



## Regular Meeting Agenda December 18, 2018

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

Rhonda Shader  
Mayor

Ward L. Smith  
Mayor Pro Tem

Craig S. Green  
Councilmember

Chad P. Wanke  
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**

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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 ACTING AS HOUSING SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA - CLOSED SESSION  
December 18, 2018  
4:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

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

**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 54957.6  
**CONFERENCE WITH LABOR NEGOTIATOR**  
Agency Designated Representatives: Damien R. Arrula, City Administrator  
Rosanna Ramirez, Director of Administrative Services  
Employee Organizations: Placentia City Employees Association (PCEA), Placentia Police Officers Association (PPOA), Placentia Police Management Association (PPMA), and Unrepresented Employees
2. Pursuant to Government Code Section 54956.9(d)(2):  
**CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**  
Significant exposure to litigation: (3 Cases)
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 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 ACTING AS HOUSING SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA  
December 18, 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 Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Smith  
Mayor/Board Chair Shader

**INVOCATION:** Chaplain Kenneth Milhander

**PLEDGE OF ALLEGIANCE:**

**PRESENTATIONS:**

- a. **Presentation of a Certificate of Appreciation to Dan Chaney**  
Presenter: Mayor Shader and Chief of Police Lenyi
  
- b. **Introduction of New President of the Placentia Chamber of Commerce, Joe Rasic**

**CLOSED SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

- **Homeless Task Force 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.i.):**

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 2018-19 Register for December 4, 2018  
Check Register**  
Fiscal Impact: \$1,515,728.15  
**Electronic Disbursement Register**  
Fiscal Impact: \$705,530.07  
**City Fiscal Year 2018-19 Register for December 18, 2018  
Check Register**  
Fiscal Impact: \$1,451,183.99  
**Electronic Disbursement Register**  
Fiscal Impact: \$729,166.43  
Recommended Action: It is recommended that the City Council:  
 1) Receive and file.
- 1.c. **Resolution for Grant Funds for the 2019 Bicycle Corridor Improvement Program Under the "Fixing America's Surface Transportation" Federal Transportation Act for the Proposed Atwood Recreation Trail**  
Fiscal Impact: There Is No Direct Fiscal Impact Associated with the Recommended Actions  
Recommended Action: It is recommended that the City Council:  
 1) Adopt Resolution No. R-2018-62, A resolution of the City Council of the City of Placentia, California authorizing an application for funds for Bicycle Corridor Improvement Program funded with Congestion Mitigation and Air Quality Improvement Program Funding under the Fixing America's Surface Transportation Federal Transportation Act for the proposed Atwood Recreation Trail; and  
 2) Authorize the City Administrator, or his designee, to execute all documents necessary, in a form approved by the City Attorney.
- 1.d. **Amendment No. 1 to Professional Services Agreement with Civil Source, Inc., for Engineering Design Services for the Residential Street Rehabilitation Project - Phase I**  
Fiscal Impact: Expense: \$ 44,000 Cumulative Contract Not-to-Exceed Amount  
 Budgeted: \$ 44,000 FY 2018-19 CIP Budget  
 No General Fund Dollars Will Be Used on This Project  
Recommended Action: It is recommended that the City Council:  
 1) Approve Amendment No. 1 to Professional Services Agreement with Civil Source, Inc. for an additional \$19,500 for design services, for a cumulative contract not-to-exceed amount of \$44,000; and  
 2) 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-2018-09 of the City Council of the City of Placentia, California, Approving First Amendment to the Development Agreement for Development Project Mitigation Fee Loan with Mercy Housing California for the Placentia Veterans Village Development**  
Fiscal Impact: Prior Expense: \$305,653 Prior Development Impact Fees Deferral  
 Current Expense: \$582,850 Current Development Impact Fees Deferral  
 Offsetting Revenue: \$582,850 Development Project Mitigated Fee Loan  
 No General Fund Dollars Will Be Used for This Project  
Recommended Action: It is recommended that the City Council:  
 1) Waive full reading, by title only, and adopt Ordinance No. O-2018-09, An ordinance of the City Council of the City of Placentia, California approving First Amendment to the Development Agreement 2016-01 with Mercy Housing California related to the development of the +/- 3.65-acre property at 1924 Orangeview Avenue, Placentia, California; and

- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

1.f. **Contract with Hinderliter, de Llamas and Associates (HdL) for Sales Tax Analysis and Auditing Services Pertaining to Transactions and Use Tax and Resolution Authorizing HdL Access to the City of Placentia's Transactions and Use Tax Information with the California Department of Tax and Fee Administration**

Fiscal Impact: Expense: \$ 1,200 Annual Cost Plus Contingent Fee Services  
Budgeted: Finance Department Professional Services Account  
FY 2018-19 Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve Professional Services Agreement with Hinderliter, de Llamas and Associates (HdL) for a \$1,200 annual cost, plus contingent fee services; and
- 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney; and
- 3) Approve Resolution R-2018-63, A resolution of the City Council of the City of Placentia authorizing examination of sales, use and transactions tax records.

