Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Thomas R. Hatch
Interim 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
March 18, 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
March 18, 2024
5:30 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:

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 Managment Association (PFMA)
Placentia Police Managment Association (PPMA)
Placentia Police Officers Association (PPOA)
Unrepresented Employee

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

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

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

REGULAR MEETING AGENDA
March 18,2025
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 Charles Frost

PLEDGE OF ALLEGIANCE:

PRESENTATIONS:

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..1e):
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

Fiscal Impact:
None

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

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.

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.

1.d 2024 Housing Element Annual Progress Report

Fiscal Impact:
None.

Recommended Action: It is recommended that the City Council take the following action:
Receive and file the 2024 Housing Element Annual Progress Report

2. PUBLIC HEARING:

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 take the following actions:
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.

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 take the following actions:

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.

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: It is recommended that the City Council:

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.

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, April 1, 2025 at 5:30 p.m.

TENTATIVE AGENDA FORECAST:
- *Public Works Contract for auto body services*
- *Public Works Agreement with Chapman Coast Roof Co. for roof replacement for Tynes Gym*
- *Public Works Agreement with KASA Construction Inc. for landscape improvement project at Parque De Los Vaqueros*
- *Centennial logo and official Tagline*
- *CIP Study Session*

CERTIFICATION OF POSTING
I, Nancy Albitre-Seely, Interim 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 March 18, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on March 13, 2025..

_____
Nancy Albitre-Seely, Interim Deputy City Clerk

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025

Submitted by: Nancy Albitre-Seely

From: City Attorney's Office

Subject:

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 Managment Association (PFMA)
Placentia Police Managment Association (PPMA)
Placentia Police Officers Association (PPOA)
Unrepresented Employee

Pursuant to Government Code Section 54956.9(d)(2)

CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation

(1 case)

Pursuant to Government Code Section 54957(b)(1):

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: Interim City Administrator

Agenda Item No: 1.a

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025
Submitted by: Nancy Albitre-Seely
From: City Clerk

Subject:
Consideration to Waive Reading in Full of all Ordinances and Resolutions

Financial Impact:
Fiscal Impact:
None

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

Agenda Item No: 1.b

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025
Submitted by: Gabriela Calin
From: Finance

Subject:
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

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

Attachments
Check Register 03.18.2025.pdf
ACH Check Register 03.18.2025.pdf

City of Placentia
Check Register
For 03/18/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Grand Total:	1,844,069.02				

Check Totals by ID	
AP	1,844,069.02
EP	0.00
IP	0.00
OP	0.00

Void Total:	1,747.95
Check Total:	1,842,321.07

Fund Name	Check Totals by Fund
101-General Fund (0010)	1,400,822.04
117-Measure U Fund (0079)	101,120.23
205-State Gas Tax (0017)	10,439.60
225-Asset Seizure (0021)	4,386.71
227-Explorer Grant NOC (0076)	1,803.17
233-Gen Plan Update Fees (0074)	10,771.30
234-Technology Impact Fees (0075)	974.00
238-City Traffic Impct Fees (0065)	23,309.00
249-TOD District CFD (0080)	269.29
260-Street Lighting Distrct (0028)	16,748.38
265-Landscape Maintenance (0029)	27,551.27
275-Sewer Maintenance (0048)	21,057.04
280-Misc Grants Fund (0050)	1,334.77
302-Public Financing Autho(0082)	2,500.00
401-City Capital Projects (0033)	3,239.07
501-Refuse Administration (0037)	19,150.57
601-Employee Health & Wlfre (0039)	1,747.75
605-Risk Management (0040)	8,338.84
701-Special Deposits (0044)	186,758.04
Check Total:	1,842,321.07

Funds will be transferred from the Cash Basis Fund as needed to fund the warrants included on this warrant register

User: Gabriela Calin

Report: AP1400M <3.01>: AP: Warrant List - Machine

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
RV	LIBERTY DENTAL PLAN OF V012979	JAN - DHMO LIBERTY DENTAL	395000-4720 ISF Dental Ins Reimbursement	AP021025	722.04	1775932		00019618	02/13/2025
RV	LIBERTY DENTAL PLAN OF V012979	JAN - RETIREE LIBERTY DENTAL	395083-5162 Dental Insurance Premiums	AP021025	126.36	1775933		00019618	02/13/2025
RV	LIBERTY DENTAL PLAN OF V012979	FEB - DHMO LIBERTY DENTAL	395000-4720 ISF Dental Ins Reimbursement	AP021025	773.19	17784512		00019618	02/13/2025
RV	LIBERTY DENTAL PLAN OF V012979	FEB - RETIREE LIBERTY DENTAL	395083-5162 Dental Insurance Premiums	AP021025	126.36	17784513		00019618	02/13/2025

