



ANAHEIM CITY COUNCIL

ACTION AGENDA

JULY 30, 2019

CITY COUNCIL HOUSING AUTHORITY

Harry S. Sidhu, P.E.
Mayor

Lucille Kring
Mayor Pro Tem
District 4

Denise Barnes
Council Member
District 1

Jordan Brandman
Council Member
District 2

Dr. Jose F. Moreno
Council Member
District 3

Stephen Faessel
Council Member
District 5

Trevor O'Neil
Council Member
District 6

▪ **ORDER OF BUSINESS:** Public sessions of all regular meetings of the City Council/Successor Agency to the Redevelopment Agency/Housing Authority/Public Financing Authority/Housing and Public Improvements Authority begin at 5:00 P.M. Public hearings begin at 5:30 P.M. unless otherwise noted. Closed sessions begin at 3:00 P.M. or such other time as noted. Closed sessions may be preceded by one or more public workshops. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda. Not all of the above agencies may be meeting on any given date. The agenda will specify which agencies are meeting. All meetings are in the Anaheim City Hall, Council Chambers, 200 S. Anaheim Blvd., Anaheim, CA 92805 or such other location as noted.

▪ **REPORTS:** All agenda items and reports are available for review in the City Clerk's Office, the Central Library, and www.anaheim.net. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Office of the City Clerk, located at 200 S. Anaheim Blvd., 2nd Floor, Anaheim, CA 92805, during regular business hours.

▪ **PUBLIC COMMENTS:** There are two Public Comment periods with speakers having one opportunity to address the City Council, except for scheduled public hearing items. The time limit established for public comments is three minutes per speaker unless a different time limit is announced. The City uses speaker cards that must be submitted to the City Clerk in order to address the City Council. Prior to the business portion of the agenda, the City Council and all other related agencies meeting on such date will convene in joint session for the first Public Comment period where speakers will be permitted to speak on specific agenda item(s). This first Public Comment period is limited to 90 minutes or until all agenda item speakers have been heard, whichever is later. Any remaining time shall be provided to non-agenda item speakers until the 90 minute time limitation is exhausted. The second Public Comment period will be opened by the Mayor if any non-agenda item speakers were not called during the first Public Comment period. For public hearings, the Mayor or Chairperson will separately call for testimony at the time of each public hearing. Testimony during public hearings is subject to the following time limits: Project applicant or issue initiator: twenty minutes for initial presentation and ten minutes for rebuttal; Residents within the noticed area of the subject property: ten minutes; All other members of the public: three minutes. Public hearings regarding legislative matters: five minutes. The Mayor or Chairperson may limit the length of comments during public hearings due to the number of persons wishing to speak or if comments become repetitious or irrelevant. Pursuant to Government Code Section 54954.2(a)(2), no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

▪ **ADDITIONS/DELETIONS:** Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council or Agency.

▪ **CONSENT CALENDAR:** Consent Calendar items will be acted on by one roll call vote unless a member(s) requests an item(s) be discussed and/or removed from the Consent Calendar for separate action.

▪ **SERVICIOS DE TRADUCCION: (TRANSLATION SERVICES: SEE LAST PAGE OF AGENDA FOR DESCRIPTION IN ENGLISH)** La ciudad provee servicios de interpretación al español en las juntas del Consejo. La interpretación simultánea al español se ofrece por medio del uso de audifonos y la interpretación consecutiva (español a inglés) también está disponible para cualquiera que desee dirigirse al Ayuntamiento, declarando su petición en el podio. No tiene que usar los servicios de interpretación de la Ciudad; las personas pueden proveer su propio intérprete, si lo desean. Debido a que existen muchos dialectos y regionalismos, la Ciudad no puede garantizar que los intérpretes puedan traducir a un dialecto o regionalismo en particular y rehúsa cualquier responsabilidad que surja de tales servicios. Para servicios de interpretación en otros idiomas, comuníquese con la oficina de la Ciudad (City Clerk), cuando menos 48 horas antes de la junta programada.

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ANAHEIM CITY COUNCIL

ANAHEIM, CALIFORNIA

JULY 30, 2019

3:00 P.M.

