

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD OCTOBER 24, 2023

Vol. 53 Pg. 452

1. GENERAL

The City Council met in a regular session on Tuesday, October 24, 2023, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Brown presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Castañeda, Traut, Sonne, Brown
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and, Adria M. Jimenez, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Gerardo Arenado, Orange County Fire Authority Battalion Chaplain.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Frank Nunes, Buena Park Police Chief.

1E. CITY MANAGER REPORT

City Manager France reported on the following:

- Cops N' Goblins, Tuesday, October 31, 2023, 2:00-6:00 p.m., Civic Center
- Veterans Honor Luncheon, Wednesday, November 8, 2023, 1:00 p.m., Heritage Hall
- Buena Park Mayor's Prayer Breakfast, Thursday, November 16, 2023, Double Tree Hotel, Guest Speaker is Master Sergeant Cedric King. Tickets are \$25 visit www.buenaparkprayerbreakfast.com to purchase.
- Next City Council Meeting is scheduled for Tuesday, November 14, 2023
- Debuted the audio and video upgrades in the Council Chamber

2. PRESENTATIONS

2A. PRESENTATION OF PROCEEDS FROM THE 2023 FALLEN FOUR GOLF TOURNAMENT

Captain Geyer and Sergeant Plumlee presented the proceeds from the 2023 Fallen Four Golf Tournament to the American Cancer Society and Giving Children Hope.

2B. PROCLAMATION RECOGNIZING OCTOBER 2023 AS BREAST CANCER AWARENESS MONTH

Mayor Pro Tem Sonne presented a proclamation recognizing October 2023 as Breast Cancer Awareness Month to Fannie Hansen, Providence St. Jude Medical Center Director of Oncology Services.

2C. PROCLAMATION RECOGNIZING OCTOBER 2023 AS DOMESTIC VIOLENCE AWARENESS MONTH

Council Member Ahn read a proclamation recognizing October 2023 as Domestic Violence Awareness Month.

2D. PROCLAMATION RECOGNIZING NOVEMBER 2023 AS DISABILITY EMPLOYMENT AWARENESS MONTH

Council Member Castañeda presented a proclamation recognizing November 2023 as Disability Employment Awareness Month to the Dayle McIntosh Center for the Disabled.

3. ORAL COMMUNICATIONS

3A. ORAL COMMUNICATIONS

Mayor Brown announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council.

Darell Jones, Buena Park resident and business owner, spoke about his newly opened business West Coast BBQ Co.

There being no additional requests to speak, Mayor Brown closed oral communications.

4. CONSENT CALENDAR (4A – 4I)

Mayor Brown announced that Consent Calendar Item Nos. 4A through 4E would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no requests for separate consideration, the following action was taken on Item Nos. 4A – 4I:

- MOTION: Castañeda
- SECOND: Ahn
- AYES: Castañeda, Ahn, Traut, Sonne, Brown
- NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4I be approved.

Minutes

4A. APPROVAL OF MINUTES

Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of October 10, 2023.

APPROVED the recommended action.

Finance 75

4B. RESOLUTION APPROVING CLAIMS AND DEMANDS

Recommended Action: Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 14758
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$100 DEMAND NO. 421402 NO CANCELLED OR VOIDED NOS.

RESOLUTION NO. 14759
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$2,039,310.05 DEMAND NOS. 421403 AND 421626 CANCELLED NOS. 418459 AND 421349

RESOLUTION NO. 14760
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$980,335.76 COVERING REGULAR PAYROLL ENDING SEPTEMBER 29, 2023

Reports & Studies 129**4C. TREASURER'S REPORT FOR THE MONTH OF SEPTEMBER 2023**

Recommended Action: Receive and file the reports.

APPROVED the recommended action.

Proclamations 119**4D. PROCLAMATION RECOGNIZING OCTOBER 2023 AS BREAST CANCER AWARENESS MONTH**

Recommended Action: Approve proclamation.

APPROVED the recommended action.

