Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Jennifer Lampman
City Administrator

Christian L. Bettenhausen
City Attorney

Placentia City Council
Placentia City Council as Successor to the Placentia Redevelopment Agency
Placentia Industrial Commercial Development Authority
Placentia Public Financing Authority

AGENDA
December 16, 2025

Council Chambers
401 E Chapman Ave.
Placentia, CA 92870

Phone: (714) 993-8117
Email: administration@placentia.org
www.placentia.org

KEVIN KIRWIN
Mayor
District 2

CHAD P. WANKE
Mayor Pro Tem
District 4

THOMAS HUMMER
Councilmember
District 1

WARD L. SMITH
Councilmember
District 5

JEREMY B. YAMAGUCHI
Councilmember
District 3

Mission Statement

The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.

Vision Statement

The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at www.placentia.org, and at Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

Procedures for Addressing the Council/Board Members

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the **"Oral Communications"** portion of the agenda should fill out a **"Speaker Request Form"** and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a **"Speaker Request Form"** and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Closed Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Closed Sessions, Closed Sessions are not open to the public.

PLACENTIA CITY COUNCIL REGULAR
MEETING AGENDA - CLOSED SESSION
December 16, 2025
6:00 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER:

ROLL CALL:
Councilmember/ Board Member Hummer
Councilmember/ Board Member Smith
Councilmember/ Board Member Yamaguchi
Mayor Pro Tem/ Board Vice Chair Wanke
Mayor/ Board Chair Kirwin

ORAL COMMUNICATIONS:
At this time the public may address the City Council and Boards of Directors concerning any items on the Closed Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors. The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

CLOSED SESSION PROCEEDINGS:
The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

1. Pursuant to Government Code Section § 54956.9(d)(2)
   CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - (2 Cases)

RECESS: The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

PLACENTIA CITY COUNCIL REGULAR MEETING AGENDA
December 16, 2025
7:00 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER:

ROLL CALL:
Councilmember/ Board Member Hummer
Councilmember/ Board Member Smith
Councilmember/ Board Member Yamaguchi
Mayor Pro Tem/ Board Vice Chair Wanke
Mayor/ Board Chair Kirwin

INVOCATION: Chaplain Ken Milhander

PLEDGE OF ALLEGIANCE: Director of Community Services Lydie Gutfeld

PRESENTATIONS: None

CLOSED SESSION REPORT:

CITY ADMINISTRATOR REPORT:

ORAL COMMUNICATIONS:
At this time the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

CITY COUNCIL MEMBER COMMENTS:

1. CONSENT CALENDAR (1.a through 1.e):
All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.

1.a **CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS**

Recommended Action: It is recommended that the City Council:
Approve.

1.b **APPROVAL OF MINUTES**

Recommended Action: It is recommended that the City Council:
Approve minutes of the City Council/Successor Agency/ICDA/PPFA Regular Meetings held on December 17, 2024; March 18, 2025; September 2, 2025; September 16, 2025; October 7, 2025; October 21, 2025; November 4,

2025; November 18, 2025; and December 2, 2025; and the Special Meetings held on March 25, 2025; and September 29, 2025.

1.c **REGISTERS FOR DECEMBER 16, 2025**

Check Register
Fiscal Impact: $1,229,658.71
Electronic Disbursement Register
Fiscal Impact: $4,536,458.85

Recommended Action: It is recommended that the City Council:
Receive and file.

1.d **SECOND READING AND ADOPTION OF ORDINANCE NO. O-2025-12, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 FOR THE DEVELOPMENT OF A FOUR-STORY, 86-ROOM HOTEL AT 450 S. PLACENTIA AVENUE.**

Fiscal Impact:
Revenue: $179,519.14 Development Impact Fees
$127,444.00 Property Sale
$378,304.97 Annual Estimated Transit Occupancy Tax

Recommended Action: It is recommended that the City Council:
Waive full reading, by title only, and adopt Ordinance No. O-2025-12, an Ordinance of the City Council of the City of Placentia, California, approving Disposition and Development Agreement No. DDA 2025-01 with CY Hospitality, LLC, to provide relief from certain development standards related to the development of a four-story, 86-room hotel within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue, Placentia, California (APN 339-442-04).

1.e **ACCEPTANCE OF RESIGNATIONS FROM THE SENIOR ADVISORY COMMITTEE, HERITAGE COMMITTEE AND PLACENTIA COMMUNITY FOUNDATION BOARD OF DIRECTORS**

Fiscal Impact:
There is no fiscal impact on this item.

Recommended Action: It is recommended that the City Council:
1. Accept the resignation of Manpreet Chadha from the Senior Advisory Committee, Molly Kurzbard, Denise May, and David Radlauer from the Placentia Community Foundation, and Carole Nixon and Patti Martin from the Heritage Committee; and
2. Update the City's master Commission/Committee vacancy list to include the vacancy on the Committees indicated above.

2. PUBLIC HEARING: None

3. REGULAR AGENDA: None

4. RECOGNITION OF 2025 MAYOR KEVIN KIRWIN:

4.a OFFICE OF U.S. CONGRESSMAN DEREK TRAN, PRESENTER: CODY MENDOZA, DISTRICT DIRECTOR

4.b OFFICE OF STATE SENATOR STEVEN CHOI; PRESENTER: YUN CHOI, DISTRICT REPRESENTATIVE

4.c OFFICE OF STATE ASSEMBLYMAN PHILLIP CHEN, PRESENTER: NEWTON VIENGKHOU, FIELD REPRESENTATIVE

4.d ORANGE COUNTY SUPERVISOR, 4TH DISTRICT, DOUG CHAFFEE

4.e CITY OF PLACENTIA, MAYOR PRO TEM WANKE AND CITY ADMINISTRATOR LAMPMAN

4.f COMMENTS FROM OUTGOING MAYOR KEVIN KIRWIN

5. REORGANIZATION OF THE CITY COUNCIL:

5.a CITY CLERK CALLS FOR THE SELECTION OF MAYOR OF THE CITY OF PLACENTIA

5.b CEREMONIAL OATH ADMINISTERED TO NEW MAYOR

5.c COMMENTS FROM NEW MAYOR

5.d NEW MAYOR CALLS FOR THE SELECTION OF MAYOR PRO TEM OF THE CITY OF PLACENTIA

CITY COUNCIL MEMBERS REQUESTS:
Council Members may make requests or ask questions of Staff. If a Council Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

ADJOURNMENT
The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, January 13, 2026, at 7:00 p.m.

CERTIFICATION OF POSTING
I, Brooke Lovell, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the December 16, 2025, meetings of

the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on December 11, 2025.

_____

Brooke Lovell
Deputy City Clerk

Agenda Item No: 1.b

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: December 16, 2025

Submitted by: Brooke Lovell

From: City Clerk

Subject:
APPROVAL OF MINUTES

Recommendation:
Recommended Action: It is recommended that the City Council:
Approve minutes of the City Council/Successor Agency/ICDA/PPFA Regular Meetings held on December 17, 2024; March 18, 2025; September 2, 2025; September 16, 2025; October 7, 2025; October 21, 2025; November 4, 2025; November 18, 2025; and December 2, 2025; and the Special Meetings held on March 25, 2025; and September 29, 2025.

Attachments
12.17.24 CC Regular Minutes.pdf
03.18.25 CC Regular Minutes.pdf
09.02.25 CC Regular Minutes.pdf
09.16.25 CC Regular Minutes.pdf
10.07.25 CC Regular Minutes.pdf
10.21.25 CC Regular Minutes.pdf
11.04.25 CC Regular Minutes.pdf
11.18.25 CC Regular Minutes.pdf
12.02.25 CC Regular Minutes.pdf
03.25.25 CC Special Minutes.pdf
09.29.25 CC Special Minutes.pdf

Placentia City Council Regular Meeting
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency , Placentia Industrial Commercial Development Authority , Placentia Public Financing Authority

MINUTES
December 17, 2024
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 5:30 PM

CALL TO ORDER: Mayor Yamaguchi called the meeting to order at 5:30 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Shader, Smith, Wanke, Kirwin, Yamaguchi
ABSENT: None

ORAL COMMUNICATIONS:
City Clerk McKinnell stated that the City Clerk's Office had received no public comment for the Closed Session.

CLOSED SESSION PROCEEDINGS:
City Clerk McKinnell announced the Closed Session items.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54957
   PUBLIC EMPLOYEE APPOINTMENT/RECRUITMENT
   Title: City Administrator

2. Pursuant to Government Code Section 54956.9(d)(2)
   CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
   (1 case)

3. Pursuant to Government Code Section 54956.8
   CONFERENCE WITH REAL PROPERTY NEGOTIATOR
   Property: 207-209 W. Crowther Avenue
   Agency Negotiator: Rosanna Ramirez, Acting City Administrator
   Negotiating Parties: USA Properties
   Under Negotiations: Price and Terms of Payment

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M

CALL TO ORDER: Mayor Yamaguchi called the meeting to order at 7:00 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Shader, Smith, Wanke, Kirwin, Yamaguchi
ABSENT: None

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; Acting City Administrator Rosanna Ramirez; Deputy Director of Administrative Services Jeannette Ortega; Director of Finance Jennifer Lampman; Director of

Human Resources Alice Burnett; Director of Community Services Lydie Gutfeld, Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Development Services Joe Lambert; City Treasurer Kevin Larson; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman.

INVOCATION: Chaplain Kenneth Milhander

PLEDGE OF ALLEGIANCE: Mayor Yamaguchi

PRESENTATION:

A. Presentation of Plaque honoring Police Lieutenant Scott Millsap for 31 Years of Service to the City of Placentia

Presenters: Mayor Yamaguchi and City Council
Recipient: Police Lieutenant Scott Millsap

Police Chief Butts presented a plaque to Lieutenant Scott Millsap in recognition of 31 years of service to the City of Placentia Police Department and expressed appreciation for his contributions.

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session items. There was no reportable action.

CITY ADMINISTRATOR REPORT:
Acting City Administrator Ramirez announced an employee promotion for Gabriel Gabany-Guerrero to the position of Deputy Director of Public Works.

ORAL COMMUNICATIONS:
Julie Suchard expressed concerns regarding the City Treasurer's statement about meals and airline tickets purchased on City credit cards, alleged misappropriation of funds and misconduct, and requested access to the investigation report.

John Beltran expressed concerns about curb and street conditions in Ponderosa South and requested City Council repair the road conditions.

Scott King expressed concerns regarding the allegations and investigation report involving the former City Administrator, and requested that the City Council prioritize street and road repairs before approving new projects.

Kevin Larson expressed his personal opinion that there was no evidence of improper spending by former City Administrator Damien Arrula and questioned the need and expense of a forensic audit.

CITY COUNCIL MEMBER COMMENTS:
Councilmember Shader thanked her family and friends for their support and reflected on her eight years of service on the City Council.

Councilmember Smith reported attending the Southern California Association of Governments (SCAG) Transportation Committee meeting.

Councilmember Wanke reported attending meetings of the Orange County Sanitation District Board, Administration Committee, Association of California Cities, and the California Water Agencies conference in Palm Springs.

Mayor Yamaguchi thanked the community, Community Services Department, Santa Fe Merchants Chamber, and nonprofits for the successful Tamale Festival and Civic Center Tree Lighting events. He addressed

concerns regarding City Treasurer Kevin Larson's conduct, cautioned against potential Brown Act violations, and suggested further review may be warranted.

1. CONSENT CALENDAR (1.a through 1.e):
Motion by Wanke, seconded by Smith, and carried a 5-0 vote, to approve the Consent Calendar, as recommended.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
Approve.
(Approved 5-0, as recommended)

1.b MINUTES CITY COUNCIL/SUCCESSOR/ICDA/PPFA REGULAR MEETING OF SEPTEMBER 3, 2024
Recommended Action: It is recommended that the City Council:
Approve.
(Approved 5-0, as recommended)

1.c CITY FISCAL YEAR 2024-25 REGISTERS FOR DECEMBER 17, 2024
Check Register
Fiscal Impact: $ 1,321,065.44
Electronic Disbursement Register
Fiscal Impact: $ 1,451,285.56
Recommended Action: It is recommended that the City Council:
Receive and file.
(Approved 5-0, as recommended)

1.d APPROVAL OF THE DESIGN CONCEPT PLAN FOR PLAYGROUND RENOVATIONS AT MCFADDEN PARK AND APPROVAL OF PUBLIC WORKS AGREEMENT WITH PLAYCORE D.B.A. GAMETIME FOR THE PURCHASE AND INSTALLATION OF THE PLAYGROUND EQUIPMENT, CIP PROJECTS NO. 7210 AND 7504
Fiscal Impact:

Expense:	$510,000.00	Total Cost
	$497,999.05	Contract Amount
	$ 12,000.95	Contract Contingency Amount
Available Budget:		
	$510,000.00	FY 2024-25 CIP Budget
	$500,000.00	County of Orange SLFRF Funding
	$ 10,000.00	Park & Rec Impact Fee (637504-6760)

Recommended Action: It is recommended that the City Council:
1. Provide Staff with input to incorporate into the design plan for the renovation of the McFadden Park Playground Renovation Project; and
2. Approve the design concept plan for the McFadden Park Playground Renovation Project; and
3. Approve the purchase of the McFadden Park playground equipment utilizing the budgeted CIP funding in Fiscal Year 2024-2025 for projects 7210 and 7504; and
4. Award a Public Works Agreement to PlayCore d.b.a. GameTime for the McFadden Park playground equipment renovation project in the amount of $497,999.05; and
5. Authorize the City Administrator to approve contract change orders up to a total of $12,000.95 or a not-to-exceed total contract amount of $510,000; and
6. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.e RESOLUTION APPOINTING AN INTERIM CITY ADMINISTRATOR AND APPROVING THE RETIRED ANNUITANT EMPLOYMENT AGREEMENT WITH THE CITY

Fiscal Impact:

The City Administrator is a regularly allocated position within the City's budget. The costs associated with an Interim City Administrator can be covered in the current year's FY 2024-25 budget.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution R-2024-86, approving the appointment of an Interim City Administrator; and
2. Approve the Retired Annuitant Employment Agreement.

(Approved 5-0, as recommended)

City Attorney Bettenhausen announced Thomas R. Hatch will become the Interim City Administrator for Placentia starting January 6, 2025. Mr. Hatch is a retired annuitant and will serve temporarily while the City begins the process of recruiting a permanent city administrator. This transition was formally approved as part of the meeting's agenda.

2. PUBLIC HEARINGS: None

RECOGNITIONS:

I. RECOGNITION OUTGOING COUNCILMEMBER RHONDA SHADER

a. Office of U.S. Congresswoman Michelle Steel, California's 45th District

Presenter: Zechariah Jauregui, District Representative

Zechariah Jauregui, District Representative, presented a Certificate of Recognition to Councilmember Shader and acknowledged her leadership and advocacy for the City at the local and congressional levels.

b. Office of State Assemblyman Phillip Chen, 55th District

Presenter: Newton Viengkhou, Field Representative

Newton Viengkhou, Field Representative, presented a Certificate of Recognition to Councilmember Shader and recognized her leadership and contributions to the City. He also commended the City's Fire Department for its top-ranked response time in Orange County.

c. Office of Orange County Supervisor Doug Chaffee, Orange County 4th District

Presenters: Emma Fisher, Policy Advisor and Communications Director and Al Jabber, Chief of Staff

Emma Fisher, Policy Advisor, and Al Jabber, Chief of Staff, presented Certificates of Recognition to Councilmember Shader and expressed appreciation for her leadership and years of public service.

d. City of Placentia

Presenters: Mayor Yamaguchi and City Council Members

Mayor Yamaguchi and City Council Members presented a plaque and Certificate of Recognition to Councilmember Shader in honor of her service on the City Council from December 2020 to December 2024.

e. Comments from Outgoing Councilmember Rhonda Shader

Councilmember Shader reflected on her eight years of service, highlighting the City's progress from financial and infrastructure challenges to growth and stability. She expressed pride in the City's achievements and thanked the City Council, Staff, and community for their support.

II. RECOGNITION OF 2024 MAYOR JEREMY B. YAMAGUCHI

a. Office of U.S. Congresswoman Michelle Steel, California's 45th District

Presenter: Zechariah Jauregui, District Representative

Zechariah Jauregui, District Representative, presented a Certificate of Recognition to Mayor Yamaguchi and commended his project preparation, attention to detail, and leadership. He also recognized Mayor Yamaguchi's efforts to inspire civic engagement among youth in Orange County.

b. Office of State Assemblyman Phillip Chen, 55th District

Presenter: Newton Viengkhou, Field Representative

Newton Viengkhou, Field Representative, presented a Certificate of Recognition to Mayor Yamaguchi and acknowledged his contributions to the City, highlighting growth, new businesses, and community traditions.

c. Office of Orange County Supervisor Doug Chaffee, Orange County 4th District

Presenters: Emma Fisher, Policy Advisor and Communications Director and Al Jabber, Chief of Staff

Emma Fisher, Policy Advisor, and Al Jabber, Chief of Staff, presented Certificates of Recognition to Mayor Yamaguchi and expressed appreciation for his leadership and continued involvement in City matters.

d. City of Placentia

Presenters: Mayor Pro Tem Kirwin and City Council Members

Mayor Pro Tem Kirwin and City Council Members presented a gift of appreciation and a Certificate of Recognition to Mayor Yamaguchi in recognition of his service as Mayor from December 2023 to December 2024.

e. Comments from Outgoing Mayor Jeremy Yamaguchi

Mayor Yamaguchi reflected on his term, thanked his family and friends for their support, and expressed gratitude to City Council and Staff for their collaboration throughout the year.

3. REGULAR AGENDA:

3.a CERTIFICATION OF THE CANVASS OF THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION RESULTS

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Receive and file the Certificate of Registrar of Voters to Result of the Canvass of the General Election Returns; and
2. Adopt Resolution No. R-2024-87, a Resolution of the City Council of the City of Placentia, California, reciting the fact of the General Municipal Election held on Tuesday, November 5, 2024, declaring the result and such other matters as provided by law.

(Approved 5-0, as recommended)

City Clerk McKinnell read the certified election results into the record. The following were elected: Kevin Larson, City Treasurer; Thomas Hummer, District 1; Jeremy B. Yamaguchi, District 3; Ward L. Smith, District 5.

Motion by Wanke, seconded by Shader, and carried a 5-0 vote, to receive and file the Certificate of Registrar of Voters to Result of the Canvass of the General Election Returns and to approve Resolution No. R-2024-87.

OATHS OF OFFICE AND PRESENTATION OF CERTIFICATES OF ELECTION:

Oaths administered by City Clerk McKinnell:

a. Kevin A. Larson, City Treasurer
b. Thomas Hummer, Councilmember, District 1

c. Jeremy B. Yamaguchi, Councilmember, District 3
d. Ward L. Smith, Councilmember, District 5

Mayor Yamaguchi welcomed Councilmember Hummer. City Clerk McKinnell congratulated the re-elected and newly elected officials.

REORGANIZATION OF THE CITY COUNCIL:

I. Selection Of Mayor

City Clerk McKinnell opened nominations for the position of Mayor of the City of Placentia for the term of December 17, 2024, through December 9, 2025. Councilmember Wanke nominated Mayor Pro Tem Kevin Kirwin. There were no further nominations.

Motion by Wanke, seconded by Yamaguchi, to close the nominations. City Clerk McKinnell declared the nominations closed, and pursuant to a unanimous roll call vote, Mayor Pro Tem Kevin Kirwin was elected to serve as Mayor of the City of Placentia for the term of December 17, 2024, through December 9, 2025.

Mayor Kirwin thanked the City Council, attendees, and community, reflecting on his lifelong connection to Placentia and its unique, close-knit character. He emphasized preserving the City's character while focusing on core services such as safe streets, clean parks, and responsible budgeting. Acknowledging the City's financial limitations, he emphasized the need to maintain existing infrastructure before pursuing new projects. He encouraged public participation, noted the value of collaboration, and introduced his theme for the year, "Back to Basics," committing to accessible, thoughtful, and down-to-earth leadership.

City Clerk McKinnell administered the Oath of Office to Mayor Kirwin.

II. Selection of Mayor Pro Tem

Mayor Kirwin then called for nominations for the position of Mayor Pro Tem of the City of Placentia for the term of December 17, 2024, through December 9, 2025. He nominated Councilmember Wanke. There were no further nominations.

Motion by Kirwin, seconded by Yamaguchi, to close the nominations. City Clerk McKinnell declared the nominations closed, and pursuant to a unanimous roll call vote, Councilmember Wanke was selected to serve as Mayor Pro Tem of the City of Placentia or the term of December 17, 2024, through December 9, 2025.

COMMENTS BY RE-ELECTED AND NEWLY ELECTED OFFICIALS:

City Treasurer Larson thanked the citizens of Placentia for electing him for another term as City Treasurer. He reflected on his ten years of service. He acknowledged the Finance Staff, including Director Jennifer Lampman, and former City Administrator Damien Arrula. He noted that the City generated over $3 million in investment returns during his tenure and expressed appreciation to the City Council and community for their continued trust.

Councilmember Hummer thanked his supporters, wife, and family, and expressed his commitment to continue the initiatives and work established by outgoing Councilmember Rhonda Shader.

Councilmember Yamaguchi wished everyone a happy and safe holiday season, welcomed new Councilmember Thomas Hummer to the team, and expressed his anticipation for continued collaboration and new developments in the coming year.

Councilmember Smith reflected on his 47 years of service to the City in various roles and announced that this would be his third and final term on the City Council. He thanked Councilmember Yamaguchi for his leadership as both Mayor Pro Tem and Mayor, welcomed new Councilmember Tom Hummer, and expressed appreciation for the hard work of City Staff and the engagement of the community. He concluded by congratulating his colleagues and wishing everyone a happy holiday season and a strong start to the new year.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:
The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:55 p.m. to a regular City Council meeting on Tuesday, January 14, 2025, at 5:30 p.m.

_____
Jeremy Yamaguchi, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council Regular Meeting
Placentia City Council Acting as Successor Agency to the Placentia Redevelopment Agency, Placentia Industrial Commercial Development Authority, Placentia Public Financing Authority

MINUTES
MARCH 18, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 5:30 PM

CALL TO ORDER: Mayor Kirwin called the meeting to order at 5:30 p.m.

ROLL CALL: PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT: None

ORAL COMMUNICATIONS:
Interim Deputy City Clerk Albitre-Seely stated the City Clerk's Office received no public comment for Closed Session.

CLOSED SESSION PROCEEDINGS:
Interim Deputy City Clerk Albitre-Seely announced the Closed Session matters and cases.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR
   Agency Designated Representatives: Thomas Hatch, Interim City Administrator
   Alice Burnett, Director of Human Resources
   Employee Organizations: Placentia City Employees Association (PCEA)
   Placentia Firefighters Association (PFA)
   Placentia Fire Management Association (PFMA)
   Placentia Police Management Association (PPMA)
   Placentia Police Officers Association (PPOA)
   Unrepresented Employees

2. Pursuant to Government Code Section 54956.9(d)(2)
   CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   (1 case)

3. Pursuant to Government Code Section 54957(b)(1):
   PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Title: Interim City Administrator

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M

CALL TO ORDER: Mayor Kirwin called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT: None

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; Interim City Administrator Thomas Hatch; Deputy City Administrator Rosanna Ramirez; Director of Community Services Lydie Gutfeld; Director of Development Services Joe Lambert; Director of Finance Jennifer Lampman; Director of Human Resources Alice Burnett; Director of Public Works Chris Tanio; Fire Chief Jason Dobine; Police Chief Brad Butts; Deputy Director of Administrative Services Jeannette Ortega; Interim Deputy City Clerk Nancy Albitre-Seely

INVOCATION: Chaplain Charles Frost

PLEDGE OF ALLEGIANCE: Troop 1740 Scout, Virgil Johnson

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session items. There was no reportable action.

PRESENTATIONS: None

CITY ADMINISTRATOR REPORT: Interim City Administrator Hatch introduced new City employee Alejandro Bravo, Building Inspector, and invited Director of Public Works Chris Tanio to provide an update on the Golden Avenue Bridge project.

Director Tanio provided a verbal update on the Golden Avenue Bridge project.

ORAL COMMUNICATIONS:
John Beltran expressed appreciation for City Council's service and recent infrastructure updates and requested reallocation of approximately $7.5 million in Capital Improvement Projects toward repaving the Ponderosa South neighborhood by year-end.

Kenny Binnings supported completing the Old Town Placentia streetscape project, highlighting its importance in generating tax revenue, attracting Opportunity Zone investment, and promoting long-term economic growth.

Dennis Blake supported completing the streetscape project, citing decades of involvement, recent revitalization progress, and the long-term tax benefits of continued investment.

Dr. Tommy Iwashita requested zoning flexibility to allow a sports-focused chiropractic practice in a manufacturing zone, citing space needs, economic benefits, and a desire to serve the Placentia community.

Anjali Tapadia supported for the Chapman Corridor Revitalization Plan, emphasizing its community-building benefits, economic potential, and the importance of fully executing the vision.

Sam Hanna supported the Chapman Corridor Revitalization Plan, requested zoning flexibility through an overlay zone rather than mixed use, citing challenges with parcel size, commercial viability, and development limitations over the past four years.

Trudi Des Roches, Director at Yorba Linda Water District, provided updates on three projects affecting Placentia residents, including coordination on the Golden Avenue project, ongoing water line replacements to improve fire flow on several residential streets, and an upcoming project to enhance fire flow at Mabel Paine and Charles Wagner schools.

William Stanton expressed concern about delays to the Bradford project and permitting inefficiencies affecting his business, Tony's Deli.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith reported his attendance at the Placentia Library District joint-use meeting and a Southern California Association of Governments (SCAG) meeting as part of the Orange County Council of Governments (OCCOG) Transportation Committee. He provided updates on Metrolink coordination for the Old Town station project. He also highlighted his role on the Centennial Steering Committee and encouraged public participation. He reminded residents that commission and committee applications are open, with interviews scheduled for March 25, 2025.

Councilmember Hummer reported his attendance on the Historical Committee, which is preparing for the City's 2026 Centennial and encouraged residents to engage with the City's history. He announced the Police Department's "You Are Not Alone"(Y.A.N.A.) program, which provides regular check-ins for seniors through the Police Department's Volunteers in Police Services (VIPS).

Councilmember Yamaguchi announced the City's summer volunteer program for students ages 13–16, which offers opportunities to earn service hours through Community Services programs, stated applications are due by May 8, 2025, and are available online or at City Hall.

Mayor Pro Tem Wanke reported attending the following, the Orange County Sanitation District (OC San), the Orange County Power Authority, a Placentia Executive Team meeting and the State of the County Address event. He met with Fullerton Councilmember Shana Charles to discuss regional issues and thanked the Yorba Linda Water District and its contractor for their work on a local water line project.

Mayor Kirwin shared his experience hosting third-grade students from local schools for City Hall tours. He mentioned the enthusiasm and curiosity of the students, highlighting a humorous request for a "banana statue." He expressed appreciation for the opportunity to engage with youth and looked forward to future visits.

1. CONSENT CALENDAR (Items 1.a through 1.d):
Motion by Wanke, seconded by Yamaguchi, and carried a 5-0 vote, to approve the Consent Calendar, as recommended.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS
Recommended Action: It is recommended that the City Council:
Approve
(Approved 5-0, as recommended)

1.b CITY FISCAL YEAR 2024-25 REGISTERS FOR MARCH 18, 2025
Check Register
Fiscal Impact: $1,842,321.07
Electronic Disbursement Register
Fiscal Impact: $3,082,189.63
Recommended Action: It is recommended that the City Council:
Receive and file
(Approved 5-0, as recommended)

1.c APPROVAL OF FINAL PARCEL MAP NO. 2022-125 PERTAINING TO THE SUBDIVISION OF AN +/- 0.48 ACRE LOT INTO THREE PARCELS, AT 406 NORTH NEVIN LANE WITHIN SP-7 (SPECIFIC PLAN 7)
Fiscal Impact:
Approximately $23,646 of Total Development Impact Fee Revenue prior to Construction of three (3) New Single-Family Residences.
Recommended Action: It is recommended that the City Council:
1. Approve Final Parcel Map No. 2022-125, subject to final review and approval by the County Surveyor; and
2. Authorize the City Clerk to sign Final Parcel Map No. 2022-125.

(Approved 5-0, as recommended)

1.d 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT

Fiscal Impact: None.

Recommended Action: It is recommended that the City Council:

Receive and file the 2024 Housing Element Annual Progress Report.

(Approved 5-0, as recommended)

2. PUBLIC HEARINGS (2.a through 2.b):

2.a PUBLIC HEARING AND CONSIDERATION OF PROPOSED PROGRAMS AND ACTIVITIES TO BE SUBMITTED TO THE COUNTY OF ORANGE FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR FISCAL YEAR 2025-26

Fiscal Impact:

Community Development Block Grant (CDBG) funds in the amount of $533,305 are to be received for Fiscal Year 2025-26 to support proposed programs. No impact to the City's General Fund.

Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing to consider proposed programs and activities for the Community Development Block Grant Funding for Fiscal Year 2025-26; and
2. Receive the Staff report, consider all public testimony, ask any questions of Staff; and
3. Close the Public Hearing; and
4. Authorize the Interim City Administrator to submit an application to the County of Orange to receive CDBG Funds to support public service programs, public facilities improvements, housing rehabilitation needs, and administrative expenses for Fiscal Year 2025-26; and
5. Authorize the Interim City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

Mayor Kirwin opened the Public Hearing at 7:50 p.m.

Senior Economic Development Analyst Kiana Louie gave a verbal presentation on the item.

Mayor Pro Tem Wanke asked if CDBG funds could be used for road repairs; Staff clarified the funds are restricted to pedestrian-related improvements and not eligible for general street work.

Mayor Kirwin opened public comments.

Interim Deputy City Clerk Albitre-Seely stated the City Clerk's Office received no public comment for the item.

Mayor Kirwin closed the Public Hearing at 7:54 p.m.

Motion by Wanke, seconded by Yamaguchi, and carried a 5-0 vote, to approve Item 2.a., as recommended.

2.b REQUEST FOR CONSIDERATION OF PLANNING COMMISSION'S DENIAL OF ORDINANCE NO. 2025-02 AMENDING SPECIFIC PLAN NO. 5 (SP-5) TO REDUCE THE MINIMUM RESIDENTIAL DENSITY FROM 65 TO 15 DWELLING UNITS PER ACRE ON PARCEL NO. 9

Fiscal Impact: None.

Recommended Action: It is recommended that the City Council:

1. Open Public Hearing, concerning Zoning Code Amendment No. ZCA 2024-01; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and

4. Adopt Ordinance O-2025-02, An Ordinance of the City Council of the City of Placentia, California, finding that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR Section 15061(b)(3) and the City of Placentia Environmental Guidelines, and waive full reading, by title only, and introduce for first reading Ordinance No. O-2025-02, an Ordinance of the City Council of the City of Placentia, approving Zoning Code Amendment No. 2024-01, making findings of approval for amending Placentia Municipal Code Chapter 23.105, Specific Plan 5, revising Section 23.105.050, "Permitted Uses for Parcels 9 and 11", by reducing the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre.

Alternative to Recommendation 4:

A. Modify Draft Ordinance No. O-2025-02, to reflect a lower or higher minimum residential density requirement; or
B. Do not adopt Draft Ordinance No. O-2025-02, which would keep the minimum residential density requirement at 65 dwelling units per acre.

(Approved 3-2, as recommended, Hummer and Smith voted no)

Director of Development Services Joe Lambert gave a verbal presentation on the item.

A discussion ensued on the item.

Mayor Kirwin opened the Public Hearing at 8 p.m.

Mayor Kirwin opened public comments.

Craig Green expressed opposition to the project, citing concerns about lost revenue potential from a hotel use, inadequate parking, and public safety impacts, and supported reducing the number of residential units.

Anjali Tapadia supported the higher-density development, citing benefits such as reduced vehicle dependency, environmental efficiency, and alignment with student housing needs near California State University, Fullerton.

Gilad Ganish, applicant on the item, provided the City Council with a handout on the item.

Sam Hanna inquired what “zero minimum density” meant for Parcel 9 and how it might affect state housing requirements.

Mayor Kirwin closed the Public Hearing at 8:21 p.m.

Motion by Wanke, seconded by Yamaguchi, and carried a 3-2 vote, to approve Item 2.b, adopting Ordinance No. O-2025-02, as recommended, Hummer and Smith voted no.

3. REGULAR AGENDA:

3.a THIRD STUDY SESSION TO REVIEW CHAPMAN CORRIDOR REVITALIZATION PLAN PROGRESS

Fiscal Impact:

No fiscal impacts are associated with this Study Session. Potential significant economic benefit to the local Placentia economy, including jobs, public & private investment, and annual/one-time revenue.

Recommended Action:

1. Receive and file the Staff Report and presentation; and
2. Solicit public comments (if any) regarding the draft Chapman Corridor Revitalization Plan and supporting documentation; and
3. Provide direction to Staff as appropriate regarding the proposed Chapman Corridor Revitalization Plan, Draft Development Standards and associated Streetscape Master Plan.

(Received and filed, direction provided)
Director of Development Services Joe Lambert introduced Suzanne Schwab, consultant from PlaceWorks, who presented the item.

A discussion ensued on land use flexibility, mixed-use feasibility, streetscape enhancements, removal of on-street parking for bike lanes, and preserving sightlines to City landmarks.

