

**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 MINUTES
January 18, 2022
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

SPECIAL PROCEDURES NOTICE

On March 4, 2020, pursuant to California Government Code Section 8625, Governor Newsom declared a State of Emergency as a result of the threat of the COVID-19 virus.

On September 17, 2021, Governor Newsom signed AB 361, which went into immediate effect as urgency legislation. AB 361 added subsection (e) to Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings. As of September 19, 2021 the COVID-19 pandemic had killed more than 67,612 Californians. Social distancing measures decrease the chance of the spread of COVID-19.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia City Council Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access, in addition to being open to the public, all City Council meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

How to Submit Public Comment

Members of the public may provide public comment in person or comments may be sent for City Council consideration by email to the City Clerk at cityclerk@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Council meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the City Council meeting but will be summarized in the public record and are subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the City Clerk's Office for assistance at (714) 993-8231.

Americans with Disabilities Act Accommodation

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 cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health regarding social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus.

CALL TO ORDER: Mayor Shader called the meeting to order at 5:30 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Wanke, Shader
ABSENT: None

ORAL COMMUNICATIONS:

Mayor Shader opened Oral Communications for the Closed Session. City Clerk McKinnell stated that the City Clerk’s Office had received no public comment for the Closed Session.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
 Property: 312 S. Melrose Street
 Agency Negotiator: Damien R. Arrula, City Administrator
 Negotiating Party: Damien R. Arrula, City Administrator
 Under Negotiations: Price and Terms of Payment

2. 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 recessed to their 7:00 p.m. Regular Meeting.

CALL TO ORDER: Mayor Shader called the meeting to order at 7:00 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Wanke, Shader
ABSENT: None

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; Interim Police Chief Brad Butts; Acting Fire Chief Jason Dobine; Interim Director of Finance Stephen Erlandson; Community Services Supervisor Veronica Ortiz; Director of Development Services Joe Lambert; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Clerk Robert McKinnell; Deputy City Clerk Karen O’Leary

INVOCATION: Fernando Villicana

PLEDGE OF ALLEGIANCE: Acting Fire Chief Dobine

PRESENTATIONS:

1. **Recognition of Planning Commission Chair Christine Schaefer on Her Retirement**
Presenter: Mayor Shader
Recipient: Christine Schaefer

Mayor Shader presented a plaque to Planning Commission Chair Christine Schaefer in recognition of her years of service to the City. She mentioned Chair Schaefer’s leadership and expressed the City Council’s and Staff’s appreciation. Mrs. Schaefer thanked the City Council for the recognition, discussed her years of public service, and wished the best for the future of the City.

2. **Recognition of Fire Chaplain Fernando Villicana on His Retirement**
Presenter: Mayor Shader
Recipient: Fernando Villicana

Mayor Shader presented a certificate to Fire Chaplain Fernando Villicana and recognized his dedication to the Placentia Fire and Life Safety Department (PFLSD) and to the City of Placentia. Acting Fire Chief Dobine thanked Chaplain Villicana for his service to the PFLSD on behalf of the members of the Department and presented him with a PFLSD helmet.

3. **Presentation to the City of the "Turning Red Tape into Red Carpet Award"**

Presenter: Connor Medina, Government Affairs Manager for the Orange County Business Council
Recipients: City Council and City Administrator

Mayor Shader introduced Connor Medina, Government Affairs Manager for the Orange County Business Council, who presented the City with an award for the City's public/private partnership with Lynch EMS for 911 and advanced life support services. Mr. Medina discussed the City's accomplishments.

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there were two (2) items on the Closed Session agenda: one (1) real property negotiation and one (1) potential initiation of litigation. The City Council discussed each of those items and provided direction to Staff. He noted that there was nothing further to report.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula introduced two (2) new City of Placentia employees and recognized a long-term contractor/employee who had accepted a position outside the City.

Administrative Services Office Assistant Kassandra Camacho attended Fullerton College where she studied psychology. She previously worked as a legal clerk for a corporate law firm specializing in workers compensation and has a background in defense law and applied behavior analysis therapy. She aspires to gain her doctorate in psychology to provide therapeutic services for victimized youth.