Proclamations 119**4E. PROCLAMATION RECOGNIZING OCTOBER 2023 AS DOMESTIC VIOLENCE AWARENESS MONTH**

Recommended Action: Approve proclamation.

Emergency Services 188 Contracts 70 C-3395 Grants 185**4F. RESOLUTION AUTHORIZING ACCEPTANCE OF EMERGENCY MANAGEMENT PERFORMANCE GRANT FROM ORANGE COUNTY SHERIFF'S DEPARTMENT FOR 2022-2023 PROGRAM YEAR**

Recommended Action: 1) Adopt a resolution authorizing acceptance of the Emergency Management Performance Grant (EMPG) from the Orange County Sheriff's Department (OCSD) in the amount of \$14,219 for the 2022-2023 designated program year; 2) Approve the EMPG agreement with the OCSD in the same amount; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary change to the agreement; 4) Authorize the City Manager and City Clerk to execute the grant agreement and any other necessary documents related to acceptance of and reimbursement by the grant; and 5) Approve a budgetary action in the amount of \$14,219 for this purpose.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14761

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF THE EMERGENCY MANAGEMENT PERFORMANCE GRANT FOR THE 2022-23 DESIGNATED PROGRAM YEAR

Contracts 70 C-3351 Grants 185**4G. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING PERSONS HOLDING CERTAIN DESIGNATED POSITIONS TO EXECUTE URBAN AREA SECURITY INITIATIVE GRANT DOCUMENTS FOR AND ON BEHALF OF THE CITY OF BUENA PARK**

To designate and authorize staff to execute the FY2022 grant agreement documents on behalf of the City of Buena Park. Persons in the designated positions will be authorized to execute all documents associated with the administration of grants and training opportunities awarded to Buena Park, or to apply for grants or grant-related activities available to the City's public safety entities.

Recommended Action: 1) Adopt a resolution authorizing the Police Chief or his designee to execute Urban Area Security Initiative (UASI) grant documents for and on behalf of the City of Buena Park; 2) Authorize the City Manager, Police Chief or designated persons within the Buena Park Police Department to oversee and administer the projects associated with the Anaheim/Santa Ana UASI training and funding on behalf of the City; 3) Approve an agreement with the City of Anaheim for transfer or purchase of equipment/services or reimbursement of training costs; 4) Authorize the City Manager and City Attorney to make any necessary, nonmonetary changes to the agreement; and 5) Authorize the Police Chief to execute the agreement.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14762

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING PERSONS HOLDING CERTAIN DESIGNATED POSITIONS TO EXECUTE URBAN AREA SECURITY INITIATIVE GRANT DOCUMENTS FOR AND ON BEHALF OF THE CITY OF BUENA PARK

Grants 185 Transportation 148

- 4H. RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR SUSTAINABLE TRANSPORTATION PLANNING GRANTS

Recommended Action: 1) Approve a Resolution authorizing the Director of Public Works to execute certain agreements with the California Department of Transportation.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14763

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE CITY OF BUENA PARK SUSTAINABLE TRANSPORTATION PLANNING GRANT (STPG) SAFE ROUTES TO SCHOOL (SRTS) PLAN

Proclamations 119

- 4I. PROCLAMATION RECOGNIZING NOVEMBER 2023 AS DISABILITY EMPLOYMENT AWARENESS MONTH

Recommended Action: 1) Approve proclamation.

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5B)

Contracts 70 C-3328 C-3333 C-3329 C-3332 C-3506

- 5A. PROFESSIONAL SERVICES AGREEMENTS WITH SLADDEN ENGINEERING, INC., MTGL, INC., GROUP DELTA CONSULTANTS, INC., GEO ADVANTEC, INC., AND ASSOCIATED SOILS ENGINEERING, INC.