Direction was given to Staff to proceed with the draft Plan as recommended, incorporating City Council feedback, finalizing studies, and preparing the Plan for the Planning Commission and City Council adoption without major changes.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:
The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:09 p.m., in memory of Mary Castner, longtime resident of Placentia, Service Club member and wife of Lee Castner, to a regular City Council meeting on Tuesday, April 1, 2025, at 5:30 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council
Placentia City Council acting As Successor Agency To The Placentia Redevelopment Agency, Placentia Industrial Commercial Development Authority , Placentia Public Financing Authority

MINUTES
September 2, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 5:00 PM

CALL TO ORDER: Mayor Kirwin called the meeting to order at 5:01 p.m.

ROLL CALL:

PRESENT:	Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT:	None

ORAL COMMUNICATIONS:
City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Closed Session.

CLOSED SESSION PROCEEDINGS:
City Clerk McKinnell announced the Closed Session matters.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54956.8
   CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property:	1470 S. Placentia Avenue (APN 344-037-01)
Agency Negotiator:	Jennifer Lampman, City Administrator
Negotiating Party:	Lamar Central Outdoors, LLC
Under Negotiations:	Price and Terms of Payment

2. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Jennifer Lampman, City Administrator Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA) Placentia Firefighters Association (PFA) Placentia Fire Management Association (PFMA) Placentia Police Management Association (PPMA) Placentia Police Officers Association (PPOA) Unrepresented Employees

3. Pursuant to Government Code Section 54957(b)(1):
   PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Title: City Administrator

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M

CALL TO ORDER: Mayor Kirwin called the meeting to order at 7:01 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT: None

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Jennifer Lampman; Deputy City Administrator Rosanna Ramirez; Fire Chief Jason Dobine; Director of Development Services Joe Lambert; Director of Public Works Chris Tanio; Deputy Director of Administrative Services Jeannette Ortega; Director of Community Services Lydie Gutfeld; Director of Human Resources Alice Burnett; Operations Captain Brain Perry; Senior Finance Analyst Gavin Houn; City Clerk Robert McKinnell; Interim Deputy City Clerk Nancy Albitre-Seely

INVOCATION: Chaplain Tony Mercado

PLEDGE OF ALLEGIANCE: Frank Guerrero

PRESENTATIONS: None

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session items. There was no reportable action.

CITY ADMINISTRATOR REPORT:
City Administrator Lampman introduced two (2) new City of Placentia employees, Senior Accountant Diana Bains and Community Services Supervisor Michelle Khzouz. Additionally, she acknowledged the recent promotion of Community Services Supervisor Alieen Munoz.

ORAL COMMUNICATIONS:
Fredrick Gruner supported short-term rentals and commented on their benefits for tourists and local businesses.

James Dower supported short-term rentals and emphasized their financial benefits to the City, including revenue generation and improved property values.

Debra Dower supported responsible short-term rental operations and noted their positive impact on local businesses and property values.

Maria Gomez expressed concerns about the transparency of the Chapman Corridor Revitalization Plan and requested improved community outreach.

Meredith Castillo commended the City and City Council for installing a sidewalk along Yorba Linda Boulevard in front of the annual pumpkin patch location.

Bryon Earnest expressed concerns about the noise and nuisance caused by the short-term rental at 620 Nano Avenue.

Craig Green requested the City investigate potential violations at the short-term rental property at 620 Nano Avenue, including advertising for more occupants than allowed by code. He asked the City Council to consider stronger penalties to discourage violations and ensure responsible operations.

Barbara Openshaw expressed concerns about the Chapman Corridor Revitalization Plan and requested the City Council reject the current version and reconsider the proposal.

Richard Salazar expressed concerns about the public engagement process for the Chapman Corridor Revitalization Plan and requested the City Council reconsider the plan, emphasizing the need for more comprehensive community input.

Janet Rivas expressed concerns about a nearby short-term rental property causing noise disturbances and safety issues. She requested the City Council prioritize residents' quality of life before allowing additional short-term rentals.

Noel Andersen mentioned the potential impact of the Chapman Corridor Revitalization Plan on small businesses and requested increased community input.

Pat Evert expressed concerns that the Chapman Corridor Revitalization Plan could worsen traffic due to increased housing density. He requested improvements to the plan with minimal housing expansion.

Suzanne Palazuelos expressed concerns about the Chapman Corridor Revitalization Plan and potential short-term rentals. She requested collaboration with residents and asked for an in-person meeting with Mayor Kirwin, Councilmember Hummer, and Councilmember Smith.

Jana Laborde expressed concerns about the Chapman Corridor Revitalization Plan and requested the removal of her family's properties from the plan and a postponement of the vote.

Priscilla Plascencia expressed concerns about the Chapman Corridor Revitalization Plan and emphasized the importance of community engagement and the value of long-term residents.

Paul Poranza expressed concerns that the Chapman Corridor Revitalization Plan could harm the City's character and displace small, independent businesses.

CITY COUNCIL/BOARD MEMBER COMMENTS:
Councilmember Smith reported his attendance at the Association of California Cities, Orange County Division meeting and Orange County Council of Governments meeting. He promoted the City's CERT Training program on Wednesday nights in September and October beginning September 24, 2025, and encouraged those interested to visit the City's website for more information.

Councilmember Hummer reported his attendance at Tlaquepaque Restaurant's 60th Anniversary in Old Town and No Limits Dance Studio grand opening. He promoted the City's 60th Annual Heritage Festival and Parade on Saturday, October 11, 2025, and encouraged those interested in participating in the parade to visit placentiahertiagefestival.org for signup information.

Councilmember Yamaguchi addressed concerns with the Chapman Corridor Revitalization Plan and short-term rentals. He mentioned the spread of misinformation about potential displacement and emphasized the City Council's intent to improve the community without harming existing residents. Additionally, he reported his attendance at the National Association of County and City Health Officials meeting. Lastly, he reminded everyone to take their time in the mornings and afternoons with the back-to-school traffic.

Mayor Pro Tem Wanke reported his attendance at the Orange County Power Authority meeting, Orange County Mosquito and Vector Control District meeting, and Orange County Sanitation District meeting. He announced the Symphony Under the Stars event on Saturday, September 13, 2025, from 4:30 PM to 7:00 PM at Bradford Park. Additionally, he discussed the importance of community input on the Chapman Corridor Revitalization Plan and asked residents to provide specific, constructive feedback. He reassured the residents no one will be evicted with the proposed Chapman Corridor Revitalization Plan.

Mayor Kirwin emphasized the City's commitment to transparency regarding the Chapman Corridor Revitalization Plan, clarifying that no eminent domain will be used and no properties will be forcibly taken. He asked the residents for specific, constructive feedback and encouraged them to review the plan online then provide detailed critiques of specific lots or proposed changes. He acknowledged the need for improved community outreach and suggested earlier communication. He stated the City Council's primary goal is to preserve Placentia's character while making modest improvements and invited residents to participate actively in the planning process by offering precise, actionable suggestions.

1. CONSENT CALENDAR (Items 1.a through 1.l):

Councilmember Yamaguchi and Mayor Pro Tem Wanke pulled Item 1.i, for clarification. Motion by Yamaguchi, seconded by Wanke, and carried a 5-0 vote, to approve the balance of the Consent Calendar, as recommended.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

Approve

(Approved 5-0, as recommended)

1.b REGISTERS FOR SEPTEMBER 2, 2025

Check Register

Fiscal Impact: $4,216,381.12

Electronic Disbursement Register

Fiscal Impact: $8,754,207.70

Recommended Action: It is recommended that the City Council:

Receive and file

(Approved 5-0, as recommended)

1.c PROGRAM SUPPLEMENT AGREEMENT FOR HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) CYCLE 12 PROJECT AND RESOLUTION AUTHORIZING CITY ADMINISTRATOR TO EXECUTE STATE AGREEMENTS FOR TRANSPORTATION PROJECTS BETWEEN CALTRANS AND THE CITY OF PLACENTIA

Fiscal Impact: There is no direct fiscal impact associated with this recommended action.

Recommended Action: It is recommended that the City Council:

1. Approve Program Supplement Agreement No. 00000A805 with the California Department of Transportation; and
2. Approve Resolution No. 2025-42, a Resolution of the City Council of the City of Placentia, California authorizing the City Administrator and/or her designee to execute Program Supplement Agreement No. 00000A805 and all state and federal agreements for transportation grant funded projects with the California Department of Transportation; and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.d GRANT OF EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRIC UTILITY SYSTEMS AND APPROVAL OF CONVEYANCE AGREEMENT FOR A TRANSFORMER PAD LOCATED AT 611 JEFFERSON ST., PLACENTIA CHAMPION SPORTS COMPLEX

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Approve the Grant of Easement to Southern California Edison for electric utility systems located at 611 Jefferson Street, Placentia Champion Sports Complex; and
2. Authorize the City Administrator and/or her designee to execute the Grant of Easement on behalf of the City in a form approved by the City Attorney.

3. Approve the Conveyance Agreement to convey a customer owned structure originally installed per a previous work order. Agreement for transfer of structure ownership only.

(Approved 5-0, as recommended)

1.e AWARD OF CONSTRUCTION CONTRACT TO INTERIOR DEMOLITION, INC. FOR ABATEMENT AND DEMOLITION WORK AT 2999 E. LA JOLLA STREET

Fiscal Impact: Expense: $ 87,873 Total Construction Contract Amount
$ 13,200 Total Construction Contingency Amount
$101,073 Total Amount
Budget: $101,073 101-40400-9100 Project 26-505

Recommended Action: It is recommended that the City Council:

1. Award a Construction Contract to Interior Demolition, Inc., for demolition work and hazardous abatement for 2999 E. La Jolla Street in the amount of $87,873; and reject all other bids received and authorize return of the bid bonds; and
2. Authorize the City Administrator to approve contract change orders up to fifteen percent (15%) of the contract amount, or $13,200 for a total construction contract not-to-exceed amount of $101,073; and
3. Adopt Resolution No. R-2025-43, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2025-26 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.f PURCHASE OF RECOVERED ORGANIC WASTE PRODUCT FROM SYNAGRO WEST, LLC, FOR CALENDAR YEARS 2025 AND 2026 TO MEET SB 1383 PROCUREMENT REQUIREMENTS

Fiscal Impact: Expense: $70,769.06
Budget: $75,257.00 CalRecycle Grant Funds (203-80000-DNU-6299)

Recommended Action: It is recommended that the City Council:

1. Approve a purchase order with Synagro West, LLC, for Fiscal Year 2025-26 in the amount of $70,769.06; and
2. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.g AMENDMENT NO. 3 TO PROFESSIONAL SERVICES AGREEMENT WITH BUCKNAM INFRASTRUCTURE GROUP INC., FOR THE PAVEMENT MANAGEMENT PLAN

Fiscal Impact: Expense: $44,236.00 Amendment Amount
Available Budget: $65,000.00 Fiscal Year 2025-26 CIP Budget (101-80100-6406)

Recommended Action: It is recommended that the City Council:

1. Approve Amendment No. 3 to the Professional Services Agreement with Bucknam Infrastructure Group Inc. for an additional $44,236 to provide additional professional services for the pavement management plan for a cumulative contract not-to-exceed amount of $114,468 and extend the term of the contract by an additional 24 months; and
2. Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or $11,447; and
3. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.h AMENDMENT NO. 1 TO PUT OPTION AGREEMENT FOR PRIVATE PROPERTY AT 325 BAKER STREET (APN 339-382-20) FOR FUTURE AFFORDABLE HOUSING DEVELOPMENT

Fiscal Impact:
$760,011 Potential Purchase in 2028 (Affordable Housing Development Impact Fee Fund Acct. No. 682534-6099). No fiscal impact in FY 2025-26.
Recommended Action: It is recommended that the City Council:

1. Approve Amendment No. 1 to the Put Option Agreement with California Land Acquisition Fund Holding LV LLC for the purchase of 325 Baker Street for a future Affordable Housing Development along Baker Street; and
2. Authorize the City Administrator and/or her designee to execute all the necessary documents in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.i CONSIDERATION OF A RESOLUTION LIMITING THE USE OF THE CITY'S POWER OF EMINENT DOMAIN

Fiscal Impact: No Impact
Recommended Action: It is recommended that the City Council:

1. Consider adoption of Resolution R-2025-44, a Resolution of the City Council of the City of Placentia, California, setting forth its position limiting the City's Use of Eminent Domain Power.

(Approved 5-0, as recommended)
Councilmember Yamaguchi and Mayor Pro Tem Wanke pulled Item 1.i, for clarification.

Councilmember Yamaguchi inquired about the Resolution's reference to the State Constitution and asked how it would affect the City's authority under its Charter.

City Attorney Bettenhausen stated the Resolution reaffirms Proposition 99, which prohibits the use of eminent domain to take private property for private economic development. He clarified that the City retains the ability to use eminent domain for public purposes, such as street expansions, but cannot transfer property to private developers. He further confirmed that the Resolution does not impact the City's Charter.

Mayor Pro Tem Wanke reiterated the clarification, emphasizing that the City will not take private property and give it to developers.

Motion by Wanke, seconded by Yamaguchi, and carried a 5-0 vote, to approve Item 1.i, as recommended.

1.j ACCEPTANCE OF HISTORICAL COMMITTEE MEMBER RESIGNATION

Fiscal Impact: None
Recommended Action: It is recommended that the City Council:

1. Accept the resignation of Natalie Ter-Nedden from the Historical Committee effective September 3, 2025; and
2. Update the City's master Commission/Committee vacancy list to include the vacancy on the Historical Committee.

(Approved 5-0, as recommended)

1.k AWARD OF CONTRACT TO CO BROTHERS, LLC, FOR THE OLD TOWN FACADE IMPROVEMENT PROJECT AT 330 WEST SANTA FE AVENUE

Fiscal Impact: Expense: $226,099.20 Total Contract Amount
$196,608.00 Construction Amount
$ 29,491.20 Construction Contingency

Budgeted: $229,179.00 FY 2024-25 CDBG Budget (204-40000-6315)

Recommended Action: It is recommended that the City Council:

1. Award a Public Works Agreement to CO Brothers, LLC, for the Old Town Facade Improvement Project located at 330 West Santa Fe Avenue, Mi Casita Restaurant, in the amount of $196,608; and
2. Reject all other bids received and authorize the return of the bid bonds; and
3. Authorize the City Administrator to approve contract change orders up to 15% or $29,491.20 for a total construction contract not-to-exceed amount of $226,099.20; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.l RESOLUTION AUTHORIZING APPLICATION FOR LAND AND WATER CONSERVATION FUND GRANT FOR MCFADDEN PARK IMPROVEMENTS

Fiscal Impact:	Expense:	$ 900,000	(Park Impact Fees & Quimby Fees)
		$ 900,000	(State Grant - Land Water Conservation Fund)
	Total:	$1,800,000	
	Revenue:	$ 900,000	(Reimbursed by Land Water Conservation Fund)

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-45, Resolution of the City Council of the City of Placentia, California Authorizing Application for Land and Water Conservation Fund Grant for McFadden Park Improvements; and
2. Authorize the City Administrator and/or her designee, to execute the necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

2. PUBLIC HEARING: None

3. REGULAR AGENDA (Items 3.a. through 3.b.):

3.a PLACENTIA PUBLIC SAFETY COMMUNICATIONS CENTER 2024 ANNUAL REPORT

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

Receive and file a copy of the completed Placentia Public Safety Communications Center 2024 Annual Report.

(Approved, as recommended)

City Administrator Lampman introduced Public Safety Communications Center Manager Megan Heredia, who gave a presentation on the Placentia Public Safety Communications Center 2024 Annual Report.

City Council thanked Manager Heredia for the presentation.

3.b STUDY SESSION DISCUSS SHORT-TERM RESIDENTIAL RENTALS CITYWIDE; AND CONSIDERATION OF AN OPTIONAL INTERIM URGENCY ORDINANCE PLACING A MORATORIUM ON NEW SHORT TERM RESIDENTIAL RENTAL PERMITS

Fiscal Impact:

Potential for approximately $236,000 in revenue annually from Transient Occupancy Tax based on FY24-25 actuals.

Recommended Actions: It is recommended that the City Council:

1. Receive and file the Staff Report and presentation; and
2. Provide direction to Staff as appropriate regarding proposed changes to local regulations related to local regulations related to Short Term Residential Rentals, if any.

Optional Recommendation:

1. Provide Adopt Interim Urgency Ordinance O-2025-07, An Interim Urgency Ordinance of the City of Placentia, California Establishing a Moratorium on Short-Term Rental Permits Pursuant to Government Code Section 65858.

(Approved optional recommendation 5-0, as recommended)

City Council held a study session to review the City's Short-Term Residential Rental (STR) program.

City Administrator Lampman introduced Director of Development Services Joe Lambert, who provided a presentation on the current STR ordinance, including its background, existing regulations, and potential enhancements.

City Administrator Lampman clarified a financial figure in the presentation, correcting the total Transient Occupancy Tax (TOT) revenue from $840,000 to $1.9 million, which includes revenue from both short-term rentals and hotels.

Councilmember Smith inquired about the monitoring and verification process for STR listings and expressed concern about code violations, emphasizing the need for strong enforcement.

Councilmember Hummer noted that most STR users are law-abiding but supported stricter rules to address problematic rentals and protect the community's character.

Councilmember Yamaguchi requested clarification on current regulations and proposed enhancements, including expanded proximity restrictions, site plan inspections, and a rental cap. He expressed concern about preserving Placentia's small-town character and avoiding becoming an "Airbnb capital" of Orange County.

Mayor Pro Tem Wanke supported a comprehensive overhaul of STR regulations, recommending increased fees, mandatory inspections, and a local management contact system with rapid response capabilities. He emphasized the importance of a proactive regulatory framework.

Mayor Kirwin suggested investigating the actual number of STRs, including unlicensed properties, and proposed minimum stay requirements to discourage party-related activity. He also stressed the importance of effective enforcement.

A discussion ensued regarding short-term rentals, and direction was provided to Staff.

Motion by Wanke, seconded by Yamaguchi, and carried a 5-0 vote, to approve Item 3.b., with the optional recommendation, as recommended.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:25 p.m. to a regular City Council meeting on Tuesday, September 16, 2025, at 5:00 p.m.

_____

Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____

Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council Regular Meeting
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency, Placentia Industrial Commercial Development Authority, Placentia Public Financing Authority

MINUTES
September 16, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA
and
Teleconference Location - 3221 Tubbs Road, Sebring, FL 33870

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 4:30 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 4:31 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi (Joined remotely at 4:45 p.m.), Kirwin
ABSENT: Wanke (Excused)

ORAL COMMUNICATIONS:
Eddie Rodriguez, Placentia City Employee Association (PCEA) President, asked for fair wages and recognition for City employees who are struggling with the rising cost of living and considering leaving the City.

Felipe Zambrano, Community Services Coordinator, explained how fair compensation is essential to retain experienced workers who are deeply committed to serving the City of Placentia.

Sheila Rodriguez, PCEA Board Member and Public Safety Dispatcher, stated the critical role of non-sworn public safety staff and the need for equitable compensation across all public safety roles.

Veroncia Rodarte, Orange County Employee Association (OCEA) Operations Manager and PCEA Lead Negotiator, asked the City Council to invest in their workforce and recognize the dedication of employees who are committed to serving the community.

CLOSED SESSION PROCEEDINGS:
City Clerk McKinnell announced the Closed Session matters.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54956.9(d)(2)
   CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   (3 cases)

2. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Jennifer Lampman, City Administrator
	Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA)
	Placentia Firefighters Association (PFA)
	Placentia Fire Management Association (PFMA)
	Placentia Police Management Association (PPMA)
	Placentia Police Officers Association (PPOA)
	Unrepresented Employees

3. Pursuant to Government Code Section 54957(b)(1):
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Administrator

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 7:02 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Kirwin
ABSENT: Yamaguchi, Wanke (Excused)

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Jennifer Lampman; Deputy City Administrator Rosanna Ramirez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Development Services Joe Lambert; Director of Public Works Chris Tanio; Director of Human Resources Alice Burnett; Interim Director of Finance Pamela Arends-King; Community Services Supervisor Michelle Khzouz; Deputy Director of Administrative Services Jeannette Ortega; City Clerk Robert McKinnell; Deputy City Clerk Brooke Lovell

INVOCATION: Chaplain Tony Mercado

PLEDGE OF ALLEGIANCE: 2025 City of Placentia Summer Day Camp Participants

PRESENTATIONS:

A. **Proclamation of September 2025 Hunger Action Month**
Presenters: Mayor Kirwin and City Council
Recipient: Claudia Keller, CEO of Second Harvest Food Bank
Mayor Kirwin presented a proclamation to the recipient, proclaiming September 2025 as Hunger Action Month in the City.

B. **Proclamation of September 17-23, 2025, as Constitution Week**
Presenters: Mayor Kirwin and City Council
Recipients: Debbie Stein, Regent; Cindy Ferguson, Constitution Chair, Mojave Chapter of Daughters of the American Revolution
Mayor Kirwin presented a proclamation to the recipients, proclaiming September 17-23, 2025, as Constitution Week in the City.

C. **Proclamation of September 2025 Service Clubs Month**
Presenters: Mayor Kirwin and City Council
Recipients: Alice Shiozawa, Rotary Club of Placentia; Commander Michael Beaver, American Legion Post 277; Pat Alvarez, American Legion Post 227 Auxiliary; Jo Ann Sowards, Placentia Roundtable Woman's Club
Mayor Kirwin presented a proclamation to the recipients, proclaiming September 2025 as Service Clubs Month in the City.

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session items. There was no reportable action.

CITY ADMINISTRATOR REPORT:

City Administrator Lampman introduced new City of Placentia employee, Deputy City Clerk Brooke Lovell.

ORAL COMMUNICATIONS:
Jessica Gomez expressed concerns about limited traffic enforcement and long-term parking issues near Chapman Avenue, requesting increased staffing and stricter enforcement.

Anjali Tapadia raised safety concerns along Yorba Linda Boulevard and requested installation of protected left-turn signals.

Lynn Meyer supported John and Kelly Abraham, citing their community service and requesting consideration of their character in a property matter.

John Abraham questioned the receivership of his property, citing a misleading report, abatement of violations, and lack of an administrative hearing.

CITY COUNCIL/BOARD MEMBER COMMENTS:
Councilmember Smith reported his attendance at the Southern California Association of Governments (SCAG) Intergovernmental meeting, highlighting regional transportation planning efforts ahead of the upcoming Olympics. He announced the 2025 Placentia Military Banner Recognition Program, with applications due by October 20, 2025. Applications are available on the City website and at the Placentia Police Department; the cost is $260 per banner.

Councilmember Hummer announced the City's Fall Free Shredding and E-waste Recycling event on Saturday, October 4, 2025, from 8:00 a.m. to 11:00 a.m. at the Civic Center. Residents and businesses can bring up to six boxes of documents to shred, as well as most electronics that plug in or have a screen. He noted automotive and rechargeable batteries would be accepted, while small household batteries, chemicals, paint, and medication would not. Additional details are available on the City's website.

1. CONSENT CALENDAR (Items 1.a through 1.f):
Motion by Smith, seconded by Hummer and carried a 3-0-2 vote, to approve the Consent Calendar, as recommended, Yamaguchi and Wanke absent.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
Approve
(Approved 3-0-2, as recommended, Yamaguchi and Wanke absent)

1.b REGISTERS FOR SEPTEMBER 16, 2025
Check Register
Fiscal Impact: $1,927,344.77
Electronic Disbursement Register
Fiscal Impact: $1,356,975.93
Recommended Action: It is recommended that the City Council:
Receive and file
(Approved 3-0-2, as recommended, Yamaguchi and Wanke absent)

1.c ANNUAL MILITARY EQUIPMENT REPORT PER CA ASSEMBLY BILL NO. 481
Fiscal Impact: None
Recommended Action: It is recommended that the City Council take the following actions:
1. Receive and file the annual Military Equipment Report per CA Assembly Bill No. 481; and
2. Adopt Resolution R-2025-46, a Resolution of the City Council of the City of Placentia, California, renewing its Military Equipment Use Policy and Ordinance 0-2022-03.

(Approved 3-0-2, as recommended, Yamaguchi and Wanke absent)

1.d AWARD OF CONTRACT TO CJ CONCRETE CONSTRUCTION, INC. FOR FY 2025-26 ANNUAL SIDEWALK AND CURB RAMP REPAIR PROJECT, CITY PROJECT NO. 26-102

Fiscal Impact:

Expense:	$140,162.00	Total Construction Contract Amount
	$127,420.00	Construction Contract Amount
	$ 12,742.00	Construction Contingency Amount
Available Budget:	$175,000.00	Fiscal Year 2025-26 CIP Budget (204-90300-9600 Project: 26-102)

Recommended Action: It is recommended the City Council:

1. Award a Public Works Agreement to CJ Concrete Construction, Inc. for the FY 2025-26 Annual Sidewalk and Curb Ramp Repair Project, City Project No. 26-102, in the amount of $127,420.00; and
2. Reject all other bids received and authorize the return of the bid bonds; and
3. Authorize the City Administrator to approve contact change orders up to 10% or $12,742.00 for a total construction contract not-to-exceed amount of $140,162.00; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 3-0-2, as recommended, Yamaguchi and Wanke absent)

1.e AMENDMENT NO. 2 TO PUBLIC WORKS AGREEMENT WITH PCN3 INC. FOR CONSTRUCTION SERVICES RELATED TO PHASE II OF THE PUBLIC SAFETY CENTER PROJECT

Fiscal Impact:

Expense:	$25,678	Amendment No. 2 for extra work related to Phase II Public Safety Center Project Construction
Available Budget:	$238,534.95	(101-90300-9100 Project:105213)

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Amendment No. 2 to a Public Works Agreement with PCN3 Inc. in the amount of $25,678; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

(Approved 3-0-2, as recommended, Yamaguchi and Wanke absent)

1.f RESOLUTION TO ADOPT AMENDMENTS TO THE CITY OF PLACENTIA POLICY AND PROCEDURES MANUAL, CLAIMS SETTLEMENT AUTHORIZATION POLICY NO. 407

Fiscal Impact: None.

Recommended Action: It is recommended that the City Council:

Adopt Resolution No. R-2025-47, a Resolution of the City Council of the City of Placentia, Approving and Adopting Amendments to the City of Placentia Policy and Procedures Manual, Claims Settlement Authorization Policy No. 407.

(Approved 3-0-2, as recommended, Yamaguchi and Wanke absent)

2. PUBLIC HEARING:

2.a CONSIDERATION OF THE CHAPMAN CORRIDOR REVITALIZATION PLAN WHICH INCLUDES THE ADOPTION OF THE CHAPMAN CORRIDOR REVITALIZATION PLAN, THE CHAPMAN CORRIDOR STREETSCAPE MASTER PLAN, GENERAL PLAN AMENDMENT (GPA) 2025-01, ZONE CHANGE (ZCA) 2025-03, AND SPECIFIC PLAN AMENDMENT (SPA) 2025-01 TO ESTABLISH THE CHAPMAN CORRIDOR SPECIFIC PLAN WITH NEW DEVELOPMENT STANDARDS

Fiscal Impact:

No direct fiscal impacts are associated with this agenda item. Potential significant economic benefit to the local Placentia economy, including jobs, public & private investment, and annual/one-time revenue.

Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing concerning the Chapman Corridor Revitalization Plan, the Chapman Corridor Streetscape Master Plan, General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution R-2025-48, a Resolution of the City Council of the City of Placentia, California, finding that General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 are exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3); and approving General Plan Amendment (GPA) 2025-01 to change the current land use designation area from existing various designations to "Specific Plan" and to make conforming Land Use Element Amendments for the Chapman Corridor project area; and, approving the Chapman Corridor Streetscape Master Plan; and
5. Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA) 2025-01 adding Chapter 23.113 entitled "Chapman Corridor Specific Plan" to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific plan for the Chapman Corridor Project Area

(Approved 3-0-2, to continue Item 2.a to the regular City Council meeting on October 7, 2025, at 7:00 p.m., Yamaguchi and Wanke absent)

Mayor Kirwin opened the Public Hearing at 7:34 p.m.

City Administrator Lampman introduced Director of Development Services Joe Lambert who gave an overview on the Chapman Corridor Revitalization Plan. Director Lambert stated Suzanne Schwab of Placeworks Inc. and Planning Manager Andrew Gonzales were also available to answer any questions.

Mayor Kirwin stated the City Council received multiple written comments regarding the proposed Plan, which he would have Staff address to clarify key issues before opening the floor to public comment.

A discussion ensued about the Plan, clarification was given to the public, and direction was provided to Staff.

Mayor Kirwin opened public comment.

Janet Laborde opposed the Plan's inclusion of her family's properties and requested direct communication.

Richard Salazar raised concerns about building heights and SB 79.

Sanford Opperman suggested removing Cinnamon Tree from the Chapman Corridor Revitalization Plan.

Anjali Tapadia supported the Plan's vision for walkability and community enhancement.

Fabian Gomez stated concerns about parking shortages and potential homeless encampments.

Elizabeth Hansberg supported streetscaping and active transportation improvements.

Maria Gomez expressed concerns about the Plan's clarity, lack of Spanish-language outreach, homelessness impacts, housing affordability, and potential use of eminent domain.

Danielle Plum expressed concerns about traffic and building impacts.

Barbara Openshaw supported continuing the Plan and requested more clarity on technical terms and acronyms.

David Drake expressed concern on how the Plan will be a "tool" for the City. He asked for timely notifications and meaningful dialogue about development Plans.

Noel Anderson requested more transparency about building heights, cultural heritage, and future community involvement. He emphasized the importance of creating a community advisory process and improving traffic and bike lane safety.

Suzanne Pellis Willis supported the creation of a Chapman Advisory Committee and requested a detailed map showing building heights and stories for each parcel. She opposed the Catalyst project specifically concerned about its proposed six-story height, potential impact on traffic and parking in the area.

Amanda Wells supported the Plan and asked about potential traffic, parking, and school impact from new apartment developments near Kramer Park.

Robert Chandler expressed concerns about proposed zoning changes that would reclassify his residential complex and potentially impact neighboring residents with new multi-story developments.

Jenny Gomez expressed concerns about parking challenges, traffic congestion, and the potential impact of new developments on the city's character, while suggesting more lenient building permit processes.

Mayor Kirwin closed the Public Hearing at 9:18 p.m.

Mayor Kirwin addressed community concerns about meeting notifications and acknowledged the challenges of infrastructure and parking in the City.

Councilmember Smith added context about traffic signal synchronization challenges, involving multiple municipal and state agencies. He praised Staff efforts and acknowledged the complexity of urban development.

Councilmember Hummer reassured residents that the Plan would improve Placentia's entrance and that homeowners would not be forcibly removed. He acknowledged change can be scary but emphasized the City's commitment to thoughtful development. He asked residents to be patient as the City Council works collaboratively to refine the Plan.

Motion by Hummer, seconded by Smith, and carried a 3-0-2 vote, to continue Item 2.a. to the next regular City Council meeting on October 7, 2025, at 7:00 p.m., Yamaguchi and Wanke absent.

3. REGULAR AGENDA:

3.a DESIGNATION OF VOTING DELEGATE FOR THE 2025 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

Fiscal Impact: None
Recommended Action: It is recommended that the City Council:

1. Appoint one (1) City Council Member to serve as delegate to represent the City at the League of California Cities Annual Conference 2025; and
2. Appoint up to two (2) City Council Members as alternates to represent the City at the League of California Cities Annual Conference 2025.

(Approved 3-0-2, as recommended, Yamaguchi and Wanke absent)
City Administrator Lampman gave a verbal presentation of the item.

Councilmember Smith nominated Councilmember Yamaguchi as the voting delegate and Mayor Pro Tem Wanke as the alternate to represent the City at the League of California Cities 2025 Annual Conference.

Motion by Smith, seconded by Hummer, and carried a 3-0-2 vote, to approve the appointments of Councilmember Yamaguchi as delegate and Mayor Pro Tem Wanke as alternate at the League of California Cities Annual Conference, Yamaguchi and Wanke absent.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:
The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:30 p.m. to a regular City Council meeting on Tuesday, October 7, 2025, at 5:00 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council Regular Meeting
Placentia City Council Acting as Successor Agency to the Placentia Redevelopment Agency, Placentia Industrial Commercial Development Authority, Placentia Public Financing Authority

MINUTES
October 7, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 5:00 PM

CALL TO ORDER: Mayor Kirwin called the meeting to order at 6:01 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT: None

ORAL COMMUNICATIONS:
City Clerk McKinnell stated the City Clerk's Office had received no public comment for the Closed Session.

CLOSED SESSION PROCEEDINGS:
City Clerk McKinnell announced the Closed Session items.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54956.9(d)(4)
   CONFERENCE WITH LEGAL COUNSEL – Initiation of Litigation
   (1 case)

2. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Jennifer Lampman, City Administrator
	Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA)
	Placentia Firefighters Association (PFA)
	Placentia Fire Management Association (PFMA)
	Placentia Police Management Association (PPMA)
	Placentia Police Officers Association (PPOA)
	Unrepresented Employees

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M

CALL TO ORDER: Mayor Kirwin called the meeting to order at 7:02 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT: None

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Jennifer Lampman; Deputy City Administrator Rosanna Ramirez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Development

Services Joe Lambert; Director of Public Works Chris Tanio; Director of Human Resources Alice Burnett; Director of Finance Jerry Griggs; Director of Community Services Lydie Gutfeld; Deputy Director of Administrative Services Jeannette Ortega; City Clerk Robert McKinnell; Deputy City Clerk Brooke Lovell

INVOCATION: Chaplain Kenneth Curry

PLEDGE OF ALLEGIANCE: Participants in the Placentia Tiny Tots Program

PRESENTATIONS:

A. Proclamation of October 5-11, 2025, as Fire Prevention Week

Presenters: Mayor Kirwin and City Council
Recipient: Placentia Fire Marshal Amanda Horner

Mayor Kirwin presented a proclamation to the recipient, proclaiming October 5-11, 2025, as Fire Prevention Week in the City.