1.g. **Amendment No. 2 to Professional Services Agreement with Empire Media Productions for Media Production Services**

Fiscal Impact: Expense: Not-to-Exceed \$4,650 Monthly  
Revenue: Public, Educational, and Governmental (PEG) Funds

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 2 to Professional Services Agreement with Empire Media Productions for Media Production Services on a month-to-month basis for a monthly amount not-to-exceed \$4,650; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.h. **Proposed Amendments to the Bylaws of the Economic Development Committee**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2018-64, A resolution of the City Council of the City of Placentia, California amending the bylaws of the Economic Development Committee.

1.i. **Measure M (M2) Expenditure Report for Fiscal Year 2017-18**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution No. R-2018-65, A resolution of the City Council of the City of Placentia, California, concerning the Measure M2 Expenditure Report for the City of Placentia for the Fiscal Year ending June 30, 2018.

## 2. PUBLIC HEARINGS:

- 2.a. **Development Plan Review (DPR) No. 2018-06, Use Permit (UP) No. 2018-06, Disposition and Development Agreement (DDA) No. 2018-02, and Addendum to Mitigated Negative Declaration (MND) No. 2017-03 to Develop a 116-Room Hotel and Associated Improvements on an Unimproved +/-2.1-Gross Acre Site Located at 380 S. Placentia Avenue, North of W. Crowther Avenue, South of W. Santa Fe Avenue (Placentia Hospitality, LLC)**
- Fiscal Impact: Revenue: \$ 211,775 Development Impact Fees  
\$ 1,552,000 Property Sale  
\$ 455,520 Annual Estimated Transit Occupancy Tax (TOT)
- Recommended Action: It is recommended that the City Council:
- 1) Open the Public Hearing concerning DPR 2018-06, UP 2018-06, and DDA 2018-02; 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-2018-66, A resolution of the City Council of the City of Placentia, California adopting an Addendum to Mitigated Negative Declaration (MND) 2017-03 and approval of Development Plan Review (DPR) No. 2018-06 and Use Permit (UP) No. 2018-06 for the proposed development, establishment, and operation of a five-story building on an unimproved +/- 2.1- acre site located at 380 S. Placentia Avenue; and
  - 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2018-10, An ordinance of the City Council of the City of Placentia, California approving Disposition and Development Agreement 2018-02 with Fine Hospitality Group (Placentia Hospitality, LLC) related to the sale and terms for the transfer of ownership for an approximately 2.1-gross acre, unimproved site located at 380 S. Placentia Avenue, Placentia, California.

### HOUSING SUCCESSOR AGENCY

- 2.b. **Public Hearing and Consideration for the Disposition of Real Property Consisting of a Single Parcel Located at 229 Alta Street (APN 339-061-10) 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: \$ 21,000 Brokerage Services and 33433 Report  
Offsetting Revenue: \$420,000 Sale of the 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 Alta 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-2018-03 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 Kapil Verma for real property located at 229 Alta Street and authorizing the sale of property in connection therein; and
  - 5) Approve the Purchase and Sale Agreement and Joint Escrow Instructions with Kapil Verma for Real Property located at 229 Alta Street; and
  - 6) Authorize the City Administrator/Executive Director to execute the necessary documents, in a form approved by the City Attorney.

### **3. REGULAR AGENDA:**

#### **3.a. Annual City Council Appointments to Various Intergovernmental Agencies, Associations, and City Subcommittees**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Review the attached list of current appointments to the various intergovernmental agencies, associations, and City subcommittees and make appointments as desired; and
- 2) Adopt Resolution No. R-2018-67, A resolution of the City Council of the City of Placentia, California, designating and appointing its representative to the Orange County Fire Authority Board of Directors (if needed); and
- 3) Direct Staff to notify the various intergovernmental agencies, associations, and City subcommittees of the City Council appointments.

#### **3.b. New City of Placentia Website Preview**

Fiscal Impact: Expense: Included in CivicPlus Annual Fee of \$6,750

Revenue: Public, Educational, and Governmental (PEG) Funds

Recommended Action: It is recommended that the City Council:

- 1) Receive the presentation from Staff on the proposed website; and
- 2) Ask any questions of Staff and provide feedback on the proposed website; and
- 3) Receive and file this report.

### **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, January 15, 2019 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:

- Award of Construction Contract for Pedestrian Accessibility Project Phase VII
- Ordinance Regarding the Disposition and Development Agreement to Develop 116 Room Hotel at 380 S. Placentia Avenue
- Investment Policy 2019
- Fourth Quarter Fiscal Year 2017-18 Treasurer's Report
- Recognized Obligation Payment Schedule (ROPS 19-20) for July 1, 2019 through June 30, 2020

### **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 December 18, 2018 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on December 13, 2018.

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Rosanna Ramirez, Director of Administrative Services