

**MINUTES OF THE CITY COUNCIL
OF THE CITY OF LOS ALAMITOS**

REGULAR MEETING – January 16, 2018

1. CALL TO ORDER

The City Council met in Regular Session at 5:03 p.m. Monday, January 16, 2018, in the Council Chamber, 3191 Katella Avenue, Mayor Edgar presiding.

2. ROLL CALL

Present: Council Members: Chirco, Hasselbrink, Murphy,
Mayor Pro Tem Kusumoto, Mayor Edgar

Absent: Council Members: None

Present: Staff: Bret M. Plumlee, City Manager
Michael S. Daudt, City Attorney
Dave Hunt, City Engineer
Chris Karrer, Police Captain
Steven A. Mendoza, Development Services Director
Emeline Noda, Recreation Manager
Eric Nunez, Police Chief
Windmera Quintanar, CMC, City Clerk
Maria-Luisa Valdez, Interim Administrative Services Director

3. CLOSED SESSION

City Attorney Daudt read the items aloud.

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION/ADMINISTRATIVE PROCEDURE

Government Code Section 54956.9(d)(2): one potential case relating to CalRecycle's review of the City's compliance with State recycling mandates.

B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2): one potential case relating to Claim for Money Damages filed by attorney Joel W. Baruch, received December 26, 2017.

RECESS

The City Council recessed into Closed session at 5:04 p.m.

RECONVENE

The City Council reconvened in Regular session at 6:05 p.m.

City Attorney Daudt stated there was no reportable action.

4. PLEDGE OF ALLEGIANCE

Mayor Edgar led the Pledge of Allegiance.

5. INVOCATION

Council Member Murphy gave the Invocation.

6. PRESENTATION

A. Presentation of a Certificate of Recognition to Nesi Stewart for Printmasters 10th Anniversary

Mayor Edgar and the City Council presented a Certificate of Recognition to Ms. Stewart. Ms. Stewart spoke briefly.

B. Presentation of Certificates of Appointment to Newly Appointed Commissioners, Trisha Murphy, Parks, Recreation and Cultural Arts Commission and Antoinette West, Traffic Commission

Mayor Edgar and the City Council Presented Certificates of Appointment to Commissioners Murphy and West.

C. Presentation by the Los Alamitos Senior Club Regarding Recent Activities

Teri Nugent, President, gave an overview of the Senior Club program. Participants, Bonnie Smith and Manuel Galvan, spoke briefly on their experiences.

7. ORAL COMMUNICATIONS

At this time, any individual in the audience may come forward to speak on any item within the subject matter jurisdiction of the City Council. Remarks are to be limited to not more than five minutes per speaker.

Mayor Edgar opened Oral Communications.

Shelly Henderson, Chairman of Los Alamitos Area Chamber of Commerce, requested residents submit highlights of the Los Alamitos/Rossmoor general area.

Pete Carvajal and Antoinette West, Parks, Recreation and Cultural Arts Commissioners, issued the Commissioner Race on the Base challenge to the City Council. They advised the race would be held on February 23-24, 2018 and encouraged city wide participation.

Mayor Edgar closed Oral Communications.

8. COUNCIL ANNOUNCEMENTS

At this time, Council Members may also report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken except to provide Staff direction to report back or to place the item on a future Agenda.

Council Member Chirco spoke regarding attendance at the Orange County Winterfest Los Alamitos day, Orange County Mosquito and Vector Control District Board Orientation, Chamber of Commerce Breakfast, and the Executive Staff meeting. He advised he would be attending the League of California Cities New Council Member Conference in Sacramento with City Manager Plumlee.

Council Member Murphy spoke regarding attendance at the Orange County Sanitation District Board meeting.

Council Member Hasselbrink spoke regarding attendance at the Chamber Breakfast, congratulated Shelley Henderson on being selected Chamber Board President, advised she was a mentor for the Sunburst Youth Academy this year, encouraged residents to register for the Race on the Base, and invited the community to the Police Department Promotion on February 23.

Mayor Pro Tem Kusumoto spoke regarding being appointed as the Orange County Parks Commission Inland City Representative.

Mayor Edgar congratulated Shelley Henderson on being selected Chamber Board President, advised of Casa Youth Shelter's upcoming 40th Anniversary event on April 14, and spoke briefly on pension obligations, community involvement, support for Council soliciting community feedback.

