



**BUENA PARK CITY COUNCIL  
REGULAR MEETING  
TUESDAY, AUGUST 24, 2021  
5:00 P.M.**

PUBLIC HEARINGS AT 6:00 P.M.

COUNCIL CHAMBER  
6650 BEACH BOULEVARD  
BUENA PARK, CALIFORNIA

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**SPECIAL NOTICE REGARDING COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19. The Governor issued Executive Order N-25-20, which allows Council Members to attend City Council meetings telephonically. Please be advised that some, or all, of the City of Buena Park Council Members and staff may attend this meeting telephonically.

This meeting will allow public attendance in person with the following guidelines in place to ensure the health and safety of the public as stated by the Center for Disease Control and the State of California:

- Vaccinated attendees may wear a face covering, if desired.
- Unvaccinated attendees must wear a face covering while in the Council Chamber or City Hall.

Members of the public may submit their comments and questions in writing, for City Council consideration, by sending them to the City Clerk at [comments@buenapark.com](mailto:comments@buenapark.com). **Please submit all comments and questions by 4:00 p.m., on Tuesday, August 24, 2021.** All comments and questions will be read during the meeting.

All meetings of the City Council are available on the City's website at [www.buenapark.com](http://www.buenapark.com) and the City's Cable Channel BPTV Channel 3/99. Please contact the City Clerk's Office at (714) 562-3750, for any questions.

**CALL TO ORDER****5:00 P.M.****ROLL CALL****COUNCIL MEMBER ARTHUR C. BROWN  
COUNCIL MEMBER SUSAN SONNE  
COUNCIL MEMBER ELIZABETH A. SWIFT  
MAYOR PRO TEM SUNNY YOUNGSUN PARK  
MAYOR CONNOR TRAUT****INVOCATION****RABBI LAWRENCE GOLDMARK****PLEDGE OF ALLEGIANCE****DEEPTHI ARABOLU, PRINCIPAL ENGINEER****CITY MANAGER REPORT**

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**ORAL COMMUNICATIONS**

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the City Council. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the City Council vote. Those wishing to speak are asked to complete a speaker identification form located at the council chamber entrance and place it in the box near the speaker's lectern.

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**CONSENT CALENDAR NOTICE**

The items listed under the Council Consent Calendar are considered routine business and will be voted on together by one motion unless a Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

**CONSENT CALENDAR (1 – 8)****1. APPROVAL OF MINUTES**

Recommended Action: Approve Minutes of the Regular and Special City Council Meeting of July 27, 2021., and the Special and Regular City Council Meetings of August 10, 2021.

**2. RESOLUTIONS APPROVING CLAIMS AND DEMANDS**

Recommended Action: Adopt Resolutions.

**3. TREASURER'S REPORT FOR THE MONTH OF JULY 2021**

Purpose: Review the Treasurer's Investment Report prepared by the Finance Department for the month of July 2021. There is no fiscal impact in receiving this report.

Recommended Action: 1) Receive and file the reports.

**4. FINAL PAYMENT FOR THE MEDIAN IMPROVEMENTS ON ORANGETHORPE AVENUE PROJECT**

Purpose: Authorize the Public Works Department to issue final payment and file a Notice of Completion for the Median Improvements on Orangethorpe Avenue Project. This project is funded by the Gas Tax Fund (Account No. 24-9806-590173).

Recommended Action: 1) Accept project as complete and approve final payment to Kormex Industries, Inc. in the amount of \$16,485.42; 2) Direct the Public Works Department to file a Notice of Completion; 3) Approve a budget transfer in the amount of \$29,780 from the Orangethorpe Avenue - Indiana to Kass project account for the project design plans; and 4) Appropriate funds in the amount of \$11,485.42 from unappropriated Gas Tax Fund balance for additional construction costs.

**5. FINAL PAYMENT TO ALL AMERICAN ASPHALT FOR THE DODDS AVENUE REHABILITATION PROJECT**

Purpose: Authorize the Public Works Department to issue final payment and file a Notice of Completion for the Dodds Avenue Rehabilitation Project. This project was included in the FY 2020-2021 Capital Improvement Program budget, and is funded from a combination of RMRA (Road Maintenance and Rehabilitation Accounts) and the Gas Tax funds (Account No. 24-9806-590167).

Recommended Action: 1) Accept project as complete and approve final payment to All American Asphalt in the amount of \$202,531.36; and 2) Direct the Public Works Department to file a Notice of Completion.