Recommended Action: 1) Approve a professional services agreement with Sladden Engineering, Inc. to provide on-call geotechnical inspection and material testing services without a guaranteed minimum and a not-to-exceed amount of \$200,000; 2) Approve a professional services agreement with MTGL, Inc. to provide on-call geotechnical inspection and material testing services without a guaranteed minimum and a not-to-exceed amount of \$200,000; 3) Approve a professional services agreement with Group Delta, Inc. to provide on-call geotechnical inspection and material testing services without a guaranteed minimum and a not-to-exceed amount of \$200,000 4) Approve a professional services agreement with Geo Advantec, Inc. to provide on-call geotechnical inspection and material testing services without a guaranteed minimum and a not-to-exceed amount of \$200,000; 5) Approve a professional services agreement with Associated Soils Engineering, Inc. to provide on-call geotechnical inspection and material testing services without a guaranteed minimum and a not-to-exceed amount of \$200,000; 6) Authorize the City Manager and City Attorney to make any necessary, nonmonetary changes to any of the agreements; and 7) Authorize the City Manager and the City Clerk to execute the agreements.

Principal Engineer Ortiz provided a report regarding awarding professional services agreements for on-call geotechnical inspection and materials testing services. These services provide information regarding the existing and proposed pavement conditions that are used for the construction of the City's Capital Improvement Projects. For the past two years, staff has been using the "on-call" geotechnical inspection and material testing services and has been able to significantly expedite the project schedules. In an effort to continue with streamlining project delivery and provide readily available technical support, staff issued a Request for Proposals (RFP) for on-call geotechnical inspection and material testing services. Staff received and publicly opened five (5) proposals from qualified firms. Staff has previously worked with the firms and indicated satisfactory experience. Therefore, staff recommended that the City Council approve two-year contracts with each of the firms without a guaranteed minimum and not-to-exceed amount of \$200,000. Principal Engineer Ortiz noted that due to the on-call nature of the agreement, work is not guaranteed to the consultant.

Council Member Castañeda asked about the length of the term of the agreement, and opportunity for smaller firms to bid on City projects.

Principal Engineer Ortiz explained that the list presented will not be used for all projects. Additionally, there will be many opportunities for more small firms to bid on City projects.

MOTION: Castañeda
SECOND: Traut
AYES: Castañeda, Traut, Ahn, Sonne, Brown
NOES: None

MOTION CARRIED to approve the recommended action.

Admin. Svcs. 112 Econ. Dev. Admin. 191.1 Budgets 47

5B. RESOLUTION APPROVING A REORGANIZATION PLAN FOR THE COMMUNITY DEVELOPMENT DEPARTMENT AMENDING THE BUENA PARK MANAGEMENT UNIT COMPENSATION PLAN TO ADD THE SUSTAINABILITY MANAGER JOB CLASSIFICATION SPECIFICATION AND SALARY RANGE
Recommended Action: 1) Approve the new job classification specification of Sustainability Manager; 2) Adopt a Resolution amending the Buena Park Management Unit Compensation Plan to add the Sustainability Manager classification and salary range; and 3) Approve a budget amendment in the prorated amount of \$111,500 from the general fund balance for the remainder of the current fiscal year.

Assistant City Manager Fenton provided a report regarding a reorganization plan for the Community Development Department amending the Buena Park Management Unit compensation plan to add the Sustainability Manager job classification specification and salary range. With this reorganization, the Sustainability Manager will report directly to the Director of Community Development. Moreover, the structure presented provides greater efficiency and flexibility across multiple specialties within the Community Development Department, as well as collaboration with the Public Works Department and the City Manager's Office, and provides a career ladder for existing employees' progression.

Council Member Castañeda asked about the potential silo effect caused by the reorganization plan for the Community Development Department.

Council Member Ahn asked about the estimated timeframe for hiring a Climate Action Plan consultant.

Assistant City Manager Fenton indicated his confidence on the collaboration that will come about the reorganization. Assistant City Manager Fenton and Director Foulkes discussed interviews for consultants to create the Climate Action Plan has concluded and staff will present the agreement for the selected consultant to the City Council at the City Council meeting in December for formal consideration and approval.

