

REGULAR MEETING  
CYPRESS CITY COUNCIL  
July 9, 2018  
7:00 P.M.

A regular meeting of the Cypress City Council was called to order at 7:00 p.m. by Mayor Peat in the Executive Board Room, 5275 Orange Avenue, Cypress, California.

**ROLL CALL**

Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor Jon Peat  
Mayor Pro Tem Stacy Berry  
Council Member Rob Johnson  
Council Member Paulo Morales  
Council Member Mariellen Yarc (arrived at 7:01 p.m.)

**STAFF PRESENT**

City Manager Peter Grant  
City Attorney Anthony Taylor  
Director of Finance and Administrative Services Matt Burton  
Chief of Police Rodney Cox  
Director of Community Development Doug Dancs  
Interim Director of Recreation and Community Services Janeen Laudenback  
City Planner Doug Hawkins  
City Engineer Kamran Dadbeh  
Maintenance Superintendent Kirk Streets  
Senior Management Analyst Alisha Farnell  
City Clerk Denise Basham

**PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Council Member Morales.

**INVOCATION** The invocation was given by Senior Pastor John H. Ju, Lord's Light Community Church.

**PRESENTATIONS**

The City Manager introduced Interim Recreation and Community Services Director Janeen Laudenback.

The Chief of Police introduced Police Officers Jeffrey Hanes and Michael Stone.

Lanae O'Shields, Public Affairs Manager, Southern California Gas, made a presentation regarding an upcoming pipeline replacement project in the city.

**ORAL COMMUNICATIONS** (Limited to 30 minutes – three minutes per speaker, unless extended by the City Council)

Mayor Peat asked anyone who wished to speak on any topic not included on the meeting Agenda to come forward.

None.

**PUBLIC HEARINGS**

Public comments – five minutes per speaker, unless extended by the City Council.

Council Members should disclose communications with anyone relevant to a Public Hearing item.

**Item No. 1: Approve Specific Plan Amendment 2018-01 to Permit Thrift Stores in the Lincoln Avenue Specific Plan and Conditional Use Permit No. 3130 for Goodwill Industries at 6006 Lincoln Avenue**

Mayor Peat stated that he visited the Huntington Beach Goodwill store.

The City Planner provided background information on this item. He stated that a new condition was being added to require the installation a fence extension and pedestrian gates along the southern portion of the building.

Council Member Johnson asked if store personnel would be at the south end door.

The City Planner responded in the affirmative, and clarified that it would be manned during regular business hours.

Council Member Johnson asked about signage identifying acceptable donated items.

The City Planner indicated that the applicant could provide specific signage.

Mayor Pro Tem Berry asked about the roll-up door shown on the west elevation.

The City Planner stated that donators would drive through the roll-up door area.

Mayor Pro Tem Berry asked if donators would have the ability to go around the roll-up door.

The City Planner responded in the affirmative.

Mayor Pro Tem Berry asked about cars potentially being backed up to Valley View Street.

The City Planner responded that stacking accommodates two vehicles plus one or two in the tunnel, as well as parking stalls.

Mayor Pro Tem Berry asked about other stores with the drive-thru feature.

The City Planner responded that this is the first store with the drive-thru feature and that consideration is being given at another location.

Mayor Pro Tem Berry asked about permitted thrift stores in other areas of the city.

The City Planner responded that thrift stores are allowed within the Commercial General Zone subject to a conditional use permit.

Mayor Pro Tem Berry asked if this area is the Campus Village District of the Lincoln Avenue Specific Plan.

The City Planner responded in the affirmative, and clarified that the District is on Lincoln Avenue between Valley View Street and Holder Street.

Mayor Pro Tem Berry asked about criteria for future thrift stores.

The City Planner indicated that currently no other parcels would meet that criteria.

Mayor Pro Tem Berry asked if the added Conditions of Approval 3.6 would require the fencing to be gated and locked during non-business hours.

The City Planner responded in the affirmative.

Mayor Pro Tem Berry expressed concern regarding donation drop-off during non-business hours and if staff has the ability to take action should problems occur.

The City Planner responded in the affirmative, and stated that concerns may be brought back to the City Council.

The applicants, Mike Easton and Goodwill Chief Operating Officer Corrine Allen stated they agree with the conditions of approval.

Mr. Easton thanked staff for their assistance and stated that a night sweep crew would pick up nighttime and unauthorized donation drop-offs. He stated that there would be in-house security.

Ms. Allen spoke regarding the mission of Goodwill and job training opportunities for persons with disabilities, veterans, and people who have not been previously employed. She stated that approximately 25 new jobs would be created from this store, and that Goodwill is a zero waste organization.

Council Member Morales asked if the drop-off location near Walker Street would remain.

Ms. Allen responded that the Walker Street relocation would remain until the race track is rezoned for a different use.

Council Member Johnson commended the applicant on the Tustin store design and asked if the Cypress store would be similar.

Ms. Allen responded in the affirmative.

Mayor Pro Tem Berry stated that she visited the Huntington Beach store and asked about the vision for the Cypress store.

