



## Regular Meeting Agenda July 9, 2019

Placentia City Council  
Placentia City Council Acting as 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

Robert S. McKinnell  
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 SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA - CLOSED SESSION  
July 9, 2019  
5:30 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 Employee
2. Pursuant to Government Code Section 54956.9(d)(1):  
**CONFERENCE WITH LEGAL COUNSEL – Existing Litigation**  
Name of Case: Joseph V. Aguirre vs City of Placentia, *et al.*  
Orange County Superior Case No. 30-2018-00999734-CU-BC-CJC
3. Pursuant to Government Code Section 54956.9 (d)(4):  
**CONFERENCE WITH LEGAL COUNSEL – Potential Initiation of 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  
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PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA  
July 9, 2019  
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 Sterling Bennett

**PLEDGE OF ALLEGIANCE:** Girl Scouts of Orange County, Placentia Service Unit Honor Guard

**PRESENTATIONS:**

- a. **Presentation of Mayor’s “Do the Right Thing” Award to Joanna Keating-Velasco**  
Recipient: Joanna Keating-Velasco  
Presenter: Mayor Shader
  
- b. **Recognition of Emergency Services Coordinator Steven Torrance**  
Recipient: Steven Torrence  
Presenters: Mayor Shader and Chief Lenyi
  
- c. **New Information and Updates to Generate Community Readiness for the 2020 Census**  
Presenter: Jennifer E. Lee, Los Angeles Regional Office, U.S. Census Bureau

**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.j.):**

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 July 9, 2019**

**Check Register**

Fiscal Impact: \$2,931,576.28

**Electronic Disbursement Register**

Fiscal Impact: \$ 249,242.61

Recommended Action: It is recommended that the City Council:

1) Receive and file

**City Fiscal Year 2019-20 Register for July 9, 2019**

**Electronic Disbursement Register**

Fiscal Impact: \$ 63,717.97

Recommended Action: It is recommended that the City Council:

2) Receive and file

**1.c. Award of Construction Contract for ADA Ramp Reconstruction Project; Project Nos. 1905 & 1008**

Fiscal Impact: Expense: \$612,848 Project Cost

Budgeted: \$500,000 FY 2018-19 Capital Improvement Program Budget

\$115,000 FY 2019-20 Capital Improvement Program Budget

Recommended Action: It is recommended that the City Council:

- 1) Approve the Engineered Plans and Specifications prepared by NV5 for the ADA Ramp Reconstruction Project, CIP Project Nos. 1905 & 1008; and
- 2) Approve a Public Works Agreement for ADA Ramp Reconstruction, CIP Project Nos. 1905 & 1008, with All Cities Engineering Inc., for an amount not-to-exceed \$425,875; and
- 3) Reject all other bids received and authorize return of the bid bonds; and
- 4) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount or \$42,587; and
- 5) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

**1.d. Amendment No. 1 to Billing Services Agreement with Yorba Linda Water District for Sewer Fee Collection Services**

Fiscal Impact: Expense: Not-to-Exceed \$11,600 Per Year

Revenue: \$ 11,600 (Sewer Maintenance Fund)

No General Fund dollars will be utilized for this expenditure.

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to the Billing Services Agreement with Yorba Linda Water District to bill and collect sanitary sewer fees on behalf of the City; and
- 2) Approve Amendment No. 1 retroactive to July 1, 2018; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

- 1.e. **Award of Contract to Brennan Fire and Security, Inc. for Fire and Security Alarm Monitoring and Annual Testing Services**  
Fiscal Impact: Expense: \$ 9,020 Annual Cost for Services  
 Budgeted: \$ 18,000 Fiscal Year 2019-20 Operating Budget  
Recommended Action: It is recommended that the City Council:
- 1) Approve a Maintenance Services Agreement with Brennan Fire and Security, Inc. for fire and security alarm monitoring and annual testing in an amount not-to-exceed \$27,060 (or an average of \$9,020 annually) for an initial three-year contract term ending June 30, 2022, with the option to extend for one (1) additional two-year term; and
  - 2) Authorize the City Administrator to approve contract change orders up to 10% of the annual contract amount of \$9,020; and
  - 3) Authorize the City Administrator or his/her 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-year term based upon contractor performance and at the discretion of the City.
- 1.f. **Acceptance of Construction Work and Notice of Completion for Construction of the Pedestrian Accessibility Project Phase VII, City Project No. 1907**  
Fiscal Impact: Expense: \$138,894.36 Construction Cost  
 Budget: \$185,334.00 Fiscal Year 2018-19 Capital Improvement Program Budget  
 No General Fund dollars were used on this project.  
Recommended Action: It is recommended that the City Council:
- 1) Accept the work performed by SDC Engineering Inc. for construction of the Pedestrian Accessibility Project, Phase VII in the total amount of \$138,894.36; and
  - 2) Approve Contract Change Order No. 1 in the amount of \$18,369.36 and authorize City Administrator to execute the necessary documents; and
  - 3) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk Recorder's Office for the Project; and
  - 4) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.
- 1.g. **Professional Services Agreement with Tracey Maloney, dba My Art and Soul**  
Fiscal Impact: Expense: \$38,000  
 Budgeted: \$50,000 Community Development Block Grant (CDBG) Funds  
 Fiscal Year 2019-20  
 No General Fund dollars will be spent on this project.  
Recommended Action: It is recommended that the City Council:
- 1) Approve Amendment No. 1 to the Professional Services Agreement with Tracey Maloney, dba My Art and Soul, for an additional \$38,000 for painting services, for a cumulative contract not-to-exceed amount of \$62,900; and
  - 2) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.
- 1.h. **Tentative Tract Map (TTM) No. 18129: A Proposed Tract Map to Subdivide an Approximately 1.24-Acre, Unimproved Lot with 16 Residential Townhome Condominium Units Located at the Southwest Corner of Orchard Drive and Highland Avenue Within the Medium Density Residential (R-G) and Oil Combining (O) Overlay Districts**  
Fiscal Impact: Revenue: \$231,456 Development Impact Fees

