



## AGENDA

### City Council/Public Financing Authority

Tuesday, May 17, 2022

### Special Meeting of the Housing Authority

REVISED 5/13/22 - Item \*26 Added

4:00 Study Session / No Closed Session

#### MAYOR AND CITY COUNCIL

*BARBARA DELGLEIZE, Mayor*  
*MIKE POSEY, Mayor Pro Tem*  
*RHONDA BOLTON, Councilmember*  
*KIM CARR, Councilmember*  
*DAN KALMICK, Councilmember*  
*NATALIE MOSER, Councilmember*  
*ERIK PETERSON, Councilmember*

#### Council Chambers

2000 Main Street  
Huntington Beach, CA 92648

--or--

Virtual via Zoom Webinar

#### STAFF

*SEAN JOYCE, Interim City Manager*  
*MICHAEL E. GATES, City Attorney*  
*ROBIN ESTANISLAU, City Clerk*  
*ALISA BACKSTROM, City Treasurer*

**IN-PERSON PUBLIC PARTICIPATION/ZOOM ACCESS:** Members wishing to attend the meeting in person are encouraged to wear a face covering.

Assembly Bill 361 (AB 361) authorizes public meetings to take place via teleconference (i.e., virtual using Zoom), or in person if in part, State and Local officials continue to recommend measures to promote social distancing. In addition to this hybrid format, alternate ways to view City Council meetings live or on-demand remain: livestreamed on HBTB Channel 3 (replayed on Wednesday's at 10:00 a.m. and Thursday's at 6:00 p.m.); live and archived meetings for on-demand viewing accessed from <https://huntingtonbeach.legistar.com/calendar>; or, from any Roku, Fire TV or Apple device by downloading the Cablecast Screenweave App and searching for the City of Huntington Beach channel.

**PUBLIC COMMENTS:** Individuals wishing to provide a comment on agendized or non-agendized items, including Study Session, Closed Session, and Public Hearing, may do so in person by completing a **Request to Speak** form delivered to the City Clerk, or from a virtual location by entering **Zoom Webinar ID 971 5413 0528** via computer device, or by phone at **(669) 900-6833**. The **Zoom Webinar** can be accessed here: <https://huntingtonbeach.zoom.us/j/97154130528>. Instructions for those utilizing computer devices to request to speak are provided in each section of the agenda where public comments are accepted.

Members of the public unable to personally participate in the meeting but interested in communicating with the City Council on agenda-related items are encouraged to submit a written (supplemental) communication via email at [SupplementalComm@Surfcity-hb.org](mailto:SupplementalComm@Surfcity-hb.org), or [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org). Supplemental Communications are public record, and if received by 2:00 PM on the day of the meeting, will be distributed to the City Council prior to consideration of agenda-related items, posted to the City website, and announced, but not read, at the meeting. Communications received following the 2:00 PM deadline will be incorporated into the administrative record.

**MEETING ASSISTANCE NOTICE:** In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the City Clerk's Office at (714) 536-5227 for more information.

**4:00 PM - COUNCIL CHAMBERS**

**CALL TO ORDER**

**ROLL CALL**

Peterson, Bolton, Posey, Delgleize, Carr, Moser, Kalmick

**ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS (Received After Agenda Distribution)**

**PUBLIC COMMENTS PERTAINING TO STUDY SESSION ITEM (3 Minute Time Limit) - At approximately 4:00PM, individuals wishing to provide a comment on item(s) scheduled for Study Session may do so either in person by filling out a Request to Speak form delivered to the City Clerk, via computer through Zoom Webinar ID 971 5413 0528, or Zoom Webinar by phone by calling (669) 900-6833. Once the Mayor opens Public Comments, in-person participants will be called to speak first. Zoom Webinar participants wishing to speak will be provided a 15-minute window to select the "Raise Hand" feature in the Webinar Controls section. Attendees entering the Webinar and requesting to speak by phone can enter \*9 to enable the "Raise Hand" feature, followed by the \*6 prompt that unmutes their handheld device microphone. Individuals will be prompted to speak when the Clerk announces their name or the last three digits of their phone number. After a virtual speaker concludes their comment, their microphone will be muted. All speakers are encouraged, but not required to identify themselves by name. Each speaker may have up to 3 minutes unless the volume of speakers warrants reducing the time allowance.**