Building Permit Technician Ulaa (pronounced "oh-la") Mansur obtained her bachelor's and master's in Architecture Engineering from the University of Al Nahrain. Ulaa has 12 years of experience working on small and large scale projects in California and internationally. She is a member of Green Building Team IGBT, an independent group of architects and engineers dealing with sustainability and green building.

City Administrator Arrula recognized the City's Media Services Specialist Eric Lowy and presented him with a Certificate of Appreciation. Eric had recently accepted a full-time position with the City of Nashville, Tennessee, and would be handling all the major broadcasting of their special events. Eric got his start in government working as a VolunTEEN with the City of Yorba Linda and was first employed by the City of Placentia in a part-time capacity in 2010. He also worked for Film ED Academy of the Arts as a video instructor, with the Placentia Yorba Linda Unified School District as a theatre technician, and at LA36 as a camera operator. Eric owned and operated Empire Media Productions, which produced council meetings, public service announcements, training videos, special events highlights, and photography for government agencies.

ORAL COMMUNICATIONS:

Placentia resident Julez Brown discussed street safety in her neighborhood and urged the City Council to approve a stop sign and speed bumps on her street.

City Clerk McKinnell summarized four (4) electronic communications received by the City Clerk's Office from Mark Larsen regarding the proposed Hamer Island annexation; and from Aaron Brown, Herbert Mittelstaedt, and Tristan Brannon regarding the safety of streets in their neighborhood.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith welcomed everyone back and wished all a Happy New Year. He stated that the City was preparing for and looking forward to spring and summer programming and events. He invited residents to check the Placentia Palm Quarterly for upcoming classes and events and to reach out to City staff with any questions, concerns, or issues.

Councilmember Green noted that the City Council, City Clerk, and City Treasurer enjoyed serving dinner to the Police and Fire Departments on New Year's Eve. He wished everyone a great 2022.

Councilmember Yamaguchi welcomed everyone back, echoed previous sentiments regarding Planning Commission Chair Christine Schaefer, and thanked her for her years of service. He congratulated Eric Lowy and wished him the best of luck with his new position.

Mayor Pro Tem Wanke thanked Christine Schaefer for her years of service and for her professionalism and wished her the best.

Mayor Pro Tem Wanke announced that the City of Placentia and Republic Services would hold its annual Free Compost Giveaway for residents of Placentia at Tri-City Park on Saturday, February 5, 2022, from 7:30 to 10:30 am (or until the compost runs out). This event provides an opportunity to give back and thank residents for their participation in the City's green waste recycling program. Residents were required to bring their own containers or buckets (no bags please) to receive the loose compost. There would be a limit of 60 gallons per household while supplies last. For more information those interested could contact the City at (714) 993-8148 or Republic Services at (714) 238-3300.

Mayor Shader wished everyone a happy 2022 and noted that she was looking forward to serving as Mayor, celebrating kind people in the community, and caring for the community. In keeping with her Mayor's Theme of *Placentia Clean and Kind*, she invited residents to nominate kind people in the community to be honored at a City Council meeting by emailing her at rshader@placentia.org.

Mayor Shader mentioned that along with spending time with her family and friends over the holiday break, she began planning goals for 2022 and met with each of her fellow City Council Members and the City Administrator. She noted that plans are being made for the City Council Goal Setting Workshop and stressed the importance of the City being proactive in its planning approach. She stated that the City Council always welcomes input from residents.

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

Motion by Green, seconded by Wanke, and carried a (5-0) vote to approve the Consent Calendar items 1.a. through 1.h., as recommended.

- 1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve
(Approved 5-0, as recommended)

- 1.b. **Minutes**
City Council/Successor/ICDA/PPFA Regular Meeting: December 7, 2021
Recommended Action: Approve
(Approved 5-0, as recommended)

- 1.c. **City Fiscal Year 2021-22 Register for January 18, 2022**
Check Register
Fiscal Impact: \$4,804,502.22
Electronic Disbursement Register
Fiscal Impact: \$2,306,741.38
Recommended Action: It is recommended that the City Council:
1) Receive and file
(Received and filed, as recommended)

- 1.d. **Making the Legally Required Findings to Continue to Authorize the Conduct of Remote "Telephonic" Meetings during the State of Emergency**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Approve Resolution R-2022-01, a Resolution of the City Council of the City of Placentia, California, making the legally required findings to continue to authorize the conduct of remote "telephonic" meetings during the state of emergency.
(Approved 5-0, as recommended)

1.e. **Acceptance of Resignation from the Planning Commission**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Accept the resignation of Christine Schaefer from the Planning Commission; and
- 2) Update the City's master Commission/Committee vacancy list to include the vacancy on the Planning Commission.