ITEMS FROM THE CITY MANAGER

City Manager Plumlee advised he would be attending the League of California Cities New Council Member Conference in Sacramento with Council Member Chirco, advised the State of the City would take place on March 21, and asked for and received an update regarding the Race on the Base.

9. WARRANTS

Motion/Second: Hasselbrink/Murphy

Unanimously Carried: The City Council approved the Warrants for January 16, 2018, in the amount of \$69,996.26 ratify the Warrants for December 19, 2017 to January 15, 2018, in the amount of \$1,461,338.56, and authorized the City Manager to approve such expenditures as are legally due and within an unexhausted balance of an appropriation against which the same may be charged for the time period of January 17, 2018 to February 19, 2018.

ROLL CALL

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|----------------------------|-----|
| Mayor Edgar | Aye |
| Mayor Pro Tem Kusumoto | Aye |
| Council Member Chirco | Aye |
| Council Member Hasselbrink | Aye |
| Council Member Murphy | Aye |

10. CONSENT CALENDAR

All Consent Calendar items may be acted upon by one motion unless a Council Member requests separate action on a specific item.

Council Member Hasselbrink pulled item 10E.

Council Member Murphy pulled item 10F.

Motion/Second: Hasselbrink/Murphy

Unanimously Carried: The City Council approved the following Consent Calendar items:

- A. Approval of Minutes (City Clerk)**
Approved the Special and Regular City Council Minutes of December 18, 2017.

- B. BKK Tolling Agreement (City Attorney)**
The City Council considered the tolling agreement with BKK Working Group related to the BKK Corporation Landfill Facility in West Covina, California.

The City Council approved the proposed tolling agreement and authorize the Mayor to execute the agreement on behalf of the City.

- C. Modify Part-Time Salary Schedule Effective January 1, 2018 (Administrative Services)**
This report was modifying the part-time salary schedule to include the part-time receptionist rate of pay.

The City Council adopted Resolution No. 2018-02, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AMENDING THE HOURLY RATE SCHEDULE EFFECTIVE JANUARY 1, 2018 AND REPEALING RESOLUTION NO. 2017-29."

- D. Extension of Professional Services Agreement with Midori Gardens for Landscape Maintenance Services (Development Services)**
Pending outcome of the Focused Organization Assessment, Staff is recommending extending the Midori Gardens contract to provide landscape maintenance services. The current Professional Services Agreement (PSA) expired on January 2, 2018, but can be extended by mutual agreement.

The City Council authorized the Mayor to execute Amendment No. 2 of the PSA with Midori Gardens for Landscape Maintenance services.

End of Consent Calendar

Items Pulled from Consent Calendar

- E. Community Development Block Grant (CDBG) Project List for Fiscal Years 2018/2019 and 2019/2020 (Development Services)**
This report sets forth a recommended project list for Fiscal Years 2018/2019 and 2019/2020 of the County's Community Development Block Grant (CDBG) program and approval of the City's participation in the program through an application due on January 17, 2018.

Development Services Director Mendoza summarized the Staff report and answered questions from the City Council.

City Council and Staff discussed the competitive grant process, high priority considerations for grant funding, the success similar projects have had receiving

funding in the past, and the possibility to amend the application at a later date to add additional projects (i.e. Community Center roof or a Senior Center)

Motion/Second: Hasselbrink/Kusumoto
Unanimously Carried: The City Council:

1. Adopted Resolution No. 2018-03 entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING THE CITY'S PARTICIPATION IN FISCAL YEARS 2018/2019 & 2019/2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM WITH THE COUNTY OF ORANGE"; and,
2. Directed Staff to prepare applications for submittal to the County of Orange; and,
3. Authorized the City Manager to execute all CDBG program documents for Fiscal Years 2018/2019 and 2019/2020 and appropriate amendments, if any, as they become available.

- F. Extra Work Order for Electrical Conduit in Los Alamitos Boulevard Median Improvement Project (CIP No. 16/17-08) (City Engineer)**
This report recommends action to approve change order number three for the installation of an electrical conduit as part of the Los Alamitos Boulevard Median Improvement Project (CIP No. 16/17-08).

City Council and Staff briefly discussed the cost of the tree, the delay of the delivery of the tree, possibility of saving funding by eliminating the tree, the additional cost for electrical conduit involving Southern California Edison, and the project to date is under budget.