Call to order the Anaheim City Council. **3:05 P.M.**

MEMBERS PRESENT: Mayor Sidhu and Council Members Kring, Barnes, Brandman, and Faessel. Council Members Moreno and O'Neil joined during Closed Session.

ADDITIONS/DELETIONS TO CLOSED SESSION:

City Attorney Robert Fabela announced Item No. 3 pertained to potential involvement in litigation against opioid manufacturers and Item No. 4 was pulled from consideration to be rescheduled at a later date.

PUBLIC COMMENTS ON CLOSED SESSION ITEMS: None

Recess to closed session. **3:06 P.M.**

3:00 P.M. - CLOSED SESSION **3:06 P.M.**

1. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
(Subdivision (b) (1) of Section 54957 of the California Government Code)
Position: City Manager
2. **CONFERENCE WITH LABOR NEGOTIATORS**
(Subdivision (a) of Section 54957.6 of the California Government Code)
Agency Designated Representative: Linda Andal, Human Resources Director
Position: City Manager
3. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of California Government Code Section 54956.9: One potential case
4. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of the California Government Code Section 54956.9: One potential case
Item No. 4 removed from agenda; not considered during Closed Session.
5. **CONFERENCE WITH LABOR NEGOTIATORS**
(Subdivision (a) of Section 54957.6 of the California Government Code)
Agency Designated Representatives: Linda Andal, Human Resources Director and Angel Ho, Employee Relations Manager
Name of Employee Organization: Anaheim Municipal Employees Association

Reconvene the Anaheim City Council. **5:12 P.M.**

5:00 P.M. **5:12 P.M.**

Invocation: Pastor Ethan Hedberg, Ambassador Sunkist

Flag Salute: Council Member Jordan Brandman

Presentations: Recognizing the Anaheim Community Economic Development Team for receiving "Community Excellence City Award" from the U.S. Small Business Administration

Update from the Orange County Human Relations

Call to order the Anaheim Housing Authority (in joint session with the City Council). **5:23 P.M.**

ADDITIONS/DELETIONS TO THE AGENDAS:

City Clerk Theresa Bass announced Public Hearing No. 29 was withdrawn by request of the appellant.

PUBLIC COMMENTS (all agenda items, except public hearings): 20 speakers
(limited to 90 minutes, or until all agenda item speakers have been heard; any time remaining shall be provided to non-agenda item speakers).

CITY MANAGER'S UPDATE:

City Manager Chris Zapata reported the Fire & Rescue Department would provide an update on fire season and preparedness at the August 13, 2019 Council meeting. Additionally, he reported a draft appraisal of the Angel Stadium property had been received, staff was analyzing the draft appraisal, and the appraisal would be part of the Closed Session agenda on August 13, 2019.

Recess the Anaheim City Council. **6:13 P.M.**

5:00 P.M. - HOUSING AUTHORITY **6:13 P.M.**

Prior to addressing the agenda, Mayor Sidhu clarified his role as chair of the meeting, the informal practice of limiting discussion on each item to two rounds of five minutes each, and requested colleagues wait until the second round of discussion to request more time if needed for specific items.

Council Member Moreno requested a point of clarification regarding the adopted procedures and rules regarding limiting or extending limits of debate.

City Attorney Robert Fabela addressed the written procedures and rules, as well as inherent powers granted to the chair of the meeting, and interpreted the referenced motion to limit or extend limits of debate as specific to agenda item discussions; with further follow-up in memo form.

Item pulled for discussion:

Council Member Moreno: Item No. 01

MOTION: LK/JB To adopt the consent calendar. **APPROVED VOTE: 7-0**

CONSENT CALENDAR:

1. RESOLUTION NO. AHA-2019-003 A RESOLUTION OF THE ANAHEIM HOUSING AUTHORITY approving the delayed exchange of certain real property with the City of Anaheim; authorizing the Executive Director to execute and administer any necessary documents to implement the exchange; and making certain other findings in connection therewith (1213 and 1227 South Claudina Street; related to Council Item No. 23).
Item No. 01 Discussion. Community & Economic Development Director John