MOTION: Castañeda
SECOND: Sonne
AYES: Castañeda, Sonne, Ahn, Traut
NOES: Brown

MOTION CARRIED to approve the recommended action and ADOPTED the following title resolution:

RESOLUTION NO. 14764

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REORGANIZATION PLAN FOR THE COMMUNITY DEVELOPMENT DEPARTMENT AMENDING THE BUENA PARK MANAGEMENT UNIT COMPENSATION PLAN TO ADD THE SUSTAINABILITY MANAGER JOB CLASSIFICATION SPECIFICATION AND SALARY RANGE

6. PUBLIC HEARING

No items.

7. MAYOR/CITY COUNCIL REPORTS AND CALENDAR

7A. REPORT

Council Member Ahn reported the following:

- October 11 – 14 2023 World Korean Business Convention Exhibition
- October 12 BPSD Annual Principal for a Day at Beatty Middle School
- October 14 Buena Park Goes to College
- October 17 KASEC Art Show Gala
- October 17 Cypress State of the City
- October 18 Cultural Engagement Commission Meeting
- October 19 OC Vector Control Board Meeting
- October 19 Assemblywoman Quirk-Silva's District Office Grand Opening
- October 19 Silverado Days Kick Off Celebration
- October 21 Hanbok Day Celebration Event at The Source
- October 24 Assemblywoman Quirk-Silva and Members of the Select Committee on Orange County Chronic Homelessness and Mental Health Services Informational Hearing

Council Member Ahn calendared a review of efficiency of SB 1383 implementation in the Buena Park community.

Mayor Pro Tem Sonne reported the following:

- October 11 2023 World Korean Business Convention Exhibition
- October 14 Buena Park Goes to College
- October 18 OCPA Board Meeting
- October 19 CivicWell Board Meeting
- October 21 Hanbok Day Celebration Event at The Source
- October 24 Assemblywoman Sharon Quirk-Silva and Members of the Select Committee on Orange County Chronic Homelessness and Mental Health Services Informational Hearing

Mayor Pro Tem Sonne indicated items discussed at the October 18, 2023 OCPA Board Meeting: a report of OCPA's accuracy and timeliness rates; progress on search for a Chief Executive Officer; solar program for multi-family affordable housing; approved new OCPA rates; survey on awareness and perception of OCPA to Orange County voters; and OCPA's anniversary activities and events. Also, Mayor Pro Tem Sonne calendared a discussion on use of the term Vice Mayor instead of Mayor Pro Tem.

Council Member Traut reported the following:

- October 11 2023 World Korean Business Convention Exhibition
- October 12 BPSD Annual Principal for a Day at Buena Park Middle School
- October 14 Station 61 Open House
- October 17 Cypress State of the City
- October 18 OCFA Legislative and Public Affairs Committee Meeting
- October 18 OC Tax Roses & Radishes Dinner
- October 19 Assemblywoman Quirk-Silva's District Office Grand Opening
- October 19 Silverado Days Kick Off Celebration
- October 22 Silverado Days 2023
- October 24 Assemblywoman Sharon Quirk-Silva and Members of the Select Committee on Orange County Chronic Homelessness and Mental Health Services Informational Hearing

Council Member Traut announced that his wife Cheyenne Traut is pregnant and they are expecting the birth of their son Calum Vaughn Traut in April 2024.

Council Member Castañeda reported the following:

- October 11 2023 World Korean Business Convention Exhibition
- October 12 BPSD Annual Principal for a Day at Corey Elementary School
- October 12 CalOptima Drive to Revive Info Series
- October 22 Silverado Days 2023
- October 24 Assemblywoman Sharon Quirk-Silva and Members of the Select Committee on Orange County Chronic Homelessness and Mental Health Services Informational Hearing

Council Member Castañeda calendared for the City to submit an application for CalOptima's HIPP NOFA Round 3 Funding.