Motion/Second: Murphy/Chirco

Unanimously Carried: The City Council authorized change order number three in the amount of \$13,975 for the installation of an additional electrical conduit as required by Southern California Edison (SCE), while using a portion of the available construction contingency budget for the project.

11. DISCUSSION ITEMS

- A. Consideration of City Boards, Commissions, and Committees (City Clerk)**
At its special meeting of December 18, 2017, the City Council directed Staff to bring back an item for consideration of reducing the size of the Parks, Recreation, and Cultural Arts Commission. This item allows Council to discuss the Commissions and provide direction to Staff.

City Clerk Quintanar summarized the staff report and answered questions from the City Council.

Mayor Edgar opened the item for public comments.

Pete Carvajal, Parks, Recreation, and Cultural Arts (PRCA) Commissioner, stated a preference for leaving the PRCA Commission at seven members with the understanding there may be vacancies at times. He stated there has been an increase in demand on staff and programming and supported having more representation.

Mayor Edgar closed the item for public comments.

City Council and Staff discussed the following topics:

- Additional demand on staff with seven commissioners
- Concern regarding canceled Commission meetings
- Support for seven members to ensure representation at City events
- Community is willing to serve if they know there is a vacant seat
- Support for ensuring the work of the people is able to be done
- Attendance and quorums
- Additional time is needed from Staff and consultants to manage seven member Commissions
- Direction to Staff to research the possibility of Personnel Appeals Commission to serve on multiple commission as a time
- Planning Commission is chartered by the Government Code

Council support was received to keep the Commissions at seven members, direction to Staff to research the possibility of the Personnel Appeals Commission serving on multiple commissions, and direction to Staff to reopen recruitment for the vacancies, including oscillation to the Senior Club for the Parks, Recreation, and Cultural Arts Commission.

B. Southern California Association of Governments (SCAG) 2018 Regional Conference and General Assembly (City Clerk)

The Southern California Association of Governments (SCAG) Regional Conference and General Assembly will be held May 2-4, 2018, at the Renaissance Esmeralda Indian Wells resort and Spa. Each year, SCAG's member cities select a Delegate and/or Alternate to represent their City and participate at the conference.

City Clerk Quintanar summarized the Staff report.

Mayor Pro Tem Kusumoto expressed interest in serving as the City's representative.

Council Member Chirco expressed interest in serving as the City's alternate.

Motion/Second: Edgar/Murphy

Unanimously Carried: The City Council appointed Mayor Pro Tem Kusumoto as the representative to attend and serve as the City's Voting Delegate for the Southern California Association of Governments (SCAG) General Assembly.

Motion/Second: Edgar/Hasselbrink

Unanimously Carried: The City Council appoint Council Member Chirco to attend and serve as the City's Alternate Voting Delegate in the event of the Voting Delegate's absence.

C. Receipt of reports prepared by Jones Lang LaSalle related to the Civic Center Properties (Development Services)

This staff report introduces the City Council to the Highest and Best Use (HABU) Study currently underway by Jones Lang LaSalle (JLL). The Study takes a look at the Civic Center properties. Two sub-studies were also completed by Jones Lang La Salle including a Hotel Feasibility Report and a Property Condition Assessment.

City Manager Plumlee summarized the staff report and answered questions from the City Council.

City Council and Staff discussed the following topics:

- Support for a future workshop to discuss the three reports, cost, and a timeline with next steps
- Funding for the study included \$50,000 through the Development Agreement and \$50,000 allocation from the General Fund per the Ad Hoc Committees request
- Possibility of a hotel on site (public/private partnership)
- Possibility of revitalizing the facilities on the site or rebuilding all together
- Possibility of building City Hall on leased land
- Interest in increasing the Transient Occupancy Tax (TOT) in the City

Council support was received to host a workshop with JLL to discuss the reports, explain the various potential processes, financing and deferred maintenance.

RECESS

The City Council took a brief recess at 7:40 p.m.

RECONVENE

The City Council reconvened in Regular session at 7:51 p.m.