Woodhead, in an abundance of caution and in accordance with Government Code §1091.5(a)(7), disclosed that while elected by the ATN membership in his capacity as president of the Downtown Anaheim Association as a non-salaried member of the ATN Board in November 2018, he never attended any meetings nor served in any capacity on the board, and was likely removed in accordance with the ATN by-laws. **MOTION: LK/TO APPROVED VOTE: 7-0**

2. RESOLUTION NO. AHA-2019-004 A RESOLUTION OF THE GOVERNING BOARD OF THE ANAHEIM HOUSING AUTHORITY approving I.) a Cooperation Agreement for the Econo Lodge Apartments, by and between the City of Anaheim and the Anaheim Housing Authority, substantially in the form attached herewith; II.) a Preliminary Funding Award Letter, substantially in the form attached herewith between the Anaheim Housing Authority and Jamboree Housing Corporation; III.) authorizing the Executive Director of the Anaheim Housing Authority, or his designee, to negotiate the terms of and finalize an Affordable Housing Agreement; IV.) authorizing the Executive Director of the Anaheim Housing Authority, or his designee, to execute and administer the Cooperation Agreement and Preliminary Funding Award Letter on behalf of the Anaheim Housing Authority with the City; V.) authorizing the Executive Director of the Anaheim Housing Authority, to enter into subsequent agreements necessary to implement the project, provided that such agreements do not materially increase or extend the assistance provided by the Anaheim Housing Authority under the Cooperation Agreement or Preliminary Funding Award Letter (rehabilitation and conversion of the Econo Lodge Motel located at 2691 W. La Palma Avenue to a Permanent Supportive Housing apartment community; related to Council Item No. 24).

END OF CONSENT CALENDAR

6:33 P.M.

3. RESOLUTION NO. AHA-2019-005 A RESOLUTION OF THE ANAHEIM HOUSING AUTHORITY regarding its intention to issue tax-exempt obligations for Econo Lodge Apartments (2691 West La Palma Avenue; bond issuance will be in an amount not to exceed \$15,000,000).
Item No. 03 Discussion. MOTION: LK/SF APPROVED VOTE: 7-0

Adjourn the Anaheim Housing Authority. **6:36 P.M.**

Reconvene the Anaheim City Council. **6:36 P.M.**

5:00 P.M. - CITY COUNCIL

6:36 P.M.

Items pulled for discussion:

Council Member Barnes:	Item Nos. 4, 6, 16, 17, and 18
Council Member Moreno:	Item Nos. 13 and 19
Council Member O'Neil	Item No. 15

MOTION: LK/SF Waive reading of all ordinances and resolutions and adopt the consent calendar. APPROVED VOTE: 7-0

CONSENT CALENDAR:

4. Receive and file minutes of the Library Board meeting of May 13, 2019.
Item No. 04 Discussion. MOTION: DB/LK APPROVED VOTE: 7-0

5. Approve the Investment Portfolio Report for June 2019.
6. Approve the proposed Five-Year Underground Conversion Plan for Fiscal Year 2019-20.
Item No. 06 Discussion. MOTION: DB/SF APPROVED VOTE: 7-0
7. Waive the sealed bid requirement of Council Policy 4.0, and ratify an increase from \$20,000 to \$34,500 including sales tax, to the current master agreement with Wayne Boyer dba Motoport USA for the purchase of personal protective garments for the Anaheim Police Department Traffic Unit; and authorize the Purchasing Agent to issue an annual master agreement for these items in accordance with approved budget appropriations.
8. Accept the bid from Hunter Consulting, Inc. dba HCI Environmental & Engineering, in the amount of \$65,117 plus applicable tax, for firing range maintenance, cleaning, and hazardous waste disposal for a one year period with four one-year optional renewals, and authorize the Purchasing Agent to exercise the renewal options in accordance with Bid #9315; and ratify an increase from the not to exceed amount of \$36,355 to \$44,355 including sales tax, to the current 2018-19 master agreement with Hunter Consulting, Inc. dba HCI Environmental & Engineering.
9. Accept the bid from Mr. Window Cleaning, in the amount of \$84,400 plus a 20% contingency, for window washing services at the Anaheim Convention Center for a one year period with up to four one-year optional renewals, and authorize the Purchasing Agent to exercise the renewal options in accordance with Bid #9279.
10. Accept the bid from United Rotary Brush Corporation, in the amount of \$84,403.90 plus applicable tax and a 20% contingency, for the purchase of replacement street sweeper brooms for a one year period with four one-year optional renewals, and authorize the Purchasing Agent to exercise the renewal options in accordance with Bid #9317.
11. Accept the bid from Unifirst Corporation, in the amount of \$28,005.80 plus applicable tax and a 25% contingency, to provide weekly uniform rental services for the Operations, Fleet & Facility Services Division of the Public Works Department for a one year period with four one-year optional renewals, and authorize the Purchasing Agent to execute the renewal options in accordance with Bid #9313.
12. Authorize the Purchasing Agent to issue purchase orders, in the total amount not to exceed \$6,559,350 plus applicable taxes, for 69 city vehicles for Fiscal Year 2019/20, which includes a 5% contingency for unexpected costs associated with these vehicle purchases, and for the replacement of vehicles, if necessary, that are severely damaged in accidents.
13. Approve the FY 2019-2020 Annual Action Plan, in the total fund amount of \$ 12,845,529, for federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA); and designate the Director of the Community & Economic Development Department as the Certifying Official authorized to execute all documents related to the administration, management, and implementation of the CDBG, HOME, ESG, and HOPWA programs.
Item No. 13 Discussion. MOTION: JM/LK APPROVED VOTE: 7-0