Mayor Brown reported the following:

- October 11 2023 World Korean Business Convention Exhibition
- October 12 BPSD Annual Principal for a Day at Beatty Middle School
- October 14 Buena Park Goes to College
- October 16 LOSAN Rail Board Meeting
- October 18 Yorba Linda State of the City Dinner
- October 20 – 22 Silverado Days 2023

Mayor Brown calendared a reformation of food vending carts on public sidewalks.

8. RECESS/RECONVENE

Mayor Brown recessed the meeting at 5:52 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 6:03 p.m.

9. STUDY SESSION (9A – 9E)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING THE PARKS AND RECREATION MASTER PLAN

Director Box provided a summary of the process that took place in the creation of the Parks and Recreation Master Plan. Director Box then introduced Mr. Zachary Mueting, RJM Design Group Principal Landscape Architect, to discuss the comprehensive overview of the new plan for City Council review and consideration.

Mr. Zachary Mueting, RJM Design Group Principal Landscape Architect, discussed the purpose of the Parks and Recreation Master Plan, the process that took place, inventory of parks, facilities and programs, community engagement, outreach summary, stakeholder interview topics, Parks and Master Plan survey, workshop summaries, community program needs based on prioritization, community facility needs based on prioritization, acreage and service area gap analysis, key strategies, recommendations, funding, and implementation.

The City Council asked about the criteria used to determine the length of walking distances to parks; a breakdown of improvement on each park in the City; expansion in staff capacity and funding opportunities; community safety initiatives; and, supposed impact of the CIP five-year plan to the budget.

Mr. Mueting explained the methods used to determine the length of the walking distances to parks with the consideration of certain barriers such as parks with locks or gates. Additionally, Mr. Mueting indicated that a park breakdown was included in the agenda packet that the City Council could review. As for staff capacity, the expansion would depend on the City's needs. Furthermore, Mr. Mueting elaborated on the different components incorporated in the City's Parks and Recreation Master Plan as well as recommendations pertaining to safety and security.

City Manager France explained the CIP five-year plan as it relates to funding resources and grant opportunities.

Following the discussion, the City Council directed staff to proceed with RJM Design Group's recommendations regarding the City's Parks and Recreation Master Plan.

9B. DISCUSS AND PROVIDE DIRECTION FOR REMOVING DISCRETIONARY APPROVAL PROCESSES TO TRANSITION TO BY-RIGHT APPROVALS FOR HOUSING DEVELOPMENT

Planning Manager Meshram provided a report regarding the removal of discretionary approval processes to transition to by-right approvals for housing development. Planning Manager Meshram discussed the differences between discretionary approval and ministerial approval; and, current Buena Park Municipal Code requirements for housing development. Moreover, Planning Manager Meshram provided a summary of state legislations for ministerial housing approval as it relates to Accessory Dwelling Units (ADUs); Housing Element; Urban Lot Split; Density Bonus; and, Objective Design Standards. The 2021-2029 Housing Element identified market, governmental, infrastructure and environmental constraints to the development of affordable housing in Buena Park. The Housing Element acknowledges that while the constraints have an effect on housing development, many of these factors are outside the control of the City. Planning Manager Meshram continued with a discussion of the Programs adopted by the Housing Element to reduce or eliminate governmental constraints by amending the discretionary approved process for development of affordable housing. As for implementation, City staff has been working with CASC Engineering to implement the discussed Housing Element programs and its objectives. Furthermore, the City adopted ordinances requiring ministerial reviews of ADUs and lot splits/two unit developments as required by state law. The City is currently not subject to SB 35 ministerial review of projects; however, is in the process of creating Objective Design Standards for all the Housing Element sites, as well as updating the Zoning Code to streamline other reviews. A public review draft is anticipated by January 2024.

The City Council asked about the other Housing Element Programs and the City Council's role in addressing its objectives; the next steps for bringing forward Buena Park Municipal Code updates on by-right approvals; clarification on Housing Element Program 15; and, conversion of hotels and motels for special needs housing and the need for ministerial review and approval.