Check Total: **1,747.95**

Type Total: **1,747.95**

Void Total: **1,747.95**

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	AHUMADA, SAMUEL V012721	CPR CARD - REIMBURSEMENT	101515-6250 Staff Training	AP021025	9.50	020325		00133845	02/13/2025
MW OH	AHUMADA, SAMUEL V012721	CAL NENA - TRAVEL EXPENSES	101515-6235 Travel	AP021025	806.20	020425		00133845	02/13/2025
				Check Total:	**815.70**				
MW OH	AIRGAP LABS LLC V012533	SR CENTER IT UPGRADE	796502-6780 Infrastructure- Network/Server	AP021025	10,508.14	213582	P13658	00133846	02/13/2025
				Check Total:	**10,508.14**				
MW OH	ALAMOLHODA, FRED V013002	TAI CHI CLASS REFUND	104071-4346 Festival Revenue	AP021025	119.00	1009896.002		00133847	02/13/2025
				Check Total:	**119.00**				
MW OH	ALL CITY MANAGEMENT V000005	1/5-18 CROSSING GUARD SVS	103047-6290 Dept. Contract Services	AP021025	5,562.00	98413	P13468	00133848	02/13/2025
				Check Total:	**5,562.00**				
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	102531-6315 Office Supplies	AP021025	318.24	1633-D3TW-		00133849	02/13/2025
				Check Total:	**318.24**				
MW OH	ARAMARK REFRESHMENT V000081	2999 E LA JOLLA-COFFEE/WATER	109595-6052 Common Area Supplies	AP021025	230.67	1058867625		00133850	02/13/2025
MW OH	ARAMARK REFRESHMENT V000081	1530 VALENCIA - COFFEE/WATER	109595-6052 Common Area Supplies	AP021025	185.71	1058867627		00133850	02/13/2025
MW OH	ARAMARK REFRESHMENT V000081	401 E CHAPMAN-COFFEE/WATER	109595-6052 Common Area Supplies	AP021025	376.08	1058867628		00133850	02/13/2025
MW OH	ARAMARK REFRESHMENT V000081	401 E CHAPMAN-COFFEE/WATER	109595-6052 Common Area Supplies	AP021025	470.74	1058867629		00133850	02/13/2025
MW OH	ARAMARK REFRESHMENT V000081	401 E CHAPMAN-COFFEE/WATER	109595-6052 Common Area Supplies	AP021025	154.49	1058867630		00133850	02/13/2025
				Check Total:	**1,417.69**				

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	ASSOCIATION OF V010659	2025 CITY MEMBERSHIP	101001-6255 Dues & Memberships	AP021025	10,962.97	3854		00133851	02/13/2025
				Check Total:	**10,962.97**				
MW OH	AT & T V008736	1/26-2/26 POWELL BLDG INTERNET	109595-6215 Telephone/Internet	AP021025	95.59	POWELL JAN		00133852	02/13/2025
				Check Total:	**95.59**				
MW OH	BANISTER, JAMES V011869	CA PARAMEDIC CARD - REIMB	103066-6250 Staff Training	AP021025	250.00	01089D		00133853	02/13/2025
				Check Total:	**250.00**				
MW OH	BEST 5TH AVE INC V012980	JAN - PD DRY CLEANING SVS	103040-6290 Dept. Contract Services	AP021025	785.76	JANUARY 25		00133854	02/13/2025
				Check Total:	**785.76**				
MW OH	BRANDON, SPENCER V012480	EMT - REIMBURSEMENT	103066-6250 Staff Training	AP021025	162.00	87558		00133855	02/13/2025
				Check Total:	**162.00**				
MW OH	CALIFORNIA FORENSIC V000232	JAN - BLOOD DRAWS	103040-6055 Medical Services	AP021025	590.00	2818	P13480	00133856	02/13/2025
				Check Total:	**590.00**				
MW OH	CALMAT CO. V010007	PAVING MATERIALS	103652-6132 Repair & Maintenance/Streets	AP021025	480.10	266030	P13514	00133857	02/13/2025
MW OH	CALMAT CO. V010007	PAVING MATERIALS	103652-6132 Repair & Maintenance/Streets	AP021025	470.93	2660794	P13514	00133857	02/13/2025
				Check Total:	**951.03**				
MW OH	CENTURY BUSINESS V010180	10/28-1/27 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP021025	1,243.80	AR63852-CEN	P13779	00133858	02/13/2025
MW OH	CENTURY BUSINESS V010180	10/28-1/27 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP021025	1,111.12	AR63896-CEN	P13779	00133858	02/13/2025