14. Approve a Professional Services Agreement, in substantial form, with Western Economic Services, LLC, in the amount of \$64,885, to prepare the Fiscal Year 2020-2024 Consolidated Plan identifying housing and community development needs and authorize the Director of the Community and Economic Development Department, or designee, to execute and administer the agreement.
15. Approve a Professional Services Agreement with Lawyers' Committee for Civil Rights Under Law, in an amount not to exceed \$150,000 for the initial term, to prepare the Fiscal Year 2020-2024 Regional Analysis of Impediments to Fair Housing Choice, whereby the city acts as the lead for the regional assessment, with two one-year optional renewals; approve a Memorandum of Understanding and Payment Agreement, in substantial form, with HUD entitlement jurisdictions within Orange County to participate and contribute to their respective cost share of the regional study; and authorize the Community and Economic Development Director, or designee, to execute and administer the agreements.

Item No. 15 Discussion. MOTION: TO/LK to postpone indefinitely. APPROVED VOTE: 5-2 (AYES: Mayor Sidhu and Council Members Kring, Barnes, Faessel, and O'Neil; NOES: Council Members Brandman and Moreno). Motion carried; item postponed.

16. Approve Professional Services Agreements with three consultant companies, each in an amount not to exceed \$250,000 per work order package with a total not to exceed contract amount of \$1,000,000 per contract year per consultant, for as-needed real property appraisal services to support the Design Engineering Services section of the Department of Public Works for a three year term with two one-year optional renewals; authorize the Public Works Director to execute, administer and take the necessary actions to implement the agreements; and authorize minimal changes to the agreements that do not substantially change the terms and conditions of the agreements, so long as such changes are determined to be minimal by the City Attorney's Office (Epic Land Solution, Inc., Hennessey & Hennessey, LLC, and Kiley Company/Elizabeth M. Kiley, Inc.).

Item No. 16 Discussion. MOTION: DB/SF APPROVED VOTE: 7-0

17. Approve Professional Services Agreements with five consultant companies, each in an amount not to exceed \$250,000 per work order package with a total not to exceed contract amount of \$1,000,000 per contract year per consultant, for as-needed right of way relocation services to support the Design Engineering Services section of the Department of Public Works for a three year term with two one-year optional renewals; authorize the Public Works Director to execute, administer and take the necessary actions to implement the agreements; and authorize minimal changes to the agreements that do not substantially change the terms and conditions of the agreements, so long as such changes are determined to be minimal by the City Attorney's Office (Associated Right of Way Services, Inc.; Epic Land Solution, Inc.; Overland, Pacific & Cutler, LLC; Paragon Partners Ltd.; and Property Specialists, Inc. dba CPSI).