**STUDY SESSION**

1. [22-399](#) **Proposed FY 2022/23 Budget Review**

**6:00 PM – COUNCIL CHAMBERS**

**RECONVENE CITY COUNCIL/PUBLIC FINANCING AUTHORITY MEETING AND CALL TO ORDER  
THE SPECIAL MEETING OF THE HOUSING AUTHORITY**

**ROLL CALL**

Peterson, Bolton, Posey, Delgleize, Carr, Moser, Kalmick

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

In permitting a nonsectarian invocation, the City does not intend to proselytize or advance any faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.

2. [22-182](#) **Bir T.S. Grewall of Singh Community Orange County and member of  
the Greater Huntington Beach Interfaith Council**

**AWARDS AND PRESENTATIONS**

3. [22-307](#) Mayor Delgleize to invite Huntington Beach Central Park Conservancy, Inc. representatives to present a check to the City of Huntington Beach
4. [22-435](#) Mayor Delgleize to proclaim National Police Week May 15 through 21 and call on Police Chief Eric Parra to present a proclamation to the family of fallen Officer Nicholas Vella, who died in the line of duty in a helicopter accident on February 19, 2022
5. [22-426](#) Mayor Delgleize to proclaim May as Asian American and Pacific Islander Heritage Month
6. [22-409](#) Mayor Delgleize to proclaim May as Military Appreciation Month and call on Lieutenant Colonel, Special Forces, Brian G. Mulhern, Civilian Aide to the Secretary of the Army, Bridget Blehm, and other representatives from the military to accept the proclamation
7. [22-375](#) Mayor Delgleize to proclaim National Public Works Week May 15 through 21 and present proclamation to Public Works Director Sean Crumby
8. [22-407](#) Mayor Delgleize to call on Mr. Ernie Junious and Pastor Brian K. Gatlin, husband and son respectively, of the late Barbara Junious, to present a commendation in honor of her legacy and the lasting impact she had on the Huntington Beach community

**ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS (Received After Agenda Distribution)**

**PUBLIC COMMENTS (3 Minute Time Limit) -** At approximately 6:00 PM, individuals wishing to provide a comment on agendized or non-agendized items may do so either in person by filling out a Request to Speak form delivered to the City Clerk, via computer through Zoom Webinar ID 971 5413 0528, or Zoom Webinar by phone by calling (669) 900-6833. Once the Mayor opens Public Comments, in-person participants will be called to speak first. Zoom Webinar participants wishing to speak will be provided a 15-minute window to select the "Raise Hand" feature in the Webinar Controls section. Attendees entering the Webinar and requesting to speak by phone can enter \*9 to enable the "Raise Hand" feature, followed by the \*6 prompt that unmutes their handheld device microphone. Individuals will be prompted to speak when the Clerk announces their name or the last three digits of their phone number. After a virtual speaker concludes their comment, their microphone will be muted but they may remain in Webinar attendance for the duration of the

meeting. All speakers are encouraged, but not required to identify themselves by name. Each speaker may have up to 3 minutes unless the volume of speakers warrants reducing the time allowance.

While the City Council welcomes public involvement and free speech, it rejects comments from anyone that are discriminatory, defamatory or otherwise not protected speech. Those comments will not inform nor be considered by the City Council and may be cause for the Mayor to interrupt the public speaker. Such public comments will not be consented to or otherwise adopted by the City Council in its discussions and findings for any matter tonight.

