



Regular Meeting Agenda

March 18, 2014

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

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

City of Placentia
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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, 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.

**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA – EXECUTIVE SESSION
March 18, 2014
5:30 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

ORAL COMMUNICATIONS:

At this time the public may address the City Council and Boards of Directors concerning any items on the Executive 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 Executive Session proceedings.

CITY COUNCIL:

1. Pursuant to Government Code Section 54956.9(d)(2) for Conference with Legal Counsel Regarding Anticipated Litigation – One (1) Item
2. Pursuant to Government Code Section 54956.9(d)(4) for Conference with Legal Counsel Regarding the Initiation of Litigation – One (1) Item
3. Pursuant to Government Code Section 54957.6 Conference with City Labor Negotiator Concerning Labor Negotiations with the following groups:
 - a. Placentia Police Management Association (PPMA)
 - b. Unrepresented Employees

City Representatives: Troy L. Butzlaff, City Administrator
Steve Pischel, Dir. Administrative/Community Services
4. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:
 - a. Property: Vacant 0.0631 Acre Parcel, APN 339-102-01
City Negotiator: Troy L. Butzlaff, City Administrator
Negotiating Parties: Suburban Propane, L.P.
Under Negotiations: Price and Terms of Payment

- a. Property: 207-209 W. Crowther Ave APN: 339-402-05; 07; 08; 11
City Negotiator: Troy L. Butzlaff, City Administrator
Negotiating Parties: Patrick Helgeson, Province Group
Under Negotiations: Price and Terms of Payment

SUCCESSOR AGENCY: None

ICDA:

- 1. Pursuant to Government Code Section 54956.8 Conference with Real Property Negotiator:

- a. Property: 120 South Bradford Avenue, APN 339-052-23
Agency Negotiator: Troy L. Butzlaff, Executive Director
Negotiating Parties: Noah Furie, Budget Capital Corporation
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 AS SUCCESSOR TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA
March 18, 2014
7:00 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: Police Chaplain Ken Milhander

PLEDGE OF ALLEGIANCE:

PRESENTATIONS:

- a. VIPS Recognition of 2013 Volunteer Hours to the Placentia Police Department
Recipients: Ed Alvarez, Ron Bartz, Lyle Lewinson, Lowell Stipe, Virginia Thomas, and Robert Werbick
Presenter: Chief of Police Rick Hicks, Crime Prevention Officer Marilyn Anderson and One OC Program Manager Cindy Braun
- b. General Plan Update Presentation
Presenter: Interim Assistant City Administrator Robyn Uptegraff

EXECUTIVE 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 MEMBERS COMMENTS AND REPORTS:

The purpose of these reports is to provide information on projects and programs that are discussed at interagency board, committee, and commission meetings. No decisions are to be made on these issues. If a Council or Board Member would like formal action on any of the discussed items, it will be placed on a future Council or Board Agenda.

1. CONSENT CALENDAR (Items 1.a. through 1.g.):

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.

COUNCIL/SUCCESSOR AGENCY/ICDA CONSENT CALENDAR:

- a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Financial Impact: None
Recommended Action: Approve
- b. **Minutes**
City Council/Successor/ICDA Regular Meetings – March 4, 2014 and March 12, 2014
Recommended Action: Approve
- c. **City Fiscal Year 2013-14 Warrant Register for March 5, 2014 through March 18, 2014**
Financial Impact: \$2,009,730.91
Recommended Action: Approve

COUNCIL CONSENT CALENDAR:

- d. **Budget Amendment - Asset Forfeiture Funds and Authorization to Purchase Equipment**
Financial Impact: \$37,000 expenditure of Asset Forfeiture Funds to purchase equipment (Account No.: 213041-6840) Fiscal Year 2013-14 Budget
Recommended Action: It is recommended that the City Council:
 - 1) Adopt Resolution R-2014-13, A Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2013-14 in the aggregate amount of \$37,000 in compliance with City Charter § 1206 and § 1209 pertaining to appropriations for actual expenditures
 - 2) Authorize the purchase of equipment and related peripheral software with Asset Forfeiture funds in an amount not to exceed \$37,000
 - 3) Authorize the City Administrator or his designee to execute all necessary documents to effectuate these actions
- e. **Approve Increase in Existing Purchase Authorization with Management Partners for Interim Management Services Related to Development Services Staffing**
Financial Impact: Expense: Not to exceed \$60,000
Budgeted in Account No.: 101511-6001
Recommended Action: It is recommended that the City Council:
 - 1) Approve and authorize the City Administrator to increase the existing purchase authorization with Management Partners for interim management services by \$35,000 for an aggregate amount of \$60,000 in Fiscal Year 2013-14
- f. **Consideration of a Professional Services Agreement with Lilley Planning Group to Complete the General Plan Update**
Financial Impact: Budgeted in the Account No.: 333523-6017 JL#6018670149
Recommended Action: It is recommended that the City Council:
 - 1) Approve a professional services agreement with Lilley Planning Group for General Plan Update services in an amount not to exceed \$42,000
- g. **Placentia Economic Development Plan**
Financial Impact: None
Recommended Action: It is recommended that the City Council:
 - 1) Receive and file the Placentia Economic Development Plan