B. Heritage Festival Presentation

Presenter: Director of Community Services Lydie Gutfeld

Director Gutfeld presented an overview of the 2025 Heritage Festival Parade and Car Show, highlighting cost-saving measures, increased community participation, staffing changes, safety protocols, and proposed restructuring of the steering committee to enhance community involvement and fiscal oversight.

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session items. There was no reportable action.

CITY ADMINISTRATOR REPORT:

City Administrator Lampman introduced two (2) new City of Placentia employees, Maintenance Worker Todd Gillespie and Director of Finance Jerry Griggs.

ORAL COMMUNICATIONS:

John Beltran thanked the City for addressing concerns about the residential street rehabilitation project and suggested using budgeted funds for additional ADA curbs.

John Abraham expressed concerns about the unlawful receivership of his property, citing procedural and constitutional violations.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith reported that he had been traveling since the last meeting but remained engaged in regional transportation issues through the Southern California Association of Governments (SCAG) and the Orange County Council of Governments (OCCOG). He thanked the Mayor for a well-organized State of the City event and promoted the upcoming Trunk or Treat on October 23, 2025, at the Civic Center Plaza, encouraged families to attend and visit the City's website for details.

Councilmember Hummer announced the 60th Annual Heritage Festival and Parade on Saturday, October 11, 2025, at Tri-City Park, and encouraged the public to attend. He mentioned for more information visit www.placentiaheritagefestival.org or contact the Community Services Department at (714) 993-8232.

Councilmember Yamaguchi announced the Police Department's participation in the Pink Patch Project to support breast cancer research, with patches and keychains available for purchase. He thanked the Fire and Life Safety Department for a successful Open House event. He reported attending the National Recreation and Parks Association (NRPA) convention in Orlando at his own expense, where he explored new ideas for parks,

community services, and recreation programming. He thanked Director of Community Services Lydie Gutfeld, for her guidance and support during the event. He mentioned he would attend the League of California Cities Conference in Long Beach later in the week.

Mayor Pro Tem Wanke reported his attendance at meetings with the Orange County Mosquito and Vector Control District, Orange County Sanitation District (OC San), and the Association of California Cities – Orange County. He reported an uptick in West Nile virus activity and stated no cases were reported in Placentia. Additionally, he addressed concerns about a loud Garba dance event at Valencia High School on August 31, 2025, and clarified it was not affiliated with the local Hindu temple but was organized by an outside promoter. He assured residents that similar events are unlikely to recur and encouraged them to reach out with concerns.

Mayor Kirwin reported his attendance at the Orange County Transportation Authority (OCTA) Mayor's Forum with City Administrator Lampman, where they received updates on transportation funding and Measure M allocations. He reminded everyone of the City's 60th Annual Heritage Festival and Parade on Saturday, October 11, 2025, and encouraged everyone to attend. Additionally, he announced the grand opening of Chick-fil-A at Alta Vista and Rose Drive on Thursday, October 9, 2025, praised the facility's design, ample parking, staff, and recommended the frosted lemonade.

1. CONSENT CALENDAR (Items 1.a through 1.h):
Motion by Wanke, seconded by Yamaguchi and carried a 5-0 vote, to approve the Consent Calendar, as recommended.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS
Recommended Action: It is recommended that the City Council:
Approve
(Approved 5-0, as recommended)

1.b REGISTERS FOR OCTOBER 7, 2025
Check Register
Fiscal Impact: $1,052,693.42
Electronic Disbursement Register
Fiscal Impact: $1,300,641.49
Recommended Action: It is recommended that the City Council:
Receive and file
(Approved 5-0, as recommended)

1.c RECEIVE AND FILE THE CITYWIDE CLASSIFICATION SPECIFICATION AND COMPENSATION STUDY AND ADOPT A RESOLUTION APPROVING THE CLASSIFICATION PLAN
Fiscal Impact: There is no fiscal impact to receive and file the report or adopt the classification plan.
Recommended Action: It is recommended that the City Council:
1. Receive and file the findings of the Citywide Classification and Compensation Study conducted by MGT of America Consulting, LLC (MGT); and
2. Approve Resolution No. R-2025-51, adopting the updated Classification Plan in accordance with Personnel Rules and Regulations, Rule III, Section 2 – Classification: Adoption, Amendment, and Revision of the Plan.

(Approved 5-0, as recommended)

1.d APPROVAL OF PLANS AND SPECIFICATIONS AND AWARD OF CONSTRUCTION CONTRACT TO R.J. NOBLE COMPANY FOR THE FISCAL YEAR 2024-25 RESIDENTIAL STREET REHABILITATION PROJECT, CITY PROJECT NO. 26-104
Fiscal Impact:
Expense:
$2,251,280.96 Total Construction Costs

$1,972,915.05	Construction Contract Amount	
$ 197,291.51	Construction Contingency Amount	
$ 81,074.40	Construction Inspection Costs	
Available Budget:		
$4,718,909.00	Total Project Budget	Project# 26-104
$1,414,458.00	Fiscal Year 2025-26 CIP (217-90300-9600)	State Gas Tax-RMRA
$2,343,879.00	Fiscal Year 2025-26 CIP (102-90300-9600)	Measure U
$ 151,548.00	Fiscal Year 2025-26 CIP (218-90300-9600)	State Gas Tax
$ 654,176.00	Fiscal Year 2025-26 CIP (211-90300-9600)	Measure M
$ 154,848.00	Fiscal Year 2025-26 CIP (303-90300-9800)	Traffic Impact Fee

Recommended Action: It is recommended the City Council:

1. Approve the Plans and Specifications prepared by the Public Works Department - Engineering Division for the FY 2024-25 Residential Street Rehabilitation Project No. 26-104; and
2. Approve a Public Works Agreement with R.J. Noble Company for the FY 2024-25 Residential Street Rehabilitation Project in the amount of $1,972,915.05; and
3. Reject all other bids received and authorize return of the bid bonds; and
4. Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or $197,291.51, for a total construction contract not-to-exceed amount of $2,170,206.56; and
5. Approve a purchase order with Z&K Consultants to provide construction inspection services for a not-to-exceed amount of $81,074.40; and
6. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.e REJECT ALL BIDS FOR JAYCEE PARKETTE RENOVATION PROJECT AND AUTHORIZE THE INITIATION OF A NEW PROCUREMENT PROCESS BY STAFF

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1. Reject all bids and authorize the return of the bid bonds; and
2. Authorize Staff to initiate a new procurement process for the Jaycee Parkette Renovation Project; and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.f AUTHORIZATION FOR THE SUBMITTAL OF APPLICATION FOR THE RUBBERIZED PAVEMENT GRANT PROGRAM AND ALL OTHER CALRECYCLE GRANTS FOR THE NEXT FIVE (5) YEARS FOR WHICH THE CITY OF PLACENTIA IS ELIGIBLE

Fiscal Impact: There is no fiscal impact associated with the recommended action.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-49, a Resolution of the City Council of the City of Placentia, California, authorizing submittal of application(s) for all CalRecycle grants for which the City of Placentia is eligible; and
2. Authorize the City Administrator and/or her designee to submit a grant application to the Department of Resources Recycling and Recovery (CalRecycle) for the CalRecycle Rubberized Pavement Grant Program Funding; and execute all necessary grant documents to accept grant funding in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.g FISCAL YEAR 2025-26 Q1 FINANCIAL REPORT

Fiscal Impact:

Fund	Revenues (Including Transfers-In)	Appropriations (Including Capital & Transfers-Out)
General Fund	-	(713,276)
Special Revenue	-	37,500
Capital Projects (All Funds)	8,874,557	21,368,816
Enterprise Funds	-	-
Internal Service Fund	60,000	60,000
Total	**8,934,557**	**20,753,040**

Recommended Action: It is recommended that the City Council:

1. Approve the First Quarter Budget Report and adopt Resolution No. R-2025-53, amending the City's FY 2025-26 Budget; and
2. Authorize Position Allocation Plan.

(Approved 5-0, as recommended)

1.h TENTATIVE PARCEL MAP NO. TPM 2023- 143 PERTAINING TO THE SUBDIVISION OF AN +/ - 0.803 ACRE LOT INTO TWO PARCELS LOCATED AT 200 ORANGE GROVE AVENUE WITHIN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

Adopt Resolution No. R-2025- 50, a Resolution of the City Council of the City of Placentia, California, adopting a categorical exemption pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 et seq. of Title 14 of the California Code of Regulations) (CEQA) and Approving Tentative Parcel Map No. TPM 2023-143, pertaining to the subdivision of property located at 200 Orange Grove Avenue into two parcels (Assessor's Parcel Number 339-041-09), and making findings in support thereof.

(Approved 5-0, as recommended)

2. PUBLIC HEARINGS (Items 2.a through 2.c):

2.a PUBLIC HEARING FOR 2025 SEWER RATE ADOPTION

Fiscal Impact:

There is no direct fiscal impact to the City's General Fund Budget associated with the recommended actions. City Council approval of the proposed sewer rate adjustments will generate additional revenue into the City's Sewer Enterprise Fund that will help fund the ongoing maintenance and operation of the City's sewer utility, as well as provide additional funds for needed capital improvements to the sewer collection system.

Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing concerning the proposed sewer rate adjustment; and
2. Receive the Staff Report, consider all public testimony, and ask any questions of Staff; and
3. Close the Public Hearing and direct the City Clerk to tabulate the written protests and report the results of the tabulation to City Council; and
4. Waive full reading, by title only, and introduce for first reading Ordinance No. O-2025-09, an Ordinance of the City Council of the City of Placentia, California, adopting revised Sewer System Service Rates for Sanitary Sewer Service and amending sections of Chapter 5.24 of the Placentia Municipal Code pertaining to the Sewer System Service Fees; and
5. Adopt Resolution No. R-2025-52, a Resolution of the City Council of the City of Placentia, California, declaring the results of a noticed protest proceeding and approving certain actions for rates, fees, and charges for sanitary sewer services.

(Approved 5-0, as recommended)

Mayor Kirwin opened the Public Hearing at 7:48 p.m.

City Administrator Lampman introduced Director of Public Works Chris Tanio, who recognized Director of Finance Jerry Griggs for his contributions and introduced Deputy Director of Public Works Gabriel Guerrero-Gabany to give a presentation on the item.

Mayor Kirwin inquired whether the collected funds could be used for non-sewer-related purposes. Deputy Director Guerrero-Gabany clarified that all funds are deposited into the Sewer Enterprise Fund and are restricted to sewer-related expenses.

Mayor Kirwin opened public comment.

City Clerk McKinnell reported that no public comments were received, no members of the public wished to speak, and four (4) valid written protest letters opposing the sewer rate increase were received.

Mayor Kirwin closed the Public Hearing at 7:53 p.m.

Motion by Wanke, seconded by Yamaguchi, and carried a 5-0 vote, to approve Item 2.a, as recommended.

2.b PUBLIC HEARING TO CONSIDER ORDINANCE NO. O-2025-10, AN ORDINANCE OF THE CITY OF PLACENTIA, CALIFORNIA, EXTENDING AN URGENCY ORDINANCE ESTABLISHING A MORATORIUM ON SHORT-TERM RENTAL PERMITS IN PLACENTIA, CALIFORNIA

Fiscal Impact:
Potential for approximately $235,000 in revenue annually from Transient Occupancy Tax, based on FY 24-25 actuals, assuming current Short-Term Rental permits remain active.
Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing concerning Ordinance No. O-2025-10; and
2. Receive the Staff report and consider all public testimony; and
3. Close the Public Hearing; and
4. Find that Ordinance No.O-2025-10 is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines; and
5. Adopt Ordinance No. O-2025-10, an Ordinance of the City of Placentia, California, Extending an Urgency Ordinance Establishing a Moratorium on Short-Term Rental Permits in Placentia, California; and
6. Provide direction to Staff, as appropriate, regarding proposed changes to local regulations related to Short Term Residential Rentals, if any.

(Approved 5-0, as recommended)
(Approved 5-0, the formation of an Ad Hoc Committee to review the short-term rental Ordinance)
Mayor Kirwin opened the Public Hearing at 7:53 p.m.

Mayor Kirwin introduced Director of Development Services Joe Lambert, who provided a verbal presentation on the item.

Mayor Kirwin clarified that the moratorium does not approve any specific short-term rental projects but provides time for Staff to develop appropriate regulatory measures.

Mayor Pro Tem Wanke expressed concern about the length of the moratorium, emphasizing the need to give Staff adequate time to conduct research and collect accurate data.

Mayor Kirwin opened public comment.

Bryon Earnest expressed concerns about the negative impact of short-term rentals on the neighborhood's character and suggested increasing fines.

Kelly Schnebly supported the moratorium, citing the growing number of short-term rentals and their community impact.

Sarah Schnebly highlighted preserving Placentia's family-oriented environment and expressed concern about the City becoming a short-term rental destination.

Craig Green supported extending the moratorium, requested more community input, and recommended stronger short-term rental regulations.

Tracy McInert highlighted issues such as noise, parking congestion, and frequent turnover of unfamiliar guests.

Janet Rivas shared a personal experience with a disruptive short-term rental and voiced support for the moratorium along with stricter regulations.

City Clerk McKinnell reported two electronic public comments: James Dower supported short-term rentals with incentives and penalties; Emil Bereczky opposed short-term rentals and suggested stricter regulations.

Mayor Kirwin closed the Public Hearing at 8:19 p.m.

Councilmember Yamaguchi motioned to form an Ad Hoc Committee to review the short-term rental Ordinance. Mayor Pro Tem Wanke and Councilmember Hummer were appointed to serve. Motion by Yamaguchi, seconded by Smith, and carried a 5-0 vote, to approve the formation of the Ad Hoc Committee.

Motion by Yamaguchi, seconded by Wanke, and carried a 5-0 vote, to approve Item 2.b., as recommended.

2.c CONTINUED PUBLIC HEARING: CONSIDERATION OF THE CHAPMAN CORRIDOR REVITALIZATION PLAN WHICH INCLUDES THE ADOPTION OF THE CHAPMAN CORRIDOR REVITALIZATION PLAN, THE CHAPMAN CORRIDOR STREETSCAPE MASTER PLAN, GENERAL PLAN AMENDMENT (GPA) 2025-01, ZONE CHANGE (ZCA) 2025-03, AND SPECIFIC PLAN AMENDMENT (SPA) 2025-01 TO ESTABLISH THE CHAPMAN CORRIDOR SPECIFIC PLAN WITH NEW DEVELOPMENT STANDARDS

Fiscal Impact:

No direct fiscal impacts are associated with this agenda item. Potential significant economic benefit to the local Placentia economy, including jobs, public & private investment, and annual/one-time revenue.

Recommended Action: It is recommended that the City Council:

1. Open the continued Public Hearing concerning the Chapman Corridor Revitalization Plan, the Chapman Corridor Streetscape Master Plan, General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01; and
2. Receive the Staff report and consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. R-2025-48, a Resolution of the City Council of the City of Placentia, California, finding that General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 are exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3); and approving General Plan Amendment

(GPA) 2025-01 to change the current land use designation area from existing various designations to "Specific Plan" and to make conforming Land Use Element Amendments for the Chapman Corridor project area; and, approving the Chapman Corridor Streetscape Master Plan; and

(Approved 3–2, adoption of Resolution No. R-2025-48, Wanke and Yamaguchi voted no)

5. Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA) 2025-01 adding Chapter 23.113 entitled "Chapman Corridor Specific Plan" to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific plan for the Chapman Corridor Project Area.

(Approved 3–2, to introduce and have first reading by title only of Ordinance No. O-2025-08, Wanke and Yamaguchi voted no)

Mayor Kirwin opened the Public Hearing at 8:22 p.m.

Director of Development Services Joe Lambert provided a presentation on the item.

Mayor Kirwin opened public comment.

Anjali Tapadia supported the Plan, highlighting its potential to bring prosperity and beautification to Placentia.

Danielle Plum expressed concern about the Plan's impact on the community, particularly the scale of proposed buildings and increased traffic.

Frank Bandera opposed the Plan, citing concerns about project size and community impact.

Elizabeth Hansburg supported the Plan, emphasizing the need for investment and revitalization in the corridor.

John Abraham inquired about the implementation timeline and the status of the previously proposed train station project.

Chuck Shubock expressed concerns about potential traffic issues and environmental impacts associated with the proposed development.

Mayor Kirwin closed the Public Hearing at 9:09 p.m.

A discussion ensued regarding the Plan's impact on housing, traffic, parking, and building height allowances.

Motion by Smith, seconded by Hummer, and carried a 3-2 vote, to adopt Resolution No. R-2025-48, Wanke and Yamaguchi voted no.

Motion by Hummer, seconded by Smith, and carried a 3-2 vote, to introduce and have first reading by title only of Ordinance No. O-2025-08, Wanke and Yamaguchi voted no.

3. REGULAR AGENDA: None

CITY COUNCIL/BOARD MEMBERS REQUESTS:
Mayor Pro Tem Wanke requested that the City Council review the current eligibility requirements for public members of the Enhanced Infrastructure Financing District (EIFD) Authority. He expressed concern that business owners located anywhere in the City are eligible to serve, while residents, particularly renters, are excluded. He recommended revisiting the board's composition to allow broader resident participation. A motion by Kirwin, seconded by Hummer, and carried a 5-0 vote, to agendize a review and potential revision of EIFD board membership requirements.
(Approved 5-0, to agendize a review and potential revision of EIFD board membership requirements)

Mayor Kirwin requested continued efforts to secure OCTA support to address traffic congestion and signal synchronization at Chapman and Placentia Avenues. He noted the issue was raised at a recent OCTA meeting, and Councilmembers emphasized the need for Caltrans coordination, as the intersection falls under both Fullerton and Caltrans jurisdiction.

ADJOURNMENT:
The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:13 p.m. to a regular City Council meeting on Tuesday, October 21, 2025, at 5:00 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council Regular Meeting
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency , Placentia Industrial Commercial Development Authority , Placentia Public Financing Authority

MINUTES
October 21, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M.

CALL TO ORDER: Mayor Pro Tem Wanke called the meeting to order at 7:01 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke
ABSENT: Kirwin (Excused)

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Jennifer Lampman; Deputy City Administrator Rosanna Ramirez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Development Services Joe Lambert; Director of Public Works Chris Tanio; Director of Human Resources Alice Burnett; Director of Finance Jerry Griggs; Director of Community Services Lydie Gutfeld; Deputy Director of Administrative Services Jeannette Ortega; City Clerk Robert McKinnell; Deputy City Clerk Brooke Lovell

INVOCATION: Chaplain Kenneth Curry

PLEDGE OF ALLEGIANCE: Fire Chief Jason Dobine

PRESENTATIONS:

A. Proclamation of Domestic Violence Awareness Month
Presenters: Mayor Pro Tem Wanke and City Council
Recipient: Claudia Flores, Clinical Director, Radiant Futures
Mayor Pro Tem Wanke presented a proclamation to the recipient, proclaiming October 2025 as Domestic Violence Awareness Month in the City.

B. Presentation of the Orange County 2025 Gun Buyback Program
Presenter: Doug Chaffee, Orange County Supervisor
Supervisor Chaffee presented an overview of the Orange County 2025 Gun Buyback Program, summarizing its successful history, the logistics for collecting firearms, and the incentives provided to participants. He emphasized the program's goal to increase community safety by removing unwanted firearms from circulation.

C. Recognition of the Heritage Committee
Presenters: Mayor Pro Tem Wanke and City Council
Recipients: Heritage Committee Executive Board Members
Director Guteld, joined by Community Services Supervisors Aileen Muñoz and Michelle Khzouz, recognized the Heritage Festival Committee for their contributions to the success of the 2025 Heritage Festival and Parade, marking its 60th anniversary. Special recognition was given to Carole Nixon for her service since 1989.

CITY ADMINISTRATOR REPORT:
City Administrator Lampman introduced new City of Placentia employee, Building Permit Technician Sophie Park.

ORAL COMMUNICATIONS:

Tim Hattabaugh expressed concerns regarding street conditions in his neighborhood and requested prioritizing budgeted funds for repaving neighborhood streets.

CITY COUNCIL/BOARD MEMBER COMMENTS:
Councilmember Smith reported no intergovernmental meeting attendance since the last meeting. He recognized the Placentia Police Department for their recent promotional event featuring multiple officer promotions. He also shared a personal update about his recent knee replacement surgery and expressed gratitude to the community for their well-wishes.

Councilmember Yamaguchi reported on the League of California Cities Conference, highlighting discussions about AI's role in municipal operations. He noted a vendor presented on short-term rental tracking and shared this information with City Administrator Lampman. He also thanked the Heritage Committee for a successful Heritage Festival and Parade event. He announced the Trunk or Treat event at City Hall on Thursday, October 23, 2025, from 3:30-6:00 p.m., and the Placentia Library's outdoor space ribbon cutting event on Saturday, October 25, 2025, at noon.

Mayor Pro Tem Wanke reported attending the League of California Cities Conference in Long Beach, the Orange County Forum's Prop 50 event, a meeting with Supervisor Chaffee about the Gun Buyback program, the Chamber of Commerce ribbon cutting event, and the Orange County Mosquito and Vector Control District board meeting. He highlighted concerns about West Nile virus mosquito samples and urged residents to prevent mosquito breeding.

1. CONSENT CALENDAR (Items 1.a through 1.h):
Motion by Yamaguchi, seconded by Smith and carried a 4-0-1 vote, to approve the Consent Calendar Items, as recommended, Kirwin absent.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS
Recommended Action: It is recommended that the City Council:
Approve.
(Approved 4-0-1, as recommended, Kirwin absent)

1.b REGISTERS FOR OCTOBER 21, 2025
Check Register
Fiscal Impact: $ 313,999.13
Electronic Disbursement Register
Fiscal Impact: $1,824,831.73
Recommended Action: It is recommended that the City Council:
Receive and file.
(Approved 4-0-1, as recommended, Kirwin absent)

1.c SECOND READING OF ORDINANCE NO. O-2025-09, AND ADOPTING REVISED SEWER SYSTEM SERVICE RATES
Fiscal Impact:
There is no direct fiscal impact to the City's General Fund Budget associated with the recommended action. City Council approval of the proposed sewer rate adjustments will generate additional revenue into the City's Sewer Enterprise Fund that will help fund the ongoing maintenance and operation of the City's sewer utility, as well as provide additional funds for needed capital improvements to the sewer collection system.
Recommended Action: It is recommended that the City Council:
Waive full reading, by title only, and adopt Ordinance No. O-2025-09, an Ordinance of the City Council of the City of Placentia, California, adopting revised Sewer System Service Rates for Sanitary Sewer Service and amending sections of Chapter 5.24 of the Placentia Municipal Code pertaining to the Sewer System Service Fees.
(Approved 4-0-1, as recommended, Kirwin absent)

1.d PROGRAM SUPPLEMENT AGREEMENT FOR THE GOLDEN AVENUE BRIDGE REPLACEMENT PROJECT AND RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE STATE AND FEDERAL

AGREEMENTS FOR THE GOLDEN AVENUE BRIDGE REPLACEMENT PROJECT BETWEEN CALTRANS AND THE CITY OF PLACENTIA

Fiscal Impact: There is no direct fiscal impact associated with this recommended action.

Recommended Action: It is recommended that the City Council:

1. Approve Program Supplement Agreement No. F012 with the California Department of Transportation; and
2. Adopt Resolution No. R-2025-54, a Resolution of the City Council of the City of Placentia, California, authorizing the City Administrator and/or her designee to execute Program Supplement Agreement No. F012 and all state and federal agreements for transportation grant funded projects with the California Department of Transportation; and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Kirwin absent)

1.e RESOLUTION TO ADOPT A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLACENTIA AND THE PLACENTIA POLICE OFFICER'S ASSOCIATION

Fiscal Impact:

Placentia Police Officers' Association

Year 1: Estimated $ 452,000 increase to FY25-26 total compensation

Year 2: Estimated $ 292,000 increase to FY26-27 total compensation

Total: Estimated $ 744,000 increase.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-55, approving the terms between the City and the Placentia Police Officers' Association (PPOA); and
2. Adopt Resolution No. R-2025-60, Budget Amendment for PPOA Compensation Plan; and
3. Authorize the City Administrator to execute a Memorandum of Understanding (MOU) based upon the terms for PPOA on behalf of the City, in a form approved by the City's Labor Counsel.

(Approved 4-0-1, as recommended, Kirwin absent)

1.f RESOLUTION TO ADOPT A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLACENTIA AND THE PLACENTIA POLICE MANAGEMENT ASSOCIATION

Fiscal Impact:

Placentia Police Management Association

Year 1: Estimated $ 233,500 increase to FY25-26 total compensation

Year 2: Estimated $ 194,500 increase to FY26-27 total compensation

Total: Estimated $ 428,000 increase.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-56, approving the terms between the City and the Placentia Police Management Association (PPMA);and
2. Adopt Resolution No. R-2025-61, Budget Amendment for PPMA Compensation Plan; and
3. Authorize the City Administrator to execute a Memorandum of Understanding (MOU) based upon the terms for PPMA on behalf of the City, in a form approved by the City's Labor Counsel.

(Approved 4-0-1, as recommended, Kirwin absent)

1.g RESOLUTION TO ADOPT A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLACENTIA AND THE PLACENTIA FIRE MANAGEMENT ASSOCIATION

Fiscal Impact:

Placentia Firefighters Management Association

Year 1: Estimated $ 24,000 increase to FY25-26 total compensation

Year 2: Estimated $ 19,500 increase to FY26-27 total compensation

Total: Estimated $ 43,500 increase.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-57, approving the terms between the City and the Placentia Fire Management Association (PFMA); and
2. Adopt Resolution No. R-2025-62, Budget Amendment for PFMA Compensation Plan; and

3. Authorize the City Administrator to execute a Memorandum of Understanding (MOU) based upon the terms for PFMA on behalf of the City, in a form approved by the City's Labor Counsel.

(Approved 4-0-1, as recommended, Kirwin absent)

1.h RESOLUTION TO ADOPT A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLACENTIA AND THE PLACENTIA FIREFIGHTERS' ASSOCIATION

Fiscal Impact:
Placentia Firefighters Association
Year 1: Estimated $283,000 increase to FY25-26 total compensation
Year 2: Estimated $ 64,500 increase to FY26-27 total compensation
Total: Estimated $347,500 increase for term of agreement
Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-59, approving the terms between the City and the Placentia Firefighters' Association (PFA); and
2. Adopt Resolution No. R-2025-64, Budget Amendment for PFA Compensation Plan; and
3. Authorize the City Administrator to execute a Memorandum of Understanding (MOU) based upon the terms for PFA on behalf of the City, in a form approved by the City's Labor Counsel.

(Approved 4-0-1, as recommended, Kirwin absent)

2. PUBLIC HEARINGS: None

3. REGULAR AGENDA:

3.a PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT 2023-2025 BIENNIAL REPORT

Fiscal Impact: There is no fiscal impact to receive and file the Biennial Report.
Recommended Action: It is recommended that the City Council:
Receive and file.
(Approved, as recommended, Kirwin absent)
City Administrator Lampman introduced Fire Chief Jason Dobine to provide a presentation on the item.

Chief Dobine, Senior Management Analyst Crystal Adams, Fire Marshal Amanda Horner, and City Administrator Lampman gave an in-depth presentation on the Fire and Life Safety Department's funding, operations, and progress to date.

City Council thanked the Fire and Life Safety Department and Staff for the comprehensive presentation, acknowledged the Department's progress in response times and inspections, and encouraged continued innovation to support long-term fiscal sustainability and frontline personnel.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:
The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:33 p.m. to a regular City Council meeting on Tuesday, November 4, 2025, at 7:00 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council Regular Meeting
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency, Placentia Industrial Commercial Development Authority, Placentia Public Financing Authority

MINUTES
November 4, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 6:00 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 6:00 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT:

ORAL COMMUNICATIONS:
Deputy City Clerk Lovell stated the City Clerk's Office received no public comment for Closed Session.

CLOSED SESSION PROCEEDINGS:
City Attorney/Authority Counsel Bettenhausen announced the Closed Session matters.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Jennifer Lampman, City Administrator Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA) Unrepresented Employees

2. Pursuant to Government Code Section 54957(b)(1)
   PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Title: City Administrator

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 7:02 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT:

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Jennifer Lampman; Deputy City Administrator Rosanna Ramirez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Development Services Joe Lambert; Director of Public Works Chris Tanio; Director of Human Resources Alice Burnett;

Director of Finance Jerry Griggs; Director of Community Services Lydie Gutfeld; Deputy Director of Administrative Services Jeannette Ortega; Deputy City Clerk Brooke Lovell

INVOCATION: Chaplain Charles Frost

PLEDGE OF ALLEGIANCE: Placentia Pony Baseball Team The 12U Punishers

PRESENTATIONS:

A. Recognition of the 2025 Pony Baseball World Series Champions

Presenters: Mayor Kirwin and City Council
Recipient: Placentia Pony Baseball Team, 12U Punishers

Mayor Kirwin recognized the 12U Punishers for their outstanding season, including back-to-back World Series titles. Individual players and coaches were called up and honored for their achievements.

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen reported there was discussion on one Closed Session item, and there was City Council consensus to adjourn Closed Session until after the Open Session and reconvene to discuss the second item.

CITY ADMINISTRATOR REPORT: None

ORAL COMMUNICATIONS:
Brett Barbre, Yorba Linda Water District Director, announced that the District invited the City Council to the Ribbon Cutting for its third Heli-Hydrant on November 6, 2025.

CITY COUNCIL/BOARD MEMBER COMMENTS:
Councilmember Smith announced the City's 37th Annual Veterans Day Ceremony on November 11, 2025, at 10:00 a.m. at the Civic Center Plaza and encouraged community attendance. He invited the community to the Community Prayer Breakfast on November 19, 2025, at 7:00 a.m., hosted by the Placentia Rotary Club and Round Table Women's Club, featuring keynote speaker Pastor Jay Hewitt. He reported his attendance at the Orange County Council of Governments regional meeting, the Library's Outdoor Learning Experience Ribbon Cutting, and a Centennial Planning Meeting for the City's 100th anniversary. He wished everyone a safe Halloween and commended local trunk-or-treat events for promoting safety.

Councilmember Hummer reported on the City's Centennial planning discussions at a recent Heritage Committee meeting and encouraged residents with historical ties to Placentia to contact the committee. He announced City facility will be closed on November 11, 2025, for Veterans Day, noting street sweeping and trash pickup will continue as scheduled, and non-emergency issues can be reported via the City app or by calling (714) 993-8111.

Councilmember Yamaguchi thanked Staff for organizing the City Hall Halloween decorating contest and congratulated the Administration Department for winning with their *Pirates of the Caribbean* theme, thanked departments for participating in the Trunk-or-Treat event and noted a strong community turnout. He encouraged the public to visit the Library's new outdoor space and announced the City's Holiday Toy Drive, running through December 11, 2025, with donations accepted at various City facilities.

Mayor Pro Tem Wanke reported his attendance at Orange County Sanitation District Board meeting, the Orange County Taxpayers Association's annual Roses and Radishes Awards, a tour of the Falk Ambulance's Operations and Training Center. He requested City Council discussion on how to improve the condition of City landscaping, public spaces, and streets, noting that he received increased public complaints about maintenance issues.

1. CONSENT CALENDAR (Items 1.a through 1.f):
Mayor Pro Tem Wanke pulled Item 1.e. to vote no. Motion by Wanke, seconded by Yamaguchi and carried a 5-0 vote, to approve the balance of the Consent Calendar, as recommended.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS
Recommended Action: It is recommended that the City Council:
Approve
(Approved 5-0, as recommended)

1.b REGISTERS FOR NOVEMBER 4, 2025
Check Register
Fiscal Impact: $932,646.90
Electronic Disbursement Register
Fiscal Impact: $2,222,168.57
Recommended Action: It is recommended that the City Council:
Receive and file.
(Approved 5-0, as recommended)

1.c APPROVAL OF RESOLUTION AFFIRMING THE CITY'S COMMITMENT TO THE ATWOOD MULTIPURPOSE TRAIL PROJECT SUBMITTED IN THE 2027 FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM (FTIP)
Fiscal Impact:
There is no fiscal impact associated with the recommended action.
Recommended Action: It is recommended that the City Council:
Adopt Resolution No. R-2025-65, a Resolution of the City Council of the City of Placentia, California, certifying that the City of Placentia has the resources to fund the projects in the federal fiscal years (FFY) 2026-27 to 2031-32 Transportation Improvement Program and affirms its commitment to implement all projects in the Program.
(Approved 5-0, as recommended)

1.d APPROVAL OF PROFESSIONAL ENGINEERING DESIGN SERVICES AGREEMENT WITH ALTA PLANNING + DESIGN, INC. FOR THE ATWOOD MULTIPURPOSE TRAIL PROJECT
Fiscal Impact:
Expense:

$334,531.00	Total Cost of Services over 17 months	
Available Budget:		
$334,531.00	Total Project Budget	Project# 69-2502
$272,000.00	Fiscal Year 2025-26 CIP (226-90300-9600)	County Grants
$ 25,331.00	Fiscal Year 2025-26 CIP (303-90300-9800)	Traffic Impact Fee
$ 37,200.00	Fiscal Year 2025-26 CIP (302-90300-9800)	Quimby in Lieu

Recommended Action: It is recommended the City Council:
1. Approve a Professional Services Agreement with Alta Planning + Design, Inc. for the Atwood Multipurpose Trail Project in the amount of $334,531.00; and
2. Authorize the City Administrator to increase contract amendments up to ten percent (10%); and
3. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.e SECOND READING AND ADOPTION OF ORDINANCE NO. O-2025-08, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING ZONE CHANGE (ZCA) 2025-03 AND SPECIFIC PLAN AMENDMENT (SPA) 2025-01 ADDING CHAPTER 23.113 ENTITLED "CHAPMAN CORRIDOR SPECIFIC PLAN" TO THE PLACENTIA MUNICIPAL CODE, ADOPTING THE CHAPMAN CORRIDOR SPECIFIC PLAN, WITH DEVELOPMENT STANDARDS AND AMENDING MUNICIPAL CODE SECTION 23.08.010 TO ESTABLISH THE CHAPMAN CORRIDOR DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PLACENTIA CHANGING THE EXISTING ZONING FOR THE CHAPMAN CORRIDOR PROJECT AREA FROM EXISTING VARIOUS ZONING DESIGNATIONS TO CHAPMAN CORRIDOR SPECIFIC PLAN FOR THE CHAPMAN CORRIDOR PROJECT AREA.