Ms. Allen stated that the Cypress store would resemble the Tustin store.

Council Member Yarc asked if donations are tax deductible and if Goodwill is a non-profit organization.

Ms. Allen indicated that Goodwill is a non-profit organization and that donors would be provided with donation receipts.

Mayor Peat asked if any of the stores had drop-off problems.

Ms. Allen stated that 30 donation trailers are available in Orange County with donation clean-up on a 24 hours per day, seven days per week basis. She indicated that efforts are made to deter unauthorized donations.

Mayor Peat asked how swap meet overflow parking would be handled.

Ms. Allen stated the current bollards would remain and parking guards would be present on the weekends.

Council Member Johnson suggested that non-acceptable items signage be posted.

The public hearing was opened.

The public hearing was closed.

It was moved by Council Member Johnson and seconded by Council Member Morales, to introduce for first reading the Ordinance, by title only, approving Lincoln Avenue Specific Plan Amendment No. 2018-01 and adopt the Resolution approving Conditional Use Permit No. 3130 with conditions.

The motion was unanimously carried by the following roll call vote:

AYES:	5	COUNCIL MEMBERS:	Johnson, Morales, Yarc, Berry and Peat
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None

## Ordinance No.

An Ordinance of the City Council of the City of Cypress, California, Adopting an Amendment to the Lincoln Avenue Specific Plan as Follows: Section 4.4, Table 1, Permitted Land Use Matrix by Adding Thrift Stores as a Conditionally Permitted Use in the CV Campus Village District Subject to Specific Standards

## Resolution No. 6694

A Resolution of the City Council of the City of Cypress, California, Approving Conditional Use Permit No. 3130 - Subject to Conditions

**CONSENT CALENDAR**

All matters listed on the Consent Calendar are to be approved with one motion unless a Council Member requests separate action on a specific item.

It was moved by Council Member Johnson and seconded by Mayor Pro Tem Berry, to approve Consent Calendar Items No. 2 through 13.

The motion was unanimously carried by the following roll call vote:

AYES: 5 COUNCIL MEMBERS: Johnson, Morales, Yarc, Berry and Peat  
 NOES: 0 COUNCIL MEMBERS: None  
 ABSENT: 0 COUNCIL MEMBERS: None

**Item No. 2: Approve Minutes – Meeting of June 25, 2018**

Recommendation: Approve as submitted.

**Item No. 3: Introduce and/or Adopt All Ordinances and Resolutions Presented for Consideration by Title Only and to Waive Further Reading****Item No. 4: Adopt Resolution Declaring the Results of the June 5, 2018 Special Municipal Election**

Recommendation: Adopt the Resolution declaring the results of the June 5, 2018 Special Municipal Election.

## Resolution No. 6695

A Resolution of the City Council of the City of Cypress, California, Reciting the Fact of the Special Municipal Election Held on June 5, 2018, Declaring the Result and Such Matters as Provided by Law

**Item No. 5: Consider Initiation of Biennial Review of Conflict of Interest Code**

Recommendation:

1. Direct the City Clerk to publish the Notice of Intention to Adopt or Amend a Conflict of Interest Code and direct delivery of same to all affected employees; and
2. Direct that the 45-day public comment period commence on Wednesday, July 18, 2018 through the close of business on Tuesday, September 4, 2018.

**Item No. 6: Receive and File a Temporary Parking Permit for Global Experience Specialists (GES)**

Recommendation: Receive and file a temporary parking permit for GES.

**Item No. 7: Award Contract for Restroom Replacement at Willow Park, Project 208**

Recommendation: Award a contract to Senitica Construction, Inc., for \$262,000, and authorize a contingency of \$26,200.

**Item No. 8: Award Contracts for the Valley View Median Restoration, Project 179**Recommendation:

1. Award a contract to Griffith Company, for \$1,045,594.60, and authorize a contingency of \$156,900; and
2. Approve a Task Order for Construction Inspection Services to Vali Cooper and Associates, Inc., for \$127,856, and authorize a contingency of \$19,200.

**Item No. 9: Approve Antenna Facilities on Two Southern California Edison Street Light Poles – Design Review Committee Permit No. 3129**

Recommendation: Approve Design Review Committee Permit No. 3128, subject to the attached conditions.

Resolution No. 6696

A Resolution of the City Council of the City of Cypress Approving Design Review Committee Permit No. 3128 - With Conditions

**Item No. 10: Approve a Task Order to Conduct a Traffic Impact Fee Study**

Recommendation: Approve a task order to Albert Grove and Associates (AGA), for \$49,440, and authorize a contingency of \$7,500.

**Item No. 11: Approve Two New Commercial Buildings at 6072-6076 Lincoln Avenue – Design Review Committee Permit No. 3129**

Recommendation: Approve Design Review Committee Permit No. 3129, subject to the attached conditions.

Resolution No. 6697

A Resolution of the City Council of the City of Cypress Approving Design Review Committee Permit No. 3129 - With Conditions

**Item No. 12: Approve the Purchase of Three Police Replacement Vehicles**

Recommendation: Authorize the purchase of three replacement police vehicles for \$100,037 from Wondries Fleet Group via National Auto Fleet Group.