(Approved 5-0, as recommended)

1.f. **Contract Change Order No. 2 for Fiscal Year 2020-2021 Roadway Rehabilitation, Project No. 1101, and Crowther Avenue Resurfacing, Project No. 1204**

Fiscal Impact: Expense: \$ 306,422.79 Contract Change Order No. 2
Budget: \$ 4,348,859.00 FY 2021-22 Capital Improvement Program Budget

FY 2020-21 Roadway Rehabilitation Project

\$ 4,228,859.00	Total Project Budget
\$ 3,103,600.00	FY 21-22 CIP Budget (791101-6185)
\$ 833,300.00	FY 21-22 CIP Budget (601101-6185)
\$ 152,109.00	FY 21-22 CIP Budget (181101-6185)
\$ 72,750.00	FY 21-22 CIP Budget (481101-6185)
\$ 5,250.00	Reimbursement From Sifi Network (103551-4399)

Crowther Avenue Resurfacing Project

\$ 120,000.00	Total Project Budget
\$ 120,000.00	FY 21-22 CIP Budget (721204-6185)

Recommended Action: It is recommended that the City Council:

- 1) Authorize the City Administrator to approve Contract Change Order No. 2 with RJ Noble Company, in the amount of \$306,422.79.

(Approved 5-0, as recommended)

1.g. **Award of Construction Contract to Repaint the Bradford Avenue Pedestrian Bridge, Project No. 5204**

Fiscal Impact: Expense: \$ 85,000 Construction Contract Amount
Budget: \$ 125,000 Total Project Budget (795204-6850)

Recommended Action: It is recommended that the City Council:

- 1) Approve a Public Works Agreement with Innovation Painting for the Pedestrian Bridge Painting Project in the amount of \$85,000; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the original contract amount, or \$8,500; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.h. **Recognized Obligation Payment Schedule (ROPS 22-23) For July 1, 2022 through June 30, 2023**

Fiscal Impact: RPTTF Funded Non-Admin Obligations: \$1,965,589
RPTTF Funded Administrative Overhead: \$ 151,142
TOTAL ROPS 22-23 Expenditure Request: \$2,116,731

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution RSA-2022-01, 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, approving and adopting the Recognized Obligation Payment Schedule for the period of July 1, 2022 to June 30, 2023 (ROPS 22-23).

(Approved 5-0, as recommended)

2. PUBLIC HEARING:

2.a. **Consideration of an Urgency Ordinance of the City of Placentia, California, Amending Title 22 (Subdivisions) To Create an Urban Lot Split and Amending Title 23 (Zoning) Of the Placentia Municipal Code to Create Two (2) Residential Units per Lot Pursuant to the Implementation of Senate Bill 9**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning Ordinance No. O-2022-01; and
- 2) Receive the Staff Report, consider all Public Testimony, ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Find that adoption of Urgency Ordinance No. O-2022-01 is not a project under the California Environmental Quality Act pursuant to SB 9, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect upon the environment; and
- 5) Adopt as an urgency measure by 4/5 votes, Urgency Ordinance No. O-2022-01, an Urgency Ordinance of the City of Placentia, California, amending Title 22 (Subdivisions) to create an urban lot split and amending Title 23 (Zoning) of the Placentia Municipal Code to create two (2) residential units per lot pursuant to the implementation of Senate Bill 9; and
- 6) Direct Staff to return to the Planning Commission no later than March 2022 to consider the possible recommendation to the City Council of a non-urgency version of an ordinance designed to comply with Senate Bill 9.

(Approved 5-0, as recommended)

Mayor Shader opened the Public Hearing at 7:31 p.m.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.a.