Item No. 17 Discussion. MOTION: DB/SF APPROVED VOTE: 7-0

18. Approve a License Agreement with Southern California Edison to lease five acres to develop a passive recreation park located at 1631 South Nutwood Street for ten years at a rate of \$5,928 per year for years one through five, and an amount not to exceed the Consumer Price Index for the Los Angeles-Orange County area in effect at the conclusion of the first five year period for years six through ten, with an option to renew for one additional five-year period under the same terms and conditions; authorize the Community Services Director, or designee, to execute and take such actions necessary or required to implement and administer the Agreement; and determine that the License Agreement is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2), 15061(b)(3), 15301 and 15378 of the State CEQA

guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, because it involves operation, permitting, licensing, and/or leasing of existing private structures or facilities involving negligible or no expansion of existing or former use, because there is no possibility that it may have a significant effect on the environment, and because it is not a project, as defined in Section 15378 of the CEQA guidelines, and because it is also the subject of categorical exemptions from CEQA.

Item No. 18 Discussion. MOTION: DB/JM APPROVED VOTE: 7-0

19. Approve the First Amendment to Professional Services Agreement with Civic Solutions, Inc., increasing the total not to exceed amount from \$300,000 to \$1,200,000 over the remaining three year term of the contract, to provide as-needed consulting and staff services, and authorize the Planning Director to execute the amendment and other related documents necessary to implement the agreement.

Item No. 19 Discussion. MOTION: JM/SF APPROVED VOTE: 7-0

20. Approve Change Order 15 to the Service Agreement with Accela, Inc., in the amount of \$196,000, for the service and implementation of a Permit Tracking and Land Management Software System; approve the Second Amendment to the Agreement with CGI Technologies and Solutions, Inc., increasing the contract amount by \$209,440 to total amount not to exceed \$602,797, for additional services including third-party integrations, additional data conversion support, as well as assistance with the remaining system configurations and development tasks, and to continue to provide knowledge transfer to support staff; and approve the First Amendment to the Agreement with System Innovators, increasing the contract amount by \$7,200 to total amount not to exceed \$83,340, for the design, configuration, testing, and implementation of a Web Service for the iNovah cashing system.

21. RESOLUTION NO. 2019-088 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM levying special taxes within City of Anaheim Community Facilities District No. 06-2 (Stadium Lofts Fiscal Year 2019-20 Special Tax Levy).

RESOLUTION NO. 2019-089 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM levying special taxes within City of Anaheim Community Facilities District No. 08-1 (Platinum Triangle Fiscal Year 2019-20 Special Tax Levy).

22. RESOLUTION NO. 2019-090 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating public utility easements located at 1411 and 1441 Manchester Avenue pursuant to California Streets and Highways Code Section 8330, et seq. - Summary Vacation (ABA2018-00379; APNs 082-170-57 and 58).

23. RESOLUTION NO. 2019-091 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving the delayed exchange of certain real property with the Anaheim Housing Authority; authorizing the Director of Community and Economic Development to execute and administer any necessary documents to implement the exchange; and making certain other findings in connection therewith (1213 and 1227 South Claudina Street; related to Housing Item No. 1).

Item No. 23 Community & Economic Development Director John Woodhead, in an abundance of caution and in accordance with Government Code §1091.5(a)(7), disclosed that while elected by the ATN membership in his capacity as president of the Downtown Anaheim Association as a non-salaried member of the ATN Board in November 2018, he

never attended any meetings nor served in any capacity on the board, and was likely removed in accordance with the ATN by-laws.

24. RESOLUTION NO. 2019-092 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving: I.) a Cooperation Agreement with the Anaheim Housing Authority substantially in the form submitted herewith, authorizing the transfer of HOME funds in connection therewith; II.) granting consent to the Orange County Housing Authority to administer twenty Veterans Affairs Supportive Housing Vouchers in the City of Anaheim; III.) and authorizing the Director of Community and Economic Development, or his designee, to execute, administer and implement the agreements on behalf of the City (rehabilitation and conversion of the Econo Lodge Motel located at 2691 W. La Palma Avenue to a Permanent Supportive Housing apartment community; related to Housing Item No. 2).
25. Approve minutes of the Council meeting of November 13, 2018.

END OF CONSENT CALENDAR 7:16 P.M.