**Item No. 13: Approve Register of Warrants, Transfers and Wires Issued for the Period of June 11, 2018 through June 22, 2018**

Recommendation: Approve the attached payment register summarized below for the period of June 11, 2018 through June 22, 2018:

- Warrants 46843 through 46971
- Electronic Funds Transfers 4316 through 4415
- Payroll Transfer W1364

**NEW BUSINESS****Item No. 14: Receive and File the Nine-Acre Park Community Outreach Report and Analysis, and Issue Requests for Proposals for Preliminary Design**

The Director of Community Development provided background information on this item.

It was moved by Council Member Johnson and seconded by Mayor Pro Tem Berry, to: 1) Receive and file the RJM Park Community Outreach Report and Analysis; and 2) Authorize staff to issue Request for Proposals for the preliminary design.

The motion was unanimously carried by the following roll call vote:

AYES: 5 COUNCIL MEMBERS: Johnson, Morales, Yarc, Berry and Peat  
 NOES: 0 COUNCIL MEMBERS: None  
 ABSENT: 0 COUNCIL MEMBERS: None

### **ITEMS FROM CITY COUNCIL MEMBERS**

#### **Item No. 15: Approve a Letter of Support for Orange County Sanitation District's Funding Request for the U.S. Bureau of Reclamation WaterSMART Title XVI Grant**

Council Member Yarc provided background information on this item.

Mayor Peat asked if the Fountain Valley location would be expanded.

Council Member Yarc clarified that it would be an equipment expansion.

It was moved by Mayor Pro Tem Berry and seconded by Council Member Morales, to approve a letter of support for Orange County Sanitation District's (OCSD) funding request for the U.S. Bureau of Reclamation WaterSMART Title XVI grant.

AYES: 5 COUNCIL MEMBERS: Johnson, Morales, Yarc, Berry and Peat  
 NOES: 0 COUNCIL MEMBERS: None  
 ABSENT: 0 COUNCIL MEMBERS: None

### **ORAL COMMUNICATIONS** (Five minutes per speaker, unless extended by the City Council)

None.

### **COUNCIL MEMBER REPORTS AND REMARKS**

Mayor Peat requested reports from the Council Members on their respective committee assignments.

#### **Council Member Johnson:**

Attended the City employees' retirement breakfast. Attended the funeral services for Cypress resident Tony Nieto. Attended an O.C. Fire Authority Board meeting. Attended the Concert-on-the Green. Attended the 4<sup>th</sup> of July Celebration at the Joint Forces Training Base. Thanked the Police Department for their neighborhood watch outreach.

#### **Mayor Pro Tem Berry:**

Attended the City employees' retirement breakfast. Attended a Soroptimist of Cypress meeting. Attended a Santa Ana River Flood Protection Agency meeting. Attended an O.C. Division League of California Cities Board meeting. Attended the Farmers Market. Attended the Concerts-on-the-Green. Toured the nine-acre park site.

#### **Council Member Morales:**

Attended the City employees' retirement breakfast. Met with Becky Woodson, Alzheimer's Orange County. Attended the 4<sup>th</sup> of July Celebration at the Joint Forces Training Base. Attended the Concert-on-the-Green. Spoke regarding a press release from the O.C. Mosquito and Vector Control District regarding the West Nile Virus.

#### **Council Member Yarc:**

Attended a planning meeting for the Woman's Conference. Attended an O.C. Sanitation District Board meeting. Attended the Farmers Market. Attended the Concert-on-the-Green.

**Mayor Peat:**

Attended the City employees' retirement breakfast. Attended the funeral services for Cypress resident Tony Nieto. Attended the Concerts-on-the-Green. Attended a Senior Center 25<sup>th</sup> Anniversary Ad Hoc Committee meeting. Attended the 4<sup>th</sup> of July Celebration at the Joint Forces Training Base. Participated in the Cypress High School Football Foundation golf tournament.

The City Attorney spoke regarding SB 1302 which would prohibit cities from banning the delivery of recreational marijuana within its boundaries.

**CITY MANAGER REMARKS**

The City Manager stated that tonight's meeting is the last until August 27. Announced Cypress Day at the O.C. Fair on Wednesday, July 18, the Cypress Community Festival on Saturday, July 28, and the Boys & Girls Club of Cypress Teen Center groundbreaking on Friday, August 3. Congratulated Chief Cox on his appointment as a California Commission on Police Officer Standards and Training representative to statewide public safety advisory committee.

**ADJOURNMENT**

Mayor Peat adjourned the meeting in memory of Long Beach Fire Captain Dave Rosa and Cypress resident Alexander Yarbrough at 7:53 p.m. to an adjourned Regular Meeting, to be held on Monday, August 27, 2018, beginning at 5:30 p.m. in the Executive Board Room.

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MAYOR OF THE CITY OF CYPRESS

ATTEST:

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CITY CLERK OF THE CITY OF CYPRESS