



## Regular Meeting Agenda January 15, 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

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 SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA - CLOSED SESSION  
January 15, 2019  
5:00 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. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Pursuant to Government Code Section 54957(b)(1):  
Title: City Administrator
2. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 229 Alta Street APN: 339-061-10  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Parties: Housing Successor Agency to the Placentia Redevelopment Agency of the City of Placentia  
Under Negotiations: Price and Terms of Payment
3. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 120 S. Bradford Avenue  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Parties: Art M. Gastelum  
Under Negotiations: Price and Terms of Payment
4. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 527 Fee Ana Street APN: 346-015-07  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Parties: OERP, LLC  
Under Negotiations: Price and Terms of Payment
5. 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
6. Pursuant to Government Code Section 54956.9(d)(2):  
**CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**  
Significant exposure to litigation: (2 Cases)

**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 SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA  
January 15, 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 Kurt Schonheinz

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

**PRESENTATIONS:**

- a. **Recognition of the Retirement of Matt Reynolds and His 38 Years of Service to the City of Placentia**  
Recipient: Matt Reynolds  
Presenters: Mayor Shader and City Administrator Arrula
  
- b. **Proclamation Recognizing January 20-26, 2019 as National School Choice Week in the City of Placentia**
  
- c. **Proclamation Recognizing January 13, 2019 as Korean American Day**  
Recipient: Pilha Shim, President, Orange County Chapter of Korean American Foundation of USA  
Presenter: Mayor Shader
  
- d. **Recognition of Volunteers in Police Service (VIPS) for Dedication to the Placentia Police Department**  
Recipients: Volunteers in Police Service (VIPS)  
Presenters: Mayor Shader and Chief of Police Lenyi

**CLOSED SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

- **Quality of Life Community Videos**
- **Measure U Update**

**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 January 15, 2019**  
**Check Register**  
Fiscal Impact: \$2,844,233.36  
**Electronic Disbursement Register**  
Fiscal Impact: \$802,854.92  
Recommended Action: It is recommended that the City Council:  
1) Receive and file
  
- 1.c. **Acceptance of Resignations from the Heritage Festival Committee and Recreation and Parks Commission**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:  
1) Accept the resignation of Bruce Hunt from the Heritage Festival Committee and Recreation and Parks Commission, and Paul Petty from the Heritage Festival Committee; and  
2) Update the City’s master Commission/Committee vacancy list to include the vacancies on the Commissions and Committees indicated above.
  
- 1.d. **Award of Construction Contract for Pedestrian Accessibility Project Phase VII, Project No. 1907**  
Fiscal Impact: Expense: \$152,945.01 Project Cost  
Budgeted: \$185,334.00 Capital Improvement Program Budget  
Fiscal Year 2018-19  
No General Fund Dollars Will Be Spent on This Project  
Recommended Action: It is recommended that the City Council:  
1) Approve a Public Works Agreement for Pedestrian Accessibility Project Phase VII, City Project No. 1907, with SDC Engineering Inc., for an amount not-to-exceed \$120,524.56; and  
2) Reject all other bids received and authorize return of the bid bonds; and  
3) Authorize the City Administrator to approve contract change orders up to 10%, or \$12,052.45; and  
4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

- 1.e. **Second Reading of Ordinance No. O-2018-10 Approving Disposition and Development Agreement (DDA) No. 2018-02 with Placentia Hospitality Group, LLC (Fine Hospitality Group)**  
Fiscal Impact: Revenue: \$2,399,000 Development Impact Fees  
\$1,552,000 Property Acquisition  
\$ 455,520 Annual Estimated Transit Occupancy Tax (TOT)  
Recommended Action: It is recommended that the City Council:  
1) Waive full reading, by title only, and adopt 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.
- 1.f. **Fourth Quarter Fiscal Year 2017-18 Treasurer’s Report**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:  
1) Receive and file the fourth quarter Fiscal Year 2017-18 Treasurer’s Report.
- 1.g. **Tentative Parcel Map (TPM) No. 2007-186 Pertaining to the Subdivision of a +/- 0.57 Acre Lot into Three Parcels Located at 1802 N. Valencia Avenue, East Side of Valencia Avenue Between Valencia Avenue and the Western Terminus of Alcott Avenue**  
Fiscal Impact: Approximately \$20,000 of Development Impact Fee Revenue Prior to Construction of Two New Single-Family Residences  
Recommended Action: It is recommended that the City Council:  
1) Adopt Resolution R-2019-01, 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) 2007-186 pertaining to the subdivision of property located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor’s Parcel Number 346-361-50) and making findings in support thereof.
- 1.h. **City of Placentia Disaster Council Appointments**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:  
1) Review the appointment of Mayor Pro-Tem Smith, who shall serve as a general member, to serve on the Placentia Disaster Council; and  
2) Direct staff to update all Emergency Services plans to reflect the new appointments of Mayor Shader and Mayor Pro-Tem Smith to the Placentia Disaster Council.
- 1.i. **Agreement with State of California Department of Tax and Fee Administration for Administration of City of Placentia Transactions and Use Tax and Agreement for Preparation to Administer and Operate City of Placentia Transactions and Use Tax Ordinance**  
Fiscal Impact: Preparation to Administer Costs Not-to-Exceed \$175,000  
(On-Going Administrative Costs to Be Determined)  
Recommended Action: It is recommended that the City Council:  
1) Approve Resolution No. R-2019-02, A resolution of the City Council of the City of Placentia, California authorizing the City Administrator to execute agreements with the California Department of Tax and Fee Administration for implementation of a local transactions and use tax; and

- 2) Approve the agreement for Preparation to Administer and Operate City of Placentia's Transactions and Use Tax Ordinance; and
- 3) Approve the agreement for State Administration of City of Placentia's Transactions and Use Taxes; and
- 4) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

**SUCCESSOR AGENCY CONSENT CALENDAR:**

1.j. **Recognized Obligation Payment Schedule (ROPS 19-20) for July 1, 2019 Through June 30, 2020**

Fiscal Impact: RPTTF Funded Non-Admin Obligations: \$1,945,253  
 RPTTF Funded Administrative Overhead: \$ 250,000  
 Total ROPS 19-20 Expenditure Request: \$2,195,253

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution SA-2019-01, A resolution of the City Council of the City of Placentia, California, Acting as the Successor Agency to the Redevelopment Agency of the City of Placentia, California, approving and adopting the Recognized Obligation Payment Schedule for the period of July 1, 2019 to June 30, 2020 (ROPS 19-20).

**2. PUBLIC HEARINGS: None**

**3. REGULAR AGENDA:**

3.a. **Exclusive Negotiating Agreement with OERP, LLC for Real Property Located at 527 Fee Ana Street for Proposed Regional Navigation Center**

Fiscal Impact: \$130,000 Letter Agreement  
 No General Fund Dollars Will Be Used

Recommended Action: It is recommended that the City Council:

- 1) Execute an Exclusive Negotiating Agreement (ENA) with OERP, LLC for real property located at 527 Fee Ana Street; and
- 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

**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.

***Adjourned in Memory of***

***Dennis O'Hern***, a longtime member of Placentia Kiwanis who exemplified selfless community involvement for those less fortunate.

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to Tuesday, February 5, 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:

- Traffic Signal Power Outage Policy Update
- Agreement for Storm Water Pump Station Maintenance Services
- CFD, LMD & SLD Property Annexation
- Urban Forest Management Program

**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 January 15, 2019 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on January 10, 2019.