



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

MAYOR JEREMY B. YAMAGUCHI  
District 3

KEVIN KIRWIN  
Mayor Pro Tem  
District 2

RHONDA SHADER  
Councilmember  
District 1

WARD L. SMITH  
Councilmember  
District 5

CHAD P. WANKE  
Councilmember  
District 4

Robert S. McKinnell  
City Clerk

Kevin A. Larson  
City Treasurer

Damien R. Arrula  
City Administrator

Christian L. Bettenhausen  
City Attorney

**AGENDA  
September 3, 2024**

**Council Chambers  
401 E Chapman Ave.  
Placentia, CA 92870**

**Phone: (714) 993-8117**

**Email: [administration@placentia.org](mailto:administration@placentia.org)  
[www.placentia.org](http://www.placentia.org)**

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**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](http://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**

**September 3, 2024**

**5:00 p.m. - City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:**

**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 PROCEEDING:**

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

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

**REGULAR MEETING AGENDA**

**September 3, 2024**

**7:00 p.m. - City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:**

**INVOCATION:** Chaplain Tony Mercado

**PLEDGE OF ALLEGIANCE:**

**PRESENTATION:**

**Proclamation of September 2024 as Hunger Action Month**

Presenter: Mayor Yamaguchi and City Council

Recipient: Second Harvest Food Bank

**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 (Items 1.a. through 1.k.):**

*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 Minutes City Council/Successor/ICDA/PPFA Special and Regular Meetings of:**

- January 23, 2024, Special Meeting/Study Session
- February 6, 2024, Regular Meeting
- February 20, 2024, Regular Meeting
- March 5, 2024, Regular Meeting
- March 19, 2024, Regular Meeting

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

**1.c City Fiscal Year 2023-24 Registers for September 3, 2024**

**Check Register**

Fiscal Impact: \$3,633,839.93

**Electronic Disbursement Register**

Fiscal Impact: \$ 619,687.74

**City Fiscal Year 2024-25 Registers for September 3, 2024**

**Check Register**

Fiscal Impact: \$1,551,264.21

**Electronic Disbursement Register**

Fiscal Impact: \$4,726,554.70

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

**1.d Purchase of One (1) New Loader for the Public Works Department**

Fiscal Impact:

Expense: \$289,036.44 Total Purchase Price

Budgeted: \$290,000.00 FY 2024-25 CIP Budget (Measure U 798504-6842)

Recommended Action: It is recommended that the City Council:

1. Approve the purchase of one (1) 2024 Case 721G Wheel Loader from Sonsray Machinery in the amount of \$289,036.44; and
2. Authorize the City Administrator to approve invoice changes up to 10% of the quoted amount; and
3. Authorize the City Administrator and/or his designee to issue a purchase order to Sonsray Machinery for this equipment and execute all necessary documents in a form approved by the City Attorney.

- 1.e [Tentative Parcel Map No. \(TPM\) 2024-113 Pertaining to the Subdivision of an +/- 4.97 Acre Lot into Four Parcels, with a Remainder Parcel located at 440 N. Jefferson within the R-3 \(High Density Multiple-Family Residential\) Zoning District](#)

Fiscal Impact:

Approximately \$3,000,000 of Total Development Impact Fee Revenue associated with the anticipated construction of 140 Townhomes.

Recommended Action: It is recommended that the City Council:

Adopt Resolution R-2024-57, 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 2024-113 pertaining to the subdivision of property located at 440 N. Jefferson Street (Assessor's Parcel Numbers 346-162-01 and 346-162-02) and making findings in support thereof.

- 1.f [Approval of Final Parcel Map No. 2022-123 Pertaining to the Subdivision of an +/- 0.44 Acre Lot into Three Parcels Located at 1451 East Howard Place 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. 2022-123, subject to final review and approval by the County Surveyor; and
2. Authorize the City Clerk to sign Final Parcel Map No. 2022-123.

- 1.g [Approval of Final Parcel Map No. 2022-126 Pertaining to the Subdivision of an +/- 0.36 Acre Lot into Two \(2\) Parcels located at 412 N. Tidland Circle within the SP-7 \(Specific Plan 7\) Zoning District](#)

Fiscal Impact:

Approximately \$15,764 of total Development Impact Fee Revenue prior to construction of two (2) new single-family residences.

Recommended Action: It is recommended that the City Council:

1. Approve Final Parcel Map No. 2022-126, subject to final review and approval by the County Surveyor; and

2. Authorize the City Clerk to sign Final Parcel Map No. 2022-126.

1.h [Authorize a Three-Year Agreement with Samsara, Inc., for Hardware and Services to Implement Vehicle Telematics Management System](#)

Fiscal Impact:

Expense: \$22,333.19 First Year Subscription Cost  
          \$22,207.19 Annual Subscription Cost (Year 2 and Year 3)  
          \$66,747.57 Three-Year Subscription Total Cost (FY 2024-25 to FY 2026-27)

Budget: \$22,334.00 FY 2024-25 Operating Budget (750000-6366)  
          \$22,207.19 Future FY 2025-26 Operating Budget  
          \$22,207.19 Future FY 2026-27 Operating Budget

Recommended Action: It is recommended that the City Council:

1. Authorize a three-year agreement with Samsara for hardware and services to implement a vehicle telematics management system for a cumulative amount of \$66,747.57; and
2. Authorize the City Administrator to approve any agreement term extensions based on performance and amendments up to 10% of the agreement amount; and
3. Authorize the City Administrator and/or his designee to issue a purchase order to Samsara and execute all necessary documents, in a form approved by the City Attorney.

1.i [Acceptance of Resignation from the Financial Audit Oversight Committee](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council:

1. Accept the resignation of James Chough from the Financial Audit Oversight Committee; and
2. Update the City's master Commission/Committee vacancy list to include the vacancy on the Financial Audit Oversight Committee.