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**2,354.92**				
MW OH	CHARTER COMMUNICATIONS V012060	2/26-2/25 SPECTRUM ADJUSTMENT	109595-6215 Telephone/Internet	AP021025	0.15	18791050101212		00133859	02/13/2025
				Check Total:	**0.15**				
MW OH	CITY OF BREA V000125	INSP CORRECTION NOTICES	102531-6315 Office Supplies	AP021025	96.65	ASR0000416		00133860	02/13/2025
MW OH	CITY OF BREA V000125	BUSINESS CARDS - DISPATCH	101515-6230 Printing & Binding	AP021025	70.51	ASR0000417		00133860	02/13/2025
				Check Total:	**167.16**				
MW OH	COAST EMS LLC V011441	EMERGENCY MEDICAL SUPPLIES	103066-6362 Emergency Medical Supplies	AP021025	493.45	16733		00133861	02/13/2025
				Check Total:	**493.45**				
MW OH	COMMERCIAL AQUATIC V005203	JAN - GOMEZ POOL MAINTENANCE	104055-6130 Repair & Maint/Facilities	AP021025	1,500.00	1015148	P13505	00133862	02/13/2025
MW OH	COMMERCIAL AQUATIC V005203	JAN - WHITTEN POOL MAINTENANCE	104055-6130 Repair & Maint/Facilities	AP021025	1,500.00	1015149	P13505	00133862	02/13/2025
				Check Total:	**3,000.00**				
MW OH	COUNTY OF ORANGE V008881	JAN - AFIS SERVICES	103040-6290 Dept. Contract Services	AP021025	1,570.00	SH 70732	P13461	00133863	02/13/2025
MW OH	COUNTY OF ORANGE V008881	JAN - OCATS CIRCUIT SUPPORT	103043-6099 Professional Services	AP021025	1,104.51	SH 70679	P13531	00133863	02/13/2025
				Check Total:	**2,674.51**				
MW OH	DEPARTMENT OF V000184	OCT-DEC STRONG MOTION FEES	102532-4160 Building Permits	AP021025	-69.37	01292025		00133864	02/13/2025
MW OH	DEPARTMENT OF V000184	OCT-DEC STRONG MOTION FEES	0044-2030 Strong Motion Fees/Res.	AP021025	1,273.08	01292025		00133864	02/13/2025
MW OH	DEPARTMENT OF V000184	OCT-DEC STRONG MOTION FEES	0044-2030 Strong Motion Fees/Res.	AP021025	6.50	01292025		00133864	02/13/2025

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	DEPARTMENT OF V000184	OCT-DEC STRONG MOTION FEES	0044-2035 Strong Motion Fees/Non-Res	AP021025	107.29	01292025		00133864	02/13/2025
MW OH	DEPARTMENT OF V000184	OCT-DEC STRONG MOTION FEES	0044-2035 Strong Motion Fees/Non-Res	AP021025	0.50	01292025		00133864	02/13/2025
				Check Total:	**1,318.00**				
MW OH	DFS FLOORING INC V000099	JAN - CARPET CLEANING	103654-6290 Dept. Contract Services	AP021025	744.00	311409-13	P13503	00133865	02/13/2025
				Check Total:	**744.00**				
MW OH	DOGTEAMPRO LLC V012163	K9 SOFTWARE SUBSCRIPTION	103041-6136 Software Maintenance	AP021025	599.94	INV-1163		00133866	02/13/2025
				Check Total:	**599.94**				
MW OH	EMPLOYMENT V000203	OCT-DEC UI BENEFIT CHARGE	404581-5155 Employee Insurance Claims	AP021025	1,983.00	L1401198288		00133867	02/13/2025
				Check Total:	**1,983.00**				
MW OH	ENTENMANN-ROVIN CO V000342	PD BADGES	103040-6299 Other Purchased Services	AP021025	63.90	0185810-IN		00133868	02/13/2025
MW OH	ENTENMANN-ROVIN CO V000342	PD BADGES	103040-6299 Other Purchased Services	AP021025	327.75	0185879-IN		00133868	02/13/2025
MW OH	ENTENMANN-ROVIN CO V000342	PD BADGES	103040-6299 Other Purchased Services	AP021025	135.65	0186062-IN		00133868	02/13/2025
				Check Total:	**527.30**				
MW OH	FACILITY SOLUTIONS GROU V012999	40% DOWN PMT -TUFFREE	797506-6760 Infrastructure - Parks	AP021025	87,594.00	3113695	P13773	00133869	02/13/2025
				Check Total:	**87,594.00**				
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	163.69	102-227522	P13535	00133870	02/13/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	94.87	12-6354200	P13535	00133870	02/13/2025