26. Nominate and appoint a voting delegate and up to two voting alternates to the League of California Cities Annual Conference, to be held on October 16 - 18, 2019 in Long Beach, California.
Item No. 26 Mayor Sidhu nominated Mayor Pro Tem Kring as the voting delegate. APPROVED VOTE: 6-0-1 (AYES: Mayor Sidhu and Council Members Kring, Barnes, Brandman, Faessel, and O'Neil; ABSTAIN: Council Member Moreno).
- Council Member Moreno nominated Council Member Barnes as the voting delegate. VOTE: 2-1-4 (AYES: Council Members Barnes and Moreno; NOES: Mayor Sidhu; ABSTAIN: Mayor Pro Tem Kring and Council Members Brandman, Faessel, and O'Neil).**
- Mayor Sidhu nominated Council Members Barnes and O'Neil as alternates. APPROVED VOTE: 6-0-1 (AYES: Mayor Sidhu and Council Members Kring, Barnes, Brandman, Faessel, and O'Neil; ABSTAIN: Council Member Moreno).**
- Council Member Moreno nominated Mayor Pro Tem Kring and Council Member Brandman as alternates. Nominations withdrawn.**

APPOINTMENT: Mayor Pro Tem Kring

ALTERNATE: Council Member Barnes

ALTERNATE: Council Member O'Neil

27. Consider an appointment/re-appointment to the Library Board, term ending June 30, 2019, to a four year term ending June 30, 2023 (continued from the Council meeting of July 16, 2019, Item No. 38).
Item No. 27 Mayor Sidhu nominated Roberto Baeza. VOTE: 3-2-2 (AYES: Mayor Sidhu and Council Members Kring and Faessel; NOES: Council Members Brandman and O'Neil; ABSTAIN: Council Members Brandman and Moreno).
- Council Member Moreno nominated Patrick Gibson. VOTE: 2-1-4 (AYES: Council Members Barnes and Moreno; NOES: Council Member O'Neil; ABSTAIN: Mayor Sidhu and Council**

Members Kring, Brandman, and Faessel).

Mayor Pro Tem Kring nominated Shelby Hogan. **APPROVED VOTE: 5-0-2 (AYES: Mayor Sidhu and Council Members Kring, Barnes, Brandman, and Moreno; ABSTAIN: Council Members Faessel and O'Neil).**

Library Board:

[RE] APPOINTMENT: _____ Shelby Hogan _____
(Incumbent, Roberto Baeza)

28. RESOLUTION NO. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM amending and restating the procedures and rules of order for the conduct of City Council meetings (adding a "Report from Regional Board Representatives" to the order of business).
Item No. 28 Discussion. MOTION: JM/DB VOTE: 1-6 (AYES: Council Member Moreno; NOES: Mayor Sidhu and Council Members Kring, Barnes, Brandman, Faessel, and O'Neil). Motion failed.

5:30 P.M. PUBLIC HEARINGS: 7:39 P.M.

29. This public hearing was withdrawn by the request of the appellant.

FINAL SITE PLAN NO. 2018-00005

CONDITIONAL USE PERMIT NO. 2019-06003

(DEV2018-00034)

OWNER/APPLICANT: Maria Korkosz, PT Metro, LLC, 95 Enterprise, Suite 200, Aliso Viejo, CA 92656

AGENT: Ted Frattone, Hunsaker and Associates, 3 Hughes, Irvine, CA 92618

LOCATION: The subject property is 4.49 acres, located at the northeast corner of Gene Autry Way and Westside Drive, in an area of the City of Anaheim known as the Platinum Triangle.

REQUEST: 84 dwelling units located within 28 triplex townhome buildings that are located closer to each other than minimum distance required by Code (20 feet required; 11.8 feet proposed).

ENVIRONMENTAL DETERMINATION: The City Council will consider whether the previously certified Platinum Triangle Expansion Project Subsequent Environmental Impact Report No. 339 and associated Addenda, are the appropriate environmental documentation for this request.