Fiscal Impact:

No direct fiscal impacts are associated with this agenda item. Potential significant economic benefit to the local Placentia economy, including jobs, public & private investment, and annual/one-time revenue.

Recommended Action: It is recommended that the City Council:

Waive full reading, by title only, and adopt Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California, approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA) 2025-01 adding Chapter 23.113 entitled "Chapman Corridor Specific Plan" to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan, with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific plan for the Chapman Corridor Project Area.

(Approved 3-2, as recommended, Yamaguchi and Wanke voted no)

Mayor Pro Tem Wanke pulled Item 1.e. to vote no.

Motion by Smith, seconded by Hummer and carried a 3-2 vote, to approve Item 1.e, as recommended, Yamaguchi and Wanke voted no.

1.f APPROVAL OF PUBLIC WORKS AGREEMENT FOR PLACENTIA NAVIGATION CENTER REPAIRS IN THE AMOUNT OF $75,879.00

Fiscal Impact:

EXPENSE:	$65,981.99
CONTINGENCY:	$ 9,897.01
TOTAL COST:	$75,879.00 (502-20700-6910)

Recommended Action: It is recommended that the City Council:

1. Approve a Public Works Agreement with Vincor Construction, Inc. in the amount of $65,981.99, with an approximate 15% contingency in the amount of $9,897.01, for a total not-to-exceed amount of $75,879.00; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

2. PUBLIC HEARING:

2.a PUBLIC HEARING, CONSIDERATION OF ORDINANCE NO. O-2025-11, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, FINDING THAT ADOPTION OF 2025 FIRE, WILDLAND-URBAN INTERFACE CODE, AND THE 2025 CALIFORNIA BUILDING RELATED CODES ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA SECTION 15061(B)(3) AND, REPEALING CHAPTER 18.04 OF TITLE 18 AND CHAPTERS 20.04, 20.08, 20.12, 20.16, 20.20, 20.46, 20.48, 20.50, 20.52 AND 20.54 OF TITLE 20 AND AMENDING

TITLE 18 BY ADDING NEW CHAPTER 18.05, ADOPTING THE 2025 EDITION OF THE WILDLAND-URBAN INTERFACE CODE OF THE PLACENTIA MUNICIPAL CODE, AND ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, AND GREEN BUILDING STANDARDS CODE, THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2025 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA ENERGY CODE, INCLUDING ALL APPENDICES, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO, INCLUDING FEES AND PENALTIES

Fiscal Impact:

No fiscal impacts are anticipated with this ordinance as all costs will be recovered through the plan check and inspection process for both the Development Services and Placentia Fire and Life Safety Departments.

Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing concerning Ordinance No. O-2025-11; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Find that the recommended actions are exempt from environmental review and direct Staff to file a Notice of Exemption, pursuant to CEQA Section 15061(b)(3) of the CEQA Guidelines, Section 21065 of the Public Resources Code, and the City of Placentia Local Guidelines for implementing CEQA; and
5. Waive full reading, by title only, and introduce for first reading O-2025-11, an Ordinance of the City Council of the City of Placentia, California, finding that adoption of 2025 Fire, Wildland-Urban Interface Code, and the 2025 California Building related codes are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and, repealing Chapter 18.04 of Title 18 and Chapters 20.04, 20.08, 20.12, 20.16, 20.20, 20.46, 20.48, 20.50, 20.52 and 20.54 of Title 20 and amending Title 18 by adding new Chapter 18.05, adopting the 2025 edition of the Wildland-Urban Interface Code of the Placentia Municipal Code, and adopting by reference the 2025 editions of the California Fire Code, California Building, Residential, Electrical, Plumbing, Mechanical, and Green Building Standards Code, the 2024 edition of the International Property Maintenance Code, 2025 edition of the California Existing Building Code, 2025 edition of the California Historical Building Code, 2025 California Energy Code, including all appendices, with certain amendments, additions and deletions thereto, including fees and penalties; and
6. Adopt Resolution No. R-2025-66, A Resolution of the City Council of the City of Placentia Making Required Findings pertaining to modifications to the California Fire and Building Codes adopted by Ordinance No. O-2025-11 based upon local climatic, topographic and geologic conditions in accordance with the requirements of § 17958 of the California Health and Safety Code.

(Approved 5-0, as recommended)

City Administrator Lampman introduced Director of Development Services Joe Lambert who gave an overview on the item.

Mayor Kirwin opened the Public Hearing at 7:30 p.m.

Mayor Kirwin opened public comment.

Deputy City Clerk Lovell stated the City Clerk's Office received no public comment for the item.

Mayor Kirwin closed the Public Hearing at 7:30 p.m.

Motion by Wanke, seconded by Yamaguchi, and carried a 5-0 vote, to approve Item 2.a, as recommended.

3. REGULAR AGENDA:

3.a STUDY SESSION: PRESENTATION FROM THE ORANGE COUNTY POWER AUTHORITY TO EXPLORE POTENTIAL MEMBERSHIP

Fiscal Impact: There is no fiscal impact to the City related to this agenda item.
Recommended Action: It is recommended that the City Council:

1. Receive the presentation from the OCPA; and
2. Ask any questions of staff at the OCPA; and
3. Authorize the City Administrator and/or her designee to take the next step in the process of exploring potential membership in OCPA by requesting that Southern California Edison release the City's historical electric load data to OCPA for the purpose of conducting a feasibility study; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents for the City and OCPA to obtain the City's historical electric load data.

(Approved 5-0, as recommended)

City Administrator Lampman introduced Orange County Power Authority CEO Joe Mosca and Director of Communications & External Affairs Jacquie Henderson, who gave a presentation on the item.

Councilmember Smith and Hummer expressed interest in conducting further research to explore potential OCPA membership and determine the appropriate path forward.

Councilmember Yamaguchi sought clarification on the billing process, confirming that customers would receive a single bill from Southern California Edison, with generation charges from OCPA. He also inquired about the City's responsibilities beyond participation in JPA meetings.

Mayor Pro Tem Wanke asked about the cost of the feasibility study (confirmed to be free), the timeline for completion, repayment of Irvine's initial investment, board member composition, and the use of ratepayer funds for nonprofit grants.

Mayor Kirwin inquired about the preservation of solar incentives, the estimated savings percentage, and the continuity of power service should OCPA cease operations.

Motion by Smith, seconded by Hummer, and carried a 5-0 vote, to approve Item 3.a, as recommended.

3.b REVIEW THE COMPOSITION AND SELECTION PROCESS FOR THE PUBLIC MEMBERS OF THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

Fiscal Impact: There is no fiscal impact associated with this item.
Recommended Action: It is recommended that the City Council:

1. Review the composition of the public members to the Placentia EIFD Public Financing Authority; and
2. Review the selection process for the public member appointments; and
3. Provide direction to City Staff; and
4. Authorize the City Administrator, or her designee, to execute all necessary documents in a form approved by the City Attorney.

(Approved 5-0, as recommended)

City Administrator Lampman stated that Mayor Pro Tem Wanke requested the item be brought forward for Council discussion. Mayor Pro Tem Wanke gave a verbal presentation recommending that

eligibility for public members of the EIFD Authority be expanded to include all City residents of appropriate age, consistent with other committee requirements.

A discussion ensued and direction was given to Staff to return with a Resolution.

Motion by Smith, seconded by Yamaguchi and carried a 5-0 vote, to agendize a Resolution expanding EIFD Board public member eligibility to include City residents of appropriate age, consistent with other committee regulations.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:
City Council closed Open Session and adjourned to Closed Session at 8:17 p.m.

City Council reconvened to Open Session at 8:29 p.m. City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session item. There was no reportable action.

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:29 p.m. to a regular City Council meeting on Tuesday, November 18, 2025, at 7:00 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council Regular Meeting
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency, Placentia Industrial Commercial Development Authority, Placentia Public Financing Authority

MINUTES
November 18, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 5:30 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 5:30 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT:

ORAL COMMUNICATIONS:
City Clerk McKinnell stated the City Clerk's Office received no public comment for Closed Session.

CLOSED SESSION PROCEEDINGS:
City Clerk McKinnell announced the Closed Session matters.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Jennifer Lampman, City Administrator Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA)

2. Pursuant to Government Code Section 54957(b)(1)
   PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Title: City Administrator

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 7:02 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Wanke, Kirwin
ABSENT:

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Jennifer Lampman; Deputy City Administrator Rosanna Ramirez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Development Services Joe Lambert; Director of Public Works Chris Tanio; Director of Human Resources Alice Burnett; Director of Finance Jerry Griggs; Director of Community Services Lydie Gutfeld; Deputy Director of Administrative Services Jeannette Ortega; Deputy City Clerk Brooke Lovell

INVOCATION: Chaplain Charles Frost

PLEDGE OF ALLEGIANCE: Chief Brad Butts

PRESENTATIONS:

A. Presentation of the Measure U Committee Annual Report

Presenter: Citizens' Oversight Committee Chair Robert McKinnell

Committee Chair McKinnell provided a presentation on the Measure U Annual Report.

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session items. There was no reportable action.

CITY ADMINISTRATOR REPORT:

City Administrator Lampman introduced two (2) new city employees, Police Records Technician Jeffrey Flores and Community Services Coordinator Adel Rafie.

ORAL COMMUNICATIONS:

Veronica Rodarte, Placentia City Employees Association (PCEA) Lead Negotiator and Orange County Employees Association (OCEA) Operations Manager, requested that the City Council provide fair wages, equitable holiday pay, and improved medical insurance contributions.

Nuvia Rodriguez, Placentia Property Technician, requested fair contracts and recognition of the professional contributions of backstage City Staff.

Shey Rodriguez, PCEA Board Member and Placentia Dispatcher, requested equitable compensation for civilian Staff and reported chronic understaffing concerns.

Matt Brand, Community Services Program Coordinator, requested a fair cost of living adjustment and expressed concern over disparities in raises offered to other labor groups.

Kari Flood, Police Civilian Investigator, requested support and fair treatment for all City employees, citing high turnover, morale issues, and the critical nature of Staff work.

Felipe Zambrano, Community Services Program Coordinator, requested that the City Council extend the same fairness and respect to their bargaining unit as provided to others.

Eddie Rodriguez, PCEA President, requested a fair contract for PCEA members and highlighted inequitable treatment, low morale, and retention challenges.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith reported attending the Southern California Association of Governments (SCAG) Transportation Committee meeting and the City's Veterans Day Ceremony. He expressed appreciation to the Veterans Advisory Committee, City Staff, and community partners for their efforts in organizing the event, and encouraged public participation in future ceremonies.

Councilmember Hummer announced the City's A Very Tamale Holiday Festival and Tree Lighting event, scheduled for Thursday, December 11, 2025, from 4:00 p.m. to 10:00 p.m. in Old Town Placentia, stated event details are available on the City's website.

Mayor Pro Tem Wanke announced free sand and sandbags are available to residents at the City Yard on La Jolla Street and Fire Station No. 2 on Valencia Avenue, while supplies last. He reported attending the Orange County Sanitation District (OCSAN) Administration Committee meeting and the City Selection Committee meeting on behalf of the Mayor. He mentioned appointments relevant to Placentia included the reappointment of Councilmember Marty Simonoff (Brea) to the Older Adults Advisory Committee, Mayor Fred Jung (Fullerton) to the San Gabriel and Lower LA Rivers and Mountains Conservancy, and Councilmember Carlos Leon (Anaheim) to the Orange County Transportation Authority.

1. CONSENT CALENDAR (Items 1.a through 1.h):
Mayor Pro Tem Wanke pulled Item 1.g, to vote no. Motion by Yamaguchi, seconded by Smith, and carried a 5-0 vote, to approve the balance of the Consent Calendar, as recommended.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS
Recommended Action: It is recommended that the City Council:
Approve
(Approved 5-0, as recommended)

1.b REGISTERS FOR NOVEMBER 18, 2025
Check Register
Fiscal Impact: $171,113.89
Electronic Disbursement Register
Fiscal Impact: $1,154,200.06
Recommended Action: It is recommended that the City Council:
Receive and file.
(Approved 5-0, as recommended)

1.c MEASURE M (M2) EXPENDITURE REPORT FOR FISCAL YEAR 2024-25
Fiscal Impact: None.
Recommended Action: It is recommended that the City Council:
Adopt Resolution No. R-2025-67, a Resolution of the City Council of the City of Placentia, California, concerning the Fiscal Year 2024-25 Measure M2 (M2) Expenditure Report for the City of Placentia.
(Approved 5-0, as recommended)

1.d APPROVAL OF PLANS AND SPECIFICATIONS FOR PLAYGROUND IMPROVEMENTS AT JAYCEE PARKETTE AND APPROVAL OF PUBLIC WORKS AGREEMENT WITH PLAY CORE D.B.A. GAMETIME, CIP PROJECT NO. 7313
Fiscal Impact:
Expense:

$504,764.54	Total Construction Costs
$458,876.85	Total Construction Contract Amount
$ 45,887.69	Total Construction Contract Contingency Amount

Available Budget:

$511,055.00	Fiscal Year 2025-26 CIP Budget- (California Proposition 68 Parks and Water Bond of 2018)

Recommended Action: It is recommended the City Council:
1. Approve the plans and specifications prepared by Hirsch & Associates, Inc. (HAI) for the Jaycee Parkette Renovation Project; and
2. Approve the purchase of the Jaycee Parkette playground equipment utilizing the budgeted CIP funding in Fiscal Year 2025-2026 for project; and
3. Award a Public Works Agreement to PlayCore d.b.a. GameTime for the Jaycee Parkette Renovation project in the amount of $458,876.85; and

4. Authorize the City Administrator to approve contract change orders up to a total of $45,887.69 or a not-to-exceed total contract amount of $504,764.54; and
5. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.e CONTRACT AWARD TO FULLY INVOLVED FIRE PLAN REVIEW SERVICES FOR ON CALL FIRE PLAN REVIEW SERVICES

Fiscal Impact:

EXPENSE: The contract amount shall not exceed $75,000 annually, with a total not-to-exceed amount of $150,000, over a two-year contract agreement. Placentia Fire and Life Safety Department (PFLSD) will fund the contract agreement under Contractual Services Account No. 101-60200-6300.

REVENUE: Expenses are 100% recovered via plan check and permit fees charged to the applicant.

Recommended Action: It is recommended that the City Council:

1. Approve the Professional Services Agreement with Fully Involved Fire Plan Review Services for On Call Fire Plan Review Services for a two (2) year term contract not-to-exceed amount by $75,000.00 annually or $150,000.00; and
2. Approve contingent on Risk Management's approval of Certificate of Insurance (COI); and
3. Authorize the City Administrator to approve contract change orders up to 10% of the annual contract not-to-exceed amount or $7,500.00 annually; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.f APPROVAL OF PLANS AND SPECIFICATIONS AND AWARD OF CONSTRUCTION CONTRACT TO CT&T CONCRETE PAVING FOR THE GOLDEN AVENUE BRIDGE REPLACEMENT PROJECT, CITY PROJECT NO. 1801

Fiscal Impact:

$6,037,599.55	Total Construction Cost
$4,687,010.50	Construction Contract Amount
$ 468,701.05	Construction Contingency Amount
$ 713,091.00	Construction Management and Inspection
$ 168,797.00	Construction Engineering

Available Budget:

$6,037,599.55	Total Project Budget
$2,200,000.00	Community Project Funding/Congressionally Directed Spending (CPFCDS)
$2,647,046.00	Highway Bridge Program (HBP)
$ 215,682.00	County of Orange OC Loop Segment D Contribution
$ 974,871.55	Measure U (including required City Federal Match)

Recommended Action: It is recommended that the City Council:

1. Approve the Plans and Specifications prepared by Biggs Cardosa and Associates for the Golden Avenue Bridge Replacement Project, City Project No. 1801; and
2. Approve a Public Works Agreement with CT&T Concrete Paving for the Golden Avenue Bridge Replacement Project in the amount of $4,687,010.50; and
3. Reject all other bids received and authorize return of the bid bonds; and
4. Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or $468,701.05, for a total construction contract not-to-exceed amount of $5,155,711.55; and
5. Approve a Professional Services Agreement with T.Y. Lin to provide construction management and inspection services for a not to exceed amount of $713,091.00; and

6. Approve Amendment No. 6 to the Professional Services Agreement with Biggs Cardosa and Associates for an additional $168,797 to provide additional professional services for construction engineering support for a cumulative contract not-to-exceed amount of $1,139,735 and extend the term of the contract by an additional 12 months; and
7. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

1.g RESOLUTION TO ADOPT A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLACENTIA AND THE PLACENTIA POLICE OFFICER'S ASSOCIATION

Fiscal Impact:
Mid-Management
Year 1: Estimated $235,200 increase to FY25-26 total compensation
Year 2: Estimated $132,500 increase to FY26-27 total compensation
Total: Estimated $367,700 increase.

Executive Management
Year 1: Estimated $ 113,000 increase to FY25-26 total compensation
Year 2: Estimated $ 25,200 increase to FY26-27 total compensation
Total: Estimated $138,200 increase.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-58, approving a compensation plan for the Unrepresented Mid-Management and Management Employees for the period of July 1, 2025, through June 30, 2027; and
2. Adopt Resolution No. R-2025-63, amending the City's FY2025-26 Budget.

(Approved 4-1, as recommended, Wanke voted no)

Mayor Pro Tem Wanke pulled Item 1.g, to vote no.

Motion by Yamaguchi, second by Smith, carried a 4-1 vote, to approve Item 1.g, as recommended.

1.h RESOLUTION TO AMEND THE PAY SCHEDULE FOR PART-TIME EMPLOYEES IN COMPLIANCE WITH THE STATE MINIMUM WAGE INCREASE

Fiscal Impact:
FY25-26 $4,500 ($9,000 annually) (104071-5005)

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-68, a Resolution of the City Council of the City of Placentia, California amending the pay schedule for part-time employees effective January 1, 2026; and
2. Adopt Resolution No. R-2025-69, a Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2025-26 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures.

(Approved 5-0, as recommended)

2. PUBLIC HEARING:

2.a PUBLIC HEARING, SECOND READING AND ADOPTION OF ORDINANCE NO. O-2025-11, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, FINDING THAT ADOPTION OF 2025 FIRE, WILDLAND-URBAN INTERFACE CODE, AND THE 2025 CALIFORNIA BUILDING RELATED CODES ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA SECTION 15061(B)(3) AND, REPEALING CHAPTER 18.04 OF TITLE 18 AND CHAPTERS 20.04, 20.08, 20.12, 20.16, 20.20, 20.46, 20.48, 20.50, 20.52 AND 20.54 OF TITLE 20 AND AMENDING TITLE 18 BY ADDING NEW CHAPTER 18.05, ADOPTING THE 2025 EDITION OF THE

WILDLAND-URBAN INTERFACE CODE OF THE PLACENTIA MUNICIPAL CODE, AND ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, AND GREEN BUILDING STANDARDS CODE, THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2025 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA ENERGY CODE, INCLUDING ALL APPENDICES, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO, INCLUDING FEES AND PENALTIES

Fiscal Impact:

No fiscal impacts are anticipated with this ordinance as all costs will be recovered through the plan check and inspection process for both the Development Services and Placentia Fire and Life Safety Departments.

Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing concerning Ordinance No. O-2025-11; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Find that the recommended actions are exempt from environmental review and direct Staff to file a Notice of Exemption, pursuant to CEQA Section 15061(b)(3) of the CEQA Guidelines, Section 21065 of the Public Resources Code, and the City of Placentia Local Guidelines for implementing CEQA; and
5. Waive full reading, by title only, and adopt Ordinance No. O-2025-11, an Ordinance of the City Council of the City of Placentia, California, finding that adoption of 2025 Fire, Wildland-Urban Interface Code, and the 2025 California Building related codes are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and, repealing Chapter 18.04 of Title 18 and Chapters 20.04, 20.08, 20.12, 20.16, 20.20, 20.46, 20.48, 20.50, 20.52 and 20.54 of Title 20 and amending Title 18 by adding new Chapter 18.05, adopting the 2025 edition of the Wildland-Urban Interface Code of the Placentia Municipal Code, and adopting by reference the 2025 editions of the California Fire Code, California Building, Residential, Electrical, Plumbing, Mechanical, and Green Building Standards Code, the 2024 edition of the International Property Maintenance Code, 2025 edition of the California Existing Building Code, 2025 edition of the California Historical Building Code, 2025 California Energy Code, including all appendices, with certain amendments, additions and deletions thereto, including fees and penalties.

(Approved 5-0, as recommended)

City Administrator Lampman introduced Director of Development Services Joe Lambert who gave a brief verbal presentation on the item.

Mayor Kirwin opened the Public Hearing at 7:57 p.m.

Mayor Kirwin opened public comment.

City Clerk McKinnell stated the City Clerk's Office received no public comment for the item.

Mayor Kirwin closed the Public Hearing at 7:57 p.m.

Motion by Wanke, seconded by Yamaguchi, and carried a 5-0 vote, to approve Item 2.a, as recommended.

3. REGULAR AGENDA: None

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Mayor Kirwin announced the City's A Very Tamale Holiday Festival and Tree Lighting event, on December 11, 2025, and mentioned it is expected to be the best one yet.

ADJOURNMENT:
The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 7:58 p.m. to a regular City Council meeting on Tuesday, December 2, 2025, at 7:00 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council Regular Meeting
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency, Placentia Industrial Commercial Development Authority, Placentia Public Financing Authority

MINUTES
December 2, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL CLOSED SESSION MEETING – 6:30 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 6:30 p.m.

ROLL CALL: PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Kirwin
ABSENT: Wanke (Excused)

ORAL COMMUNICATIONS:
Deputy City Clerk Lovell stated the City Clerk's Office received no public comment for Closed Session.

CLOSED SESSION PROCEEDINGS:
Mayor Kirwin announced the Closed Session matter.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Jennifer Lampman, City Administrator Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA)

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

MINUTES OF THE PLACENTIA CITY COUNCIL REGULAR MEETING - 7:00 P.M.

CALL TO ORDER: Mayor Kirwin called the meeting to order at 7:01 p.m.

ROLL CALL: PRESENT: Councilmember/Board Member Hummer, Smith, Yamaguchi, Kirwin
ABSENT: Wanke (Excused)

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Jennifer Lampman; Deputy City Administrator Rosanna Ramirez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Development Services Joe Lambert; Director of Public Works Chris Tanio; Director of Human Resources Alice Burnett; Director of Finance Jerry Griggs; Director of Community Services Lydie Gutfeld; Deputy Director of Administrative Services Jeannette Ortega; Deputy City Clerk Brooke Lovell

INVOCATION: Chaplain Ken Milhander

PLEDGE OF ALLEGIANCE: Alice Burnett, Director of Human Resources

PRESENTATIONS:

A. Presentation of the 2025 A Very Tamale Holiday Event and Sponsors

Presenter: Director of Community Services Lydie Gutfeld

Director Gutfeld provided a verbal presentation regarding the upcoming event scheduled for December 11, 2025.

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session item. There was no reportable action.

CITY ADMINISTRATOR REPORT: None

ORAL COMMUNICATIONS:

Deputy City Clerk Lovell stated the City Clerk's Office received no public comment for oral communications.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Yamaguchi reported meeting with Councilmember Hummer and Republic Services to discuss updates to the City's trash contract. He also joined the Community Services Department to follow up on AI-powered CRM programs introduced at a recent conference, which aim to streamline class registration and program sign-ups through online and app-based platforms.

1. CONSENT CALENDAR (Items 1.a through 1.m):

Councilmember Yamaguchi pulled Item 1.b, and removed the December 17, 2024, City Council Meeting minutes from approval. Motion by Yamaguchi, seconded by Smith, and carried a 4-0-1 vote, to approve the balance of the Consent Calendar, as recommended, Wanke absent.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: It is recommended that the City Council:

Approve

(Approved 4-0-1, as recommended, Wanke absent)

1.b APPROVAL OF MINUTES

Recommended Action: It is recommended that the City Council:

Approve minutes of the Regular meetings of the City Council/Successor Agency/ICDA/PPFA held October 1, 2024; November 19, 2024; December 3, 2024; December 17, 2024; January 14, 2025; February 4, 2025; and February 18, 2025.

(Approved 4-0-1, removed the December 17, 2024, City Council Meeting minutes from approval, balance approved, as recommended, Wanke absent)

Councilmember Yamaguchi pulled Item 1.b, and removed the December 17, 2024, City Council Meeting minutes from approval.

Motion by Yamaguchi, seconded by Smith, carried a 4-0-1 vote, to approve the balance of the minutes, as recommended, Wanke absent.

1.c REGISTERS FOR DECEMBER 2, 2025

Check Register

Fiscal Impact: $709,241.89

Electronic Disbursement Register

Fiscal Impact: $1,299,899.18

Recommended Action: It is recommended that the City Council:

Receive and file.

(Approved 4-0-1, as recommended, Wanke absent)

1.d ACCEPTANCE OF TWO RESIGNATIONS FROM THE STREETSCAPE AND TRANSPORTATION ADVISORY COMMISSION AND SOLICIT APPLICATIONS FOR VACANCIES

Fiscal Impact: There is no fiscal impact associated with the recommended action.
Recommended Action: It is recommended that the City Council:

1. Accept the resignation of Arinder Chadha from the Streetscape and Transportation Advisory Commission effective November 10, 2025; and
2. Accept the resignation of Meredith Castillo from the Streetscape and Transportation Advisory Commission effective November 18, 2025; and
3. Direct Staff to update the City's master Commission/Committee vacancy list to include two vacancies on the Streetscape and Transportation Advisory Commission and solicit applications.

(Approved 4-0-1, as recommended, Wanke absent)

1.e FISCAL YEAR 2024-25 DEVELOPMENT IMPACT FEE REPORT (AB 1600)

Fiscal Impact: There is no fiscal impact associated with the recommended action.
Recommended Action: It is recommended the City Council:
Receive and file the Fiscal Year 2024-25 Development Impact Fee Report (AB 1600).
(Approved 4-0-1, as recommended)

1.f RESOLUTION TO AMEND THE ESTABLISHMENT OF THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT ("EIFD") PUBLIC FINANCING AUTHORITY ("PFA") MEMBERSHIP AND SELECTION PROCESS

Fiscal Impact: None.
Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-70, A Resolution of the City Council of the City of Placentia, California amending Resolution R-2019-23, modifying the membership requirements of the Placentia Enhanced Infrastructure Financing District Public Financing Authority; and
2. Authorize the City Administrator, or her designee, to execute all documents necessary, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Wanke absent)

1.g RESOLUTION RELATING TO A FRANCHISE WITH CRIMSON CALIFORNIA PIPELINE, L.P. FOR THE OPERATION AND MAINTENANCE OF 846 LINEAR FEET OF PIPELINE IN THE CITY

Fiscal Impact: There is no fiscal impact associated with the recommended action.
Recommended Action: It is recommended that the City Council:
Adopt Resolution No. R-2025-72, a Resolution of the City Council of the City of Placentia, California, declaring its intention to grant a pipeline franchise to Crimson California pipeline L.P., a California limited partnership and setting the time when protests may be heard by the legislative body to the proposed franchise and directing the City Clerk to give notice thereof.
(Approved 4-0-1, as recommended, Wanke absent)

1.h RESOLUTION APPROVING AMENDMENT NO. 4 TO THE DESIGN-BUILD-OPERATE-MAINTAIN AGREEMENT FOR FREEWAY-ORIENTED CITY ENTRY/DISPLAY SIGN AND ADOPTION OF A CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Fiscal Impact:
The proposed sign is expected to generate a minimum of $150,000 annually for each "Changeable Message Digital Display" panel installed, totaling $300,000 per year in General Fund revenue for the City ("Base Compensation"). Additional revenue may be provided to the City if the Base Compensation exceeds twenty-five percent (25%) of the advertising company's total annual net revenue from the site.
Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-73, A Resolution of the City Council of the City of Placentia, California adopting a Class 32 Categorial Exemption pursuant to the California

Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 - In-Fill Development Projects) and the City of Placentia CEQA Guidelines and approving Amendment No. 4 to the Design, Build Operate and Maintain Agreement between the City of Placentia and Lamar Central Outdoor, LLC for the construction and operation of one (1) Freeway-Oriented Entry Sign; and

2. Authorize the City Administrator, or her designee, to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Wanke absent)

1.i PLACENTIA PUBLIC SAFETY BUILDING - PURCHASE OF MOTOROLA PORTABLE RADIO EQUIPMENT FOR BACKUP COMMUNICATIONS

Fiscal Impact:

Expense:	$ 59,631.25	Total Purchase Price of Equipment
Budget:	$750,000.00	DOJ COPS Grant Funding (105213-6840)

Recommended Action: It is recommended that the City Council:

1. Approve the purchase of Motorola portable radios, and associated accessories from Motorola Solutions, Inc., via BearCom (Motorola Manufacturer's Representative); and
2. Authorize the City Administrator, and/or her designee, to execute all necessary documents, subject to City Attorney approval.

(Approved 4-0-1, as recommended, Wanke absent)

1.j AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH DTA PUBLIC FINANCE, INC. TO COMPLETE A DEVELOPMENT IMPACT FEE NEXUS STUDY UPDATE AND TO CREATE A PUBLIC SAFETY COMMUNITY FACILITIES DISTRICT

Fiscal Impact:

Total cost of previously approved agreement:	$127,000
Staff recommended contingency for Amendment No. 1:	$+20,000
Total cost of proposed agreement + Amendment No. 1:	$147,000
General Plan Update Fee funds (208-749504-9900 Project: 7449504):	$147,000

Recommended Action: It is recommended that the City Council:

1. Approve Amendment No. 1 to the Professional Services Agreement with DTA Public Finance, Inc. to facilitate an update of both Citywide Development Impact Fees, Transit-Oriented Development Impact Fees and to create a successor Public Safety Community Facilities District (CFD) for the City of Placentia for an amount not to exceed $147,000; and
2. Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Wanke absent)

1.l AWARD OF CONSTRUCTION CONTRACT TO EASTRIDGE ENGINEERING AND CONSTRUCTION, INC. FOR THE FUEL TANK REMOVAL AND REPLACEMENT PROJECT, CITY PROJECT NO. 26-501

Fiscal Impact:

Expense:

$966,405.00	Total Construction Costs	
$878,550.00	Construction Contract Amount	
$ 87,855.00	Construction Contingency Amount	

Available Budget:

$1,100,000.00	Total Project Budget	Project# 26-501
$1,100,000.00	Fiscal Year 2025-26 CIP (102-90300-9600)	Measure U

Recommended Action: It is recommended that the City Council:

1. Approve a Public Works Agreement with Eastridge Engineering and Construction, Inc. for the Fuel Tank Removal and Replacement Project in the amount of $878,550.00; and

2. Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or $87,855.00, for a total construction contract not-to-exceed amount of $966,405.00; and
3. Authorize the City Administrator, and/or her designee, to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Wanke absent)

1.m APPROVAL OF PUBLIC WORKS AGREEMENT FOR KOCH PARK PICNIC SHELTER REPLACEMENT PROJECT, CITY PROJECT NO. 7213

Fiscal Impact:

EXPENSE:	$182,866.82 (302-90300-9400) Quimby
CONTRACT AMOUNT:	$166,242.56
CONTINGENCY AMOUNT:	$ 16,624.26

Recommended Action: It is recommended that the City Council:

1. Approve a Public Works Agreement with Great Western Installations, Inc. in the amount of $166,242.56; and
2. Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or $16,624.26; and
3. Authorize the City Administrator, and/or her designee, to execute the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Wanke absent)

2. PUBLIC HEARING:

2.a CONSIDERATION OF RESOLUTION NO. R-2025-71, APPROVING DEVELOPMENT PLAN REVIEW NO. DPR 2025-01 AND USE PERMIT NO. UP 2025-02; CONSIDERATION OF RESOLUTION NO. R-2025-74, APPROVING A PURCHASE AND SALE AGREEMENT FOR A PORTION OF CITY PROPERTY; AND, CONSIDERATION OF ORDINANCE NO. O-2025-12, APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 FOR THE DEVELOPMENT OF A FOUR-STORY, 86-ROOM HOTEL AT 450 S. PLACENTIA AVENUE

Fiscal Impact:

Revenue:	$179,519.14	Development Impact Fees
	$127,444.00	Property Sale
	$378,304.97	Annual Estimated Transit Occupancy Tax

Recommended Action: It is recommended that the City Council:

1. Open Public Hearing, concerning Development Plan Review No. DPR 2025-01, Use Permit No. UP 2025-02, and Disposition and Development Agreement No. DDA 2025-01; and,
2. Receive the Staff Report, consider all public testimony, ask any questions of Staff; and,
3. Close the Public Hearing; and,
4. Adopt Resolution No. R-2025-71, a Resolution of the City Council of the City of Placentia, California, adopting a Notice of Exemption by making the findings that the project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines, and approval of Development Plan Review No. DPR 2025-01 and Use Permit No. UP 2025-02 to permit the development of an approximately 42,631-square-foot, four-story, 86-room hotel building with an overall height of approximately 63 feet, including a 24,210-square-foot subterranean and grade level parking garage with 82 spaces, enhanced landscaping and hardscape improvements; to allow the establishment and operation of a hotel including the onsite sale and consumption of alcoholic beverages exclusively for registered hotel guests within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue (APN 339-442-04); and,
5. Adopt Resolution No. R-2025-74, a Resolution of the City Council of the City of Placentia, California, approving a Purchase and Sale Agreement for a portion of City property located at

the end of the cul-de-sac fronting 450 S. Placentia Avenue and finding the action to be Categorically Exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15332 Infill Development; and,

6. Waive full reading, by title only, and introduce for first reading Ordinance No. O-2025-12, an Ordinance of the City Council of the City of Placentia, California, approving Disposition and Development Agreement No. DDA 2025-01 with CY Hospitality, LLC, to provide relief from certain development standards related to the development of a four-story, 86-room hotel within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue, Placentia, California (APN 339-442-04).