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	34.02	12-6356705	P13535	00133870	02/13/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	108.83	12-6363476	P13535	00133870	02/13/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	71.84	12-6366598	P13535	00133870	02/13/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	310.14	12-6374547	P13535	00133870	02/13/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	3.33	12-6378602	P13535	00133870	02/13/2025
				Check Total:	**786.72**				
MW OH	FAIRWAY FORD V000376	AUTO PARTS	103658-6134 Vehicle Repair & Maintenance	AP021025	16.38	294281		00133871	02/13/2025
				Check Total:	**16.38**				
MW OH	FIRST AMERICAN DATA TREE V012934	JAN - PROP DETAIL REPORTS	101523-6136 Software Maintenance	AP021025	150.00	20262510125	P13665	00133872	02/13/2025
MW OH	FIRST AMERICAN DATA TREE V012934	JAN - ASSESSOR BULK DATA	101523-6136 Software Maintenance	AP021025	416.67	7030233	P13665	00133872	02/13/2025
				Check Total:	**566.67**				
MW OH	FRANCHISE TAX BOARD V000404	FTB PE2/1 PD2/7	0010-2196 Garnishments W/H	AP021025	7.73	PR2501003		00133873	02/13/2025
				Check Total:	**7.73**				
MW OH	HDL COREN & CONE V001564	JAN-MAR PROPERTY TAX MGMT SVS	102020-6099 Professional Services	AP021025	4,058.40	SIN046989A	P13513	00133874	02/13/2025
				Check Total:	**4,058.40**				
MW OH	HIRSCH PIPE AND SUPPLY V004494	PD - PLUMBING REPAIR	103654-6137 Repair Maint/Equipment	AP021025	221.05	9985255		00133875	02/13/2025
				Check Total:	**221.05**				

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MW OH	INTERNATIONAL V011100	2025 IACP MEMBERSHIP - PERRY	103040-6255 Dues & Memberships	AP021025	220.00	0386332		00133876	02/13/2025
MW OH	INTERNATIONAL V011100	2025 IACP MEMBERSHIP -ANDERSON	103040-6255 Dues & Memberships	AP021025	220.00	0386349		00133876	02/13/2025
MW OH	INTERNATIONAL V011100	2025 IACP MBR- MCELHINNEY	103040-6255 Dues & Memberships	AP021025	220.00	0386351		00133876	02/13/2025
MW OH	INTERNATIONAL V011100	2025 IACP MEMBERSHIP - BUTTS	103040-6255 Dues & Memberships	AP021025	220.00	0386352		00133876	02/13/2025
				Check Total:	**880.00**				
MW OH	JOE BACKFLOW CO. V009867	ANNUAL BACKFLOW TEST/CERT	103655-6130 Repair & Maint/Facilities	AP021025	180.00	4522		00133877	02/13/2025
				Check Total:	**180.00**				
MW OH	JONES & MAYER V009822	OCT - LITIGATION SVS	101005-6006 Litigation	AP021025	176.46	125985		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6005 Legal Services	AP021025	1,549.24	125986		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6005 Legal Services	AP021025	3,432.64	125987		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6005 Legal Services	AP021025	428.53	125989		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LITIGATION SVS	101005-6006 Litigation	AP021025	2,036.03	125990		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LITIGATION SVS	101005-6006 Litigation	AP021025	244.31	125993		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LITIGATION SVS	101005-6006 Litigation	AP021025	977.30	125995		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LITIGATION SVS	101005-6006 Litigation	AP021025	54.29	126002		00133878	02/13/2025
MW OH	JONES & MAYER	OCT - LITIGATION SVS	101005-6006	AP021025	597.23	126003		00133878	02/13/2025