**6. FINAL PAYMENT TO BIG BEN ENGINEERING FOR THE BURNHAM WATER LINE REPLACEMENT PROJECT**

Purpose: Authorize the Public Works Department to issue final payment and file a Notice of Completion for the Burnham Avenue Water Line Replacement Project. This project was funded by the Pipeline Replacement Program account (Account No. 52-9806-396826).

Recommended Action: 1) Accept the project as complete and approve final payment to Big Ben Engineering in the amount of \$50,815.64; and 2) Direct the Public Works Department to file a Notice of Completion.

**7. APPROVAL OF TRACT MAP NO. 19107 AT 8601 WESTERN AVENUE**

Purpose: Authorize the Public Works Department to allow the subdivision of an existing parcel for condominium purposes. There is no fiscal impact to the City.

Recommended Action: 1) Approve Tract Map No. 19107 at 8601 Western Avenue; and 2) Authorize the City Engineer and City Clerk to execute the tract map.

**8. RESOLUTION APPROVING THE CITY OF BUENA PARK STATEMENT OF INVESTMENT POLICY DATED AUGUST 24, 2021**

Purpose: Authorize the Director of Finance/City Treasurer to invest idle money in the City Treasury not required for the immediate necessities of the City as he deems appropriate, as allowed by State law. There is no direct budget impact with the approval of this item.

Recommended Action: 1) Adopt a resolution approving the City of Buena Park Statement of Investment Policy dated August 24, 2021.

**END OF CONSENT CALENDAR****NEW BUSINESS (9 – 13)****9. RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND APPROVAL OF CONTRACT WITH ARAAD BUILDERS, INC. FOR THE IMAGES PARK IMPROVEMENTS PROJECT**

Presented by Mina Mikhael, P.E., Assistant City Engineer

Purpose: Approve plans and specifications for the Images Park Improvements Project and hire a contractor for construction of the project. Associated construction costs in the amount of \$124,479.29 will be funded by the Park-in-Lieu Fund (Account No. 32-9806-290160).

Recommended Action: 1) Adopt a resolution approving plans and specifications for the Images Park Improvements Project; 2) Award a contract to Araad Builders, Inc. in the amount of \$65,752.50; 3) Authorize contingency funds in the amount of \$15,000 in the same purchase order; 4) Authorize the Purchasing Division to issue a purchase order for a total amount of \$35,726.79 with Greenfields Outdoor Fitness for the purchase of fitness equipment, of which \$28,740 was previously approved; 5) Authorize budget transfer from the Americans with Disabilities Act (ADA) Improvements Project Account in the amount of \$46,000 for this purpose; and 6) Authorize the City Manager and the City Clerk to execute the contract.

**10. PURCHASE AND UPFITTING OF THREE DODGE CHARGER POLICE PURSUIT SEDANS AND ONE CHEVROLET TAHOE POLICE PURSUIT SUV FOR THE POLICE DEPARTMENT**

Presented by Doug Brodowski, Operations Manager

Purpose: Authorize the Public Works Department to purchase four budgeted vehicles for the Police Department. Associated costs are in the amount of \$140,016.21 for the three Charger pursuit vehicles and \$67,264 for the K-9 Tahoe pursuit vehicle. A total of \$144,000 is budgeted for the sedans and \$58,000 is budgeted for the K-9 Tahoe in the FY 2021-22 budget. A budget transfer in the amount of \$9,264 from Asset Forfeiture is required to fund the balance of the K-9 Tahoe vehicle.

Recommended Action: 1) Authorize the purchase of three 2022 Dodge Charger Pursuit vehicles from National Auto Fleet Group in the amount of \$31,609.67 each (total of \$94,829.01); 2) Authorize the purchase of one 2022 Chevrolet Tahoe Pursuit SUV from National Auto Fleet Group in the amount of \$43,865.16; 3) Authorize upfitting costs in the amount of \$68,586.04 from Innovative Emergency Equipment for all four vehicles; 4) Authorize a budget transfer in the amount of \$9,264 from Asset Forfeiture (Account No. 20-7840-651607); and 5) Determine that dispensing with the competitive bidding pursuant to Municipal Code Section 3.28.080(E) is in the best interests of the City because it will result in the lowest purchase price for these vehicles.

**11. APPOINT A VOTING DELEGATE AND ALTERNATE DELGATE TO THE LEAGUE OF CALIFORNIA CITIES CONFERENCE AND PROVIDE THE VOTING DELEGATES WITH DIRECTION FOR CASTING A VOTE ON BEHALF OF THE CITY COUNCIL**

Presented by Adria M. Jimenez, MMC, City Clerk

Purpose: Give authority to the City Council voting delegate and alternate voting delegate to vote at the annual Business Meeting of the League of California Cities, and provide direction on casting the City's vote.