(Approved 4-0-1, with revisions to Resolution No. R-2025-71, Wanke absent)

Development Services Senior Planner Andrew Gonzalez gave a PowerPoint presentation on the item.

Mayor Kirwin opened the Public Hearing at 7:13 p.m.

Richard Price, representing adjacent property owners on Industrial Way and Crowther Avenue, expressed concerns regarding inadequate parking conditions, the lack of mandatory valet and parking management requirements, and the absence of a defined construction staging plan. He requested the project be referred back to Staff for further review to ensure appropriate protections for his clients' properties during and after construction.

A discussion ensued on the item. Direction was provided to Staff to implement revisions to the conditions in Resolution No. R-2025-71.

City Attorney Bettenhausen read into the record a revision to Condition No. 17 to strengthen enforcement and clarify valet parking requirements. The revised condition shall read:

"In the event the valet service is suspended, discontinued, or otherwise ceases operation, or where it is clear the valet service is not being used by hotel occupants on a regular basis, impacting neighboring streets, the property owner and/or operator shall immediately notify the City in writing and implement a temporary self-parking arrangement. Inadequate on-site parking and spillover parking onto neighboring streets shall result in a temporary limitation on the number of hotel rooms that may be occupied or reserved until valet operations are restored or an alternative parking arrangement acceptable to the City is approved. The amount of available parking provided on-site during such suspension shall be evaluated in accordance with Placentia Municipal Code Chapter 23.78 (Off-Street Parking). The valet parking operations plan shall include language requiring all overnight guests with vehicles to use on-site parking, and that the cost of valet parking shall be incorporated into the room rate. The valet parking operations plan shall be submitted to and approved by the City and shall remain in continuous effect for the duration of the hotel's operation."

This amendment was incorporated into the motion to approve Resolution No. R-2025-71.

Mayor Kirwin closed the Public Hearing at 8:04 p.m.

Motion by Yamaguchi, seconded by Kirwin, and carried a 4-0-1 vote, to approve Item 2.a, with revisions to Resolution No. R-2025-71, Wanke absent.

3. REGULAR AGENDA:

3.a APPROVE A ONE-YEAR OVERNIGHT PAY-TO-PARK PILOT PROGRAM AT THE CROWTHER PUBLIC PARKING LOT

Fiscal Impact:

The fiscal impact is estimated to be under $3,000 which consists of Public Works Maintenance staff time to purchase and install the sign posts and channels, install the signs provided by ParkMobile, and stencil the required parking spaces as paid overnight parking.

Recommended Action: It is recommended that the City Council:

1. Receive the staff report and consider City Council input; and
2. Approve a one-year pilot program to designate either 26 or 50 parking spaces at the Crowther Public Parking Lot for paid overnight parking with user fees to be set at either $5 or $10 per night; and
3. Approve designating Cameron Street as no overnight parking or maintain existing condition of overnight parking on Cameron Street; and
4. Authorize a one-year agreement with ParkMobile for mobile app parking payment services; and
5. Authorize the City Administrator, and/or her designee, to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Wanke absent)

Director of Public Works Chris Tanio provided a PowerPoint presentation on the item.

A discussion ensued on the item. Direction was given to Staff to implement a one-year overnight paid parking pilot program at the Crowther Street Public Parking Lot using ParkMobile, with a $5 nightly fee applied to all 50 spaces, and to establish a 2:00 a.m. – 6:00 a.m. "No Overnight Parking" restriction on Cameron Street. Staff was also directed to conduct outreach to nearby residents and businesses, install appropriate signage, and return with a six-month progress report on usage, revenue, and enforcement.

Motion by Yamaguchi, seconded by Hummer, and carried a 4-0-1 vote, to approve Item 3.a, as recommended, Wanke absent.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Smith wished everyone a safe and enjoyable Thanksgiving and holiday season. He announced the final City Council meeting of 2025 will be held on December 16, 2025. He reported the resignations of two members from the Street and Transportation Commission and thanked the departing members for their service. He stated the importance of maintaining quorums on commissions and committees, as well as keeping the vacancy list current and accessible to the public.

Councilmember Hummer reminded everyone of the City's A Very Tamale Holiday Festival and Tree Lighting event, scheduled for Thursday, December 11, 2025, from 4:00 p.m. to 10:00 p.m. in Old Town Placentia, and encouraged everyone to attend.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:27 p.m., to a regular City Council meeting on Tuesday, December 16, 2025, at 7:00 p.m.

_____

Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____

Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency , Placentia Industrial Commercial Development Authority , Placentia Public Financing Authority

MINUTES
March 25, 2025
City Hall Administrative Conference Room - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL SPECIAL MEETING – 5:00 PM

CALL TO ORDER: Mayor Kirwin called the meeting to order at 5:00 p.m.

ROLL CALL: PRESENT: Councilmember/Board Member Hummer, Yamaguchi, Wanke, Kirwin
ABSENT: Smith (Excused)

ORAL COMMUNICATIONS:
City Clerk McKinnell stated that the City Clerk's Office had received no public comment for the Closed Session.

CLOSED SESSION PROCEEDINGS:
City Attorney/Authority Counsel Bettenhausen announced the Closed Session matters.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section § 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR
   Agency Designated Representatives: Thomas Hatch, Interim City Administrator
   Alice Burnett, Director of Human Resources
   Employee Organizations: Placentia City Employees Association (PCEA)
   Placentia Firefighters Association (PFA)
   Placentia Fire Management Association (PFMA)
   Placentia Police Management Association (PPMA)
   Placentia Police Officers Association (PPOA)
   Unrepresented Employees

2. Pursuant to Government Code Section § 54956.9(d)(2)
   CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   (1 case)

3. Pursuant to Government Code Section § 54957(b)(1)
   PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Title: Interim City Administrator

4. Pursuant to Government Code Section § 54957(b)(1)
   PUBLIC EMPLOYEE EMPLOYMENT/APPOINTMENT
   Title: City Administrator

REGULAR AGENDA:

A. DISCUSSION AND/OR ACTION REGARDING CITY COMMISSIONS, COMMITTEES AND DISTRICT APPOINTMENTS

City Council conducted interviews for vacancies on various City Commissions, Committees, and a District Board.

Commission / Committee / Board	Applicants Interviewed
Citizens' Oversight Committee	Greg Laporte, Joe Rasic
Financial Audit Oversight Committee	Billy Hutchinson, Greg Laporte, John Lewis, James Weiner
Historical Committee	Cassie Queen

Orange County Vector and Mosquito Control District Board	Craig Green
Parks, Arts, and Recreation Commission	Billy Hutchinson
Planning Commission	David Smith, John Lewis, James Weiner
Streetscape and Transportation Advisory Commission	Steven Anderson, Greg Laporte, John Lewis
Veterans Committee	Steven Anderson, Greg Laporte, John Lewis

ADJOURNMENT:
The City Council adjourned at 6:40 p.m., to a regular City Council meeting on Tuesday, April 1, 2025, at 5:30 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Placentia City Council
Placentia City Council acting as Successor Agency to the Placentia Redevelopment Agency , Placentia Industrial Commercial Development Authority , Placentia Public Financing Authority

MINUTES
September 29, 2025
City Council Chambers - 401 E. Chapman Avenue, Placentia, CA

MINUTES OF THE PLACENTIA CITY COUNCIL SPECIAL CLOSED SESSION MEETING – 5:00 PM

CALL TO ORDER: Mayor Kirwin called the meeting to order at 5:00 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Hummer, Yamaguchi, Wanke, Kirwin
ABSENT: Smith (Excused)

ORAL COMMUNICATIONS:
City Clerk McKinnell stated that the City Clerk's Office had received no public comment for the Closed Session.

CLOSED SESSION PROCEEDINGS:
City Clerk McKinnell announced the Closed Session matters.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54956.9(d)(2)
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
(1 case)

2. Pursuant to Government Code Section 54957.6
CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Jennifer Lampman, City Administrator
	Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA)
	Placentia Firefighters Association (PFA)
	Placentia Fire Management Association (PFMA)
	Placentia Police Management Association (PPMA)
	Placentia Police Officers Association (PPOA)
	Unrepresented Employees

Mayor Pro Tem Wanke left Closed Session at 6:10 p.m. City Council reconvened in Open Session at 6:12 p.m.

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen reported a discussion was held on the Closed Session items. There was no reportable action.

ADJOURNMENT:
The City Council adjourned at 6:13 p.m. to a regular City Council meeting on Tuesday, October 7, 2025, at 5:00 p.m.

_____
Kevin Kirwin, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/Agency Secretary

Agenda Item No: 1.c

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: December 16, 2025
Submitted by: Christian Bandley
From: Finance

Subject:
REGISTERS FOR DECEMBER 16, 2025

Financial Impact:
Check Register
Fiscal Impact: $1,229,658.71
Electronic Disbursement Register
Fiscal Impact: $4,536,458.85

Recommendation:
Recommended Action: It is recommended that the City Council:
Receive and file.

Attachments
Check Register 12-11-25.pdf
Check Register 12-4-25.pdf
Check Register 11-20-25.pdf
EFT-ACH Register 12-11-25.pdf
EFT-ACH Register 12-4-25.pdf
EFT-ACH Register 11-25-25.pdf
EFT-ACH Register 11-20-25.pdf

City of Placentia
Check Register 12/11/25

Name	Memo	Amount	Document Number	Date
V001762 WESTERN AUDIO VISUAL	Council Chambers Upgrade	12,259.94	136559	12/11/2025
V001760 WEST GROVE VOLLEYBALL LLC	Instructor Payment - Fall 2025	352.73	136558	12/11/2025
V001715 TURBO DATA SYSTEMS INC	Nov Parking Citation Services	2,349.01	136557	12/11/2025
V001675 THE SAUCE CREATIVE SERVICES	Printing & Binding for A Very Tamale Holiday Event	2,889.45	136556	12/11/2025
V001812 TEMPORARY STAFFING PROFESSIONALS INC	Contract Temp for Finance, Accounting Tech	4,548.92	136555	12/11/2025
V001658 TEAM ONE MANAGEMENT	Monthly Janitorial Services for Park Restrooms - November	7,274.75	136554	12/11/2025
V001628 STATER BROS MARKETS	Community Christmas Basket Event - Giftcards	3,360.00	136553	12/11/2025
V001594 SO CAL LAND MAINTENANCE INC	Tuffree Soccer Field Aeration	1,645.00	136552	12/11/2025
V001788 SAN DIEGO POLICE EQUIP.	Ammunition	5,926.01	136551	12/11/2025
V001549 SAGECREST PLANNING AND ENVIRONMENTAL	November 2025 On-Call Building Inspection Services	2,892.40	136550	12/11/2025
V001473 PREMIER FIRST RESPONDER PSYCHOLOGICAL SERVICES	Nov Officer Therapy Services	150.00	136549	12/11/2025
V001451 PLACENTIA COMMUNITY FOUNDATION	Grant Funds	10,000.00	136548	12/11/2025
V001443 PERIMETER PROTECTION AND SURVEILLANCE SYSTEMS IN	Video Monitoring - Camera Systems	14,595.00	136547	12/11/2025
V001406 ORANGE COUNTY TREASURER TAX COLLECTOR	NOVEMBER 2025 PARKING CITATIONS	8,701.00	136546	12/11/2025
V001402 ORANGE COUNTY SANITATION DISTRICT	OCSD Capital Facilities Capacity Charge for November 2025 / 5% City Issuance Fee	1,401.16	136545	12/11/2025
V002035 OCY MANAGEMENT LLC	Transportation Services for November 2025	7,821.25	136544	12/11/2025
V002072 NICHOLAS DYLAN CARBONE	A Very Tamale Holiday - Entertainment Band	900.00	136543	12/11/2025
V002030 MIGUEL MORAN	Sound Services for A Very Tamale Holiday Event	2,100.00	136542	12/11/2025
V001313 MI CASITA RESTAURANTE	Very Tamale Holiday 2025 - Staff Lunch	1,196.25	136541	12/11/2025
V001286 MARIACHI DIVAS INC	Entertainment for A Very Tamale Holiday	1,200.00	136540	12/11/2025
V001262 LN CURTIS & SONS	PD Uniforms - J. Flores	155.54	136539	12/11/2025
V002079 KAROL POSADAS	A Very Tamale Holiday - Entertainment Band	2,500.00	136538	12/11/2025
V002122 KARINA RESENDIZ	Damage Deposit Refund	180.00	136537	12/11/2025
V001203 JONES & MAYER	Professional Legal Services	71,077.05	136536	12/11/2025
V002128 JL GROUP, LLC	City of Placentia: Employee Investigation	1,988.55	136535	12/11/2025
V002000 INTERNATIONAL CODE COUNCIL INC	2025 Code Books for Building Dept.	4,312.75	136534	12/11/2025
V001153 IAFCI	Membership Dues - Flood	105.00	136533	12/11/2025
V002109 GREGORIA MEDINA	Damage Deposit Refund - Permit R4353	180.00	136532	12/11/2025
V002093 FULLY INVOLVED	Fire Plan Check Services	3,085.50	136531	12/11/2025
V001888 FRANK T. MARCHELLO COMPANY INC	2025 Employee Service Awards Lapel Pins	1,324.52	136530	12/11/2025
V001651 Equifax Workforce Solutions LLC	UNEMPLOYMENT CLAIM CASE MGMT 2025.12.01 TO 2026.02.28	407.23	136529	12/11/2025
V001009 ENTENMANN-ROVIN CO	Fire Uniform Badge	147.22	136528	12/11/2025
V000973 DLW CONSULTING & INVESTIGATIONS	POST Public Safety Dispatcher Background: Danielle Garlough	1,800.00	136527	12/11/2025
V000903 COMMERCIAL AQUATIC SERVICES	Gomez Pool Maintenance - November	1,500.00	136526	12/11/2025
V000873 CITY OF BREA	Business Cards - M. Khzouz	16.50	136525	12/11/2025
V000868 CICCS/EAP	CICCS Trust EAP by Anthem - Dec 2025	906.20	136524	12/11/2025
V000823 CALIFORNIA FORENSIC PHLEBOTOMY INC	November Blood Draws	774.40	136523	12/11/2025
V001798 BRIGHTVIEW LANDSCAPE SERVICES INC	Park Landscaping Services - December	31,824.51	136522	12/11/2025
V002033 BARNUM STAGE RENTAL LLC	Stage and Lighting Services for A Very Tamale Holiday	4,000.00	136521	12/11/2025
V000616 AT&T	Equipment Maintenance	56,655.47	136520	12/11/2025
V000616 AT&T	AT&T Charges August - September 2025	5,779.00	136519	12/11/2025
V000691 ALLIANCE BUSINESS SERVICES INC	Fire Station 1 - Internet Fiber	745.18	136518	12/11/2025
V000617 AIRGAP LABS LLC	WiFi Upgrade - Fire Station 2	13,602.56	136517	12/11/2025
V000658 AFTERMATH SERVICES LLC	Bio-Hazard Clean- Up Services	400.00	136516	12/11/2025
Total		295,030.05		

City of Placentia
Check Register 12/4/25

Name	Memo	Amount	Document Number	Date
V001780 YORBA REGIONAL ANIMAL HOSPITAL	K9 Medical Services - Zero	335.52	136514	12/4/2025
V001779 YORBA LINDA WATER DISTRICT	Water Charges	2,169.89	136513	12/4/2025
V001779 YORBA LINDA WATER DISTRICT	Oct Sewer Charges	9,871.71	136512	12/4/2025
V001778 YORBA LINDA MIDDLE SCHOOL VOCAL ENSEMBLE	2025 Veterans Day Event Choir Svs	100.00	136511	12/4/2025
V002078 YORBA COUNTRY CAR WASH	FY 25-26 Car Wash Services	731.00	136510	12/4/2025
V001757 WEST COAST ARBORISTS INC	FY 25-26 Tree Trimming Services	24,832.00	136509	12/4/2025
V001757 WEST COAST ARBORISTS INC	Tree Trimming Crew Rental	19,373.00	136508	12/4/2025
V000641 WELLS FARGO VENDOR FIN SERV	Kyocera Printer Lease Customer # 3691949048	6,675.61	136507	12/4/2025
V001754 WAXIE SANITARY SUPPLY	Sanitary Supplies for City Facilities	1,892.63	136506	12/4/2025
V000835 Vulcan Materials Co	Paving Materials	2,099.68	136505	12/4/2025
V000835 Vulcan Materials Co	Paving Materials	1,089.80	136504	12/4/2025
V001740 VERIZON WIRELESS	Acct 572549101-0001	1,859.23	136503	12/4/2025
V001732 US BANK PARS #6746022400	PARS PE11/22, PD11/28	3,217.48	136502	12/4/2025
V001727 UNITED RENTALS NORTH AMERICA INC.	Trailer Rental for Heritage	896.08	136501	12/4/2025
V001723 UNDERGROUND SERVICE ALERT/SC	Dig Alert Services - September 2025	372.98	136500	12/4/2025
V000639 ULINE	Shelving & Thermal Labels	1,374.96	136499	12/4/2025
V000639 ULINE	Storage Cabinet for Range	1,297.91	136498	12/4/2025
V001714 TUFFREE MIDDLE SCHOOL VOCAL ENSEMBLE	2025 Veterans Day Event Choir Svs	100.00	136497	12/4/2025
V002114 TRILOGY PLUMBING INC	REFUND BL #930007389	88.00	136496	12/4/2025
V001701 TRANSUNION RISK & ALTERNATIVE	Nov Database Transactions Account ID# 49451	178.55	136495	12/4/2025
V001697 TRAFFIC MANAGEMENT	Street Supplies	1,184.13	136494	12/4/2025
V001678 THINKSUPPLIES.COM	Paper-Office Supplies	118.32	136493	12/4/2025
V001678 THINKSUPPLIES.COM	Paper-Office Supplies	256.86	136492	12/4/2025
V001676 THE SHERWIN WILLIAMS COMPANY	Paint Supplies	171.61	136491	12/4/2025
V001812 TEMPORARY STAFFING PROFESSIONALS INC	Contract Temp for Finance, Accounting Tech	1,915.52	136490	12/4/2025
V001812 TEMPORARY STAFFING PROFESSIONALS INC	Contract Temp for IT, Desktop Support Analyst	5,115.76	136489	12/4/2025
V000638 T-MOBILE	Acct 990643611 - Devices & Data	6,195.11	136488	12/4/2025
V002095 SUPER SEER CORPORATION	Motorcycle Helmet - Valdez	704.00	136487	12/4/2025
V001802 STERICYCLE INC	FY 25-26 Shredding Services: October 2025	2,182.51	136486	12/4/2025
V001606 SOUTHERN CALIFORNIA NEWS GROUP	Newspaper Publications for October 2025	4,010.81	136485	12/4/2025
V000636 SOUTHERN CALIFORNIA EDISON	SoCal Edison Charges - September to October 2025	25,022.84	136484	12/4/2025
V000636 SOUTHERN CALIFORNIA EDISON	SCE Charges From Oct. 2025	8,730.25	136483	12/4/2025
V000636 SOUTHERN CALIFORNIA EDISON	Electrical Charges	38,503.76	136482	12/4/2025
V001593 SO CAL GAS	So Cal Gas Charges October 2025	563.69	136481	12/4/2025
V001588 SITEONE LANDSCAPE SUPPLY LLC	Landscape Material	2,048.78	136480	12/4/2025
V001567 SECO ELECTRIC & LIGHTING INC	Old Town Light pole repairs	819.45	136479	12/4/2025
V001558 SC FUELS	Fuel Purchases: 10/16/25 - 10/31/25	13,546.20	136478	12/4/2025
V001558 SC FUELS	Fuel Purchases: 11/1/25 - 11/15/25	12,821.22	136477	12/4/2025
V001506 QUENCH USA	Late fee	2.52	136476	12/4/2025
V001501 QUADIENT INC	December 2025 Services	273.72	136475	12/4/2025
V001500 QUADIENT FINANCE USA INC	Postage Oct 2025	4,030.30	136474	12/4/2025
V001472 PREMIER COLLISION CENTER INC	PD 2024 Dodge Durango Autobody repairs	3,083.33	136473	12/4/2025
V001468 POWERSTRIDE BATTERY CO INC	Fleet Repair Supplies - Battery	486.28	136472	12/4/2025
V001460 PLACENTIA YORBA LINDA UNIFIED SCHOOL DISTRICT	Envelopes	957.00	136471	12/4/2025
V001455 PLACENTIA LIBRARY FRIENDS FOUNDATION	2025 Author's Luncheon Table	650.00	136470	12/4/2025
V001443 PERIMETER PROTECTION AND SURVEILLANCE SYSTEMS INC	Video Monitoring - Pedestrian Bridge	5,760.00	136469	12/4/2025
V001434 PCEA C/O NORTH ORANGE CO	PR#2501024 PCEA UNION DUES	99.36	136468	12/4/2025
V001424 PARKHOUSE TIRE INC	FY 25-26: Tires for City Vehicles	567.24	136467	12/4/2025
V001415 PACIFIC EMBROIDERY	Staff City Hats & Jackets Embroidery	274.00	136466	12/4/2025
V001414 PACIFIC COMPLIANCE SERVICES	Annual Monitor Certification for Fuel Tanks	695.00	136465	12/4/2025
V001402 ORANGE COUNTY SANITATION DISTRICT	October 2025 OCSD Capital Facilities Capacity Charge for October 2025 / 5% City Issuance Fee	27,022.51	136464	12/4/2025
V001396 ORANGE COUNTY EMPLOYEES ASSN	OCEA PE11/22, PD11/28	1,150.00	136463	12/4/2025
V002120 OC WEDDING AND PARTY RENTALS	Table Linens for 2025 City Holiday Party	419.50	136462	12/4/2025
V001346 NAPA AUTO PARTS	Fleet Repair Supplies	15.21	136461	12/4/2025
V001346 NAPA AUTO PARTS	Fleet Vehicles Repair and Supplies FY 25-26	651.70	136460	12/4/2025

V001301 MCFADDEN-DALE HARDWARE CO.	Fleet Supplies	76.09	136459	12/4/2025
V001301 MCFADDEN-DALE HARDWARE CO.	Fleet Supplies	101.18	136458	12/4/2025
V001262 LN CURTIS & SONS	PD Uniforms - Perdomo	1,142.80	136457	12/4/2025
V001262 LN CURTIS & SONS	PD Uniforms - J. Flores	166.13	136456	12/4/2025
V001205 JP CONTRACTORS INC	Roofing Bond Refund: 30-25-130: 949-977 Eastwind Drive	1,000.00	136455	12/4/2025
V001862 IOTUM INC.	Callbridge Subscription 12/1-12/31	271.18	136454	12/4/2025
V001165 INGLIS IMPORTS INC	11/12-24 K9 Boarding - Enzo	846.00	136453	12/4/2025
V001161 IMPERIAL SPRINKLER SUPPLY	FY 25-26: Irrigation Supplies	425.95	136452	12/4/2025
V001156 IDS GROUP INC	Tynes Gym Re-roof structural evaluation	4,950.00	136451	12/4/2025
V001147 HOYT ROOFS INC	Roofing Bond Refund: 30-25-139	100.00	136450	12/4/2025
V001146 HOUSTON & HARRIS PCS INC	FY 25-26: Sewer Line Cleaning and CCTV Inspection Services	36,291.96	136449	12/4/2025
V001138 HIRSCH PIPE AND SUPPLY	Plumbing Repair Materials	195.92	136448	12/4/2025
V001136 HINDERLITER DE LLAMAS & ASSOC	Sales Tax Contract Services OCT-DEC 2025	1,771.52	136447	12/4/2025
V001140 HI-WAY SAFETY RENTALS INC	Street Supplies - Signs	1,321.12	136446	12/4/2025
V001140 HI-WAY SAFETY RENTALS INC	Street Supplies	126.41	136445	12/4/2025
V001132 HF&H CONSULTANTS LLC	FY 25-26: Waste Negotiations Support - Oct 2025	4,417.00	136444	12/4/2025
V001120 HALO CONFIDENTIAL INVESTIGATIONS LLC	Nov PD Training Mgmt	2,093.05	136443	12/4/2025
V001117 GST GOLDEN STAR TECHNOLOGY INC	Project 796302 - IT	29,044.04	136442	12/4/2025
V001094 GOLDEN STATE WATER COMPANY	Golden State Water Charges October - November 2025	5,326.50	136441	12/4/2025
V001094 GOLDEN STATE WATER COMPANY	Oct.-Nov. 2025 Water Charges	29,250.90	136440	12/4/2025
V002067 GMU GEOTECHNICAL, INC.	FastPatch review and evaluation	9,756.00	136439	12/4/2025
V001815 GLOBAL POWER GROUP	FY 25-26: Generator Maintenance Services: Sept 2025	390.00	136438	12/4/2025
V001067 FRANCHISE TAX BOARD	FTB PE11/22, PD11/28/25	215.46	136437	12/4/2025
V001810 FIRST AMERICAN DATA TREE LLC	November 2025 Bulk Data Solution	566.67	136436	12/4/2025
V001029 FACTORY MOTOR PARTS	FY 25-26: Vehicle Repair Parts	322.12	136435	12/4/2025
V001029 FACTORY MOTOR PARTS	FY 25-26: Vehicle Repair Parts	1,419.05	136434	12/4/2025
V001013 EPIC LAND SOLUTIONS INC.	GoldenAv Bridge JL61116	822.03	136433	12/4/2025
V000961 DF POLYGRAPH	Oct Pre-Employment Polygraph Exam	675.00	136432	12/4/2025
V000952 DENNIS GRUBB & ASSOCIATES LLC	Fire Operations	2,190.00	136431	12/4/2025
V000946 DAY & NITE DOOR SERVICE	Fire Station 1 door repairs	1,080.00	136430	12/4/2025
V000946 DAY & NITE DOOR SERVICE	Civic Center employee entrance door repairs	1,542.00	136429	12/4/2025
V002115 CRAFT BURGER CO	Deposit/Food for Holiday Party on 12/18/25	500.00	136428	12/4/2025
V000903 COMMERCIAL AQUATIC SERVICES	FY 25-26: Civic Center Fountain Maintenance Services: Nov 2025	1,400.00	136427	12/4/2025
V000902 COMLOCK	Facility Door Repairs and Keys	1,300.19	136426	12/4/2025
V000902 COMLOCK	FY 25-26 Oct. 2025 Facility Door Repairs and Keys	630.45	136425	12/4/2025
V002070 COLE HUBER LLP	Professional Legal Services	2,497.03	136424	12/4/2025
V000892 CLIFTONLARSONALLEN LLP	Financial Audit FY24/25	10,211.25	136423	12/4/2025
V000873 CITY OF BREA	Veterans Day Program Printing	270.88	136422	12/4/2025
V000873 CITY OF BREA	Fire Department Biennial Report Prints	65.33	136421	12/4/2025
V000873 CITY OF BREA	Printing Svs - PD Xmas Cards	18.91	136420	12/4/2025
V000872 CITY OF ANAHEIM	Traffic Signal Costs 09/16/25 - 10/16/25	72.70	136419	12/4/2025
V000872 CITY OF ANAHEIM	Traffic Signal Costs - 10/16/25 to 11/14/25	143.08	136418	12/4/2025
V000861 CHARTER COMMUNICATIONS	Spectrum Acct 189080101	1,174.72	136417	12/4/2025
V000861 CHARTER COMMUNICATIONS	Spectrum Acct 189952201	5,774.57	136416	12/4/2025
V001912 CALIFORNIA FIRE CHIEFS ASSOCIATION - AFSS SOUTHERN DIVISIO	2025 Quarterly Meeting - December	60.00	136415	12/4/2025
V002018 BURNETT PRINTING AND GRAPHICS	Lapel Pins for Centennial	1,242.47	136414	12/4/2025
V000800 BUCKNAM INFRASTRUCTURE GROUP INC	PMP Assessment FY 25-26	3,685.00	136413	12/4/2025
V001798 BRIGHTVIEW LANDSCAPE SERVICES INC	Park Landscaping Services	31,824.51	136412	12/4/2025
V000772 BIG BEN ENGINEERING	Emergency Sewer Main Repairs	36,500.00	136411	12/4/2025
V001878 BEST 5TH AVE INC	Nov PD Dry Cleaning Services	813.01	136410	12/4/2025
V000747 AXIS GENERAL CONTRUCTION INC	FY 25-26: Storm Water Pump Station Maintenance	5,850.00	136409	12/4/2025
V000616 AT&T	AT&T Charges October - November 2025	5,445.37	136408	12/4/2025
V000616 AT&T	AT&T Charges October - November 2025	11,990.03	136407	12/4/2025
V000734 ASSI SECURITY INC	City Hall: Video Intercom	8,510.00	136406	12/4/2025
V000699 ALTERNATIVE HOSE INC	Fleet Materials	216.79	136405	12/4/2025
V000688 ALL CITY MANAGEMENT SERVICES INC.	10/26-11/8 Crossing Guard Services	5,860.80	136404	12/4/2025

V001826 ADVANTEC CONSULTING ENGINEERS INC.	On Call Traffic Engineering: Sept - Oct 2025	2,189.40	136403	12/4/2025
V000656 ADMINSURE	Worker's Compensation October 2025 Claims Administration	6,136.00	136402	12/4/2025
Total		530,883.09		