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	V009822		Litigation						
MW OH	JONES & MAYER V009822	OCT - LITIGATION SVS	101005-6006 Litigation	AP021025	54.29	126004		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LITIGATION SVS	101005-6006 Litigation	AP021025	27.15	126005		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6005 Legal Services	AP021025	201.66	126008		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6005 Legal Services	AP021025	2,621.66	126009		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6007 Special Investigations	AP021025	14,141.68	126012		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6005 Legal Services	AP021025	41,908.93	126119		00133878	02/13/2025
MW OH	JONES & MAYER V009822	OCT - LEGAL SVS	101005-6005 Legal Services	AP021025	271.47	126125		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LEGAL SVS	101005-6005 Legal Services	AP021025	1,711.54	126385		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LEGAL SVS	101005-6005 Legal Services	AP021025	159.34	126386		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LEGAL SVS	101005-6005 Legal Services	AP021025	378.11	126387		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LITIGATION SVS	101005-6006 Litigation	AP021025	2,931.89	126388		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LITIGATION SVS	101005-6006 Litigation	AP021025	352.90	126393		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LEGAL SVS	101005-6005 Legal Services	AP021025	298.60	126394		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LEGAL SVS	101005-6005 Legal Services	AP021025	428.53	126395		00133878	02/13/2025

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MW OH	JONES & MAYER V009822	NOV - LITIGATION SVS	101005-6006 Litigation	AP021025	217.17	126400		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LITIGATION SVS	101005-6006 Litigation	AP021025	217.18	126401		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LEGAL SVS	101005-6005 Legal Services	AP021025	453.75	126404		00133878	02/13/2025
MW OH	JONES & MAYER V009822	NOV - LEGAL SVS	101005-6007 Special Investigations	AP021025	4,814.74	126407		00133878	02/13/2025
MW OH	JONES & MAYER V009822	RETAINER	101005-6005 Legal Services	AP021025	53,123.45	126677		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6005 Legal Services	AP021025	630.21	126821		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6005 Legal Services	AP021025	110.77	126822		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LITIGATION SVS	101005-6006 Litigation	AP021025	81.44	126823		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LITIGATION SVS	101005-6006 Litigation	AP021025	298.62	126825		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LITIGATION SVS	101005-6006 Litigation	AP021025	352.91	126829		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6005 Legal Services	AP021025	1,248.76	126830		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	509105-6017 / 509105-6017 Special Studies	AP021025	1,184.77	126832		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6005 Legal Services	AP021025	1,083.94	126835		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6005 Legal Services	AP021025	1,436.88	126837		00133878	02/13/2025
MW OH	JONES & MAYER	DEC - LITIGATION SVS	101005-6006	AP021025	27.15	126838		00133878	02/13/2025

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	V009822		Litigation						
MW OH	JONES & MAYER V009822	DEC - LITIGATION SVS	101005-6006 Litigation	AP021025	217.18	126839		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6005 Legal Services	AP021025	5,218.13	126842		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6005 Legal Services	AP021025	100.83	126843		00133878	02/13/2025
MW OH	JONES & MAYER V009822	DEC - LEGAL SVS	101005-6007 Special Investigations	AP021025	2,722.45	126845		00133878	02/13/2025
MW OH	JONES & MAYER V009822	RETAINER	101005-6005 Legal Services	AP021025	29,178.01	127117		00133878	02/13/2025
				Check Total:	**177,702.12**				
MW OH	KENT AUTOMOTIVE V012924	IRONCLAD ABRASION GLOVES	103658-6137 Repair Maint/Equipment	AP021025	201.10	9312187078		00133880	02/13/2025
MW OH	KENT AUTOMOTIVE V012924	IRONCLAD ABRASION GLOVES	103658-6137 Repair Maint/Equipment	AP021025	201.10	9312187079		00133880	02/13/2025
MW OH	KENT AUTOMOTIVE V012924	DRILL BIT SET	103654-6130 Repair & Maint/Facilities	AP021025	141.08	9312187080		00133880	02/13/2025
				Check Total:	**543.28**				
MW OH	LEON PICTURE FRAMES V005827	REPLACE PHOTO, NAMEPLATE	101001-6301 Special Department Expenses	AP021025	161.63	67095		00133881	02/13/2025
				Check Total:	**161.63**				
MW OH	LYNCH EMS V011542	FEB - EMERGENCY MEDICAL SVS	101516-6290 Dept. Contract Services	AP021025	91,447.58	25-3040	P13456	00133882	02/13/2025
				Check Total:	**91,447.58**				
MW OH	MARIPOSA LANDSCAPES INC V000647	JAN - LMD MAINT SVS	296561-6115 Landscaping	AP021025	5,736.44	111962	P13507	00133883	02/13/2025
MW OH	MARIPOSA LANDSCAPES INC	JAN - MEDIAN & PKWY MAINT SVS	173555-6115	AP021025	9,141.60	111962	P13507	00133883	02/13/2025