City Administrator Arrula gave a brief overview of the item and introduced Director of Development Services Lambert who gave a report on the proposed Urgency Ordinance which would amend Title 22 (Subdivisions) of the Placentia Municipal Code to Create an Urban Lot Split and amend Title 23 (Zoning) to create two (2) residential units per lot pursuant to the implementation of Senate Bill 9.

Mayor Pro Tem Wanke asked for clarification of what constitutes a historic district in California and a brief discussion followed regarding the potential impacts on residents of complying with SB 9.

City Attorney Bettenhausen provided information on the definition of historic districts.

Mayor Shader questioned the spirit of SB 9 and asked how the SB 9 requirements mesh with the City's Regional Housing Needs Assessment (RHNA) requirements. She stated her assumption that Director Lambert and other municipal planning officials would be establishing best practices for cities and that more information and options may be available to the City Council in the coming months.

Mayor Shader closed the public hearing at 7:53 p.m.

Motion by Green, seconded by Yamaguchi, and carried a (5-0) vote to approve Item 2.a., as recommended.

2.b. **General Plan Amendment No. GPA 2021-01, 2021-2029 Housing Element Update**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the public hearing concerning General Plan Amendment No. GPA 2021-01; and
- 2) Receive the staff report and Staff presentation, and consider all public testimony; and
- 3) Consider Planning Commission recommendations from January 11, 2022, and provide direction to Staff regarding strategies for creating additional housing capacity to accommodate the RHNA over the next eight (8) years; and

- 4) Continue the public hearing regarding General Plan Amendment No. GPA 2021-01 (adoption of Housing Element) to March 15, 2022.

(Approved 5-0, to continue the public hearing, as recommended)

Mayor Shader opened the Public Hearing at 7:54 p.m.

City Administrator Arrula gave a brief overview of the item and introduced Director of Development Services Lambert who gave a presentation on the proposed Housing Element update. The presentation included the status of the 2021-2029 Housing Element. Director Lambert introduced Consultant John Douglas from JHD Planning to continue the presentation with a summary and clarification of the purpose of the presentation, the City's Regional Housing Needs Assessment (RHNA) allocation for 2021-2029 and how it could be accommodated, and RHNA key points. Director Lambert continued the presentation with options to accommodate additional housing.

Mayor Shader asked for clarification on which specific RHNA goals were being considered.

Mayor Shader stopped the presentation to inquire about public comment and invite Council Member comments on the first option presented, which was an expansion of the Transit Oriented District (TOD) Zone.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.b.

Councilmember Yamaguchi expressed support for giving direction on the first proposed option before hearing the complete presentation. He stated that the first option seemed as if it would have the least impact on single-family homes in Placentia and would improve the continuity of the TOD. He expressed concern regarding parking in the TOD and preserving the retail/commercial aspect of the TOD. He expressed support for the expansion of the TOD Zone to fulfill the City's RHNA assessment.

Councilmember Smith supported the expansion of the TOD Zone to fulfill the City's RHNA assessment.

Councilmember Green expressed support for the first option proposed.

Mayor Pro Tem Wanke also expressed his support.

Mayor Shader asked for clarification on how the adoption of the Housing Element update would affect the RHNA assessment and the options being considered.

Director Lambert continued the presentation with the Chapman Corridor current zoning and potential boundaries and districts and explored a potential expansion of higher density adjacent to the Atwood neighborhood and Old Town Placentia.

Mayor Pro Tem Wanke asked for additional clarification on the maps and the potential housing units that may be included in the planning target for each option.

Mayor Shader asked for an explanation of the difference between R-2 and R-3 zoning designations and a brief discussion followed regarding zoning options and RHNA goals.

Mayor Shader called for City Council comments and direction.

Councilmember Smith expressed support for the TOD expansion option and changing selected zoning densities.

Councilmember Green support the TOD expansion and changing selected zoning densities.

Councilmember Yamaguchi voiced reservations regarding changing the zoning density in the Chapman Avenue Corridor and expressed support for upgrading the Baker Street property.

A discussion followed regarding the change in zoning density, parking, other options, and possible future assessments.

Mayor Pro Tem Wanke supported the TOD expansion and the redrawing of Chapman Corridor boundaries.

