



Regular Meeting Agenda February 6, 2024

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

Mayor Jeremy B. Yamaguchi
District 3

Mayor Pro Tem Kevin Kirwin
District 2

Rhonda Shader
Councilmember
District 1

Ward L. Smith
Councilmember
District 5

Chad P. Wanke
Councilmember
District 4

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

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 ACTING AS SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA - CLOSED SESSION
February 6, 2024
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

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

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(b)(1):
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Administrator

RECESS: The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

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REGULAR MEETING AGENDA
February 6, 2024
7:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

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

INVOCATION: Chaplain Tony Mercado

PLEDGE OF ALLEGIANCE: Officer Herman Flores

PRESENTATION:

Placentia Public Safety Communications Center’s recognition by The International Academies of Emergency Dispatch as an Accredited Center of Excellence (ACE) for emergency medical dispatching

Recipients: Stefanie Acosta-Reyes, Communications Manager and the Communications Center Dispatching Team

Presenters: Mayor Yamaguchi and Members of the City Council

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.e.):

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 2023-24 Registers for February 6, 2024
Check Register**

Fiscal Impact: \$1,503,968.75

Electronic Disbursement Register

Fiscal Impact: \$ 868,334.86

Recommended Action: It is recommended that the City Council:

1) Receive and file

1.c. **Acceptance of Construction Work and Notice of Completion for the 2022-2023 Concrete Repair Project, City Project No. 1302**

Fiscal Impact:

Expense:

\$ 97,500.00	Construction Contract (Grigolla)
\$ 9,744.00	Approved Change Order No. 1
\$ 2,665.50	Balancing Change Order No. 2
\$109,909.50	Total Construction Cost
\$ 1,617.29	Arborist Inspections (Dudek)
\$ 7,740.00	Tree Removals (WCA)
\$119,266.79	Total Project Cost

Budget:

\$119,723.56	Total FY 22-23 CIP Budget
\$119,723.56	Measure U Fund (791302-6740)

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve Balancing Contract Change Order No. 2 with Grigolla & Sons Construction Co. Inc, in the amount of \$2,665.50; and
- 2) Accept the work performed by Grigolla & Sons Construction Co. Inc, for construction of the 2022-2023 Concrete Repairs Project, City Project No. 1302 for a grand total amount of \$109,909.50; 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.d. **Approve Amendment No. 3 to Professional Services Agreement with Totum Corporation for Construction Management and Inspection Services for the Placentia Public Safety Center Project**

Fiscal Impact:

Expense:	\$ 470,000	Total Construction Management & Inspection Contract Amount
Available Budget:	\$ 1,832,148	Fiscal Year 2023-24 CIP Budget (105213-6850 JL# 229999-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve Amendment No. 3 to a professional services agreement with Totum Corp for project construction management and inspection services in the amount of \$470,000 and extend the Agreement term an additional two-years to May 18, 2026; and
- 2) Authorize the City Administrator to approve the agreement in a form approved by the City Attorney.

1.e. **Revise the Defined Contribution Plan for Designated Miscellaneous Employees Participating in the 2.0% at 60 or 2.0% at 62 Retirement Formula under CalPERS**

Fiscal Impact: \$35,000 in one lump sum. Ongoing Annual increase of \$14,000 for the entire program.

Recommended Action: It is recommended that the City Council:

Approve a revised Defined Contribution Plan administered by Mission Square Retirement Solutions (Mission Square).

2. PUBLIC HEARINGS:

2.a. **Public Hearing Regarding General Plan Amendment No. GPA 2021-02, 2021-2029 Housing Element Update (Amendment to the Adopted 2021-2029 Housing Element to address additional California Department of Housing and Community Development (HCD) Comments)**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the public hearing concerning General Plan Amendment No. GPA 2021-02; and

- 2) Receive the Staff report and Staff presentation, and consider all public testimony and Planning Commission recommendations; and
- 3) Adopt Resolution R-2024-06, a Resolution of the City Council of the City of Placentia, California, finding that adoption of the Housing Element is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and approving and adopting General Plan Amendment No. GPA 2021-02, an amendment to the City of Placentia General Plan Housing Element, including any additional revisions required by the California Department of Housing and Community Development (HCD); and
- 4) Authorize the Director of Development Services or designee to file all documents with the California Department of Housing and Community Development (HCD) on behalf of the City.

2.b. **Public Hearing Regarding General Plan Amendment No. GPA 2023-01, Zone Change No. ZCA 2023-01, and Supplemental Initial Study/Mitigated Negative Declaration No. EA 2023-01 Expanding the City’s Existing Transit Oriented Development (TOD) Packing House District Zoning and Land Use Designation to Include Approximately 11.5 Acres Located South of Crowther Avenue and West of South Melrose Street and Approximately Three (3) Acres along Cameron Street South of Crowther Avenue**

Fiscal Impact: Potential for significant increase in annual sustainable revenue (property tax, transient occupancy tax, sales tax) and approximately \$8-\$10 million in one-time revenue including development impact fees. Infrastructure costs associated with TOD District will be funded by impact fees and annual assessments. No General Fund dollars will be utilized for the proposed District.

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning General Plan Amendment No. GPA 2023-01 and Zone Change No. ZCA 2023-01; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2024-07, a Resolution of the City Council of the City of Placentia, California, adopting Supplemental Initial Study/Mitigated Negative Declaration (EA 2023-01) to a previously adopted Initial Study/Mitigated Negative Declaration of Environmental Impacts for GPA 2023-01 and ZCA 2023-01, prepared in full compliance with the California Environmental Quality Act (“CEQA”), California Public Resources Code §§ 21000, *et seq.*, and the Environmental Guidelines of the City of Placentia; and adopting General Plan Amendment No. GPA 2023-01 to change the current land use designation from Industrial to Transit Oriented Development (TOD) for the approximately 14.5 acre project area; and
- 5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2024-01, an Ordinance of the City Council of the City of Placentia, California Approving Zone Change No. ZCA 2023-01, expanding the Transit Oriented Development (TOD) Zone for the approximately 14.5-acre project area.

3. REGULAR AGENDA:

3.a. Verbal Progress Report on Senior Center/Community Center

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the report and provide policy direction to Staff.

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/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, February 20, 2024 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:

- NOC: Urban Forest Planting Project
- NOC: Fire Station Roof Replacement Project
- NOC: Public Safety Collaborative
- Mitigation Fee Update
- Amendment to Agreement with HF&H for Waste Handling and SB 1383 Contract Negotiations
- Amendment to Put Option Agreement with Mercy Housing – 325 Baker Street
- Development Agreement and Related Ground Lease Agreement for Mercy Housing
- Update to Policy No. 620 – Streetlights on Arterial Highways
- Second Reading: Ordinance No. O-2024-01, Approving Zone Change No. ZCA 2023-01, expanding the Transit Oriented Development (TOD) project area
- Mid-Year Budget
- Committee and Commission Manual

CERTIFICATION OF POSTING

I, Carole M. Wayman, Deputy City Clerk of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Public Financing Authority hereby certify that the Agenda for the February 6, 2024 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on February 1, 2024.

Carole M. Wayman
Deputy City Clerk