Recommended Action: 1) Appoint a voting delegate and alternate voting delegate for the League of California Cities 2021 Annual Conference, September 22 - 24, 2021; and 2) Provide direction to the appointed voting delegates on the proposed resolutions.

**12. A REPORT TO THE CITY COUNCIL REGARDING THE EXISTENCE OF A LOCAL EMERGENCY IN THE CITY OF BUENA PARK REGARDING THE COVID-19 VIRUS**

Presented by Aaron France, City Manager

Purpose: Receive and file a report regarding the City's actions regarding COVID-19. There is no direct budget impact with the receipt of this item.

Recommended Action: 1) Receive and file report from staff.

**13. AGREEMENT AND DECLARATION OF LAND USE COVENANTS AND RESTRICTIONS FOR THE PROPERTY LOCATED AT 7711-7733 BEACH BOULEVARD**

Presented by Christopher G. Cardinale, City Attorney and Matt Foulkes, Director of Community Development

Purpose: Consider and, if acceptable to the City Council, authorize the City Manager and City Attorney to execute agreements with Butterfly Pavillion, LLC for land use covenants and restrictions associated with the property located at 7711-7733 Beach Boulevard. There is no direct budget impact associated with this item.

Recommended Action: 1) Consider an Agreement with Butterfly Pavillion, LLC (“BPL”) for land use covenants and restrictions associated with the property located at 7711-7733 Beach Boulevard (“Property”) in connection with BPL’s desire to purchase the Property; and 2) Take action on the Agreement and/or provide alternative direction to staff.

**CALL TO ORDER 6 P.M.**

**PUBLIC HEARING (14 – 17)**

**14. PUBLIC HEARING - THE REDRAWING OF COUNCIL MEMBER DISTRICT BOUNDARIES**

Presentation by Adria M. Jimenez, MMC, City Clerk

Purpose: Conduct a public hearing to receive public input on the redrawing of Council Member district boundaries. There is no budget impact associated with this item.

Recommended Action: 1) Receive a report from staff on the redistricting process and permissible criteria to be considered to redraw district boundaries; and 2) Conduct a public hearing to receive public input on district boundaries.

**15. PUBLIC HEARING - ADOPTION OF AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK CITY CODE REVISING REGULATIONS RELATED TO DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU)**

Presented by Swati Meshram, PhD., AICP, Planning Manager

Purpose: Adopt an ordinance modifying development standards for development and maintenance of ADUs and JADUs in compliance with state law and input from the Department of Housing and Community Development (HCD). There is no direct budget impact associated with this item.

Recommended Action: 1) Adopt an Ordinance amending Title 19 (Zoning Code) of the Buena Park Municipal Code regulating accessory dwelling units (ADU) and junior accessory dwelling unit (JADU) consistent with state law.

**16. PUBLIC HEARING - ADOPTION OF AN ORDINANCE OF THE CITY OF BUENA PARK AMENDING CHAPTER 19.904, DIVISION 9 OF TITLE 19 OF THE BUENA PARK CITY CODE PERTAINING TO TEMPORARY SIGN REGULATIONS**

Presented by Christopher G. Cardinale, City Attorney

Purpose: Conduct a public hearing and consider amendments to the City's temporary sign regulations, as recommended by the Buena Park Planning Commission. There is no direct budget impact associated with this item.

Recommended Action: 1) Conduct a public hearing an Ordinance Amending Chapter 19.904, Division 9 of Title 19 of the Buena Park Municipal Code Pertaining to Temporary Sign Regulations.

**17. PUBLIC HEARING - RESOLUTION APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE CITY OF BUENA PARK AND C & C DEVELOPMENT CO., LLC FOR THE SALE OF CITY-OWNED PROPERTY LOCATED AT 7101 LINCOLN AVENUE, BUENA PARK, CALIFORNIA (APN 135-192-50), FOR THE DEVELOPMENT OF A 55-UNIT, AFFORDABLE HOUSING PROJECT, ALSO REFERRED TO AS THE LINCOLN AVENUE APARTMENTS, AND MAKING CERTAIN FINDINGS UNDER THE HEALTH & SAFETY CODE SECTION 33433 FOR THE DISPOSITION OF REAL PROPERTY, AND RESOLUTION DECLARING SUBJECT PROPERTY AS EXEMPT SURPLUS LAND TO COMPLY WITH THE SURPLUS LAND ACT**

Presented by Matt Foulkes, Director of Community Development

Purpose: Approve the sale of City-owned property to C & C Development Co., LLC for the development of a 55-unit affordable housing project located at 7101 Lincoln Avenue, and declare the property as exempt surplus land pursuant to the Surplus Land Act. As proposed, the City will sell the land for \$3,850,000 on a Land Note, and provide the Developer a construction loan of \$1,000,000 on a Project Note.