- 1) Adopt Resolution No. R-2019-35 A Resolution of the City Council of the City of Placentia, California approving Tentative Tract Map (TTM) 18129 for the subdivision of 16 residential townhome units for condominium purposes on a 1.24-acre lot located within the Medium Density Residential (R-G) and Oil Combining (O) zoning districts and sited on property at the southwest corner of Orchard Drive and Highland Avenue.

1.i. **Tentative Parcel Map (TPM) No. 2018-201 Pertaining to the Subdivision of an Approximately 1.58 Acre (67,350 Square Feet) Lot into Three Parcels and a Remainder Lot (Lot "A") Located at 900 Golden Avenue at the Southeast Corner of Golden Avenue and California Street**

Fiscal Impact: Approximately \$30,000 of Total Development Impact Fee Revenue Prior to Construction of Three New Single-Family Residences

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2019-36, a Resolution of the City Council of the City of Placentia, California, adopting a categorical exemption pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 et seq. of Title 14 of the California Code of Regulations) (CEQA) and Approving Tentative Parcel Map (TPM) 2018-201 pertaining to the subdivision of property located at 900 Golden Avenue at the southeast corner of Golden Avenue and California Street (Assessor's Parcel Number 336-281-01) and making findings in support thereof.

1.j. **Resolution Authorizing Temporary Suspension of Regulatory Ordinance Sections 10.28.010 and 23.76.050 to Facilitate the Tacos and Tequila Event Scheduled for Thursday, September 19, 2019 at Kraemer Memorial Park**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 2) Adopt Resolution No. R-2019-37, A Resolution of the City Council of the City of Placentia, California, authorizing the temporary suspension of Regulatory Ordinance Sections 23.76.050 and 10.28.010 of the Placentia Municipal Code for the Operation of the Tacos and Tequila Festival on September 19, 2019 at Kraemer Memorial Park.

## 2. PUBLIC HEARINGS:

2.a. **Public Hearing No. 2 Regarding Proposal to Adjust the Boundaries of the Council District Map; Introduce an Ordinance Adjusting the Boundaries of the City Council Districts and Adopting the 2019 Adjusted Map**

Fiscal Impact: \$50,000 (to date)

Recommended Action: It is recommended that the City Council:

- 1) Open and conduct Public Hearing No. 2 to receive public comments regarding the 2019 Adjusted Map containing the proposed adjustments to the boundaries of the City Council districts, and other matters related to the adjustments of boundaries for Council district elections; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Vote on the proposal to adjust the boundaries of the City Council districts as set forth in the 2019 Adjusted Map; and
- 4) Close the Public Hearing; and
- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2019-04, An Ordinance of the City Council of the City Of Placentia, California adjusting the boundaries of the City Council Districts and adopting a map with the adjusted boundaries and identification number of each electoral district.

- 2.b. **Introduction and First Reading of Ordinance No. O-2019-05, Adopting Negative Declaration (ND) No. 2019-02 and Approving Zoning Code Amendment (ZCA) No. 2019-01 and Specific Plan Amendment (SPA) No. 2018-01, Resulting in an Amendment to the Placentia Municipal Code and an Amendment to Specific Plan 5 (SP-5) Which Would Amend Placentia Municipal Code Chapter 23.105 Entitled "Specific Plan 5" (SP-5) to Add Hospitality Uses to the Permitted Uses for All Parcels (Including Parcels 9 and 11) and to Modify the Maximum Allowable Height to Be Seventy-Five (75) Feet Within the Specific Plan Area Which Consists of 11 Parcels on Approximately 19.13 Acres, Generally Located at the Northeast Corner of Orangethorpe Avenue and Placentia Avenue, and Extending Northbound Along Placentia Avenue onto Kimberly Avenue (Brian Chuchua)**

Fiscal Impact: No Impact

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning Ordinance No. O-2019-05; and
- 2) Receive the Staff Report, consider all Public Testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2019-05, An Ordinance of the City Council of the City of Placentia, California adopting Negative Declaration (ND) No. 2019-02 for the proposed project and approving Zoning Code Amendment (ZCA) No. 2019-01 and Specific Plan Amendment (SPA) No. 2018-01 resulting in an amendment to Chapter 23.105 entitled "Specific Plan 5" to amend the permitted uses and maximum allowable height permitted within Specific Plan 5.