1.j [City Response to Orange County Grand Jury Report Entitled: "Talking Trash: Recyclables and Organic Waste"](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council:

1. Review the City's response to the Grand Jury Report; and
2. Direct Staff to submit the attached letter to the Presiding Judge of the Orange County Grand Jury, to be signed by Mayor Yamaguchi.

1.k [City Response to Grand Jury Report Entitled: Law Enforcement's Response to Mental Health Calls for Service](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council:

1. Review the City's response to the Grand Jury Report; and
2. Direct Staff to submit the attached letter to the Presiding Judge of the Orange County Grand Jury, to be signed by Mayor Yamaguchi.

**2. PUBLIC HEARING:**

2.a [Resolution No. R-2024-56, a Resolution of the City Council of the City of Placentia, recommending denial of GPA 2022-01, SPA 2021-01, and DPR 2021-02 for the Orangethorpe Mixed Use Development Project](#)

Fiscal Impact:

It is anticipated the project would generate approximately \$1.2 million in one-time revenue to the General Fund in the form of permit fees, however revenue from those fees support the additional work for Staff created directly by the project's construction and would not be available for other City operations. An additional \$5.0 million is anticipated from one-time development impact fees which can only be used for future infrastructure projects and are not available to support the daily operations of the City.

Once the project is complete, the project is expected to generate \$244,209 in new General Fund revenue annually through a combination of higher property tax, sales tax, and utility users tax. The project is anticipated to require \$246,435 in new annual General Fund expenses primarily for increased Police and Fire response to support the new residents. In summary, the project is projected to generate a net annual loss of (\$2,226) to the General Fund.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2024-56, of the City Council of the City of Placentia, California, denying General Plan Amendment No. GPA 2022-01, Specific Plan Amendment No. SPA 2021-01, and Development Plan Review No. DPR 2021-02 to modify the General Plan Land Use Element to permit mixed-use (Residential-Commercial Development) as a permissible land use category within Parcel 9 of Specific Plan No. 5 by amending Tables 2-4-Specific Plans, Table 2-5-General Plan/Zoning Relationship-Specific Plans, and Table 2-7-General Plan Land Use Designation – Potential Development Buildout, and amending Specific Plan No. 5 to allow for mixed-use (residential commercial development) within SP-5 Parcel 9 boundaries and establishing development standards for new residential uses, including but not limited to building setbacks, floor area ratio, residential density, dwelling unit size, in conjunction with the development and operation of a five-story mixed-use building consisting of 248 residential units, up to 3,000 square feet of ground floor commercial retail and a six-level parking structure on a 2.72-acre site, on property located at 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue

(APN 339-112-27).

Alternative Recommendation:

1. Adopt Resolution No. R-2024-60, a Resolution of the City Council of the City of Placentia, California, adopting Initial Study/Mitigated Negative Declaration No. MND 2021-01 for a General Plan Amendment No. GPA 2022-01, Specific Plan Amendment No. SPA 2021-01, and Development Plan Review No. DPR 2021-02, prepared in full compliance with the California Environmental Quality Act (“CEQA”), California Public Resources Code §§ 21000, et seq., and the Environmental Guidelines of the City of Placentia; adopt the Mitigation Monitoring and Reporting Program; and adopting GPA 2022-01 modifying the General Plan Land Use Element to allow mixed-use (residential-commercial development) as a permissible land use category within Parcel 9 of Specific Plan No. 5 by amending Tables 2-4 – Specific Plans, Table 2-5 – General Plan/Zoning Relationship – Specific Plans, and Table 2-7 – General Plan Land Use Designation – Potential Development Buildout, and approving DPR 2021-02 for the development and operation of a five-story mixed use building consisting of 248 residential units, up to 3,000 square feet of ground floor commercial retail and a six-level parking structure on 2.72-acre site, located at 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue (APN 339-112-27); and
2. Waive full reading, by title only, and introduce for first reading Ordinance No. O-2024-05, an Ordinance of the City Council of the City of Placentia, California Approving Specific Plan Amendment No. SPA 2021-01, amending Specific Plan No. 5 to permit mixed-use development and parking structures on Parcel 9 and establishing associated development standards on a 2.72-acre site on property located at 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue (APN 339-112-27).

**3. REGULAR AGENDA:**

- 3.a [Appeal of Penalties and Interest for Business License Taxes for The Bruery & Offshoot Beer Company](#)

Fiscal Impact:

\$0 - \$22,611.05 depending upon City Council action.

Recommended Action: It is recommended that the City Council:

1. Consider and approve the appeal of penalties and interest for business license taxes for The Bruery & Offshoot Beer Co. (\$7,537.02); and
2. Authorize the Director of Finance to develop and implement a payment plan for the amount of business license tax owed (\$15,074.04).

**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, September 17, 2024 at 5:30 p.m.*

**TENTATIVE AGENDA FORECAST:**

- *Award of Contract for Bulk Diesel Fuel Delivery*
- *Award of Contract for lease of CNG Station and Management Service*
- *Contract Amendment No. 2 with RBI Consulting*
- *Award of Contract with FSG for Purchase and Installation of Tuffree Park baseball fields and Pickleball/Tennis Court Lighting*
- *Approval of design concert plan for Playground Renovations at McFadden Park and approval of Public Works agreement with Playcore for purchase and installation of equipment*
- *Amendment No. 5 with Totum for SiFi Inspections*
- *Grand Jury Report: E-Bikes Friend or Foe*
- *FY 2024/25 Quarter 1 Budget Report*

**CERTIFICATION OF POSTING**

*I, Carole M. Wayman, 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 September 3, 2024, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on August 29, 2024.*

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*Carole M. Wayman, Deputy City Clerk*