ACTION TAKEN BY THE PLANNING COMMISSION:

Approved Final Site Plan No. 2018-00005 (PC2019-028), and Conditional Use Permit No. 2019-06003 (PC2019-029), with an added condition of approval to state that the applicant/developer shall provide a notice to all contractors, employees, and workers during construction that parking is permitted on the subject property and public streets only, and that no parking is allowed on adjacent private properties. The notice shall also state that vehicles parked on adjacent private properties will be subject to towing and removal. Motion was made by Commissioner Meeks, seconded by Commissioner Keys. Approved **Vote: 3-2** (Chairperson Lieberman and Commissioners Keys and Meeks voted yes. Commissioners Mulleady and White voted no. Commissioners Armstrong and Vadodaria were absent). Motion Carried. (Planning Commission meeting of May 29, 2019) (Appealed by Bill Hall, Action Mold and Tool Company, Inc.).

Item No. 29 withdrawn at the request of the appellant; no action taken.

30. This is a public hearing to consider a Purchase and Sale Agreement with ATN Asset Holding Co. LLC for real property generally located at 1213 and 1227 South Claudina Street and the southeast corner of Lincoln Avenue and Manchester Avenue to create an economic opportunity through the expansion and enhancement of the Anaheim Transportation Network Service.

RESOLUTION NO. 2019-093 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving the sale of certain property known as the Claudina Property to ATN Asset Holding Co. LLC; authorizing the Director of Community and Economic Development to execute and administer any necessary documents to implement the sale; and making certain other findings in connection therewith (1213 S. Claudina Street and 1227 S. Claudina Street).

RESOLUTION NO. 2019-094 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving the sale of certain property known as the Manchester Property to ATN Asset Holding Co. LLC; authorizing the Director of Community and Economic Development to execute and administer any necessary documents to implement the sale; and making certain other findings in connection therewith (Southeast Corner of Lincoln Avenue and Manchester Avenue – Manchester Property).

Item No. 30 Community & Economic Development Director John Woodhead, in an abundance of caution and in accordance with Government Code §1091.5(a)(7), disclosed that while elected by the ATN membership in his capacity as president of the Downtown Anaheim Association as a non-salaried member of the ATN Board in November 2018, he never attended any meetings nor served in any capacity on the board, and was likely removed in accordance with the ATN by-laws.

Mayor Sidhu opened the public hearing.

Public comment by 1 speaker.

Mayor Sidhu closed the public hearing. Discussion.

MOTION: LK/TO APPROVED VOTE: 5-0-2 (AYES: Mayor Sidhu and Council Members Kring, Brandman, Faessel, and O’Neil; ABSTAIN: Council Members Barnes and Moreno). Motion carried.

31. This is a public hearing with respect to the proposed issuance by the Anaheim Housing Authority of its multifamily housing revenue bonds in aggregate principal amount not to exceed \$15,000,000, in order to finance the acquisition, rehabilitation and conversion of a 70-unit motel to a 69-unit, permanent supportive rental housing development located at 2691 West La Palma Avenue (Econo Lodge Apartments).

RESOLUTION NO. 2019-095 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM pursuant to Section 147(f) of the Internal Revenue Code of 1986 approving the issuance of bonds by the Anaheim Housing Authority for the Econo Lodge Apartments.

Item No. 31 Mayor Sidhu opened the public hearing.

Public comment by 1 speaker.

Mayor Sidhu closed the public hearing. Discussion.

MOTION: LK/SF APPROVED VOTE: 7-0

32. This is a public hearing to consider a Disposition and Development Agreement and Ground Lease with 39 Commons Partners, LLC for real property generally located at Lincoln Avenue and Beach Boulevard (APNs 258-011-17, 21, 23, 24, 25, 27, 29, 31, 258-021-028, and 031-011-05; for the development of a mixed use project).

RESOLUTION NO. 2019-096 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving a Disposition and Development Agreement by and between the City of Anaheim and 39 Commons Partners, LLC; authorizing the Director of Community and Economic Development to finalize such Disposition and Development Agreement; authorizing the Director of Community and Economic Development to implement such Disposition and Development Agreement; and making certain other findings in connection therewith (39 Commons Mixed Use Project).

Item No. 32 Mayor Sidhu opened the public hearing.

Public comment by 4 speakers.

Mayor Sidhu closed the public hearing. Discussion.

