



Study Session Meeting Agenda January 29, 2013

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

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.

Scott W. Nelson
Mayor

Joseph V. Aguirre
Mayor Pro Tem

Constance M. Underhill
Council Member

Chad P. Wanke
Council Member

Jeremy B. Yamaguchi
Council Member

Patrick J. Melia
City Clerk

Craig S. Green
City Treasurer

Troy L. Butzlaff, ICMA-CM
City Administrator

Andrew V. Arczynski
City Attorney

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 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.

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**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
STUDY SESSION MEETING AGENDA
January 29, 2013
6:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Underhill
Councilmember/Board Member Wanke
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Aguirre
Mayor/Board Chair Nelson

INVOCATION: Chief of Police Rick Hicks

PLEDGE OF ALLEGIANCE:

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.

SS 1. Status, Schedule and Direction Regarding Proposed Land Use Amendment Related to the General Plan Update

Recommended Action: It is recommended that the City Council:

- 1) Provide appropriate direction to Staff on the proposed land use amendments related to the General Plan Update

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 February 5, 2013.

CERTIFICATION OF POSTING

I, Tania Moreno, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the January 29, 2013 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on January 24, 2013.

Tania Moreno, Deputy City Clerk



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: ASSISTANT CITY ADMINISTRATOR

DATE: JANUARY 29, 2013

SUBJECT: STATUS, SCHEDULE AND DIRECTION REGARDING PROPOSED LAND USE AMENDMENT RELATED TO THE GENERAL PLAN UPDATE

FINANCIAL
IMPACT: N/A

SUMMARY:

The City is continuing its work towards a comprehensive General Plan Update. The General Plan was last comprehensively updated in the early 1970's. This item provides a status update, schedule and seeks direction from the City Council regarding proposed land use amendments to the Land Use Element related to the General Plan Update.

RECOMMENDATION:

It is recommended that the City Council take the following action:

1. Provide appropriate direction to Staff on the proposed land use amendments related to the General Plan Update.

DISCUSSION:

General Plan Background

The General Plan is a community's blueprint for future development. It describes a community's development goals and policies. It also is the foundation for land use decisions made by the Planning Commission and City Council. A General Plan consists of at least two parts. It must contain a written text describing the community's goals, objectives, and policies for development. It must also contain a map (or maps) and diagrams illustrating the generalized distribution of land uses, the road system, environmental hazard areas, the open space system, and other policy statements that can be illustrated. The General Plan consists of at least seven components (called *mandatory elements*) addressing a set of basic planning issues. Each City determines the relative importance of these issues to their local circumstances and decides how they are to be discussed in the General Plan. They may also voluntarily adopt additional elements, called *optional elements*, covering subjects of local interest.

Commonly, General Plans are updated every ten years, or when circumstances warrant an update. Often, singular elements are updated more frequently, such as the Housing Element. For the City of Placentia, it is important to note that the City began updating its General Plan in

2002, with an administrative draft prepared in 2003. As such, there is language and policies in many of the elements which, upon beginning of the most current update, were already outdated. For varied reasons, the 2003 administrative draft of the General Plan remained largely in draft form until the current update was commenced. In a prior status update in 2011, the City Council agreed to eliminate the Growth Management Element as that Element was optional and the City was able to adopt the required elements of the Renewed Measure M (M2) requirements and the Orange County Congestion Management Plan by other acceptable means.

Current Status

The progress has been slow due to the resources allocated and the funding available for those resources. The City has used a combination of external consulting (Gary Wayne & Associates) and part-time (now contract) staffing. Funding primarily is allocated through the collection of a General Plan Update Fee that was initiated in January, 2010 and is assessed on all building permits at a rate of \$2.15 per \$1,000 valuation. The cumulative fee revenue to date is approximately \$135,000 since January, 2010. The General Plan update has been augmented in the past by the use of AB 2776 funding. The goal is to reduce the need for General Fund expenditures and, in that regard, the pace of the update has assisted us in not using General Fund monies, but has also greatly attributed to the slow process of the update.

In general, the following activities have occurred and are completed:

- Review of the most current State of California laws and guidelines governing General Plans – **Complete**
- Draft checklists for each of the State-mandated elements of the General Plan, to be used as a measure of adequacy of the administrative draft of the General Plan, prepared by RBF Consulting in 2002 – **Complete**
- Review each of the State-mandated elements of the General Plan pursuant to the checklists – **Complete**

Findings

As noted, the aforementioned checklists for each of the State-mandated elements of the General Plan were used to measure the adequacy of the administrative draft of the General Plan, prepared in 2002. Below are the findings for each of the elements:

Land Use Element (65-75% Complete)

- Need to incorporate the Housing Goals and Programs from the current HCD-certified and adopted Housing Element (2006-2014).
- Need to incorporate the new Regional Housing Needs Assessment (RHNA) number (497) and the corresponding Housing Goals and Programs for the upcoming Housing Element update (2014-2021).
- Need to incorporate land use goals and policies, and design guidelines from the former draft Placentia Westgate Specific Plan (PWSP).