Planning Manager Meshram explained that responsible departments for each program are notified about the progress. Therefore, no further City Council action is required at this time. Moreover, a public review draft for the new objective design standards will be available in January 2024. This report would then trigger an amendment to the Zoning Code which the Planning Commission would first review. Recommendations on a code amendment will be brought to the City Council for review and approval. In regards to Housing Element Program 15, Planning Manager Meshram explained that applicants who would want to expand their existing house would not need to go through a public hearing, but only a ministerial review and approval process. If the property owner would want to build multiple units in one lot with an existing house, the Housing Element is not specific on what is permissible on single-family residential zones. The Housing Element, however, identified sites on industrial and commercial corridors along major arterials and streets within the City. Planning Manager Meshram also discussed that the Housing Element identified a need for ministerial review and approval for senior housing and affordable housing identified in mixed-use zones.

Received and filed.

9C. DISCUSS AND PROVIDE DIRECTION REGARDING JUNETEENTH CITYWIDE SPECIAL EVENT

Community Services Supervisors Kurata provided a report regarding a request for a Juneteenth Citywide special event. Juneteenth is a holiday commemorating the end of slavery in the United States. It is also referred to as Emancipation Day or Juneteenth Independence Day wherein the name "Juneteenth" references the date of the holiday, combining the words "June" and "nineteenth" as it is observed annually on June 19. Supervisor Kurata discussed several cities in Orange County that celebrate Juneteenth on or around June 19. Council Member Castañeda proposed to add an additional concert at Boisseranc Park on Wednesday, June 19, 2024, separate from that of the Summer Concert Series. The Juneteenth concert festivities would celebrate the African-American community and include live music, food, and activities for everyone to enjoy. It was also proposed that this event be assigned to the Cultural Engagement Commission to develop and implement in partnership with the Community Services Department. The proposed event is estimated to cost \$13,200. Donations may be sought to offset some event costs. Nevertheless, the Community Services Department would absorb all other costs associated with this proposal.

The City Council spoke in support of the event and recommended for the Cultural Engagement Commission to reach out to Rev. Dion Thompson and Buena Park residents to engage in the development and implementation of the Juneteenth Citywide special event.

Following the discussion, the City Council assigned the Cultural Engagement Commission, with the help of the Community Services Department, to develop and implement the Juneteenth event; and, directed staff to reach out to Rev. Dion Thompson and Buena Park residents to engage in the development and implementation of the Juneteenth Citywide special event.

9D. DISCUSS AND PROVIDE DIRECTION ON EFFORTS TO REVITALIZE THE NORTH SIDE OF AUTO CENTER DRIVE BETWEEN STANTON AVENUE AND BEACH BOULEVARD

Director Foulkes provided a report regarding efforts to revitalize the north side of Auto Center Drive between Stanton Avenue and Beach Boulevard. The subject properties along this section of Auto Center Drive are within the Auto Center Specific Plan (ACSP) and have a General Plan land use designation of Commercial. The existing land uses consist of businesses such as a restaurant, two motels, auto detailing, tire repair, smog check and a fueling station. There are several additional commercial properties along Whitaker Street, west of Stanton Avenue, that include collision repair and auto auction businesses. There have been several discussions by the former Redevelopment Agency and the County over the last 20+ years to acquire properties along the north side of Auto Center Drive, specifically the Coral Motel and Travel Lodge (formerly the Copper Barrel Motel), for redevelopment. As part of the 2012-2029 General Plan Housing Element, all of the properties within the study session boundaries were identified as Opportunity Sites for future redevelopment with mixed-use residential development at a density of up to 60 dwelling units per acre. Once adopted, this Housing Incentive Overlay will provide development standards which will give the existing property owners greater flexibility to redevelop the site with residential uses, substantially increasing the value of the property. However, without allocating General Funds for private property revitalization efforts, the City's options to improve or revitalize this area are limited. Director Foulkes discussed two options for the City Council to consider. First option is to initiate a proactive Code Enforcement activity focusing on exterior violations. Second option is to amend the Auto Center Specific Plan to change the list of permitted uses within Sub-District A-2 to make the current use or a subset of uses, non-conforming. Based on the direction provided by the City Council, staff will take the necessary steps to either increase proactive code enforcement in this area or begin to process the required code amendments to change the list of permitted uses in the ACSP.