City of Placentia
Check Register 11/20/25

Name	Memo	Amount	Document Number	Date
V001780 YORBA REGIONAL ANIMAL HOSPITAL	K9 Medical Services - Enzo	848.16	136400	11/20/2025
V001681 THRIVE 7 MARTIAL ARTS	Instructor Payment - Fall 2025	31.20	136399	11/20/2025
V001678 THINKSUPPLIES.COM	Paper-Office Supplies	236.64	136398	11/20/2025
V001678 THINKSUPPLIES.COM	Office Supplies	135.93	136397	11/20/2025
V001662 THE ART OF DANCE & BALLET ACADEMY	Instructor Payment - Fall 2025	382.20	136396	11/20/2025
V001812 TEMPORARY STAFFING PROFESSIONALS IN(	Contract Temp for IT, Desktop Support Analyst	2,286.90	136395	11/20/2025
V001812 TEMPORARY STAFFING PROFESSIONALS IN(	Contract Temp for Finance, Accounting Tech	1,915.52	136394	11/20/2025
V002107 TARA TOBIN	Let's Dance DJ 11.14.25	250.00	136393	11/20/2025
V001628 STATER BROS MARKETS	Thanksgiving Giftcards	3,800.00	136401	11/20/2025
V001590 SKYHAWKS SPORTS ACADEMY LLC	Instructor Payment - Fall 2025	1,155.00	136391	11/20/2025
V001588 SITEONE LANDSCAPE SUPPLY LLC	Landscape Material	1,950.92	136390	11/20/2025
V001800 ROY ALLAN SLURRY SEAL INC	FY 23-24 Residential Slurry Seal	162,886.72	136389	11/20/2025
V001506 QUENCH USA	Water Machine Contract buyout	54.87	136388	11/20/2025
V001479 PRIMEX CLINICAL LABORATORIES INC	Staff Training	2,107.94	136387	11/20/2025
V001400 ORANGE COUNTY KARATE CENTER LLC	Instructor Payment - Fall 2025	52.00	136386	11/20/2025
V001785 MINUTEMAN PRESS COVINA	PD Uniform Embroidery	163.13	136385	11/20/2025
V001262 LN CURTIS & SONS	Fire Operations	1,683.57	136384	11/20/2025
V000444 KIRAN RATHOD	Damage Deposit Refund - Permit R4328	180.00	136383	11/20/2025
V002099 JOSEPH ALVAREZ	Refund for Duplicate Fees Paid for 16171 Cairo	3,314.57	136382	11/20/2025
V001848 JOHNNY ALLEN TENNIS ACADEMY	Instructor Payment - Fall 2025	451.80	136381	11/20/2025
V000484 JESSICA RUGGLES	Instructor Payment - Fall 2025	594.00	136380	11/20/2025
V001160 IMAGE TREND INC	Annual Subscription for 2025-2026	4,179.18	136379	11/20/2025
V001127 HEALTHPOINTE MEDICAL GROUP INC	Pre-Employment Physical Exam: Jeffery Flores	432.00	136378	11/20/2025
V001123 HAZ PARTY RENTALS	Tent, Chairs Rental - Veterans Event	844.15	136377	11/20/2025
V001094 GOLDEN STATE WATER COMPANY	Golden State Water Charges October - November 2025	6,024.66	136376	11/20/2025
V001031 FAIRWAY FORD	FY 25-26 Vehicle Repair Parts/Services	81.85	136375	11/20/2025
V002098 DR. ALEXA BARRETT	Refund for Overcharge on permit for 302 E. Palm Dr. #B	6.00	136374	11/20/2025
V000524 DONNA SMITH	Instructor Payment - Fall 2025	188.50	136373	11/20/2025
V000955 DEPARTMENT OF JUSTICE	Oct Livescan Processing	900.00	136372	11/20/2025
V000952 DENNIS GRUBB & ASSOCIATES LLC	Fire Operations	490.00	136371	11/20/2025
V001794 COUNTY OF ORANGE	July-Sept Animal Care Services	56,509.83	136370	11/20/2025
V002018 BURNETT PRINTING AND GRAPHICS	Badge Reels for City IDs	668.96	136369	11/20/2025
V001798 BRIGHTVIEW LANDSCAPE SERVICES INC	Park Landscaping Services - Additional work at Valadez Middle School	4,450.00	136368	11/20/2025
V000616 AT&T	Acct 333291678 - CH Fiber	107.00	136367	11/20/2025
V000616 AT&T	Ipads Acct# 287248890794 - Nov 2025	255.11	136366	11/20/2025
V000616 AT&T	FirstNet FAN # 57557082 & 08048052 - Oct 2025	4,064.79	136365	11/20/2025
V000734 ASSI SECURITY INC	Service Call - Camera System	4,110.00	136364	11/20/2025
V000623 ANAHEIM ICE	Instructor Payment - Fall 2025	241.80	136363	11/20/2025
V000691 ALLIANCE BUSINESS SERVICES INC	Fire Station 1 - Internet Fiber	734.17	136362	11/20/2025
V000005 ALEXANDER DIAZ	Invoice #138 - Let's Dance October 2025	200.00	136361	11/20/2025
V000654 ACTION TARGET	Public Safety Building	134,776.50	136360	11/20/2025
Total		403,745.57		

City of Placentia
EFT/ACH Register 12/11/25

Vendor	Date	Memo	Amount	EFT Status
V000287 DANIEL LEE	12/11/2025	Meals and Mileage reimbursement for 764 Nihilistic Violent Extremism	50.04	EFT Payment
V001527 RING CENTRAL INC	12/11/2025	Telephone Subscription	7,896.17	EFT Payment
V001694 TOWNSEND PUBLIC AFFAIRS INC.	12/11/2025	To provide legislative advocacy and grant funding services.	6,500.00	EFT Payment
V001480 PRINCIPAL FINANCIAL GROUP	12/11/2025	Nov & Dec 2025 _ Griggs, Jerry _ Whole Life Insurance - Executive Bonus	123.48	ACH - Paid Online
V000622 AMAZON CAPITAL SERVICES	12/11/2025	November 2025 Office Supplies	151.68	EFT Payment
V002113 SNOW PRO INC	12/11/2025	Snow for A Very Tamale Holiday Event	8,376.56	EFT Payment
V001104 GRANICUS INC.	12/11/2025	Merchant Connector Configuration	1,997.21	EFT Payment
V002045 MOTOROLA SOLUTIONS CREDIT CO. LLC	12/11/2025	Q3 800 MHz Lease Payment	41,867.53	EFT Payment
V002042 EMERGENCY AMBULANCE SERVICE, INC	12/11/2025	ALS - December 2025	61,667.67	EFT Payment
V001010 ENTERPRISE FLEET MANAGEMENT	12/11/2025	PD VH Lease Charges: Nov 2025	20,931.69	EFT Payment
V001104 GRANICUS INC.	12/11/2025	GovMeetings Live Cast & ClearCaster	12,426.33	EFT Payment
V000629 KRONOS SAASHR, INC	12/11/2025	UKG Subscription	6,470.98	EFT Payment
V001830 VORTEK SOLUTIONS LLC	12/11/2025	Perception Point Full Email Security and MS Bundle	15,814.65	EFT Payment
Total			184,273.99	
		Total ACH	123.48	
		Total EFT	184,150.51	
		Payroll 2501025	917,448.91	
		Grand Total	1,101,722.90	

City of Placentia
EFT/ACH Register 12/4/25

Vendor	Date	Memo	Amount	EFT Status
V000622 AMAZON CAPITAL SERVICES	12/4/2025	PW Maint - Sept Purchases	2,803.54	EFT Payment
V001325 MISSION SQUARE	12/4/2025	PR#2501023 457	62,033.43	ACH - Paid Online
V002045 MOTOROLA SOLUTIONS CREDIT CO. LLC	12/4/2025	Q3 800 MHz Lease Payment	41,867.53	EFT Payment
V001830 VORTEK SOLUTIONS LLC	12/4/2025	Network Upgrades	8,256.13	EFT Payment
V001292 MARK43 INC	12/4/2025	RMS/CAD Software Payment 2 of 2	61,934.25	EFT Payment
V001805 ORACLE AMERICA INC	12/4/2025	Financials ERP Software System	5,880.00	EFT Payment
V000692 ALLIANT INSURANCE SERVICE INC.	12/4/2025	Special Event - Tamale Festival	6,098.00	EFT Payment
V000117 Crystal Adams	12/4/2025	MMASC Annual Conference	342.68	EFT Payment
V000943 DATA TICKET INC.	12/4/2025	October 2025 Code Enforcement Citation Processing	1,061.70	EFT Payment
V000134 DOBINE JASON	12/4/2025	Parking for Cal Chiefs Conference	211.00	EFT Payment
V002111 JAMES DIMARIA	12/4/2025	CALBO EDUCATION WEEK DiMaria	55.03	EFT Payment
V001807 MGT IMPACT SOLUTIONS LLC	12/4/2025	Project HC FY24 Classification Specification	360.00	EFT Payment
V001839 SAMSARA INC.	12/4/2025	Annual vehicle Telematics subscription	22,207.19	EFT Payment
V001559 SCA OF CA LLC	12/4/2025	FY 25-26: Street Sweeping Services October 2025	14,608.00	EFT Payment
V001967 API WEINERT	12/4/2025	Parking for Cal Chiefs Conference	273.00	EFT Payment
V000622 AMAZON CAPITAL SERVICES	12/4/2025	Amazon Purchases July 2025	1,277.62	EFT Payment
V001486 PRUDENTIAL OVERALL SUPPLY	12/4/2025	Uniform Laundry Service: November 19, 2025	1,175.09	EFT Payment
V000725 ARAMARK REFRESHMENT SERVICES	12/4/2025	Rental	983.00	EFT Payment
V000622 AMAZON CAPITAL SERVICES	12/4/2025	Amazon - City Clerk	566.45	EFT Payment
V000711 AMTECH ELEVATOR SERVICES	12/4/2025	FY 25-26: Elevator Maintenance Services: Oct 2025	356.00	EFT Payment
V000831 CALIFORNIA STATE DISBURSEMENT UNIT	12/4/2025	CA CHILD SUPP PE11/22, PD11/28	1,812.44	ACH - Paid Online
V001130 HERC RENTALS INC	12/4/2025	Scissor Lift rental	550.87	EFT Payment
V001520 REPUBLIC WASTE SERVICES OF SOUTHERN CALIFORNIA	12/4/2025	Residential Solid Waste Collection Services: October 2025	425,583.62	EFT Payment
V001164 INFRASTRUCTURE ENGINEERS	12/4/2025	TOD/Crowther Sewer Line Projec	2,736.00	EFT Payment
V001325 MISSION SQUARE	12/4/2025	401A MGMT PE11/22, PD11/28	2,583.96	ACH - Paid Online
V001453 PLACENTIA FIREFIGHTERS ASSOCIATION	12/4/2025	PFFA PY PE11/22 PD11/28	1,050.00	EFT Payment
V001457 PLACENTIA POLICE MANAGEMENT	12/4/2025	PPMA PE11/22, PD11/28	1,303.65	EFT Payment
V001458 PLACENTIA POLICE OFFICERS ASSOCIATION	12/4/2025	PPOA PE11/2 PD11/28	3,119.12	EFT Payment
V001752 WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES	12/4/2025	PR#2501024 CHILD SUPPORT - WA	737.07	ACH - Paid Online
V000233 MATT HERREN	12/4/2025	Meals and Mileage for Sherman Block SLI session 2	268.64	EFT Payment
V000460 JULIE ROBERTS	12/4/2025	Tuition Reimbursement - #24-34	344.25	EFT Payment
V001243 LEADSONLINE LLC	12/4/2025	Training tuition for Advanced Digital Data Tradecraft	1,900.00	EFT Payment
V001941 ASAD KHAN	12/4/2025	Meals and Mileage for Field training officer training	396.50	EFT Payment
V001787 SYNAGRO COMPOST FACILITY	12/4/2025	SB 1383 Procurement Requirement Assistance	2,903.52	EFT Payment
V000144 TIFFANY EILEY	12/4/2025	Meals and Mileage for Tactical Emergency Casualty Care	63.90	EFT Payment
V000003 ALAN CLEVELAND	12/4/2025	Meals and Mileage reimbursement for 764 Nihilistic Violent Extremsim	50.04	EFT Payment
V002042 EMERGENCY AMBULANCE SERVICE, INC	12/4/2025	ALS - November 2025	61,667.67	EFT Payment
V001173 INTERNAL REVENUE SERVICE	12/4/2025	FED TAX PE11/22, PD11/28	126,948.03	ACH - Paid Online
V001007 EMPLOYMENT DEVELOPMENT DEPT	12/4/2025	CA TAX PE11/22 PD11/28	38,363.05	ACH - Paid Online
V001325 MISSION SQUARE	12/4/2025	401A FIRE - PE11/22, PD11/28	46,232.58	ACH - Paid Online
V001796 JOHN L HUNTER & ASSOCIATES	12/4/2025	NPDES Consulting Services: July 2025	6,498.25	EFT Payment
Total			957,462.80	
		Total ACH	278,710.56	
		Total EFT	678,752.24	

City of Placentia
EFT/ACH Register 11/25/25

Vendor	Date	Memo	Document Number	Amount	EFT Status
E000456 AIDA RIVERA	12/4/2025	RETIREE NOVEMBER 2025	00000063/76	184.39	EFT Payment
E000004 ALBERT BERMUDEZ	12/4/2025	RETIREE DECEMBER 2025	00000063/77	564.00	EFT Payment
E000126 Aldwir Mamoun	12/4/2025	RETIREE NOVEMBER 2025	00000063/78	869.44	EFT Payment
E000008 ANDREW DEAN	12/4/2025	RETIREE NOVEMBER 2025	00000063/79	1,814.00	EFT Payment
E000389 ARLENE J OLEA	12/4/2025	RETIREE NOVEMBER 2025	00000063/80	526.78	EFT Payment
E000013 ARLENE M COOK	12/4/2025	RETIREE NOVEMBER 2025	00000063/81	526.78	EFT Payment
E000485 ARNULFO RUIZ	12/4/2025	RETIREE NOVEMBER 2025	00000063/82	1,286.00	EFT Payment
E000014 ARTHUR BURGNER	12/1/2025	RETIREE NOVEMBER 2025	00000063/1	526.78	EFT Payment
E000310 B J LOWREY	12/1/2025	RETIREE NOVEMBER 2025	00000063/2	349.00	EFT Payment
E000505 BEVERLY SCHLIEDER	12/1/2025	RETIREE NOVEMBER 2025	00000063/3	869.44	EFT Payment
E000601 BRIAN YAMAGUCHI	12/1/2025	RETIREE NOVEMBER 2025	00000063/4	908.85	EFT Payment
E002027 BRYCE ANGEL	12/1/2025	RETIREE NOVEMBER 2025	00000063/5	1,384.00	EFT Payment
E000137 CAROL DOWNEY	12/1/2025	RETIREE NOVEMBER 2025	00000063/6	526.78	EFT Payment
E000019 CAROLYN DAVIS	12/1/2025	RETIREE NOVEMBER 2025	00000063/7	184.39	EFT Payment
E000020 CHARLES A BABCOCK	12/1/2025	RETIREE NOVEMBER 2025	00000063/8	349.00	EFT Payment
E000301 CORINNE LOOMIS	12/1/2025	RETIREE NOVEMBER 2025	00000063/9	564.00	EFT Payment
E000542 DARYLL L THOMANN	12/1/2025	RETIREE NOVEMBER 2025	00000063/10	1,011.40	EFT Payment
E000537 DAVID M TAYLOR	12/1/2025	RETIREE NOVEMBER 2025	00000063/11	577.00	EFT Payment
E000213 DENNIS L GRIMM	12/1/2025	RETIREE NOVEMBER 2025	00000063/12	349.00	EFT Payment
E000299 DIANE M LITTLE	12/1/2025	RETIREE NOVEMBER 2025	00000063/13	426.70	EFT Payment
E000033 DONALD BUNNELL	12/1/2025	RETIREE NOVEMBER 2025	00000063/14	526.78	EFT Payment
E000431 ERIC POINT	12/1/2025	RETIREE NOVEMBER 2025	00000063/15	1,975.70	EFT Payment
E000528 GARY A SPRAGUE	12/1/2025	RETIREE NOVEMBER 2025	00000063/16	965.00	EFT Payment
E000039 GEOFFREY COBBETT	12/1/2025	RETIREE NOVEMBER 2025	00000063/17	526.78	EFT Payment
E000399 GEORGE PALMER GEORGE	12/1/2025	RETIREE NOVEMBER 2025	00000063/18	965.00	EFT Payment
E000172 GLENN H FULLER	12/1/2025	RETIREE NOVEMBER 2025	00000063/19	965.00	EFT Payment
E000336 JAMES MCELHINNEY	12/1/2025	RETIREE NOVEMBER 2025	00000063/20	892.70	EFT Payment
E000346 JAMES MILANO	12/1/2025	RETIREE NOVEMBER 2025	00000063/21	526.78	EFT Payment
E000049 JAMIE DELOS SANTOS	12/1/2025	RETIREE NOVEMBER 2025	00000063/22	250.31	EFT Payment
E000258 JANET JUAREZ	12/1/2025	RETIREE NOVEMBER 2025	00000063/23	184.39	EFT Payment
E000051 JAY SCOTT AUDISS	12/4/2025	RETIREE NOVEMBER 2025	00000063/83	2,369.95	EFT Payment
E000529 JEFFREY STEPHEN	12/4/2025	RETIREE NOVEMBER 2025	00000063/84	526.78	EFT Payment
E000184 JO ANN GARNER	12/4/2025	RETIREE NOVEMBER 2025	00000063/85	184.39	EFT Payment
E002112 JOEL H CARDENAS	12/4/2025	RETIREE NOVEMBER 2025	00000063/86	1,286.00	EFT Payment
E000058 JOHN P CHANDLER	12/1/2025	RETIREE NOVEMBER 2025	00000063/24	1,406.65	EFT Payment
E000059 JOHN T ARMSTRONG	12/1/2025	RETIREE NOVEMBER 2025	00000063/25	1,136.00	EFT Payment
E000614 JOHN ZINN	12/1/2025	RETIREE NOVEMBER 2025	00000063/26	564.00	EFT Payment
E000372 JOSEPH D NAJERA	12/1/2025	RETIREE NOVEMBER 2025	00000063/27	564.00	EFT Payment
E002062 Joseph W Higgins	12/1/2025	RETIREE NOVEMBER 2025	00000063/28	564.00	EFT Payment
E000171 JUERGEN FRICKE	12/1/2025	RETIREE NOVEMBER 2025	00000063/29	965.00	EFT Payment
E000173 KAREN GALLANT	12/1/2025	RETIREE NOVEMBER 2025	00000063/30	526.78	EFT Payment
E000239 KATHERINE HOLTSCLAW	12/1/2025	RETIREE NOVEMBER 2025	00000063/31	564.00	EFT Payment
E000584 KATHLEEN A WAHL	12/1/2025	RETIREE NOVEMBER 2025	00000063/32	184.39	EFT Payment
E000445 KIM R REDIFER	12/1/2025	RETIREE NOVEMBER 2025	00000063/33	965.00	EFT Payment
E000185 KITTY GARNER	12/1/2025	RETIREE NOVEMBER 2025	00000063/34	526.78	EFT Payment
E000597 LARRY M WORDEN	12/1/2025	RETIREE NOVEMBER 2025	00000063/35	577.00	EFT Payment
E000492 LEE R SALE	12/1/2025	RETIREE NOVEMBER 2025	00000063/36	526.78	EFT Payment
E000150 LILLIAN ESCOBOSA	12/1/2025	RETIREE NOVEMBER 2025	00000063/37	426.70	EFT Payment

City of Placentia
EFT/ACH Register 11/25/25

E000538 LINDA TAYLOR	12/1/2025	RETIREE NOVEMBER 2025	00000063/38	564.00	EFT Payment
E000080 MARLA ANDERSON	12/1/2025	RETIREE NOVEMBER 2025	00000063/39	526.78	EFT Payment
E000423 MATEO PINEDA	12/1/2025	RETIREE NOVEMBER 2025	00000063/40	526.78	EFT Payment
E000452 MATTHEW REYNOLDS	12/1/2025	RETIREE NOVEMBER 2025	00000063/41	564.00	EFT Payment
E000085 MICHAEL BUSSE	12/1/2025	RETIREE NOVEMBER 2025	00000063/42	763.50	EFT Payment
E000320 MICHAEL L MAERTZWEILER	12/1/2025	RETIREE NOVEMBER 2025	00000063/43	526.78	EFT Payment
E000458 MICHAEL ROACH	12/1/2025	RETIREE NOVEMBER 2025	00000063/44	908.85	EFT Payment
E000405 MIHAJLO PASPALL	12/1/2025	RETIREE NOVEMBER 2025	00000063/45	526.78	EFT Payment
E000143 NORMAN ECKENRODE	12/1/2025	RETIREE NOVEMBER 2025	00000063/46	526.78	EFT Payment
E000527 PHILIP J SOTO	12/1/2025	RETIREE NOVEMBER 2025	00000063/47	526.78	EFT Payment
E000093 PRESTON DAVID	12/1/2025	RETIREE NOVEMBER 2025	00000063/48	526.78	EFT Payment
E000404 RAYNALD PASCUA	12/1/2025	RETIREE NOVEMBER 2025	00000063/49	869.44	EFT Payment
E000480 RICHARD D ROSE	12/1/2025	RETIREE NOVEMBER 2025	00000063/50	869.44	EFT Payment
E000272 RICHARD L KIRKLAND	12/1/2025	RETIREE NOVEMBER 2025	00000063/51	184.39	EFT Payment
E000348 RICHARD MILLER	12/1/2025	RETIREE NOVEMBER 2025	00000063/52	965.00	EFT Payment
E000403 RICHARD PASCARELLA	12/1/2025	RETIREE NOVEMBER 2025	00000063/53	2,201.80	EFT Payment
E000096 ROBERT CHANG	12/1/2025	RETIREE NOVEMBER 2025	00000063/54	866.44	EFT Payment
E000097 ROBERT D'AMATO	12/1/2025	RETIREE NOVEMBER 2025	00000063/55	184.39	EFT Payment
E000254 ROBERT JENKINS	12/1/2025	RETIREE NOVEMBER 2025	00000063/56	1,011.40	EFT Payment
E000256 ROBERT JONES	12/1/2025	RETIREE NOVEMBER 2025	00000063/57	284.25	EFT Payment
E000413 ROBERT PEREZ	12/1/2025	RETIREE NOVEMBER 2025	00000063/58	184.39	EFT Payment
E000098 ROBERTA JO DICKSON	12/1/2025	RETIREE NOVEMBER 2025	00000063/59	184.39	EFT Payment
E000449 ROGER T REYES	12/1/2025	RETIREE NOVEMBER 2025	00000063/60	526.78	EFT Payment
E000152 ROSALINDA ESPINOZA	12/1/2025	RETIREE NOVEMBER 2025	00000063/61	564.00	EFT Payment
E000453 RUSSELL J RICE	12/1/2025	RETIREE NOVEMBER 2025	00000063/62	1,384.00	EFT Payment
E000459 SANDRA ROBB	12/1/2025	RETIREE NOVEMBER 2025	00000063/63	184.39	EFT Payment
E000349 SCOTT MILLSAP	12/1/2025	RETIREE NOVEMBER 2025	00000063/64	2,051.70	EFT Payment
E000101 SHARLENE BEALS	12/1/2025	RETIREE NOVEMBER 2025	00000063/65	184.39	EFT Payment
E000255 SHARON JOHNSON	12/1/2025	RETIREE NOVEMBER 2025	00000063/66	184.39	EFT Payment
E000426 STEPHEN PISCHEL	12/1/2025	RETIREE NOVEMBER 2025	00000063/67	869.44	EFT Payment
E000590 STEPHEN WIEST	12/1/2025	RETIREE NOVEMBER 2025	00000063/68	526.78	EFT Payment
E000249 SUZETTE IRVINE	12/1/2025	RETIREE NOVEMBER 2025	00000063/69	526.78	EFT Payment
E000259 TERRELL JUDD	12/1/2025	RETIREE NOVEMBER 2025	00000063/70	526.78	EFT Payment
E000565 THOMAS VALENTINE	12/1/2025	RETIREE NOVEMBER 2025	00000063/71	1,975.70	EFT Payment
E000420 WALTER PICHON	12/1/2025	RETIREE NOVEMBER 2025	00000063/72	426.70	EFT Payment
E000525 WARD SMITH	12/1/2025	RETIREE NOVEMBER 2025	00000063/73	323.65	EFT Payment
E000558 WILLIAM TRIFOS	12/1/2025	RETIREE NOVEMBER 2025	00000063/74	965.00	EFT Payment
E000577 WILLIAM VERSTYNEN	12/1/2025	RETIREE NOVEMBER 2025	00000063/75	184.39	EFT Payment
Total				61,138.38	
		Payroll 2501024 11/28/25		645,606.28	
			Grand Total	706,744.66	

City of Placentia
EFT/ACH Register 11/20/25

Vendor	Date	Memo	Amount	EFT Status
V000829 CALIFORNIA PUBLIC EMPLOYEE'S RETIREMENT SYSTEM	11/20/2025	CALPERS PE10/25, PD10/31	423,009.02	ACH - Paid Online
V001453 PLACENTIA FIREFIGHTERS ASSOCIATION	11/20/2025	UNION DUES PY PE11/8 PD11/14	1,050.00	EFT Payment
V001458 PLACENTIA POLICE OFFICERS ASSOCIATION	11/20/2025	PPOA PE11/8 PD11/14	3,119.12	EFT Payment
V000640 US BANK	11/20/2025	2020A Series Debt Service	939,018.12	EFT Payment
V001173 INTERNAL REVENUE SERVICE	11/20/2025	FED TAX PE11/08, PD11/14	175,827.06	ACH - Paid Online
V000696 ALTA LANGUAGE SERVICES INC	11/20/2025	October 2025 Listening & Speaking Test	58.00	EFT Payment
V000725 ARAMARK REFRESHMENT SERVICES	11/20/2025	Rental	419.95	EFT Payment
V002108 BROOKE LOVELL	11/20/2025	Mileage Reimbursement	62.19	EFT Payment
V000831 CALIFORNIA STATE DISBURSEMENT UNIT	11/20/2025	CA CHILD SUPP PE11/8, PD11/14	1,812.44	ACH - Paid Online
V001801 KOSMONT TRANSACTIONS SERVICES INC	11/20/2025	Project 2307.6 Placentia KMTC	1,715.21	EFT Payment
V000228 MEGAN HEREDIA	11/20/2025	Tuition Reimbursement # 25.26-14	506.25	EFT Payment
V000029 DANIEL CHANG	11/20/2025	REIMBURSEMENT FOR 2025 MISAC CONFERENCE	972.15	EFT Payment
V001325 MISSION SQUARE	11/20/2025	401A MGMT PE11/8, PD11/14	2,583.96	ACH - Paid Online
V001654 TARGET SOLUTIONS LEARNING LLC	11/20/2025	Policy and DOR Trackers	3,659.25	EFT Payment
V001752 WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES	11/20/2025	PR#2501023 CHILD SUPPORT - WA	737.07	ACH - Paid Online
V001999 ALEJANDRO BRAVO	11/20/2025	October 2025 CALBO EXPENSES BRAVO	100.06	EFT Payment
V001462 PLACEWORKS	11/20/2025	October 2025 SP5 Update	5,510.24	EFT Payment
V000358 HEIDI MORGADO	11/20/2025	October 2025 CALBO EXPENSES Morgado	110.06	EFT Payment
V001480 PRINCIPAL FINANCIAL GROUP	11/20/2025	Dec 2025 _ Whole Life Insurance - Executive Bonus	1,512.08	ACH - Paid Online
V001711 TRUIST GOVERNMENTAL FINANCE	11/20/2025	2021 ISA (2011 Gas Tax Refunding) 12/1/25	202,881.26	EFT Payment
V001164 INFRASTRUCTURE ENGINEERS	11/20/2025	October 2025 Building & Safety Plan Check	5,865.00	EFT Payment
Total			1,770,528.49	

Agenda Item No: 1.d

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: December 16, 2025
Submitted by: Andrew Gonzales
From: Development Services

Subject:
SECOND READING AND ADOPTION OF ORDINANCE NO. O-2025-12, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 FOR THE DEVELOPMENT OF A FOUR-STORY, 86-ROOM HOTEL AT 450 S. PLACENTIA AVENUE.

Financial Impact:
Fiscal Impact:
Revenue: $179,519.14 Development Impact Fees
$127,444.00 Property Sale
$378,304.97 Annual Estimated Transit Occupancy Tax

Summary:
On December 2, 2025, City Council conducted a Public Hearing to consider Development Plan Review (DPR) 2025-01, Use Permit (UP) 2025-02, and Disposition and Development Agreement (DDA) 2025-01 for the development of an approximately 42,631-square-foot, four-story, 86-room hotel building with a 24,210-square-foot subterranean and grade-level parking garage, enhanced landscaping and hardscape improvements, an outdoor pool area, associated guest amenities, and onsite sale and consumption of sealed beer and wine exclusively for registered hotel guests. The DDA is intended to authorize the sale and transfer of a City-owned parcel to C Y Hospitality, LLC, and to establish the terms, conditions, and property owner obligations associated with the proposed development.

Subsequent to closing the Public Hearing, City Council adopted Resolution No. R-2025-71, a Resolution of the City Council of the City of Placentia, California, adopting a Notice of Exemption by making the findings that the project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA), as set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines; and approving DPR 2025-01 and UP 2025-02 to allow the establishment and operation of the previously described hotel within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue (APN 339-442-04). Additionally, City Council adopted Resolution No. R-2025-74, a Resolution of the City Council of the City of Placentia, California, approving a Purchase and Sale Agreement for a portion of City-owned property located at the end of the cul-de-sac fronting 450 S. Placentia Avenue and finding the action to be Categorically Exempt under CEQA Guidelines Section 15332 (Infill Development).

Additionally, City Council conducted first reading of Ordinance No. O-2025-12, an Ordinance of the City Council of the City of Placentia, California, approving DDA 2025-01 with C Y Hospitality, LLC, to provide relief from certain development standards related to the development of a four-story, 86-room hotel within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue, Placentia, California (APN 339-442-04). Ordinance No. O-2025-12 has been prepared for Second Reading and adoption.

Recommendation:
Recommended Action: It is recommended that the City Council:
Waive full reading, by title only, and adopt Ordinance No. O-2025-12, an Ordinance of the City Council of the City of Placentia, California, approving Disposition and Development Agreement No. DDA 2025-01 with CY Hospitality, LLC, to provide relief from certain development standards related to the development of a four-story, 86-room hotel within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue, Placentia, California (APN 339-442-04).

Strategic Plan Statement:
This item is consistent with the City Council approved Five Year Strategic Goal 3: Promote community and economic development, specifically, Objective No. 3.3: Continue to recruit and attract retail, hotel and other commercial businesses that complement adjacent City assets and attractions (Anaheim Resort District, Cal State Fullerton, OC Vibe and Angel Stadium Projects).

Discussion:
On December 2, 2025, City Council conducted a Public Hearing to consider the DPR, UP, and DDA, along with a General Plan Conformity finding. The project authorizes construction of a four-story, 86-room hotel at 450 S. Placentia Avenue with a 24,210-square-foot subterranean and grade-level parking structure containing 82 spaces, landscaping and hardscape improvements, a second-floor amenity deck, and onsite sale and consumption of alcoholic beverages for registered hotel guests. The DDA provides for the transfer of approximately 6,358 square feet of surplus City-owned right-of-way and allows limited deviations from certain C-2 (H-65) development standards to support coordinated site design and hotel operations.

The project site consists of a vacant parcel located at the terminus of Industrial Way within a commercial and light-industrial corridor. A remnant portion of City-owned right-of-way created during prior roadway improvements will be merged with the private parcel to form a functional development site. The hotel design includes a centrally located building footprint, subterranean/grade-level parking, and contemporary architectural features consistent with surrounding commercial uses. The Fire & Life Safety Department approved required Alternative Means and Methods, and interdepartmental review produced no outstanding issues.

The project is consistent with the City's General Plan policies that encourage reinvestment, corridor revitalization, and the development of underutilized infill sites. The hotel complements adjacent commercial and hospitality uses, enhances the appearance and economic vitality of the South Placentia Avenue corridor, and supports local economic-development objectives through new lodging accommodations and associated revenues.

The Housing, Community and Economic Development (HCED) Committee reviewed the project on July 23, 2025, and expressed overall support. On November 10, 2025, the Planning Commission held a duly noticed public hearing and recommend approval of the project

entitlements and adoption of a CEQA Class 32 Infill Exemption. City Council subsequently approved the project actions as recommended.

CEQA

The proposed Development Plan Review, Use Permit, and Disposition and Development Agreement were reviewed by City staff in accordance with CEQA. Based on this review, Staff and the Planning Commission recommended that the City Council find the project to be Categorically Exempt under State CEQA Guidelines Section 15332 (Class 32 – Infill Development Projects). The proposed hotel represents a limited-scale infill development on a previously disturbed site located within an urbanized area of the City, is consistent with the adopted General Plan and zoning, contains no habitat value for endangered or threatened species, and can be adequately served by existing utilities and public services. Accordingly, the project qualifies for a Class 32 exemption and will not result in significant environmental impacts.

On December 2, 2025, City Council adopted Resolution No. R-2025-71, finding that DPR 2025-01, UP 2025-02, and associated project actions are exempt under CEQA Guidelines Section 15332. City Council also adopted Resolution No. R-2025-74, a Resolution of the City Council of the City of Placentia, California, approving a Purchase and Sale Agreement for a portion of City-owned property located at the end of the cul-de-sac fronting 450 S. Placentia Avenue and finding the action to be Categorically Exempt under CEQA Guidelines Section 15332 (Infill Development). By adopting these resolutions, City Council further determined that first reading and adoption of Ordinance No. O-2025-12, is likewise exempt under CEQA Guidelines Section 15332. A Notice of Exemption will be filed following final adoption of Ordinance No. O-2025-1

CONCLUSION

The proposed project aligns with the City's General Plan and the Placentia Municipal Code (PMC), meeting the City's vision for sustainable growth, economic revitalization, and urban enhancement. The General Plan serves as a blueprint for balanced development, ensuring a harmonious integration of residential, commercial, and public spaces while promoting infrastructure efficiency, environmental sustainability, and community well-being. The HCED support of the project affirms its compatibility with adjacent land uses, supporting the revitalization of an underutilized site and fostering a more dynamic and connected urban environment. The proposed hotel development will expand lodging opportunities within the City, attract tourism-related spending, and strengthen the local economy by supporting nearby businesses and creating new employment opportunities. Planned site and streetscape improvements, including pedestrian-friendly enhancements and a contemporary architectural design, will contribute positively to the visual character and long-term vitality of the surrounding area. By adhering to the development framework set forth in the General Plan and Placentia Municipal Code, the project promotes economic sustainability and enhances the City's hospitality offerings as part of its continued revitalization efforts consistent with the General Plan.

Fiscal Impact Summary:

The proposed development will generate one-time revenue in the form of approximately $179,519.14, in development impact fees and $127,444.00, from the sale of City-owned property under DDA 2025-01. Ongoing revenue will be produced through the City's ten (10) percent Transient Occupancy Tax (TOT). Based on the applicant's projections for occupancy and average daily room rates, the proposed hotel is anticipated to generate approximately

$378,304.97, in annual TOT revenue. In addition to these revenues, the project is expected to create permanent hospitality jobs and temporary construction-related employment, resulting in additional positive economic benefits to the City.