SUCCESSOR AGENCY CONSENT CALENDAR: None

ICDA CONSENT CALENDAR: None

2. PUBLIC HEARINGS:

COUNCIL/SUCCESSOR AGENCY/ICDA: None

COUNCIL:

a. **Consideration of Development Applications for the Schaner Ranch Project Located at 1128 Kraemer Boulevard**

Financial Impact: Revenue: \$676,800+ (Public Benefits)

Recommended Action: It is recommended that the City Council:

- 1) Open the hearing, receive public testimony, close public hearing
- 2) Approve, by minute action, Mitigated Negative Declaration MND-2014-01 and the associated Mitigation Monitoring Reporting Program
- 3) Adopt Resolution No. R-2014-14, A Resolution of the City Council of the City of Placentia, California, adopting a General Plan Amendment pertaining to that certain real property more particularly described herein and modifying the designation hereof from low density residential to medium density residential
- 4) Waive full reading, reading by title only, and introduce for first reading, Ordinance O-2014-04, An Ordinance of the City Council of the City of Placentia, California, amending Title 23 (Zoning Ordinance) of the Placentia Municipal Code adding a new Chapter 23.110 establishing regulations pertaining to the specific plan 10 zone
- 5) Waive full reading, reading by title only, and introduce for first reading, Ordinance O-2014-05, An Ordinance of the City Council of the City of Placentia, California, amending the Official Zoning Map of the City of Placentia by the designation of that certain parcel of real property more particularly described herein form R-1 single family residential district to specific plan 10
- 6) Adopt Resolution No. R-2014-15, A Resolution of the City Council of the City of Placentia, California, approving a Vesting Tentative Map and adopting a Mitigated Negative Declaration (NMD-2014-01) pertaining to property located on a 7.82-acres site at 1128 Kraemer Boulevard by HQT Placentia LLC
- 7) Waive full reading, reading by title only, and introduce for first reading, Ordinance O-2014-06, An Ordinance of the Council of the City of Placentia, California, approving that document entitlement "Development Agreement No. 2013-01 concerning that certain real property located east of Kraemer Boulevard and south of Morse Avenue, Placentia, California" and authorizing the Mayor and City Clerk to execute the same on behalf of the City of Placentia

SUCCESSOR AGENCY: None

ICDA: None

3. OLD BUSINESS:

COUNCIL/SUCCESSOR AGENCY/ICDA OLD BUSINESS: None

COUNCIL OLD BUSINESS: None

SUCCESSOR AGENCY OLD BUSINESS: None

ICDA OLD BUSINESS: None

4. NEW BUSINESS:

COUNCIL/SUCCESSOR AGENCY/ICDA NEW BUSINESS: None

COUNCIL NEW BUSINESS:

a. **Consideration of General Plan Steering Committee**

Financial Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Appoint two (2) members of the City Council to serve on the General Plan Steering Committee
- 2) Appoint the Chair (or Chair's designee from the Commission) of the following Commissions to serve on the General Plan Steering Committee: Planning Commission, Recreation and Parks Commission, Traffic Safety Commission, and Cultural Arts Commission

b. **Approve Award of Contract to True North Research for Public Opinion Research**

Financial Impact: Expense: Not to exceed \$25,000

Budgeted: \$25,000 (Account No.: 101511-6099)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Professional Services Agreement with True North Research for Public Opinion Research in an amount not to exceed \$25,000
- 2) Adopt Resolution R-2014-16, A Resolution of the City Council of the City of Placentia, California, authorizing the appropriation for Fiscal Year 2013-14 Annual Budget in the amount of \$25,000 to Account No. 101511-6099 (Other Professional Services)
- 3) Authorize the City Administrator to sign the Professional Services Agreement, in a form approved by the City Attorney

SUCCESSOR AGENCY NEW BUSINESS:

c. **Approval of Agreement for Acquisition of Real Property**

Financial Impact: Appropriation of \$100,000 in uncommitted Community Facilities Funds (Account No.: 503901-6710) to Fiscal Year 2013-14 Capital Improvement Program

Recommended Action: It is recommended that the City Council:

- 1) Approve the Acquisition Agreement and authorize and direct the City Administrator to execute the Commercial Property Purchase Agreement and any related documents necessary to fund and effectuate the acquisition transaction in a form acceptable to the City Attorney
- 2) Approve a lease, with option to purchase, agreement in a form acceptable to the City Attorney with Gastelum for a five-year term at a monthly lease payment of \$5,000
- 3) Adopt Resolution R-2014-17, A Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2013-14 in the aggregate amount of \$100,000 in compliance with City Charter Sections 1206 and 1209 pertaining to appropriations for actual expenditures

- d. **Approval of Agreement for Acquisition of Real Property**
Financial Impact: Appropriation of \$27,500 in uncommitted Community Facilities Funds (Account No.: 503901-6710) to Fiscal Year 2013-14 Capital Improvement Program
Recommended Action: It is recommended that the City Council:
- 1) Approve the Acquisition Agreement and authorize and direct the City Administrator to execute Agreement for Sale of Real Estate and any related documents necessary to fund and effectuate the acquisition transaction in a form acceptable to the City Attorney
 - 2) Adopt Resolution R-2014-18, A Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2013-14 in the aggregate amount of \$27,500 in compliance with City Charter Sections 1206 and 1209 pertaining to appropriations for actual expenditures

ICDA NEW BUSINESS: None

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 March 25, 2014 at 6:00 p.m.

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 March 18, 2014 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on March 13, 2014.

Tania Moreno, Deputy City Clerk