Mayor Shader supported the TOD expansion, the redrawing of Chapman Corridor boundaries, and changing selected zoning densities.

Mayor Shader asked questions about the Department of Housing and Community Development (HCD) review letter and about the possible consequences of the City's response to the review.

John Douglas answered Council Member's questions and discussed a process called Certification of the Housing Element. A brief discussion followed regarding timelines and deadlines.

Mayor Shader closed the public hearing at 8:51 p.m.

Motion by Green, seconded by Wanke, and carried a (5-0) vote to continue the public hearing to the Regular Meeting of March 15, 2022 at 7:00 p.m., as recommended.

3. **REGULAR AGENDA:**

3.a. **Annual City Council Appointments to Various Intergovernmental Agencies, Associations, and City Subcommittees**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Review the attached list of current appointments to the various intergovernmental agencies, associations, and City subcommittees and make appointments as desired; and
- 2) Direct Staff to notify the various intergovernmental agencies, associations, and City subcommittees of the City Council appointments.

(Approved 5-0, as recommended)

Mayor Shader asked if any Council Member wanted to request a change in the previous appointments to various intergovernmental agencies, associations, and City subcommittees.

Mayor Shader asked to be named as the delegate to the Association of California Cities – Orange County with Mayor Pro Tem Wanke as her alternate. Councilmember Green and Mayor Pro Tem Wanke agreed.

Mayor Shader asked that the Citywide Fiber Optic and Smart City Ad-Hoc Committee be renamed the Smart City Ad-Hoc Committee and nominated Councilmember Yamaguchi. Mayor Pro Tem Wanke nominated Mayor Shader and there was City Council consensus.

Mayor Shader called for nominations to the Historic Preservation Ad-Hoc Committee and Councilmember Yamaguchi nominated Councilmember Green. Mayor Shader nominated Councilmember Smith. There was City Council consensus.

Mayor Pro Tem Wanke asked that contact information for the League of California Cities be updated and pointed out that the City Selection Committee is administered by the County of Orange and not League of California Cities. Mayor Shader stated that the City Selection Committee delegate is always the Mayor.

Mayor Shader directed that she be named the delegate to the Orange County City Selection Committee and that Mayor Pro Tem Wanke be named alternate. There was City Council consensus.

Mayor Pro Tem Wanke asked to be replaced as an appointee to the Old Town Parking Ad-Hoc Committee. Councilmember Green agreed to serve on the Old Town Parking Ad-Hoc Committee.

There was City Council consensus to disband the Online Permit Ad-Hoc Committee.

Mayor Pro Tem Wanke expressed his desire to serve on the Yorba Linda Water District/Golden State Water Joint Water Services Committee and Mayor Shader agreed to have Mayor Pro Tem Wanke replace her on the Committee.

City Attorney Bettenhausen reminded the City Clerk's Office to post a Form 806 on the website indicating which appointments pay a stipend to City Council appointees.

Motion by Wanke, seconded by Green, and carried a (5-0, Wanke abstained on the Orange County Sanitation District) vote to approve the list of appointments to various intergovernmental agencies, associations, and City subcommittees as amended.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Smith welcomed Mayor Shader onboard as Mayor for 2022.

Councilmember Green welcomed Mayor Shader back as Mayor.

Councilmember Yamaguchi requested an update from Staff on the City Council Retreat.

Mayor Pro Tem Wanke asked for a public report on the results of traffic surveys of and steps taken in the Hemingway/Faulkner neighborhood.

Mayor Shader requested to agendaize a review of the City's Short-Term Rentals program and statistics. She directed Staff to recruit for the Planning Commission vacancy. She asked for a quarterly financial report from the City Treasurer.

City Administrator Arrula noted that a quarterly financial update is tentatively scheduled to be presented at the February 15, 2022 City Council meeting and that the City Council Retreat is tentatively scheduled for March 10, 2022.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:09 p.m. in memory of Mrs. Barbara Jean Erlandson Church, "The Captain's Wife" and friend of Councilmember Craig Green for over 45 years, to a City Council Special meeting on Wednesday, January 19, 2022 at 5:00 p.m.



Rhonda Shader, Mayor/Agency Chair

ATTEST:



Robert S. McKinnell, City Clerk/
Agency Secretary