**COUNCIL COMMITTEE - APPOINTMENTS - LIAISON REPORTS, AB 1234 REPORTING, AND OPENNESS IN NEGOTIATIONS DISCLOSURES**

9. [22-428](#) **Re-appointment of Huntington Beach representative to the Orange County Power Authority (OCPA), and update of the 2022 Council Liaison List**

**Recommended Action:**

Re-appoint a Huntington Beach representative to the Orange County Power Authority (OCPA), and update the 2022 Council Liaison List that includes appointments to citizen boards, commissions, committees, and task forces for calendar year 2022.

**CITY MANAGER'S REPORT**

**CONSENT CALENDAR**

10. [22-402](#) **Approve and Adopt Minutes**

**Recommended Action:**

Approve and adopt the City Council/Public Financing Authority regular, and Housing Authority special meeting minutes dated May 3, 2022.

11. [22-392](#) **Approve one or more appointments to the Design Review Board as recommended by City Council Liaisons Erik Peterson and Dan Kalmick**

**Recommended Action:**

A) Approve the appointment of Matthew Fertal as an At-Large member of the DRB through May 17, 2026, the end of the term for the current vacancy; and/or,

B) Approve the appointment of Lilli Cutler as an At-Large member of the DRB through May 17, 2026, the end of the term for the current vacancy.

12. [22-004](#) **Reaffirm adoption of Resolution No. 2021-62 finding a proclaimed state of emergency continues to impact the ability to meet safely in**

**person, and allows meetings of the City Council and all City boards, commissions and committees to be conducted remotely as needed in compliance with new Brown Act provisions identified in Assembly Bill 361**

**Recommended Action:**

Reaffirm Resolution No. 2021-62, "A Resolution of the City Council of the City of Huntington Beach, California, finding that the proclaimed state of emergency continues to impact the ability to meet safely in person."

13. [22-397](#) **Adopt Resolution No. 2022-27 authorizing an application for funds for the Environmental Cleanup, Tier 1 Grant Program under the Orange County Transportation Authority (OCTA) Environmental Cleanup Program**

**Recommended Action:**

Adopt Resolution No. 2022-27, "A Resolution of the City Council of the City of Huntington Beach Authorizing an Application for Funds for the Environmental Cleanup, Tier 1 Grant Program Under Orange County Local Transportation Ordinance No. 3 for the Huntington Beach Trash Removal Project, Phase 2 - Atlanta Pump Station Retrofit."

14. [22-362](#) **Accept bid and authorize execution of a construction contract with Alfaro Communications Construction, Inc. in the amount of \$148,441.40 for the construction of Fiber Optic Communication to the Oak View community Center, CC-1636, and authorize change orders not to exceed 15 percent**

**Recommended Action:**

A) Accept the lowest responsive and responsible bid submitted by Alfaro Communications Construction, Inc., in the amount of \$148,441.40; and,

B) Authorize the Mayor and City Clerk to execute a construction contract in a form approved by the City Attorney; and,

C) Authorize the Director of Public Works to execute change orders not to exceed a total of 15 percent of the contract costs, or \$22,266.

15. [22-423](#) **Approve and accept the public improvements, release the securities for, and accept a guarantee and warranty bond for the Windbourne/Franklin Project (Tract 18147)**

**Recommended Action:**

A) Accept the improvements constructed and dedicated for public use with Tract 18147, and instruct the City Clerk to record the Notice of Acceptance of Public Improvements (Attachment 2) with the Orange County Recorder; and,

B) Accept Guarantee and Warranty Bond No. PB03010405878-M (Attachment 3); the security furnished for guarantee and warranty of public improvements, and instruct the City Clerk to file a bond with the City Treasurer; and,

C) Instruct the City Clerk to notify the developer, TRI Point Homes, Inc., of this action, and the City Treasurer to notify the Surety, the Philadelphia Indemnity Insurance Company, of this action.