Attachments
1.O-2025-12 Development Agreement.docx

ORDINANCE NO. O-2025-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 WITH CY HOSPITALITY, LLC, TO PROVIDE RELIEF FROM CERTAIN DEVELOPMENT STANDARDS RELATED TO THE DEVELOPMENT OF A FOUR-STORY, 86-ROOM HOTEL WITHIN THE C-2 (H-65) ZONING DISTRICT LOCATED AT 450 S. PLACENTIA AVENUE, PLACENTIA, CALIFORNIA (APN 339-442-04)

City Attorney's Summary

An ordinance of the City of Placentia, California approving Disposition and Development Agreement No. 2026-01 between the City of Placentia and C Y Hospitality, LLC, related to the sale and terms for the transfer of ownership of a 6,358-square-foot City-owned site and provide relief from certain development standards for the construction, establishment, and operation of an of an approximately 42,631-square-foot, four-story, 86-room hotel building with an overall height of approximately 63 feet, including a 24,210-square-foot subterranean and grade level parking garage with 82 spaces, enhanced landscaping and hardscape improvements; including the onsite sale and consumption of alcoholic beverages exclusively for registered hotel guests at 450 S. Placentia Avenue. The City Council has adopted a Notice of Exemption for the project by making the findings that the project is categorically exempt pursuant to CEQA set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines.

A. Recitals.

WHEREAS, Yagnesh ("Yogi") Patel, representing "C Y Hospitality, LLC" ("Applicant" hereinafter), which will be the owner of the property located at 450 S. Placentia Avenue, Placentia, California filed an application for Development Plan Review No. 2025-01, Use Permit No. UP 2025-02, and Disposition and Development Agreement No. DDA 2025-01 to develop, establish, and operate a four-story, 86-room hotel development.

WHEREAS, California Government Code § 65867 authorizes the City of Placentia to enter into a disposition and development agreement that gives the applicant certain vested rights. In this case, Disposition and Development Agreement No. DDA 2025-01 would, in pertinent part, memorialize sale and terms for the transfer of ownership from the City of Placentia to C Y Hospitality Group.

WHEREAS, on November 10, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, and after holding the public hearing, recommending to the City Council approval of the aforementioned entitlements and Disposition and Development Agreement No. DDA 2025-01.

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Placentia as follows:

1. The City Council hereby finds that the Disposition and Development Agreement between the City and Applicant conforms to the policies and programs of the General Plan.

2. The City Council hereby approves the Disposition and Development Agreement between the City and C Y Hospitality, LLC, in the form attached hereto as "Exhibit A" and incorporated by this reference.

3. The City Council of the City of Placentia hereby finds, based on substantial evidence and its independent judgment, that the project satisfies all criteria for a Class 32 (Infill Development Projects) categorical exemption under CEQA Guidelines §15332 and will not result in any significant environmental effects.

4. Non-Substantive Changes to the Disposition and Development Agreement. The City Council hereby grants to the City Administrator and/or her designee the authority to make non-substantive changes to the Disposition and Development Agreement subsequent to the date of adoption of this Ordinance as may be necessary to effectively memorialize the intent of the parties consistent with the City Council's findings and direction herein.

5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held invalid by a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases, be declared invalid.

6. The Secretary shall certify the adoption of this Resolution.

7. Effective Date. This ordinance shall be in full force and effect commencing thirty (30) days after its final adoption and a summary hereof shall be published once within fifteen (15) days in the Placentia News Times, a newspaper of general circulation printed and published in the County of Orange and circulated in the City of Placentia and hereby designated for that purpose by the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on December 2, 2025.

PASSED, APPROVED AND ADOPTED this 16th day of December 2025.

_____
Kevin Kirwin, Mayor

ATTEST:

_____
Robert S. McKinnell, City Clerk

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placentia, held on the 2nd day of December 2025, and was finally adopted at a regular meeting held on the 16th day of December 2025, by the following vote:

AYES:	COUNCILMEMBERS:	KIRWIN, SMITH, HUMMER, YAMAGUCHI
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	WANKE
ABSTAIN:	COUNCILMEMBERS:	NONE

_____
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

_____
Christian L. Bettenhausen, City Attorney

EXHIBIT “A”
DISPOSITION AND DEVELOPMENT AGREEMENT 2025-01

RECORDING REQUESTED

City Clerk,
City of Placentia

WHEN RECORDED MAIL TO:

City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

Attn: City Clerk

Exempt from Filing Fees Gov. Code Section 27383

DEVELOPMENT AGREEMENT

between

CITY OF PLACENTIA,
a California municipal corporation

and

CY HOSPITALITY, LLC,
a limited liability company

DEVELOPMENT AGREEMENT

This Development Agreement (**"Agreement"**) is entered into effective on the date it is recorded with the Orange County Recorder (hereinafter the **"Effective Date"**) by and between the CITY OF PLACENTIA (**"City"**), and CY HOSPITALITY, LLC, a limited liability company (hereinafter **"Developer"**), may collectively be referred to herein as the **"Parties"**.

RECITALS

WHEREAS, City is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, *et seq.* of the Government Code; and

WHEREAS, Developer is under contract to ~~lease~~ purchase the real property that is the subject of this Agreement (the **"City Property"**); and

WHEREAS, the Project consists of the development of a hotel to be constructed at approximately 63 feet tall, with 86-guestroom keys, approximately 42,631 sq. ft. of total buildable area, approximately 24,210 sq. ft. of parking area, 82 parking spaces and 545 sq. ft. of lobby area; and

WHEREAS, Developer has requested City to enter into a Development Agreement and proceedings have been taken in accordance with Section 68564, *et seq.* of the Government Code and the rules and regulations of City; and

WHEREAS, all of the rights and benefits granted to Developer in this Agreement shall inure to the benefit of the City Property and Developer and Developer's successors-in-interest; and

WHEREAS, all of the duties and obligations of Developer shall remain the duties and obligations of Developer and Developer's successors-in-interest except as otherwise provided for herein; and

WHEREAS, all actions taken and approvals given by City have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the City Property in accordance with this Agreement will provide substantial benefits to City and will further enhance the policies and goals of City; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, *et seq.* of the Government Code are intended; and

WHEREAS, Developer has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property and City Property in accordance with this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1. ***"Agreement"*** means this Development Agreement.

1.1.2. ***"City"*** means the City of Placentia, a California municipal corporation and charter city.

1.1.3. ***"City Council"*** means the City Council of the City.

1.1.4 "***City Property***" means approximately 6,358 square feet owned by the City directly adjacent to 450 S. Placentia Avenue as described in Exhibit A-1 and shown on Exhibit B, and includes all of the City's right, title and interest in and to the City Property, including all privileges, easements, improvements and appurtenances benefiting the City Property, except as expressly excluded, all of the City's interest, if any, in all mineral and water rights and all easements, rights-of-way and other appurtenances used or connected with the beneficial use or enjoyment of the City Property, and all tangible and intangible personal property located on or related to the City Property.

1.1.4 "***Commence(s) Operations***" or "***Commencement of Operations***" means the date on which the Hotel opens for business to the general public.

1.1.4. ***"Development"*** means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public and private facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.5. ***"Development Approvals"*** mean all permits and other entitlements for the development and use of the Property subject to approval or issuance by City in connection with development of the Property including, but not limited to Development Plan Review (DPR) No. 2025-01 and Use Permit (UP) No. 2025-02 compliance with the California Environmental Quality Act and Lot Line Adjustment.

1.1.6. ***"Development Exaction"*** means any requirement of City in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.7. ***"Development Impact Fee"*** means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in

connection with approval of a development project, for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees specified in Government Code Section 66477, fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 (commencing with Section 65864 of Chapter 4 of the Government Code). "Development Impact Fee" expressly excludes processing fees and charges of every kind and nature imposed by City to cover the estimated actual costs to City of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued, including, without limitation, fees for zoning variances; zoning changes; use permits; building inspections; building permits; filing and processing applications and petitions filed with the local agency formation commission or conducting preliminary proceedings or proceedings under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 (commencing with Section 56000) of Title 5 of the Government Code. For purposes of this Agreement, Development Impact Fees include those fees listed in Exhibit "E" attached hereto.

1.1.8. ***"Development Plan"*** means the Development Approvals and the Existing Land Use Regulations applicable to Development of the Property.

1.1.9. ***"Developer"*** means CY HOSPITALITY, LLC, a limited liability company, and its successors in interest to all or any part of the Property.

1.1.10. ***"Existing Development Approvals"*** means all Development Approvals approved or issued by City prior to or contemporaneously with City's approval of this Agreement. The Existing Development Approvals include, without limitation, the approvals incorporated herein as Exhibit "C".

1.1.11. ***"Existing Land Use Regulations"*** mean all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations shall include the Regulations incorporated herein as Exhibit "D" as of the Effective Date.

1.1.12 "***Franchise Agreement***" means an agreement between the Developer and Tru by Hilton which provides for the use of the Tru by Hilton flag or brand, and describes, in detail, the standards of construction and standards of operation for the Hotel, as amended or replaced from time to time.

1.1.13 "***Franchisor***" means Tru by Hilton or such other hotel franchise approved by the City acting in its sole and absolute discretion.

1.1.14. ***"Good Faith Deposit "*** means a deposit made by the Developer to the City pursuant to Section 3.3 hereof. All Good Faith Deposits shall be held by the City pursuant to the terms and conditions of this Agreement.

1.1.15. "***Hotel***" means the Tru by Hilton as described in the Scope of Development and this Agreement.

1.1.16. "***Hotel Manager***" means CY Hospitality, LLC, a limited liability company or such other person or entity approved by the City acting in its reasonable discretion.

1.1.17. "***Hotel Owner***" means CY Hospitality LLC, a limited liability company.

1.1.18. ***"Land Use Regulations"*** mean all ordinances, resolutions, codes, rules, regulations and official written policies of City governing the development and use of land, including, without limitation, the permitted use of land, the intensity of use, subdivision requirements, the maximum

height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property, as modified or supplemented by the Existing Development Approvals. "Land Use Regulations" does not include any City ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property; or

(e) the exercise of the power of eminent domain.

1.1.20. ***"Lot"*** means a legally subdivided lot.

1.1.21. ***"Mortgagee"*** means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.22. ***"Project"*** means the Development of the Property and the Hotel as contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.23. ***"Property"*** means the real property consisting of approximately 15,195 square feet owned by CY Hospitality, located at 450 S. Placentia Avenue also identified as Assessor's Parcel Number 339-442-01 described on Exhibit "A-2" and shown on Exhibit "B" of this Agreement.

1.1.24. ***"Reservations of Authority"*** means the rights and authority excepted from the assurances and rights provided to Developer under this Agreement and reserved to City under Section 3.6 of this Agreement.

1.1.25. ***"Subsequent Development Approvals"*** means all Development Approvals approved by City subsequent to the Effective Date.

1.1.26. ***"Subsequent Land Use Regulations"*** means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A-1"	Legal Description of City Property
Exhibit "A-2"	Legal Description of Property
Exhibit "B"	Map of Project Site
Exhibit "C"	Development Approvals
Exhibit "D"	Land Use Regulations
Exhibit "E"	Development Impact Fees
Exhibit "F"	Schedule of Performance

2. SUBJECT OF AGREEMENT

2.1 Purpose of Agreement. The purpose of this Agreement is Developer desires to purchase the City Property of approximately 6,358 square feet from the City and develop a Tru by Hilton Hotel ("Hotel") in combination with the Property at 450 S. Placentia Avenue.

2.2 Project and Project Site. The Project consists of an approximately 42,631 square foot, 4-story, 63-foot high, 86-room hotel building on a Project Site consisting of a +/-21,553 gross acre unimproved site. The Project will feature a 24,210 square foot subterranean garage with an 82-space parking lot, decorative hardscape and landscape improvements, and associated amenities for hotel guests including the onsite sale and consumption of alcoholic beverages exclusively for registered hotel guests as an accessory use to the primary hotel operations.

3 GENERAL PROVISIONS.

3.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement upon the Effective Date. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement. Notwithstanding the foregoing, nothing contained in this Agreement shall be deemed to be a covenant to develop or construct the Project or any portion of the Project; provided, however, that to the extent that any phase of the Project is developed, Developer shall be obligated to construct the public improvements required herein related to that phase of development. Developer is authorized to execute this Agreement and have it recorded pursuant to the terms of this Agreement.

3.2 Ownership. City and Developer represent and covenant that each has a legal or equitable interest in the Property.

3.3 Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of five (5) years thereafter or such earlier date as set forth in this Agreement (the "Termination Date").

3.4 Assignment. This Agreement may not be assigned except as otherwise contemplated herein.

3.5 Amendment or Cancellation of Agreement. This Agreement may be cancelled in its entirety by written mutual consent of all parties or their respective successors or assigns with respect to their respective portions of the Property. Any amendment or partial cancellation of a portion of this Agreement requires the written mutual consent of all parties or their respective successors or assigns with respect to their respective portions of the Property in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy for default of City or Developer as provided by this Agreement. The Termination or expiration of this Agreement on its stated terms is not a cancellation or amendment requiring further action by the City Council.

3.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Upon the Termination Date as set forth in Section 3.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this

Agreement.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property including but not limited to, all conditions and mitigation measures imposed as part of such entitlements prior to the date of termination. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement.

3.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to City:

City of Placentia,
401 E. Chapman Avenue
Placentia, CA 92870
Attn: City Administrator

With a copy to:

Christian L. Bettenhausen, City Attorney
Jones & Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835

If to Developer:

Attention: Yagnesh Patel, Owner
CY Hospitality, LLC
17708 Alburtis Avenue
Artesia, CA 90701
Telephone: (626) 731-9715
Email: yogirushi@yahoo.com

With a copy to:

Attention:

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

4 REPRESENTATIONS, WARRANTIES AND DISCLOSURES.

4.1 City's Representations, Covenants, Warranties, And Obligations. City represents, covenants, and warrants as follows and all of these representations and warranties shall be true and correct as of the Effective Date:

4.1.1 City is a California municipal corporation, duly formed and validly existing under the laws of the State of California, is legally permitted to enter into this Agreement and to issue the permits and entitlements required to perform this Agreement, and has or will have obtained all required authorizations prior to the Close of Escrow.

4.1.2 The entering into this Agreement does not constitute a violation or breach by City of any contract or other instrument to which it is a party, or to which it is subject, or by which any of its assets or properties may be affected, or a violation of any judgment, order, writ, injunction, or decree issued against or imposed upon it, or, to the best of City's knowledge, will result in a violation of any applicable law, order, rule or regulation of any governmental authority.

4.1.3 No elected official or employee of City, during the term of his or her office or service with City, shall have any direct or indirect interest in this Agreement or obtain any present or anticipated material benefit arising therefrom.

4.1.4 City is not relying upon any representations or warranties by Developer other than those expressly set forth in this Agreement and the representations and warranties of Developer set forth herein constitute all of the representations and warranties of Developer in regard to this transaction.

4.1.5 To the best of the City's knowledge, there are no conditions or restrictions which will adversely affect the title to the Property or Developer's right to construct the Project, as provided in this Agreement, that have not been disclosed in writing to Developer.

4.1.6 To the City's knowledge, there is no suit, legal action, administrative arbitration or other proceeding or governmental investigation process which has been served upon City or, which to City's best knowledge, is otherwise pending or threatened against City in which any party is making or has made a claim or defense that, if sustained, would adversely affect the performance of City under this Agreement or adversely interfere with the ability of City to consummate the transactions contemplated herein.

4.2 Developer's Representations, Covenants, Warranties and Obligations. Developer makes the following representations and warranties, which shall be true and correct at the Effective Date.

4.2.1 Developer is a limited liability company, duly formed, validly existing and in good standing under the laws of the State of California and is qualified to do business in the State of California. Developer has duly authorized, executed, and delivered this Agreement, all consents required under Developer's organizational documents have been obtained, the person signing this Agreement on Developer's behalf are authorized and empowered to do so, this Agreement is binding upon Developer, all documents that are to be executed by Developer and delivered hereunder have been, or on the Closing Date will be, duly executed, authorized by, delivered by, and binding upon Developer and will constitute legal,

valid and binding obligations of Developer.

4.2.2 No other authorizations or approvals will be necessary in order to enable Developer to enter into or to comply with the terms of this Agreement.

4.2.3 Neither this Agreement nor anything provided to be done under this Agreement violates or shall violate any contract, agreement or instrument to which Developer is a party or by which it is bound.

4.2.4 Developer will commence work on the Project Land Use Entitlements and building permits and will diligently pursue completion of the Project in accordance with the "Schedule of Performance" set forth in Exhibit F attached hereto.

4.2.5 This Agreement is a valid and binding agreement enforceable against Developer in accordance with its terms, subject to laws relating to bankruptcy and creditor's rights and generally applicable equitable principles.

4.2.6 Developer is not relying upon any representations or warranties by City other than those expressly set forth in this Agreement and the representations and warranties of City set forth herein constitute all of the representations and warranties of City in regard to this transaction.

4.2.7 Developer has not entered into any agreements which will adversely affect the title to the Property or Developer's right to construct the Project, as provided in this Agreement.

4.2.8 Developer represents and warrants to the City that there is no suit, legal action, administrative arbitration or other proceeding or governmental investigation process which has been served upon Developer or, which to Developer's best knowledge, is otherwise pending or threatened against Developer in which any party is making or has made a claim or defense that, if sustained, would adversely affect the performance of Developer under this Agreement or adversely interfere with the ability of Developer to consummate the transactions contemplated herein.

4.2.9 Developer possesses adequate financial resources and has the skill and experience to develop and operate the Project.

4.2.10 Developer is entering into this Agreement for the purpose of redeveloping the Property and not for speculation in land holding or land banking. In this regard, Developer recognizes the importance of the development of the Project on the Property to the general welfare of the residents of the City, and the fact that the qualifications and identity of Developer are of particular concern to City and that it is because of such qualifications and identity that City is entering into this Agreement with Developer. Should Developer fail to construct and operate the Project for one year from the date a Certificate of Occupancy has been issued by the City, Developer agrees they will not transfer any rights to the Property or Project without the express written consent of the City in their sole and absolute discretion, unless a Permitted Transfer as set forth below. Developer's obligation to obtain City consent to a transfer of the Property or Project prior to completion of the Project and the first year of operation shall survive the termination of this Agreement.

4.2.11 Permitted Transfers.

4.2.11.1 No Transfer of Developer's interest in the Hotel Project/Retail Component shall be permitted unless, at the time of the Transfer, the person or entity to which such Transfer is made, by an agreement reasonably satisfactory to the City, expressly agrees to perform and observe, from and after the date of such transfer, all the obligations, terms

and conditions of this Agreement, and if less than all of the Project is transferred, the transferee shall agree to perform the obligations, terms and conditions of this Agreement, relating to the portion of the Project that is transferred to the transferee. The assumption agreement shall be executed by Developer and the assignee or transferee and shall name the City as an express third-party beneficiary with respect to such agreement with a copy thereof delivered to the City within thirty (30) days after the effective date thereof. Upon transfer of this Agreement pursuant to an assumption agreement, the assignor's liability with respect to any such obligations relating to the Project accruing from and after the date of such assignment or transfer shall be as set forth in the assumption agreement.

4.2.11.2 Any Transfer creating a Mortgage or other security or financing for the Project.

4.2.11.3 Any Transfer directly resulting from the foreclosure of a Mortgage or other security financing interest or the granting of a deed in lieu of foreclosure of a Mortgage (including, without limitation, a conveyance in lieu of foreclosure of a pledge of equity interests) or other security financing interest and any subsequent transfer to any buyer or successor after such foreclosure of granting of a deed or conveyance in lieu of foreclosure.

4.2.11.4 The leasing or sale of the Hotel Site to an approved Hotel Brand. An approved Hotel Brand is one that is listed on the most recent STR Scale Chains – North America and Caribbean for midscale or above.

4.2.11.5 The conveyance or dedication of a portion of the Hotel Site to any public entity, including a public utility, required to allow for the development or operation of the Improvements.

4.2.11.6 The granting of temporary or permanent easements, licenses, rights-of-way, or permits to facilitate development and/or operation of the Hotel Project.

4.2.11.7 Transfer which may result from any merger, consolidation or reorganization involving Developer so long as the same shall possess all or substantially all of the business and assets of Developer immediately prior thereto.

4.2.11.8 The Transfer of a non-Controlling interest in the equity interests in the Developer.

4.2.11.9 Transfer of the direct or indirect membership interests in Developer to its joint venture partner or from its joint venture partner to Developer pursuant to the provisions of their joint venture agreements.

4.2.11.10 A Transfer to the Hotel Brand Operator or to a new entity consisting of an entity directly or indirectly owned or Controlled by the initial Hotel Brand Operator.

4.2.11.11 A Transfer to an Affiliate of Developer or to an Affiliate of Developer's joint venture partners.

4.3 Covenants Related to Construction, Use and Operation of the Property. Developer covenants and agrees for itself, its successors, assigns, and every successor in interest to the Site, as follows:

4.3.1 To construct the Project pursuant to this Agreement, the Scope of Development and the Schedule of Performance. The physical quality of the Hotel, including without limitation the construction quality, finish material, lighting, landscaping and site amenities shall, in no event, fail to meet the minimum construction quality, finish material, lighting, landscaping and site amenities approved by the City.

4.3.2 To Commence Operations of the Hotel as a first quality hotel in accordance with the Scope of Development and Franchise Agreement and this Agreement.

4.3.3 From the date upon which the Hotel Commences Operation, the Developer shall continuously use and operate the Hotel. During such Operating Period the Hotel shall be operated under

the name of Franchisor, as previously approved by the City, and be operated by the Hotel Manager. In addition, the City shall have the right, acting in its reasonable discretion, to approve any proposed replacement Franchisor and/or Hotel Manager provided that such proposed replacement Franchisor and/or proposed replacement Hotel Manager shall operate the Hotel at a quality standard not less than that required by this Agreement, or imposed by the original Franchisor and/or Hotel Manager, as applicable, pursuant to the original Franchise Agreement and/or original Hotel Management Agreement initially executed hereunder, which ever Agreement requires the higher standard; provided further, that such proposed replacement Franchisor and/or proposed replacement Hotel Manager shall have the financial capability and operating experience equivalent to, or greater than, the original Franchisor and/or Hotel original Hotel Manager, as the case may be, of the Hotel Project in the condition and at a quality level substantially equivalent to the condition and quality level, as the case may be, as existed as of the date of Commencement of Operation in compliance with this Agreement, which standard shall, in no event be less than AAA 3 Diamond standard as to physical condition and service as that standard is defined as of the date of execution of this Agreement.

4.3.4 Compliance with Franchise Agreement and/or Hotel Management Agreement. After the Conveyance, the Developer shall provide City with any amendments of the Franchise Agreement and/or Hotel Management Agreement, as applicable, within fifteen (15) working days after execution thereof. In addition, the Developer shall remain at all times in full compliance with the Franchise Agreement and/or Hotel Management Agreement, as applicable.

4.3.5 Maintenance Covenants. Developer covenants and agrees for itself, its successors and assigns and any successor in interest to the Hotel or part thereof to maintain, at no cost or expense to the City, the Hotel and all improvements thereon to the property and curb line, in compliance with the terms of this Agreement, the Land Use Approvals and Permits, and with all applicable provisions of the City Municipal Code. Such maintenance and repair shall also conform to the requirements of Developer's Franchisor and Hotel Management Agreement and/or Franchise and Hotel Management Agreement, as applicable. Maintenance and security of the Hotel Project shall be consistent with other similar class hotel projects in Orange County, and shall include, without limitation, regular graffiti removal, and trash and debris removal. The Site shall be kept free from any accumulation of debris or waste materials. The Developer shall maintain the landscaping required to be planted on the Site in a healthy condition in accordance with the approved landscape plan for the Hotel Project.

4.3.6 Minimum Hotel Project Value Covenant. The Developer covenants and agrees by and for itself, its successors, assigns and every successor in interest to the Property or any part thereof that commencing upon the Completion of Construction of the Hotel, the Developer shall not take action to decrease the assessed value (including the value of the improvements thereon and/or possessory interest therein) of the Property for property tax purposes below the assessed value as determined by the Orange County Assessor's Office at the time the Hotel opens. ("Minimum Hotel Value").

Each of the foregoing items (4.2) through (4.3) inclusive, above, shall be deemed to be an on-going representation and warranty and covenant. Developer shall advise the City in writing if there is any change pertaining to any matters set forth or referenced in the foregoing items (4.2) through (4.3). Neither the Hotel Manager, any member, manager, agent, employee or representative of Developer or the Hotel Manager, including their attorneys and accountants, nor any of their affiliates or spouses, shall have any personal liability for any breach of any representation or warranty or any other obligation by Developer under this Agreement except in the event of fraud, misrepresentation or other acts involving moral turpitude.

5 OTHER PROPERTY RELATED REQUIREMENTS.

5.1 Operating Memoranda. It is recognized that performance under this Agreement will require a

considerable degree of cooperation between the City and Developer. It is further realized that subsequent events may demonstrate that revisions will be required in the performance hereunder, and that a certain degree of flexibility will be required. It is to preserve such flexibility that certain provisions may have been delineated in this Agreement in general terms only, with the understanding that more precise details may be sent forth in "Operating Memoranda" as may be required from time to time. Each operating memorandum shall be approved by the City Council or City Administrator and Developer's designated representative and shall be attached hereto as an addendum, and become a part hereof, and may be further changed and amended from time to time as necessary upon approval by the City and Developer.

5.2 No Reimbursement of Transient Occupancy Tax. It is fully understood by the Developer that 100% of the City's Transient Occupancy Tax will be collected by the Developer at whatever level has been established by the City Council and that none of this tax is being shared with the Developer in any way.

5.3 Utilities and Street Improvements. To the extent any new, additional, increased or changed utility connections, or any street improvements are undertaken by the City wholly unrelated to the Project, the City shall diligently undertake all activities (including without limitation permitting and construction costs) so as not to impair or delay the construction and opening of the Hotel.

5.4 Advertising. The City entered into a Design, Build, Operate and Maintain (DBOM) Agreement with Lamar Central Outdoor, LLC on or about October 6, 2015 that authorizes the City a limited right to assign advertising space to promote economic development, as defined in the DBOM, on a space-available basis and subject to limitations on timeframes for advertising. The City and Developer agree for a period of one (1) year to cooperate in the placement of advertising for economic development purposes related to the operation of the Hotel subject to the terms and conditions of the DBOM. The one (1) year period begins when the Developer submits their first billboard advertisement request to the City.

5.5 Hotel Rooms to City. Developer agrees to provide, based upon availability, hotel rooms to City of Placentia public safety personnel as required by the City to respond to public safety issues at a rate of 75% of the average standard rate.

5.6 OCTA Retaining Wall. Condition of Approval #6 of the Land Use Entitlements requires Developer to construct the Project without interfering with or disturbing the existing retaining wall for the Placentia Avenue underpass. The Parties understand and agree that, upon completion of construction of the Project, Developer shall not have any responsibility to maintain the wall.

6 DEVELOPMENT OF THE PROPERTY.

6.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, Developer shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan and the Existing Land Use Regulations; however, if Developer has not met the Schedule of Performance for completion of work as set forth in the Schedule of Performance attached hereto in Exhibit "G", and such failure continues for thirty (30) after the City Administrator had provided Developer with notice of such failure (or such longer period of time as is reasonably necessary to cure any such failure) the City Administrator shall have the sole discretion upon written notice to Developer, to extend the Schedule of Performance based on Developer's written explanation of not meeting the Schedule of Performance, or to terminate this Agreement after thirty (30) days written notice to the Developer for failure to meet the Schedule of Performance. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided expressly in this Agreement, the permitted uses of the Property, the intensity of use, the maximum height and size of proposed buildings,

the design, improvement, and construction standards applicable to development of the Property, and provisions for reservation and dedication of land for public purposes and Development Exactions shall be those set forth in the Development Plan. Notwithstanding the foregoing, nothing contained in this Agreement shall be deemed to be a covenant by Developer to develop or construct the Project or any portion of the Project; provided, however, that to the extent that any phase of the Project is developed, Developer shall be obligated to construct the public improvements required herein related to that phase of development.

6.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided expressly under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies of City governing permitted uses of the Property, the intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, City shall exercise its discretion in accordance with the Development Plan, the Existing Land Use Regulations, and as provided by this Agreement including, but not limited to, the Reservations of Authority.

6.3 Allowed Deviations from Development Standards. The following deviations from City standard development standards are expressly permitted by this Development Agreement and are specific only to the proposed Project.

6.3.1 Site Criteria – Minimum Lot Size
Approval of a reduced minimum lot size of 21,553 square feet (0.49 acres) in lieu of 1.5 acres, as otherwise required per PMC Section 23.36.020(2), Site Criteria.

6.3.2 Front Yard Setback
A deviation to allow a 4-foot front yard setback in lieu of the 15-foot minimum required per PMC Section 23.36.070(a).

6.3.3 Street Side Yard Setback
A deviation to allow a 4-foot street side yard setback in lieu of the 15-foot minimum required per PMC Section 23.36.070(b).

6.3.4 Off-Street Parking Reduction
A reduction in the required number of off-street parking spaces from 86 to 82, pursuant to a deviation from PMC Section 23.78.030(3), which establishes parking standards for hotels, motels, and apartment hotels.

6.3.5 Allowance of Tandem Parking
Authorization to provide tandem parking configurations for commercial use, notwithstanding the absence of any provision within the Placentia Municipal Code allowing for tandem commercial parking. Such configuration is acknowledged to not conform to PMC Section 23.78.040.

6.3.6 On-Street Loading Allowance
Approval to allow on-street loading in lieu of the required off-street loading facilities, as mandated by PMC Section 23.78.050.

6.4 Term of Maps and Development Approvals. The term of all Development Approvals and Subsequent Development Approvals and any and all subsequently-approved tentative subdivision maps approved for the Project shall be equal to the Term of this Agreement in accordance with applicable laws, unless this Agreement is earlier terminated pursuant to the provisions hereof, in which event the term of such tentative subdivision maps shall be governed by the applicable provisions of the Subdivision Map Act.

6.5 Timing of Development. The parties acknowledge that Developer cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend

upon numerous factors that are not within the control of Developer, such as construction costs, market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that Developer shall have the right to develop the Property in such order and at such rate and at such times as Developer, in its sole and absolute discretion deems appropriate, subject only to any timing requirements set forth in the Development Plan and Schedule of Performance set forth in Exhibit F.

6.6 Schedule of Performance. Development of the Property shall be subject to all timing established by the Development Plan and Schedule of Performance attached hereto as Exhibit F and Developer shall use all commercially reasonable efforts to comply with the Schedule of Performance.

6.7 Failure to Perform. In the event that Developer has not completed the Project in compliance with the agreed upon Schedule of Performance the City may impose a penalty for each month of delay in the opening of the Hotel in the amount of Two Hundred Seventy-Eight Thousand Five Hundred Twenty and 00/100 ($278,520.00) per year, prorated on a monthly basis. The parties agree this is a fair allocation of the loss of transient occupancy tax lost to the City as a result of Developer's failure to complete the Project in a timely manner as set forth in the Schedule of Performance as such amount is based on the estimated transient occupancy tax for an 86-room hotel at 70% occupancy.

6.8 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. During the term of this Agreement, in the event Developer finds that a change in the Existing Development Approvals is necessary or appropriate, Developer shall apply for a Subsequent Development Approval to effectuate such change and City shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement, including, without limitation, the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be attached to this Agreement as an addendum to Exhibit "C" and may be further changed from time to time as provided in this Section.

6.8 Reservations of Authority

6.8.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by City to cover the estimated actual costs to City of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, City's Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code that are applied uniformly and on a city-wide basis to all development projects of a similar type as the Project.

(d) Regulations that are in conflict with the Development Plan but that are reasonably necessary to

protect the public health and safety of the residents of the Project or the immediate community. To the extent possible, any such regulations shall be applied and construed so as to provide Developer with all of the rights and assurances provided under this Agreement. Any regulation, whether adopted by initiative or otherwise, limiting the permitted uses, density, intensity, or rate or timing of development of the Property to the extent permitted by law shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(e) Regulations that are not in conflict with the Development Plan provided Developer has given written consent to the application of such regulations to development of the Property.

6.8.2 Subsequent Development Approvals. This Agreement shall not prevent City, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations that do not conflict with the Existing Land Use Regulations or Development Plan, nor shall this Agreement prevent City from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan. Upon approval of any Subsequent Development Approval, such Subsequent Development Approval shall be deemed vested pursuant to the provisions of this Agreement, without any further action by City or Developer being required.

6.8.3 Modification or Suspension by State or Federal Law. In the event any State or Federal law or regulation that is enacted or adopted after the Effective Date of this Agreement, or any other action of any governmental entity that is not under City's control, prevents or precludes compliance with any provision of this Agreement, then that provision of this Agreement shall be modified or suspended only to the extent and for the time necessary to achieve compliance with that law, regulation or other governmental action and the remaining provisions of this Agreement shall continue in full force and effect and the parties shall negotiate in good faith for such amendments to this Agreement as may be necessary to achieve its intent, notwithstanding the existence of such law or regulation or other governmental action. Upon the repeal of any such law, regulation or other governmental action or on the occurrence of any other circumstance that removes the effect of the same on this Agreement, provided this Agreement is otherwise still in effect, the provisions of this Agreement shall be automatically restored to their full original effect and any amendment to this Agreement that the parties have entered into as a result of any such law, regulation or other governmental action, shall terminate.

