



Regular Meeting Agenda July 24, 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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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 HOUSING SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA - CLOSED SESSION
July 24, 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: (3 Cases)

2. PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1):
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of Case: LBC Irwindale, LLC vs City of Placentia;
Case 30-2017-00961052-CU-MC-CJC)

3. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 207-209 W. Crowther Avenue
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Parties: USA Properties
Under Negotiations: Price and Terms of the Payment

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 HOUSING SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA
July 24, 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 Senator Josh Newman in recognition of his service to the City of Placentia.**

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 July 24, 2018**
Check Register
Fiscal Impact: \$461,356.31

City Fiscal Year 2018-19 Register for July 24, 2018
Check Register

Fiscal Impact: \$439,254.83

Electronic Disbursement Register

Fiscal Impact: \$486,873.60

Recommended Action: It is recommended that the City Council:

- 1) Receive and file.

1.c. **Declaration of Surplus Property**

Fiscal Impact: Revenue Realized from the Sale of Surplus Property will be Deposited into the City Equipment Replacement Fund

Recommended Action: It is recommended that the City Council:

- 1) Declare the eleven (11) vehicles listed in this report as surplus property; and
- 2) Authorize the City Administrator or his designee to execute the necessary documents to dispose of these vehicles through a public auction; and
- 3) Direct Staff to deposit the auction proceeds into the City Equipment Replacement Fund.

1.d. **Professional Services Agreements for Supplemental Private Development Plan Check Services**

Fiscal Impact: Expense: \$225,000 Professional Engineering Services
Revenue: \$225,000 Pass-Through Cost 100% Covered by the Applicants

No General Fund Dollars Will Be Used on This Project

Recommended Action: It is recommended that the City Council:

- 1) Award Professional Services Agreements for not-to-exceed amounts of \$75,000 each to HR Green Pacific, Inc., Infrastructure Engineers Inc., and Transtech Engineers, Inc. for On-Call Plan Check Services for Private Development for a term ending July 1, 2021; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract amount, or \$7,500 to each consultant; and
- 3) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

1.e. **Second Reading of Ordinance No. O-2018-06 Adopting Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09 Amending Placentia Municipal Code Chapter 23.107 Entitled "Specific Plan 7", Amending the East Placentia Specific Plan (SP-7) Design Guidelines and Development Standards, and Amending the SP-7 Land Use Map for the Project Area.**

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 and an Additional One-Time \$100,000 to Be Earmarked for the Costs with Re-Landscaping the Public Right-Of-Way Adjacent to the Project Site

Recommended Action: It is recommended that the City Council:

- 1) Waive full reading, by title only, and adopt 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" (SP-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).

1.f. **Eagle Scout Service Project for Cabinet Replacement in the Police Department Copy Room**

Fiscal Impact: None: All Funds for the Project are Raised Through Private Donations

Recommended Action: It is recommended that the City Council:

- 1) Approve the Eagle Scout Service Project for Placentia Police Department Records Bureau; and
- 2) Authorize in-house Staff support for this youth service project; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.g. **Purchase of Compressed Natural Gas Aerial Lift Truck for Public Works Department**

Fiscal Impact: Expense: \$155,703.28 Aerial Lift Truck Purchase
Budgeted: \$ 43,060.00 FY 2018-19 General Fund
\$ 76,000.00 FY 2018-19 Air Quality Fund
\$ 36,643.28 FY 2018-19 Public Works Dept. Budget

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2018-48, A Resolution of the City Council of the City of Placentia, California Authorizing a Budget Amendment in Fiscal Year 2018-19 in Compliance with City Charter of the City of Placentia §§ 1206 and 1209 Pertaining to Appropriations for Actual Expenditures; and
- 2) Approve the purchase of one (1) Altec Model AT37 G Articulating Telescopic Aerial through the National Joint Powers Alliance (NJPA) Contract No. 012418-ALT, for an amount not-to-exceed \$155,703.28; and
- 3) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.h. **Establishment of Military Banner Recognition Program**

Fiscal Impact: None: All Funds for the Project are Paid by the Individual Banner Applicant

Recommended Action: It is recommended that the City Council:

- 1) Approve the Military Banner Recognition Program; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARINGS:

2.a. **Zoning Code Amendment 2018-02 Amending Chapter 23.90 of Title 23 (Zoning) of the Placentia Municipal Code Pertaining to the Regulation of Temporary Signs and Political Signs**

Fiscal Impact: No Fiscal Impacts Are Anticipated with the Review of This Ordinance

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning Zoning Code Amendment 2018-02; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff and
- 3) Close the Public Hearing; and
- 4) Find that adoption of Zoning Code Amendment No. 2018-02 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-2018-07, an Ordinance of the City Council of the City of Placentia, California, Amending Placentia Municipal Code Chapter 23.90 Regarding Signs.

HOUSING SUCCESSOR AGENCY

2.b. Public Hearing and Consideration for the Disposition of Real Property Consisting of a Single Parcel Located at 229 South Main Street (APN 339-364-18) Owned by the City of Placentia Housing Successor Agency Where the Net Sales Proceeds Funds Will Be Deposited with the City of Placentia Housing Successor Agency

Fiscal Impact: Expense: \$ 17,000 Brokerage Services and 33433 Report
Offsetting Revenue: \$340,000 Sale of Property
No General Fund Dollars Will Be Used on This Project

Recommended Action: It is recommended that the Housing Successor Agency Board:

- 1) Open the Public Hearing concerning the disposition of real property consisting of a single parcel located at 229 South Main Street; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff and
- 3) Close the Public Hearing; and
- 4) Approve Resolution HSA-2018-01, 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 Making Findings Pursuant to Health and Safety Code Section 33433 and Approving a Purchase and Sale Agreement and Joint Escrow Instructions with Santana Investors, LLC for Real Property located at 229 South Main Street and Authorizing the Sale of Property in Connection Therein; and
- 5) Approve the Purchase and Sale Agreement and Joint Escrow Instructions with Santana Investors, LLC for Real Property located at 229 South Main Street; and
- 6) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

3. REGULAR AGENDA:

3.a. Resolution Proposing and Submitting to the Voters at the General Municipal Elections to Be Held on November 6, 2018, a Proposal to Adopt an Initiative Ordinance Establishing a Local One Cent Transactions (Sales) and Use Tax, Directing the City Attorney to Prepare an Impartial Analysis, and Authorizing and Setting Deadlines for the Filing of Arguments For or Against the Ballot Measure

Fiscal Impact: If Enacted by Voters, Generates Approximately \$5,000,000 in Locally Controlled Revenue Not Subject to Seizure by the State

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution No. R-2018-49, A Resolution of the City Council of the City of Placentia, California Proposing and Submitting to the Voters at the General Municipal Election to be Held on November 6, 2018, a Proposal to Adopt an Ordinance Establishing a Local, One Cent Transactions and Use ("Sales") Tax; Directing the City Attorney to Prepare an Impartial Analysis; and Authorizing and Setting Deadlines for the Filing of Arguments For or Against the Ballot Measure; and
- 2) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2018-XX, An Ordinance of The City of Placentia, California Enacting a Local Transactions and Use Tax ("Sales Tax") to Be Administered by The California Department of Tax and Fee Administration, Subject to Adoption by The Electorate; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

3.b. **Appointments to Fill Vacancies on Financial Audit Oversight Committee and Heritage Committee**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Make the necessary appointments to fill the vacancies listed below:
 - a. One (1) vacancy on the Financial Audit Oversight Committee
 - b. One (1) vacancy on the Heritage Committee; and
- 2) Direct Staff to continue the Commission and Committee Application/Recruitment process for any remaining vacancies and present to City Council in September for consideration of appointments.

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.

Adjourned in Memory of

Foster J. Ruppert, Former Traffic Safety Commissioner

ADJOURNMENT:

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to Tuesday, August 7, 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:

- Renew Agreement with HdL for Sales Tax Services
- Public Safety CFD, LMD & SLD Property Annexation
- 2nd Reading of Ordinance Regarding Zoning Code Amendment Pertaining to Temporary Signs

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 24, 2018 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on July 19, 2018.

Rosanna Ramirez, Director of Administrative Services