16. [22-268](#) **Approve and authorize execution of an Affordable Housing Loan Agreement between the Housing Authority, American Family Housing, and National Core for the Homekey HB Oasis Project located at 17251 Beach Boulevard and authorize the City Manager to enter into a future funding agreement between the City and the County of Orange for homelessness prevention supportive services; adopt City Council Resolution No. 2022-20 and Housing Authority Resolution No. 07**

**Recommended Action:**

A) Find the Homekey Project exempt from CEQA pursuant to Public Resources Code Section 21080.50 and Health and Safety Code Sections 50675.1.3 and Section 50675.1.4, and direct staff to file a Notice of Exemption; and,

B) Adopt City Council Resolution No. 2022-20 (Attachment 2), "A Resolution of the City Council of the City of Huntington Beach Approving Actions related to the Use of \$4.21 Million in Low and Moderate Income Housing Asset and HOME-ARP Funding for the Homekey Motel Conversion Project located at 17251 Beach Boulevard; Finding the Homekey Project Exempt from California Environmental Quality Act Finding per Section 21080.50 and directing Staff to File a Notice of Exemption; and Authorize the City Manager to Negotiate, Execute and Implement a Future Funding Agreement as necessary related to the \$1.81 Million in HOME-ARP Funds"; and,

C) Adopt Authority Resolution No. 7 (Attachment 4), "A Resolution of the Huntington Beach Housing Authority Approving an Affordable Housing Agreement with American Family Housing and National Community Renaissance of California for \$2.4 Million in Low and Moderate Income Housing Asset Funds for the Homekey Motel Conversion Project located at 17251 Beach Boulevard and Authorize the Executive Director to take Necessary Actions to Execute and Implement the Agreement"; and,

D) Appropriate \$2.4 million in the Low and Moderate Income Housing Fund (Fund 352) for the Homekey Conversion Project and appropriate \$1.81 million in HOME ARP Funds to go toward the fifth year supportive services costs as needed.

17. [22-217](#) **Approve and authorize execution of a Memorandum of Understanding (MOU) between the City of Huntington Beach and the**

**Huntington Beach Central Park Conservancy, Inc. (HBCPC)**

**Recommended Action:**

Approve and authorize the Mayor and City Clerk to execute the “Memorandum of Understanding Between the City of Huntington Beach and the Huntington Beach Central Park Conservancy, Inc.”

18. [22-367](#) **Approve and authorize execution of Amendment No. 2 to Professional Service Contract between the City of Huntington Beach and CSG Consultants, Inc. for professional building inspection services**

**Recommended Action:**

Approve and authorize the Mayor and City Clerk to execute “Amendment No. 2 to Agreement Between the City of Huntington Beach and CSG Consultants, Inc. for Counter Service and Field Inspections of Construction Projects.”

19. [22-393](#) **Approve and authorize execution of Amendment No. 2 to Agreement with Tripepi Smith and Associates extending the existing three-year agreement for an additional year for Cablecasting Services for City Council and Planning Commission Meetings**

**Recommended Action:**

Approve and authorize the Mayor and City Clerk to execute, “Amendment No. 2 to Agreement Between the City of Huntington Beach and Tripepi Smith and Associates for City Council and Planning Commission Meeting Cablecasting Services.”

20. [22-410](#) **Approve and authorize a month-to-month rental agreement with Phan Property Management to continue leasing the Oak View Police Substation on 17477 Beach Boulevard**

**Recommended Action:**

Approve and authorize the Mayor and City Clerk to execute the month-to-month “Vista Beach & Slater Centre” lease agreement with Phan Property Management for the continued lease of 17477 Beach Blvd.

21. [22-403](#) **Adopt Uncodified Police Equipment Use Policy Ordinance No. 4255 consistent with Assembly Bill No. 481 and making a Finding of Exemption under CEQA  
Approved for introduction May 3, 2022 - Vote: 7-0**

**Recommended Action:**

Adopt Uncodified Police Equipment Use Policy Ordinance 4255, “An Ordinance of the City Council of the City of Huntington Beach Adopting a Military Equipment Use Policy Consistent With Assembly Bill No. 481, and Making a Finding of Exemption Under

CEQA.”