- 2.c. **Introduction and First Reading of Ordinance No. O-2019-06, Whereby Amendment to the City of Placentia Municipal Code (PMC) Shall Be Made, by Adding Chapter 23.71 (Short-Term Residential Rentals – Licensed Use) and Chapter 6.45 (Short-Term Residential Rentals) Relating to Short-Term Residential Rentals and Making Conforming Changes to Chapters 23.10 ("R-A" – Residential Agricultural District), 23.12 ("R-1" – Single Family Residential District), 23.15 ("R-2" – Low-Medium Density Multiple-Family District), 23.18 ("R-G" – Medium Density Multiple-Family), 23.21 ("R-3" – High Density Multiple-Family), 23.25 ("RPC" – Residential Planned Community District), 23.72 ("PUD" – Planned Unit Development District), 23.106 ("SP-6" – Specific Plan 6), 23.107 ("SP-7" – Specific Plan 7), 23.108 ("SP-8" – Specific Plan 8), and 23.110 ("SP-10" – Specific Plan 10, 23.111 ("TOD" – Transit Oriented Development Packing House District), and 23.112 ("OT" – Old Town Placentia Revitalization Plan)**

Fiscal Impact: Potential for approximately \$31,600 in net revenue from Transient Occupancy Tax.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning Ordinance No. O-2019-06; and
- 2) Receive the Staff Report, consider all Public Testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2019-06, An Ordinance of the City Council of the City of Placentia, amending the City of Placentia Municipal Code (PMC), by adding Chapter 23.71 (Short-Term Residential Rentals – Licensed Use) and Chapter 6.45 (Short-Term Residential Rentals) relating to Short-Term Residential Rentals and making conforming changes to Chapters 23.10, 23.12, 23.15, 23.18, 23.21, 23.25, 23.72, 23.106, 23.107, 23.108, 23.110, 23.111 and 23.112 of the Municipal Code.

### 3. REGULAR AGENDA:

#### 3.a. **Purchase of Fire Apparatus for the Placentia Fire and Life Safety Department**

Fiscal Impact: Expense: \$3,400,000 Total Maximum Purchase Price

Revenue: \$3,400,000 Fire Apparatus Equipment Loan

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve sales contracts with Seagrave Fire Apparatus, LLC., totaling \$2,741,954 for the purchase and equipment up-fitting for two (2) Type I Engines, and one (1) Quint with a 100-foot ladder for the Placentia Fire and Life Safety Department; and
- 2) Authorize the City Administrator to approve a sales contract with HME Inc., totaling \$226,308 for the purchase and equipment up-fitting for one (1) mini-pumper apparatus for the Placentia Fire and Life Safety Department; and
- 3) Authorize the City Administrator to approve a purchase order with 911 Vehicle, Inc., totaling \$93,149 for the purchase and installation of communications equipment for the apparatus; and
- 4) Authorize the City Administrator to secure financing and enter into an agreement for the cost of the apparatus and other related expenses in an amount not to exceed \$3,400,000 at an interest rate not to exceed 4.0% over a 10-year term, in a form approved by the City Attorney.

#### 3.b. **Urgency Ordinance Reauthorizing the Public, Educational, and Governmental (PEG) Fee on State Video Franchisees Operating Within the City of Placentia**

Fiscal Impact: Approximately \$70,000 Annual PEG Restricted Revenue

Recommended Action: It is recommended that the City Council:

- 1) Waive full reading, by title only, and introduce and adopt Urgency Ordinance No. O-2019-07, An Ordinance of the City Council of the City of Placentia, California, reauthorizing the Public, Educational, and Governmental fee on State video franchisees operating within the City of Placentia; and
- 2) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2019-08, An Ordinance of the City Council of the City of Placentia, California, reauthorizing the Public, Educational, and Governmental fee on State video franchisees operating within the City of Placentia.

### **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 23, 2019 at 5:30 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:

- Introduction of Pavement Moratorium Ordinance
- NOC for Catch Basin Screen Insert Project
- City/Library District Civic Center Shared Use Agreement
- CNG and Electric Vehicle Charging Station Lease Agreement
- Agreement for Engineering Design for HSIP Cycle 9 Traffic Safety Improvement Project
- Surplus of City's Vehicles & Equipment
- Agreement for Engineering Design Services for Arterial & Residential Road Rehabilitation
- Media Production Contract Services
- Orange County Housing Trust Fund
- Exclusive Memorandum of Understanding between the County of Orange and the North Service Planning Area Cities of Placentia and Buena Park for Navigation Center Operations
- Placentia Open Spaces and Urban Greening Master Plan

## **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 9, 2019 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on July 5, 2019.

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Rosanna Ramirez, Director of Administrative Services