MOTION: LK/SF APPROVED VOTE: 7-0

Report on Closed Session Actions:

City Attorney Robert Fabela reported for Item No. 3 Council unanimously authorized the City to initiate potential litigation against pharmaceutical manufacturers and Item No. 4 was withdrawn from the agenda.

PUBLIC COMMENTS (non-agenda items): None

Council Communications/Agenda Requests:

Council Member Faessel requested the meeting be adjourned in memory of Ken Boydston. He requested a Council item to consider donating salvage vehicles and lighting materials to Guanajuato, Mexico, concurred by Mayor Sidhu and Council Member O'Neil. He congratulated District 5 resident Gisela Suarez for passing her naturalization exam and becoming a U.S. citizen. He reported his attendance at a tour of the Prado Dam with the Santa Ana River Flood Protection Agency and the Army Corps of Engineers, a Pudong, China Sister City celebration, Tacos with a Cop at Northgate Market, the District Attorney's recognition of Tierra Mia coffee shop, and a visit with the Mito, Japan exchange students.

Council Member Brandman requested a resolution in support of AB-1482 in regard to tenancy rent caps, concurred by Mayor Sidhu and Council Member Faessel. He concurred with the adjournment in memory of Ken Boydston. He announced District 2 community meeting on August 22nd at the Dad Miller clubhouse, the Santana Ways Concert on the Green at Dad Miller on August 2nd, and National Night Out at Maxwell Park on August 6th. He encouraged everyone to donate to the Magnolia High School football team as their gear was recently destroyed by fire.

Council Member Moreno thanked the residents of Friendly Village for inviting him to their monthly meeting, Green Bird for their clean-up event at Walnut Grove Park, and Martiza Bermudez, Community Services staff, and other organizations for coordinating a back-to-school event on August 3rd in the Vine-Bush-Rose neighborhood. He announced an open house at the Blue Sky Manor Wilshire property on August 8th and that the Section 8 wait list was open July 29-August 9, available at www.anaheim.myhousing.com. He requested a public presentation of the stadium appraisal on August

13th (concurred by Council Member Barnes; request failed for lack of second concurrence). He asked the City Manager and City Attorney to review prior Council actions regarding making the appraisal publically available and requested it be made available on August 27th. He requested an agenda item on August 13th to consider a rent stabilization ordinance for mobile home parks (concurred by Council Member Barnes; request failed for lack of second concurrence).

Mayor Pro Tem Kring reported her attendance at the ribbon-cutting for Jersey Mike's in the Anaheim Gateway Center and that the restaurant is donating to the Anaheim Community Foundation. She also announced her attendance at the 65th anniversary of the Orange County Sanitation District, the Vegan Faire, and a tour of Higher Ground. She thanked Anaheim Fire & Rescue for their response to a traffic accident and injured construction worker at State College and Ball. She requested the meeting adjourn in memory of former Council Member Irv Pickler. She requested an agenda item to consider reverting to the previous City flag, concurred by Council Member O'Neil and Mayor Sidhu. She also requested an agenda item to remove the sale of safe and sane fireworks (request failed for lack of concurrences).

Council Member O'Neil thanked staff for participating in the public safety town hall forum in District 6.

Council Member Barnes announced her attendance at the FCCLA youth leadership conference on June 30th, the 5th Annual O.C. Leadership Conference on Aging, the O.C. League of Cities general membership meeting, a Public Utilities meeting at Solara Court Senior Apartments, Anaheim Day at the Orange County Fair on July 26th, a tour of major corridors in District 1 with the City Manager and Sandra Sagert, and the Police Review Board meeting. She shared her interest providing for a Code Enforcement officer review major corridors at least once a month. She announced a snack giveaway at Haskett Library on July 31st and National Night Out on August 6th.

Mayor Sidhu commended Karina Tarsedia for her 5,000 backpack giveaway at Angel Stadium and asked staff to promote the event. He reported the visit by Sister City representatives from Pudong, China and the Mito, Japan exchange students visit to City Hall.

Adjournment: 9:28 P.M. in memory of Ken Boydstun and Irv Picker.

Next regular City Council meeting is scheduled for August 13, 2019.

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