The City Council asked about updates on the Travel Lodge renovations; revocation of conditional use permit for operating businesses per amending the ACSP; permitted uses within Sub-District-A-2; likelihood of significant improvement in the area brought about by proactive code enforcement; and, revitalization efforts of neighboring cities' Anaheim and Stanton.

Director Foulkes indicated that Travel Lodge property was sold in 2021 and new ownership submitted plans and permits to renovate rooms and upgrade the exterior of the building which reduces its likelihood for redevelopment. Staff noticed that the new owners stopped making progress. There has been evident non-compliance with City codes. Therefore, a Code Enforcement case has been opened to address and resolve code violations. Director Foulkes also explained that the option presented is not geared towards revocation of permits but an amendment to the ACSP regarding the uses of the subject properties along the section of Auto Center Drive. If the City Council directs staff to proceed with Option 2, current uses of the businesses in that section will no longer be permitted. Businesses would then have to choose at the conclusion of the ten-year mark whether to change operations to a conforming use or be discontinued within 10-years of the date of becoming non-conforming. Moreover, Director Foulkes explained the change in the list of permitted uses within the Sub-District-A-2 if the ACSP is amended. This approach is more aggressive for it will force businesses to shut down. At the end of the ten-year period, businesses will no longer be allowed to operate. As for option 1, Director Foulkes indicated that improvement on properties will be observed immediately. Nevertheless, the same businesses will continue to operate just more maintained. City of Stanton did improvements and conversions of their motels through Project Home Key, but did not make a substantial City investment in the properties. City of Anaheim, on the other hand, adopted a specific plan for the Beach Boulevard corridor and proceeded with a very aggressive property acquisition to acquire properties.

City Manager France spoke about staff's preference. A proactive code enforcement approach is what is more appropriate at this time. However, if no improvement is observed, then staff will report back to the City Council in six months to discuss proceeding with a more drastic approach.

Following the discussion, the City Council directed staff to proceed with Option 1: Initiate proactive Code Enforcement activity focusing on exterior violations, and to report back at a City Council meeting in six months if properties make no improvements.

9E. DISCUSS AND PROVIDE DIRECTION REGARDING CITY SELECTION COMMITTEE APPOINTMENTS

Director of Government and Community Relations/City Clerk Jimenez provided a report regarding the City Selection Committee appointment meeting scheduled on Thursday, November 2, 2023. Buena Park votes for Supervisorial District 4 candidates for City Selection Committee purposes.

The City Council appointed Mayor Brown as the City's voting delegate and provided direction on the following City Selection Committee appointments:

District 4-Related Voting

- Orange County Transportation Authority - Ashleigh Aitken, City of Anaheim Mayor
- Senior Citizens Advisory Council (Supervisorial Districts 1, 2, 3, 4, and 5) - Mayor Brown will vote as deemed appropriate

Other District Voting

- South Coast Air Quality Management District - Jose Trinidad Castañeda, City of Buena Park, Council Member

Furthermore, a majority of the City Council (Sonne dissented) directed staff to draft an official policy that formalizes the process of reviewing City Selection Committee candidates and providing direction to the voting delegate on behalf of the City and return at a subsequent meeting for formal review and approval.

10. CITY MANAGER REPORT

City Manager France had nothing to report.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Jimenez had nothing to report.

12. ADJOURNMENT

There being no further business, Mayor Brown adjourned the meeting at 8:29 p.m.

ATTEST:



City Clerk



Mayor