12. ORDINANCE

A. Consideration of an Extension to the term of Interim Urgency Ordinance No. 2017-13 for a period of 10 months and 15 days (City Attorney)

The proposed measure would extend the term of Interim Urgency Ordinance No. 2017-13 for a period of 10 months and 15 days, restricting issuance of permits or other entitlements for new or expanded multiple-family residential uses in the City's R-2 and R-3 Zoning Districts. Per Interim Urgency Ordinance No. 2017-13, all such multiple-family residential developments are prohibited unless applicants provide additional off-street guest parking as specified. Absent an extension, Interim Urgency Ordinance No. 2017-13 will expire on February 1, 2018.

City Attorney Daudt summarized the Staff report and answered questions from the City Council.

Mayor Edgar opened the Public Hearing for public comment.

Monte Collins, 3324 Cerritos Ave. Owner, stated opposition. He spoke regarding the following topics: location of pictures were not residential areas, multiple angles of the same picture, gave a brief overview of the history of the business that started in 1979, City rezoned the property in 2015 and he had not stood in the way, his project would not require variances, disputed the need for an emergency ordinance versus going through the normal process, and stated support for his business plan being an example for the entire city.

Doug Dennington, represent buyer and development applicant, referred to his submitted letter and spoke briefly regarding the following topics: oppositions to moratoriums, provided a brief history of legislations regarding moratoriums, questioned the existence of a "specific adverse impact on health, safety and welfare", options already available to prohibit street parking, questioned only applying this to the R2 and R3 zones, and requested Council not move forward as he did not believe there was sufficient evidence to do so.

Scot Felix, Hutton Properties, spoke briefly regarding the following topics: working with the City, benefits of public-private ventures, questioned why the City was not going through the proper process for such concerns, the City's budget, the upcoming project would develop over \$1 million in revenue, and support for moving forward with the project.

Chris Felix, Hutton Properties, referred to the General Plan's Land Element section and referred to the 2015 rezoning that is now being reversed less than two and a half years later. He stated he did not feel the ordinance was urgent and urged Council to reconsider and take time to properly study the issue.

Mayor Edgar closed the Public Hearing for public comment.

City Council and staff discussed the following topics:

- Location of the R2 and R3 zones
- Item was to address city-wide parking for multifamily developments
- Concern regarding overnight parking in commercial areas
- Concern for no guest parking requirements
- Collins project was a potential applicant that had met with staff
- An application for the Collins development was never filed with the City and therefore any speculation regarding the project would be unwarranted
- Concern for continued congestion

Mayor Pro Tem Kusumoto stated opposition and expressed concern regarding the aggregation of rooms to meet parking requirements.

Motion/Second: Hasselbrink/Murphy
Carried 4/1 (Kusumoto voted no): The City Council:

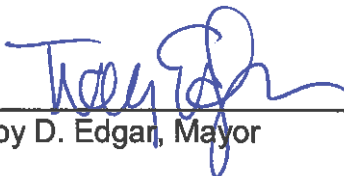
1. Adopted Interim Urgency Ordinance No. 2018-01 entitled, "AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, EXTENDING FOR A PERIOD OF 10 MONTHS AND 15 DAYS THE EFFECTIVENESS OF INTERIM URGENCY ORDINANCE NO. 2017-13, ENACTING PROVISIONAL OFF-STREET GUEST PARKING REQUIREMENTS FOR NEW OR EXPANDED MULTIPLE-FAMILY RESIDENTIAL USES IN THE R-2 (LIMITED MULTIPLE-FAMILY) AND R-3 (MULTIPLE-FAMILY) RESIDENTIAL ZONING DISTRICTS PENDING REVIEW AND POSSIBLE AMENDMENT OF THE ZONING CODE (4/5THS VOTE REQUIRED)"; and,
2. Received and filed the written report describing the measures taken by the City to address the conditions which led to the adoption of Interim Urgency Ordinance No. 2017-13 as required by Government Code Section 65858(d).

ROLL CALL

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| Mayor Edgar | Aye |
| Mayor Pro Tem Kusumoto | No |
| Council Member Chirco | Aye |
| Council Member Hasselbrink | Aye |
| Council Member Murphy | Aye |

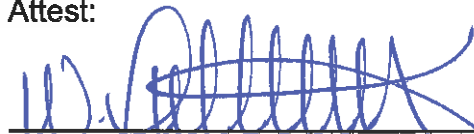
13. ADJOURNMENT

The City Council adjourned at 8:26 p.m.



Troy D. Edgar, Mayor

Attest:



Windmera Quintanar, CMC, City Clerk