Recommended Action: 1) Adopt a resolution making certain findings under Health and Safety Code Section 33433 for the disposition of real property owned by the City of Buena Park located at 7101 Lincoln Avenue, Buena Park (APN 135-192-50), and approving a Disposition and Development Agreement (DDA) by and between the City of Buena Park and C & C Development Co., LLC, for the purpose of developing a 55-unit affordable housing project; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the DDA; 3) Authorize the City Manager and City Clerk to execute the DDA and any related documents; and 4) Adopt a resolution declaring the City-owned property at 7101 Lincoln Avenue as exempt surplus land and authorize the City Manager or his designee to take implementing actions necessary to comply with the Surplus Land Act, CA Government Code Section 54220, et. seq.

**MAYOR/CITY COUNCIL REPORTS & CALENDAR**

- a. Scheduling dates for future City Council meetings.
- b. Identifying items for future discussion.

**RECESS**

**STUDY SESSION (18 – 23) (Reconvene in the Council Chamber)**

- 18. DISCUSS AND PROVIDE DIRECTION FOR PROPOSED CROSSING ALTERNATIVES WITHIN THE CITY OF BUENA PARK FOR SEGMENTS O, P AND Q OF THE OC LOOP BIKEWAY PROJECT**  
Presented by Deepthi Arabolu, P.E., T.E., Principal Engineer
  
- 19. DISCUSS AND PROVIDE DIRECTION ON THE NEW PROPOSED VISIT BUENA PARK LOGO**  
Presented by Eddie Fenton, Assistant City Manager
  
- 20. DISCUSS AND PROVIDE DIRECTON REGARDING THE USE OF ALTERNATIVE FUEL VEHICLES IN THE CITY FLEET**  
Presented by Doug Brodowski, Operations Manager
  
- 21. DISCUSS AND PROVIDE DIRECTION REGARDING POTENTIAL ORDINANCE BANNING THE USE OF GASOLINE-POWERED LAWN EQUIPMENT IN THE CITY**  
Presented by Doug Brodowski, Operations Manager
  
- 22. CITY MANAGER REPORT**
  
- 23. COMMISSION/COMMITTEE REPORT**

**ADJOURNMENT**

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at [www.buenapark.com](http://www.buenapark.com). Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.



In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.



If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **City Clerk's Office at (714) 562-3750 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

如果您想参与议程上的任何事务,并希望翻译成中文,韩文,西班牙文,他加禄文或越南文,请联系市政文员办公室,网址为(714)562-3750在会议开始前48小时。鼓励在口头交流中需要翻译的居民带同传译员。

Kung nais ninyong lumahok sa anumang usapin ng negosyo sa agenda at kailangan ang pagsasalin sa wikang Tsino, Koreano, Espanyol, Tagalog, o Vietnamese, mangyaring makipag-ugnay sa Opisina ng Clerk ng Lungsod sa (714) 562-3750 48-oras bago ang pulong. Ang mga residente na nangangailangan ng pagsasalin sa Oral Communications ay hinikayat na magdala ng mga tagasalin.

Nếu bạn muốn tham gia vào bất kỳ vấn đề kinh doanh nào trong chương trình nghị sự và muốn dịch sang tiếng Trung, tiếng Hàn, tiếng Tây Ban Nha, tiếng Tagalog hoặc tiếng Việt, vui lòng liên hệ với Văn phòng Thư ký Thành phố tại (714) 562-3750 48 giờ trước cuộc họp. Cư dân yêu cầu dịch thuật trong Giao tiếp bằng miệng được khuyến khích mang theo thông dịch viên.

I, Adria M. Jimenez, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Buena Park City Hall, 6650 Beach Blvd., the Buena Park Library, 7510 La Palma Avenue, and uploaded to the City of Buena Park website [www.buenapark.com](http://www.buenapark.com).

Date Posted: August 19, 2021

Adria M. Jimenez, MMC, City Clerk