time \$250,000 to be provided by the project developer to be earmarked for the costs associated with the maintenance and repair of the City's public park system.

Recommended Action: It is recommended that the City Council:

- 1) Open Public Hearing, concerning ZCA 2017-09, DPR 2017-03, UP 2017-09, and VTTM 18176; 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-2018-45, A Resolution of the City Council of the City of Placentia, California Adopting a Mitigated Negative Declaration (MND) No. 2018-01 and Mitigation Monitoring and Reporting Program with the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 Et. Seq. of Title 14 of the California Code of Regulations) (CEQA), Approving Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176 to Develop an Unimproved +/-8.45-Gross Acre Site with 10,500 Square Feet of Commercial Retail Space and 54, Detached Single-Family Homes at the Southeast Corner of Alta Vista Street and Rose Drive; and
- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2018-06, An Ordinance of the City Council of the City of Placentia, California Amending Placentia Municipal Code Chapter 23.107 Entitled "Specific Plan 7," and Amending the East Placentia Specific Plan (SP-7) Design Guidelines and Development Standards Section 4.2.2 Entitled "Residential Site Development Standards" and Land Use Map for the Project Area, from an Underlying Land Use Designation of "Commercial" (C) to an Underlying Designation of Both "Commercial" (C) and "Medium Density Residential" (M).

## 3. REGULAR AGENDA:

### 3.a. Notice of General Municipal Election – November 6, 2018

Fiscal Impact: Estimated Expense: \$42,000

Budgeted: \$42,000

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2018-46, A Resolution of the City Council of the City of Placentia calling for the holding of a General Municipal Election to be held on Tuesday November 6, 2018 to elect City Councilmembers for Districts 2 & 4, electing a City Clerk, and requesting consolidation with the Statewide General Election being held on that date; and
- 2) Adopt Resolution No. R-2018-47, A Resolution of the City Council of the City of Placentia, California, adopting regulations for candidates for elective office pertaining to candidates' statements submitted to the voters at an election to be held on Tuesday, November 6, 2018.

**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, July 24, 2018 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:

- Agreements for On-Call Engineering Plan Check Services
- Public Safety CFD, LMD & SLD Property Annexation
- Authorize the Surplus of Eleven (11) Vehicles Not Currently in Use
- Purchase of Aerial Lift Truck
- 2<sup>nd</sup> Reading of Ordinance Amending Specific Plan 7
- Zoning Code Amendment Pertaining to Temporary Signs
- Housing Successor Agency Sale of 229 S. Main St.

**CERTIFICATION OF POSTING**

I, Rosanna Ramirez, Director of Administrative Services of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the July 10, 2018 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on July 5, 2018.

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Rosanna Ramirez, Director of Administrative Services