6.8.4 Intent. The parties acknowledge and agree that City is entering into this Agreement pursuant to the Development Agreement Law, Government Code Sections 65864- 65869.5, and that the foregoing limitations, reservations and exceptions are intended to reserve to City all of its police power that cannot be so limited. This Agreement shall be construed to reserve to City all such power and authority that cannot be restricted by development agreement.

6.8.5 Public Works. Developer shall construct all public improvements related to the Project required as a condition of approval in accordance with City's or other public works engineering standards. For public utilities, the Developer shall design and construct all public utility facilities within the public rights-of-way in the project boundary as required by the public utility purveyors, including those related to cable/telephone or related communication transmission facilities, energy transmission facilities, fiber optic, electric, gas to service the property. The City shall determine whether the Developer shall dedicate said public utility facilities and the public access easements thereto and the entities to whom those dedications shall be made. Developer shall install electrical or communication appurtenances (such as transformers) underground unless said appurtenance is a service pedestal for electrical, phone, traffic signal control cabinets, or irrigation control devices.

6.8.6 On-Site Improvements. All on-site public improvements shall be constructed to generally applicable City standards as set forth in the conditions of approval for the project. Upon completion, the Developer shall offer for dedication utility improvements as part of the project subdivision maps. These improvements include all potable water mains, sewer mains and storm water collection facilities intended to serve the property within the Project boundaries.

6.8.7 Provision of Real Property Interests by City. In any instance where Developer is required to construct any public improvement on land not owned by Developer, Developer shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. Developer shall exercise reasonable and diligent good faith efforts to acquire the real property interests necessary for the construction of such public improvements at a cost and upon terms acceptable to the owner of the real property and approved by City. If, despite such efforts, Developer is unable to acquire such property after one-hundred eighty days (180), at Developer's request and upon Developer's provision of adequate security for costs City incurs, City shall negotiate the purchase of the necessary real property interests to allow Developer to construct the public improvements as required by this Agreement. If necessary, in accordance with th e procedures established by law, the City may use its power of eminent domain to acquire such required real property interests. Developer shall pay all costs associated with any such negotiation or condemnation proceedings. This Section 6.8.7 is not intended by the parties to impose upon the Developer an enforceable duty to acquire land or construct any public improvements on land not owned by Developer, except to the extent that the Developer elects to proceed with the development of the Project.

6.9 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of City possess authority to regulate aspects of the development of the Property separately from or jointly with City and this Agreement does not limit the authority of such other public agencies.

6.10 Parking Management Plan. The Developer shall adopt and adhere to a parking management plan reasonably acceptable to the City.

7. PUBLIC BENEFITS.

7.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public benefit by development of an underutilized vacant property.

7.2 Development Impact Fees.

7.2.1 Amount and Components of Fee. Developer shall pay to City the Development Impact Fees in the amounts determined by the City as identified in Exhibit "E".

7.2.2 Time of Payment. Development Impact Fees required pursuant to Subsection 5.2.1, shall be paid to City at the time of issuance of the first building permit as described in Exhibit “E”.

7.3 Reimbursement of City Costs. Developer shall pay all reasonable costs incurred by City in connection with the Development Approvals sought to be granted related to the Project. Developer shall pay all costs of any private financing for the Project, including all of City's costs therefor. Costs to be paid by Developer include, but are not limited to, City fees due for processing of all applications, City's, costs reasonably borne for staff time related to the Project and this Agreement, including all administrative and staff costs, and any out of pocket costs incurred by City in connection with the

Development Agreement, Development Approvals, and consulting, permits, noticing, and environmental evaluation and mitigation, including overseeing any Mitigation Monitoring Program. A reimbursement schedule and a reimbursement process for all such costs which have not been reimbursed directly to City by Developer shall be mutually agreed upon prior to the issuance of building permits. City shall require Developer to submit a deposit against which such costs will be billed.

8. REVIEW FOR COMPLIANCE.

8.1 Periodic Review. During the term of this Agreement, the Director of Development Services shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the good faith compliance by Developer with the terms of the Agreement. Developer shall submit an annual monitoring report ("Annual Monitoring Report"), in a form acceptable to the Director of Development Services, within 30 days after written notice from City Staff demonstrating Developer's good faith compliance with all the material terms of this Agreement. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council. Upon completion of a periodic review, the Director of Development Services shall submit a report to the City Council setting forth the evidence concerning good faith compliance by Developer with the terms of this Agreement and his or her recommended finding on that issue. If the City Council finds that Developer has not complied in good faith with the terms and conditions of this Agreement, the City Council may modify or terminate this Agreement after providing Developer with a reasonable opportunity to cure any non-compliance by Developer.

8.2 Certificate of Agreement Compliance. If, at the conclusion of a periodic review, Developer is found to be in compliance with this Agreement, City shall, upon request by Developer, issue a Certificate of Agreement Compliance ("Certificate") to Developer stating that after the most recent periodic or special review and based upon the information known or made known to the Director of Development Services and City Council that (1) this Agreement remains in effect and (2) Developer is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a periodic or special review and shall state the anticipated date of commencement of the next periodic review. Developer may record the Certificate with the Orange County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or Developer, City shall not be bound by a Certificate if a default existed at the time of the periodic or special review, but was concealed from or otherwise not known to the Director of Development Services or City Council.

9. PREVAILING WAGES.

9.1 Public Works Determination. Developer has been alerted to the requirements of California Labor Code section 1770, *et seq.*, including, without limitation S.B. 975, which require the payment of prevailing wage rates and the performance of other requirements if it is determined that this Development Agreement or any portion of the Development constitutes a public works contract. It shall be the sole responsibility of Developer to determine whether to pay prevailing wages for any or all work required by this Development Agreement. As a material part of this Development Agreement, Developer agrees to assume all risk of liability arising from any decision not to pay prevailing wages for work required by this Development Agreement.

9.2 Indemnification. As a further material part of this Development Agreement, Developer agrees

to indemnify, defend and hold harmless City, its officials, officers, employees, consultants and agents from any and all claims, liability, loss, costs, damages, expenses, fines and penalties, of whatever the or nature, including all costs of defense and reasonable attorneys' fees, arising from any alleged failure of the Developer or Developer's contractors to comply with the prevailing wage laws of the State of California. If City or any of the other indemnified parties is named as a party in any dispute arising from the failure of Developer or Developer' s contractors to pay prevailing wages, Developer agrees that City and those other indemnified parties may appoint their own independent counsel, and Developer agrees to pay all attorneys' fees and defense costs of City and the other indemnified parties as billed, in addition to all other damages, fines, penalties, and losses incurred by City and those other indemnified parties as a result of the action.

10. DEFAULT AND REMEDIES.

10.1 Remedies in General. It is acknowledged by the parties that neither party would have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that neither party shall be liable in damages to the other party, or to any successor in interest of such party, or to any other person, and each party covenants not to sue for damages or claim any damages:

10.1.1 For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

10.1.2 For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

10.1.3 Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

10.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

10.2.1 Money damages are unavailable against City or Developer as provided in Section 9.1 above; provided nothing in this Agreement precludes City from exercising its rights to enforce bonds or other security furnished by Developer to City as required in the Development Plan, or from enforcing its right to indemnification from Developer as set forth herein and requiring Developer to pay money damages for failure to do so.

10.2.2 Due to the size, nature and scope of the Project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, Developer may be foreclosed from other choices it may have had to utilize the Property or portions thereof. Developer has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money that would adequately compensate Developer for such efforts.

10.3 Release. Except for non-damage remedies, including the remedy of specific performance or

judicial review, Developer, for itself, its successors and assignees, hereby releases City, its officials, officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance that seeks to impose any other liability or damage, whatsoever, upon City because it entered into this Agreement or because of the terms of this Agreement.

10.4 Default of Developer. City may terminate this Agreement for any failure of Developer to perform any material duty or obligation of Developer under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, City shall first provide written notice to Developer of default setting forth the nature of the default and demanding the Developer to cure such default. If Developer fails to cure such default within 60 days after the service of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default, City may terminate this agreement. Upon the termination of the Agreement pursuant to this Section 9.4 the City shall have the right to retain all previously received Good Faith Deposits.

10.5 Termination of Agreement for Default of City. Developer may terminate this Agreement only in the event of a default by City in the performance of a material term of this Agreement and only after providing written notice to City of default setting forth the nature of the default and the actions, if any, required by City to cure such default and, where the default can be cured, City has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default in a reasonable period. Upon the termination of the Agreement pursuant to this Section 9.5, the City shall immediately return all Good Faith Deposits to the Developer.

11. THIRD PARTY LITIGATION.

11.1 General Plan Litigation. City has determined that this Agreement is consistent with its General Plan, herein called General Plan, and Existing Land Use Regulations. Developer has reviewed the General Plan and concurs with City's determination. City shall have no liability in damages under this Agreement for any failure of City to perform under this Agreement or the inability of Developer to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, Existing Regulations, or portions thereof, applied to the Development Plan are invalid or inadequate or not in compliance with law.

11.2 Third Party Litigation Concerning Agreement. Developer shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless City, its agents, officials, officers, independent contractors, subcontractors, and employees, from any claim, action or proceeding against City, its agents, officials, officers, independent contractors, subcontractors, or employees to attack, set aside, void, or annul the approval of this Agreement or the approval of any Subsequent Development Approval granted pursuant to this Agreement. City shall promptly notify Developer of any such claim, action or proceeding, and City shall cooperate in the defense.

11.3 Indemnity. In addition to the provisions of 11.2 above, Developer shall indemnify and hold City, its officials, officers, agents and employees free and harmless from any liability whatsoever, based or asserted upon any act or omission of Developer, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (Developer's employees included) or

any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure or conveyance of the public improvements, save and except claims for damages to the extent arising through the illegal activities, gross active negligence or willful misconduct of City or any of its officers, officials, agents or employees. Developer shall defend, at its expense, including attorneys' fees, City, its officers, officials, agents and employees in any action or proceeding based upon such alleged acts or omissions. City may, in its discretion, participate in the defense of any such action or proceeding.

11.4 Environmental Assurances. Developer shall indemnify and hold City, its officers, officials, agents and employees free and harmless from any liability, based or asserted, upon any act or omission of Developer, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and Developer shall defend and indemnify, at its expense, including reasonable attorneys' fees, City, its officers, officials, agents and employees in any action based or asserted upon any such alleged act or omission save and except claims for damages to the extent arising through the illegal activities, gross active negligence or willful misconduct of City or any of its officers, officials, agents or employees.. City may, in its discretion, participate in the defense of any such action.

11.5 Reservation of Rights. With respect to Sections 10.2, 10.3 and 10.4 herein, City reserves the right to either (1) approve the attorney(s) that Developer selects, hires or otherwise engages to defend City hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that Developer shall reimburse City forthwith for any and all expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor. In the event City chooses Option (2), then Developer shall also be entitled to participate in the proceedings that are the subject of Sections 10.2, 10.3 or 10.4 herein.

11.6 Survival. The provisions of this Sections 11.1 through 11.6, inclusive, shall survive the termination of this Agreement.

12. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering the Project or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Project. City acknowledges that Mortgagees providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with Developer and representatives of such Mortgagees to negotiate in good faith any such request for interpretation or modification. City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Project shall be entitled to the following rights and privileges:

12.1 Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Project made in good- faith and for value, unless otherwise required by law.

12.2 The Mortgagee of any mortgage or deed of trust encumbering the Project, or any part thereof, which Mortgagee has submitted a request in writing to City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any default by Developer in the performance of Developer's obligations under this Agreement.

12.3 If City timely receives a request from a Mortgagee requesting a copy of any notice of default given to Developer under the terms of this Agreement, City shall provide a copy of that notice to the Mortgagee within 10 days of issuing the notice of default to Developer. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

12.4 Any Mortgagee who comes into possession of the Project, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Project, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of Developer's obligations or other affirmative covenants of Developer hereunder (including, without limitation, any indemnification obligation of Developer for any acts or omission arising prior to the date said Mortgagee comes into possession of the Project), or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by Developer is a condition precedent to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder, and if further provided that any transfer or assignment by any Mortgagee in possession shall be subject to the provisions of this Agreement.

13. MISCELLANEOUS PROVISIONS.

13.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Orange County Recorder by the City Clerk within the period required by Section 65868.5 of the Government Code.

13.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

13.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the public benefits set forth in Section 5 of this Agreement, including the payment of the fees set forth therein, are essential elements of this Agreement and City would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

13.4 Interpretation and Governing Law. This Agreement and any dispute among hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

13.5 Operating Memoranda. The parties acknowledge that circumstances may arise which demonstrate that changes are appropriate with respect to the details and performance of the parties under this Agreement. The parties desire to retain a certain degree of flexibility with respect to those

items covered in general terms under this Agreement. If and when the parties mutually find that changes, adjustments, or clarifications that are in substantial conformance with the original Project are appropriate to further the intended purposes of this Agreement, they may, unless otherwise required by law, effectuate such changes, adjustments, or clarifications without amendment to this Agreement through one or more operating memoranda mutually approved by the parties. The Operating Memoranda may be approved on behalf of the City by the City Administrator of the City, or such person designated in writing by the City Administrator, and by any corporate officer or other person designated for such purpose in a writing signed by a corporate officer on behalf of Developer. After execution of an Operating Memoranda it shall be attached hereto as an addenda and become a part hereof. Unless otherwise required by law or by this Agreement, no such changes, adjustments, or clarifications shall require prior notice or hearing, public or otherwise. Notwithstanding the foregoing, in no event shall any Operating Memoranda reduce the Developer Impact Fees approved by this Agreement.

13.6 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

13.7 Singular and Plural. As used herein, the singular of any word includes the plural.

13.8 Joint and Several Obligations. If at any time during the term of this Agreement the Property is owned, in whole or in part, by more than one Developer (collectively the "Obligors"), all obligations of such Obligors under this Agreement shall be joint and several, and the default of any such Obligors shall be the default of all such Obligors. Notwithstanding the foregoing, no Obligors of a single rentable unit that has been finally subdivided and such rentable unit leased to a member of the general public or other ultimate user, shall have any further obligation under this Agreement with respect to such rentable unit.

13.9 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

13.10 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

13.11 No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

13.12 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other acts of God, pandemics, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than 1 years.

13.13 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants

to be performed hereunder by such benefited party.

13.14 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (e) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

13.15 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

13.16 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Orange, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

13.17 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement.

13.18 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

13.19 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by City of its power of eminent domain.

13.20 Agent for Service of Process. In the event Developer is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venture resident of the State of California, or it is a foreign corporation, then in any such event, Developer shall file with the Director of Development Services, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon Developer. If for any reason service of such process upon such agent is not feasible, then in such event Developer maybe personally served with such process out of Orange County and such service shall constitute valid service upon Developer. Developer is amenable to the process so served, submits to the jurisdiction of the Court referenced in Section 12.16 so obtained and waives any and all objections and protests thereto. Developer for itself, assigns and successors hereby waive the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No.

6638).

13.21 Authority to Execute. The person or persons executing this Agreement on behalf of Developer warrants and represents that he or she or they has/have the authority to execute this Agreement on behalf of such corporation, partnership or business entity and warrants and represents that he or she or they has/have the authority to bind Developer to the performance of its obligations hereunder.

13.22 Minor Modifications to Development Plan. Minor modifications to the Development Plan may be approved by the City Administrator, or his or her designee, evidenced by a written memorandum from the City, which shall not require recordation but shall be retained by the City as a public record. A "Minor Modification" shall not increase unit count or reduce parking spaces, or building heights.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

[SIGNATURES NEXT PAGE]

"DEVELOPER"
CY Hospitality LLC

_____,
By: Chandrakant Patel, Manager

Attest:

"CITY"

THE CITY OF PLACENTIA,
a municipal corporation

_____
City Clerk

By: _____
Name: Jennifer Lampman
Title: City Administrator

APPROVED AS TO FORM:

By: _____
Name: Christian Bettenhausen
Title: City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, before me, _____,
(insert name and title of the officer)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
_____
Signature of Notary (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF CITY PROPERTY

THAT PORTION OF PLACENTIA AVENUE (VARIABLE WIDTH) AND INDUSTRIAL WAY (VARIABLE WIDTH) AS SHOWN IN DOCUMENT NO. 2015000007442 RECORDED JANUARY 18, 2015, OFFICIAL RECORDS, SITUATED IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 6 OF TRACT MAP 5836, FILED IN BOOK 217, PAGE 22 OF MISCELLANEOUS MAPS, ORANGE COUNTY RECORDS, BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5,747.70 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 8º46'30" EAST;

THENCE ALONG SAID CURVE, NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 0º12'00" AN ARC LENGTH OF 20.06 FEET;

THENCE, NORTH 81º01'30" EAST, 39.09 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, SOUTH 8º58'30" EAST, 3.00 FEET;

THENCE, SOUTH 81º01'30" WEST, 35.50 FEET;

THENCE, SOUTH 14º30'37" WEST, 124.70 FEET;

THENCE, SOUTH 75º28'30" EAST, 32.80 FEET;

THENCE, NORTH 14º31'30" EAST, 9.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 6, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 172.00 FEET, A RADIAL LINE TO SAID BEGINNING OF NON-TANGENT CURVE BEARS SOUTH 11º35'02" WEST;

THENCE ALONG SAID CURVE AND SOUTHERLY LINE OF SAID LOT 6, EASTERLY THROUGH A CENTRAL ANGLE OF 28º03'02" AN ARC LENGTH 84.21 FEET;

THENCE, NORTH 73º32'00" EAST, 28.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 92.00 FEET, A RADIAL LINE TO SAID BEGINNING OF NON-TANGENT CURVE BEARS SOUTH 12º23'57" EAST;

THENCE LEAVING SAID SOUTHERLY LINE OF LOT 6, ALONG SAID CURVE, NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 46º54'08" AN ARC LENGTH OF 75.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 46.00 FEET;

THENCE ALONG SAID CURVE, WESTERLY THROUGH A CENTRAL ANGLE OF 45º02'58" AN ARC LENGTH OF 36.17 FEET;

THENCE, NORTH 14º25'32" EAST, 64.93 FEET;

THENCE, NORTH 81º01’36” EAST, 16.34 FEET;

THENCE, NORTH 14º25’32” EAST, 32.50 FEET TO THE NORTHERLY LINE OF SAID LOT 6;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 81º01’30” WEST, 13.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6,358 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT 1A ATTACHED HERETO AND MADE A PART HEREOF.

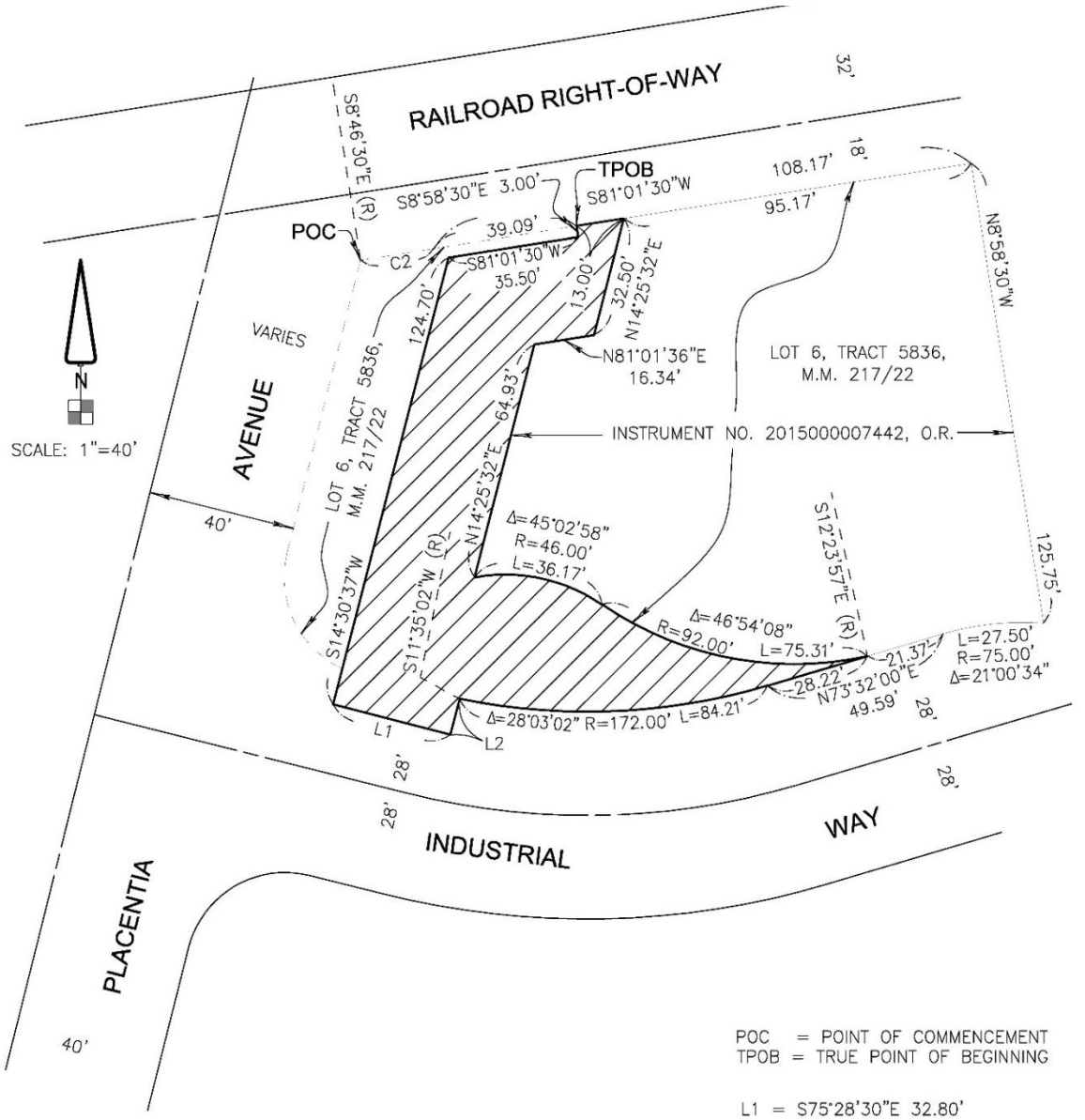
April 18, 2025

BRANDON M. HAHN, PLS 7582 — DATE

HAHN AND ASSOCIATES, INC.



STREET PLAT MAP



POC = POINT OF COMMENCEMENT
TPOB = TRUE POINT OF BEGINNING

L1 = S75°28'30"E 32.80'

L2 = N14°31'30"E 9.98'

C1 = Δ=10°31'15" R=27.00' L=4.96'

C2 = Δ=0°12'00" R=5747.70' L=20.06'

▨ = AREA TO BE VACATED
6,358 SQ FT +/-

PREPARED BY:

HAHN AND ASSOCIATES, INC.
28368 CONSTELLATION ROAD, SUITE 300
SANTA CLARITA, CA 91355
(661) 775-9500

Hahn Job # 7001-24-54

EXHIBIT "A-2"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF TRACT NO. 5836, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 217, PAGES 22 AND 23 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

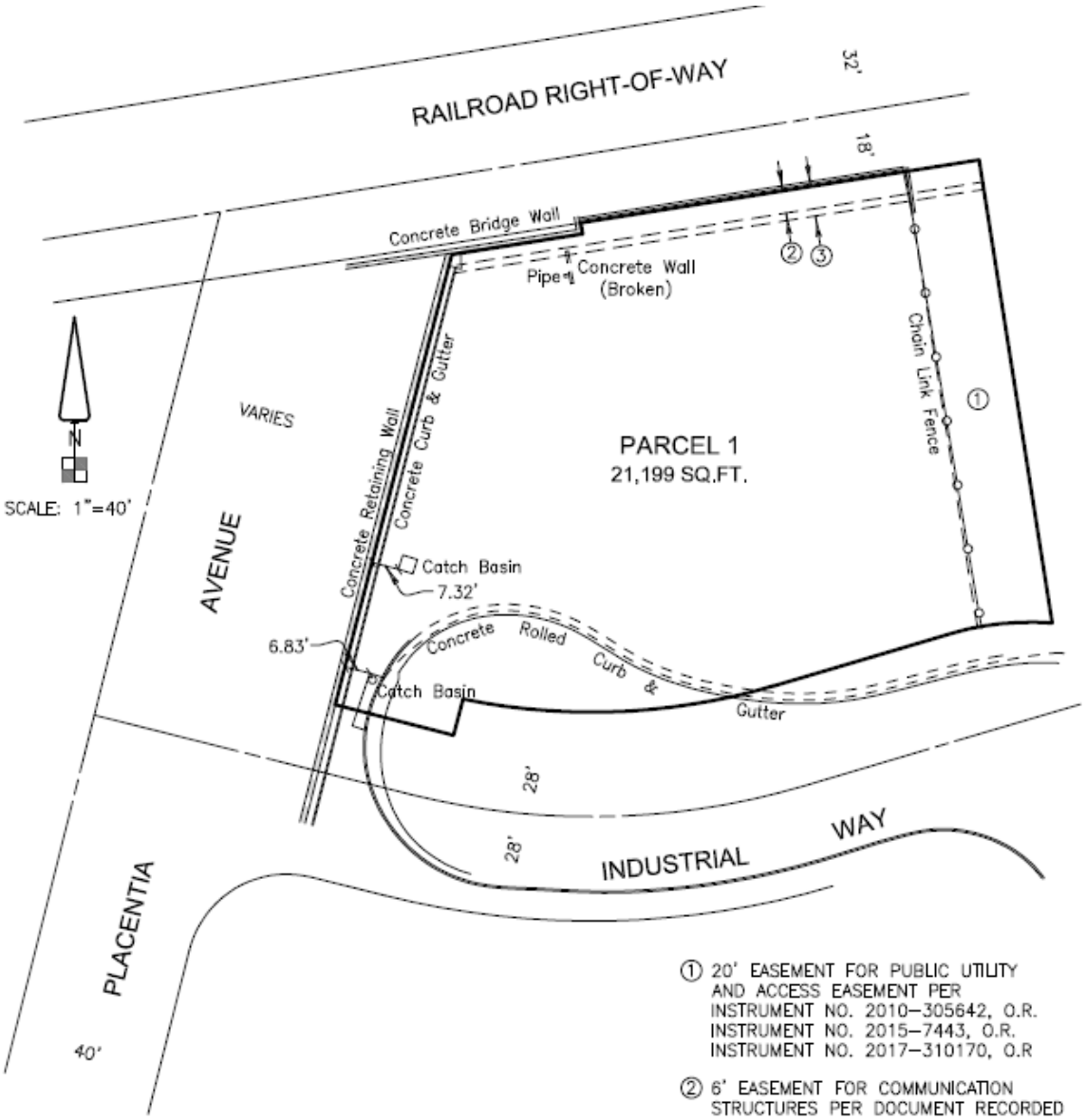
EXCEPT THEREFROM ONE-HALF OF ALL MINERAL RIGHTS BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY WILLIAM R. BRAUCHER AND WIFE BY DEED RECORDED NOVEMBER 29, 1960, IN BOOK 5527, PAGE 111, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF PLACENTIA IN DEED RECORDED JANUARY 8, 2015 AS INSTRUMENT NO. 2015000007442, OF OFFICIAL RECORDS.

APN: 339-442-04

EXHIBIT "B"

MAP OF PROJECT SITE



① 20' EASEMENT FOR PUBLIC UTILITY AND ACCESS EASEMENT PER INSTRUMENT NO. 2010–305642, O.R. INSTRUMENT NO. 2015–7443, O.R. INSTRUMENT NO. 2017–310170, O.R

② 6' EASEMENT FOR COMMUNICATION STRUCTURES PER DOCUMENT RECORDED IN BOOK 7782, PAGE 767, O.R.

③ 8' EASEMENT FOR STORM DRAIN PER DOCUMENT RECORDED IN BOOK 841, PAGE 270, O.R.

PREPARED BY:

HAHN AND ASSOCIATES, INC.
28368 CONSTELLATION ROAD, SUITE 300
SANTA CLARITA, CA 91355
(661) 775–9500

HAHN AND ASSOCIATES INC

Hahn Job # 7001–24–54

EXHIBIT "C"

DEVELOPMENT APPROVALS

DEVELOPMENT PLAN REVIEW NO. 2025-01

DEVELOPMENT AGREEMENT

USE PERMIT NO. 2025-02

EXHIBIT "D"

LAND USE REGULATIONS

City of Placentia General Plan (GPA 2018-02) as adopted by Resolution No. R-2019-49

All other applicable provisions of the Placentia Municipal Code

EXHIBIT "E"

DEVELOPMENT IMPACT FEES

Upon execution of the Development Agreement, the City shall implement the most current DIF schedule as adopted by the City Council.

SUMMARY OF COMMUNITY FACILITIES DISTRICT (CFD's)
ANNUAL ASSESSMENT

Type of CFD's	**Per**	**Total**
Landscape Maintenance District (LMD) 92-1	$1,548.70 per acre	$765.00
Street Lighting District (SLD) 81-1	$164.28 per acre	$81.12
Total Community Facilities District Annual Assessment		$ 846.15

EXHIBIT "F"

SCHEDULE OF PERFORMANCE

Action	**Deadline**
City consider DA and Covenant.	December 2, 2025
Developer executes DA and delivers to City for approval and execution.	Within 10 days of Approval of City Council.
Developer submission of Franchise Agreement.	Within 180 days following the execution of the DA.
Developer submittal of Financing Commitment.	Within 15 days prior to the close of escrow.
Developer shall submit application and plan submissions for all building plan approvals ("Plan Submission").	On or before one hundred twenty (120) days of execution of DA.
City plan checks building plans of Plan Submission and submits correction comments to Developer.	Within 30 days of Plan Submission.
Developer makes all building plan corrections and resubmits to City for comment.	Within 30 days of City's plan check corrections.
City rechecks building plans and submits correction comments to Developer, if necessary.	Within 15 days following receipt of Developer's resubmission.
If necessary, Developer makes all building plan corrections necessary for building plan approval and resubmits for building plan approval.	Within 20 days following receipt of City's plan check corrections.
If necessary, City identifies all outstanding correction items necessary for building plan approval.	Within 10 days following receipt of Developer's resubmission.
If necessary, Developer makes all building plan corrections necessary to obtain building plan approval and resubmits for building plan approval.	Within 20 days following receipt of City's plan check corrections.
Developer submits approved building plans to the City for issuance of building permit.	No later than 180 days after all plan corrections are completed.
City issues building permit.	Within 7 days following receipt of Developer's submission of approved building plans.
Developer submits required insurance ?.	Prior to construction.
Commence construction of Hotel.	Within 90 days of Construction Loan recording and funding.
Completion of Hotel and open to the public	36 months following start of construction.
Developer delivers written request for release of Construction Covenants for Hotel.	Following completion, final inspection and issuance of Final Certificate of Occupancy for a Hotel.
City delivers a Release of Construction Covenants to Developer or gives reasons for not releasing covenants.	Within 5 days following Developer's submission of written request for release.

Agenda Item No: 1.e

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: December 16, 2025
Submitted by: Lydie Gutfeld
From: Community Services

Subject:
ACCEPTANCE OF RESIGNATIONS FROM THE SENIOR ADVISORY COMMITTEE, HERITAGE COMMITTEE AND PLACENTIA COMMUNITY FOUNDATION BOARD OF DIRECTORS

Financial Impact:
Fiscal Impact:
There is no fiscal impact on this item.

Summary:
The City has received a letter of resignation from the following Committee members:

Manpreet Chadha - Senior Advisory Committee; and
Molly Kurzbard, Denise May, and David Radlauer - Placentia Community Foundation; and
Carole Nixon and Patti Martin - Heritage Committee

Recommendation:
Recommended Action: It is recommended that the City Council:

1. Accept the resignation of Manpreet Chadha from the Senior Advisory Committee, Molly Kurzbard, Denise May, and David Radlauer from the Placentia Community Foundation, and Carole Nixon and Patti Martin from the Heritage Committee; and
2. Update the City's master Commission/Committee vacancy list to include the vacancy on the Committees indicated above.

Strategic Plan Statement:
There is no specific strategic planning goal or objective associated with this item.

Discussion:
Senior Advisory Committee
Manpreet Chadha has generously volunteered her time with the City of Placentia since 2021, beginning as a member of the Heritage Festival Committee and later joining the Senior Advisory Committee in 2022. Mrs. Chadha recently submitted her resignation from the Senior Advisory Committee, effective November 4, 2025, due to relocating out of the area. The City extends its sincere appreciation to Mrs. Chadha for her dedication, service, and contributions to the Placentia community. An appointment to fill this vacancy will be made through the City's standard Commission and Committee application and recruitment process.

Heritage Committee
Following the Heritage Committee's annual wrap-up meeting held on December 3, 2025, staff received resignation letters from Carole Nixon and Patti Martin expressing concerns regarding the removal of the band review component of the event. The City extends its sincere appreciation to Mrs. Nixon and Mrs. Martin for their dedication, service, and contributions to the Heritage Committee. Appointments to fill these vacancies will be made through the City's Commission and Committee application and recruitment process.

Placentia Community Foundation
At the Placentia Community Foundation meeting held on November 17, 2025, the Foundation Board Chair, Tricia Montelongo, reported that three board members, Molly Kurzbard, Denise May, and David Radlauer, had submitted their official resignations due to differing opinions regarding the direction and operation of the Foundation. The City extends its sincere appreciation to these board members for their efforts and service to the Foundation. Vacancies will be filled by the remaining Foundation Board members in accordance with the Foundation's bylaws and established procedures. An update will be provided to the City Council once new appointments have been made.

Fiscal Impact Summary:
There is no fiscal impact for this item.