## PUBLIC HEARING

Individuals wishing to provide a comment on an item scheduled for Public Hearing may do so either in person by filling out a Request to Speak form delivered to the City Clerk, via computer through Zoom Webinar ID 971 5413 0528, or Zoom Webinar by phone by calling (669) 900-6833. Once the Mayor opens Public Comments, in-person participants will be called to speak first. Zoom Webinar participants wishing to speak will be provided a 15-minute window to select the “Raise Hand” feature in the Webinar Controls section. Attendees entering the Webinar and requesting to speak by phone can enter \*9 to enable the “Raise Hand” feature, followed by the \*6 prompt that unmutes their handheld device microphone. Individuals will be prompted to speak when the Clerk announces their name or the last three digits of their phone number. After a virtual speaker concludes their comment, their microphone will be muted but they may remain in Webinar attendance for the duration of the meeting. All speakers are encouraged, but not required to identify themselves by name. Each speaker may have up to 3 minutes unless the volume of speakers warrants reducing the time allowance.

22. [22-361](#) **Approve for introduction Ordinance No. 4252 approving Zoning Text Amendment No. 22-001 amending development standards for minor accessory structures**

### Recommended Action:

A) Find that Zoning Text Amendment No. 22-001 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines, because there is no potential for the amendment to the Huntington Beach Zoning and Subdivision Ordinance to have a significant effect on the environment; and,

B) Approve Zoning Text Amendment No. 22-001 with findings (Attachment No. 1) by approving introduction of City Council Ordinance No. 4252, “An Ordinance of the City Council of the City of Huntington Beach Amending Chapter 203 and Chapter 230 of the Huntington Beach Zoning and Subdivision Ordinance Relating to Minor Accessory Structures (Zoning Text Amendment No. 22-001)” (Attachment No. 2).

23. [22-396](#) **Approve Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 (Ellis Avenue Condos)**

### Recommended Action:

A) Find the proposed project exempt from the California Environmental Quality Act pursuant to Section 15182 of the CEQA Guidelines and Government Code 65457; and,

B) Approve Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 with findings and conditions of approval (Attachment No. 1).

## ADMINISTRATIVE ITEMS



24. [22-417](#) **Introduction of the Proposed Memorandum of Understanding (MOU) Between the Surf City Lifeguard Employees' Association (SCLEA) and the City of Huntington Beach for June 11, 2022, through June 30, 2025**

**Recommended Action:**

Approve the introduction of the proposed Memorandum of Understanding between the Surf City Lifeguard Employees' Association and the City of Huntington Beach for June 11, 2022, through June 30, 2025.

**COUNCILMEMBER ITEMS**

25. [22-434](#) **Submitted by Councilmembers Bolton and Moser - Direct staff to perform a comprehensive update of the Coyote Management Plan**

**Recommended Action:**

Direct staff to identify operational enhancements to the City's Coyote Management Plan, as described, and provide a status report of same within 30 days.

- \*26. [22-447](#) **Submitted by Councilmembers Kalmick and Posey - Formation of Charter Review Ballot Measure Ad Hoc Committee**

**Recommended Action:**

Form an ad hoc committee to review Charter Review Commission work product and make a recommendation to the full Council on what ballot items should be presented to the voters and how those items will be packaged together. This committee should also be tasked with coordinating the creation of arguments for the charter amendment ballot measures.

**COUNCILMEMBER COMMENTS (Not Agendized)**

**ADJOURNMENT**

The next regularly scheduled meeting of the Huntington Beach City Council/Public Financing Authority is Tuesday, June 7, 2022, at 4:00 PM in the Civic Center Council Chambers, 2000 Main Street, Huntington Beach, California.

**INTERNET ACCESS TO CITY COUNCIL/PUBLIC FINANCING AUTHORITY AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO CITY COUNCIL MEETINGS AT**

<http://www.huntingtonbeachca.gov>