- Closely examine and evaluate the various land use designations, and goals and policies to determine if they are still relevant and valid; amend those land use designations, and goals and policies where technical conflicts exists.

Staff is suggesting seventeen potential land use amendments for City Council consideration and direction. These land use amendments are proposed as suggestions for the City Council and include changes which are considered "clean-up" to current land use constraints as well as efforts to promote the highest and best use of available land in the City. The land use amendments are not exclusive of other needed changes and Staff requires policy direction from the City Council at this time in order to continue with updates to the Land Use Element. A copy of the proposed land use amendments is attached.

Circulation Element
(65-80% Complete)

- Technical data and horizon are out-of-date. This component of the Circulation Element will be updated upon the completion of the traffic and travel demand study that is being prepared by KOA Corporation. The traffic and travel demand study was completed in September 2012 and is undergoing final staff and Traffic Engineer evaluation.
- The element needs to incorporate a section for "Complete Streets" (AB 1358) to accommodate users of streets, roads, and highways, which means bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, public transportation, and seniors.
- There is a need to incorporate relevant portions of Measure M2 Transportation Investment Plan.

Housing Element
(45-50% Complete)

- Pursuant to State law, the draft of the updated Housing Element (2014-2021) is due to State Department of Housing and Community Development (HCD) October 2013.
- Need to incorporate housing goals and programs from the Housing Element (2006-2014) into appropriate elements, including but not limited to, the Land Use Element to maintain equal status and internal consistency.
- Need to incorporate discussion on the new Regional Housing Needs Assessment (RHNA) number (497) and the corresponding Housing Goals and Programs for the upcoming Housing Element update (2014-2021).
- Under separate contract, the City is working with J.H. Douglas and Associates to complete the Housing Element Update.

Conservation Element
(65-75% Complete)

- Need baseline data updated, particularly the section that discusses air quality.
- Need a new section for air quality to include expanded discussion concerning SB 375, Greenhouse Gas Emissions (GHG) and Sustainable Community Strategies (SCS).
- Finalization of this element is contingent on data from the Circulation Element.

Open Space And Parks Element
(0% Complete)

- This element does not meet State requirements. It is primarily a Parks and Recreation Element, which is an optional element.
- An Open Space Element is a mandatory element that is required to include a comprehensive open space program, an inventory of resources, conservation measures and an Action Plan, all of which are missing.
- The Open Space Element is one of three elements that require an Action Plan.
- The parks component of the element needs to have better justification for the inventory, which fits into the City's Quimby exaction ability (park in-lieu fee).

Safety Element
(75-85% Complete)

- The Safety Element needs to be updated with current information, graphics, etc.

Noise Element
(60-75% Complete)

- Need to update to include current and future projected noise levels. This will require input from the KOA traffic and travel demand study.
- Need to rewrite this element to be more user-friendly.
- The Noise Element is one of three elements requiring implementation measures. These measure must address mitigating existing and future anticipated noise.

Future Tasks

- Revise Circulation, Noise and Conservation Elements, based on data from the traffic and travel demand study prepared by KOA Corporation.
- Prepare new technical studies for noise and air quality. This is critical to the adequacy of both the General Plan and the Program Environmental Impact Report (PEIR).
- Staff work on revising the elements, based on the current status above.
- CEQA compliance pursuant to State regulations. This will have a separate and distinct path that will run parallel and concurrent to the other tasks. This also assumes hiring a CEQA expert/firm.
- Mandatory notices and review periods for CEQA and the General Plan.
- Certification of the PEIR and adoption of the updated General Plan.

- Formatting, copying and distribution.

Schedule

- 9-11 months from a notice to proceed on the PEIR and technical studies. This has to follow the completion of the traffic and travel demand study. With expenditures distributed across the current and next Fiscal Year, the goal is to complete by December 2013.

FISCAL IMPACT:

As stated above, the General Plan Update is funded primarily through funds generated by the General Plan Fee. The City has kept its expenditures to a minimum through the use of an in-house part-time Project Manager and now through the use of a third party contract for Project Management. Additionally, the consulting contract for Gary Wayne & Associates has been minimal with less than \$50,000 expended in the prior fiscal year. For Fiscal Year 2012-13 the budget is \$50,000; however, this may be increased to expedite the process and to reflect a potential change in consultants. The need to begin California Environmental Quality Act (CEQA) review and clearances will result in a mid-year adjustment for the firm brought on to complete that critical – and expensive – task. Potentially, the costs for CEQA could be as high as \$200,000. These costs will be split over the two fiscal years.

Prepared and Submitted by:

Reviewed and approved:



Kenneth A. Domer
Assistant City Administrator



Troy L. Butzlaff, ICMA-CM
City Administrator

Attachment: Proposed Land Use Amendments