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	V000647		Landscaping						
MW OH	MARIPOSA LANDSCAPES INC V000647	CAN - CROWTHER MEDIAN & PKWY	800000-6115 Landscaping	AP021025	133.55	111962	P13507	00133883	02/13/2025
MW OH	MARIPOSA LANDSCAPES INC V000647	CAN - MEDIAN & PKWY MAINT SVS	103655-6115 Landscaping	AP021025	2,795.92	111962	P13507	00133883	02/13/2025
MW OH	MARIPOSA LANDSCAPES INC V000647	CAN - LIBRARY MAINT SVS	103655-6115 / 21008-6115 Landscaping	AP021025	1,519.81	111962	P13507	00133883	02/13/2025
MW OH	MARIPOSA LANDSCAPES INC V000647	CAN -CALTRANS SLOPE ON 57 FRWY	103655-6115 / 243601-6115 Landscaping	AP021025	133.55	111962	P13507	00133883	02/13/2025
				Check Total:	**19,460.87**				
MW OH	MC FADDEN-DALE V000635	PW FLEET SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	6.79	567495.5		00133884	02/13/2025
				Check Total:	**6.79**				
MW OH	MGT IMPACT SOLUTIONS LL V012905	2024 STUDY	101512-6099 Professional Services	AP021025	16,394.04	63053	P13607	00133885	02/13/2025
				Check Total:	**16,394.04**				
MW OH	MIKE RAAHAUGES V010677	1/21 PISTOL RANGE USAGE	103043-6162 Range Training	AP021025	100.00	2061		00133886	02/13/2025
				Check Total:	**100.00**				
MW OH	NAPA AUTO PARTS V011456	VEHICLE MAINT SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	46.84	1438797		00133887	02/13/2025
MW OH	NAPA AUTO PARTS V011456	VEHICLE MAINT SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	2.03	144321		00133887	02/13/2025
				Check Total:	**48.87**				
MW OH	NAPA AUTO PARTS V012662	VEHICLE MAINT SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	71.20	898561		00133888	02/13/2025
MW OH	NAPA AUTO PARTS V012662	VEHICLE MAINT SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021025	581.84	905875		00133888	02/13/2025

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				Check Total:	**653.04**				
MW OH	OCGIA V008130	MEMBERSHIP - EVERTSEN	103042-6245 Meetings & Conferences	AP021025	25.00	EVERTSEN		00133889	02/13/2025
MW OH	OCGIA V008130	MEMBERSHIP - GILLIS	103042-6245 Meetings & Conferences	AP021025	25.00	GILLIS 2025		00133889	02/13/2025
MW OH	OCGIA V008130	MEMBERSHIP - JONES	103042-6245 Meetings & Conferences	AP021025	25.00	JONES 2025		00133889	02/13/2025
MW OH	OCGIA V008130	MEMBERSHIP - REVARD	103042-6245 Meetings & Conferences	AP021025	25.00	REVARD 2025		00133889	02/13/2025
				Check Total:	**100.00**				
MW OH	ORANGE COUNTY V000699	OCEA PE2/1 PD2/7	0010-2176 PCEA/OCEA Assoc Dues	AP021025	574.10	PR2501003		00133890	02/13/2025
MW OH	ORANGE COUNTY V000699	OCEA PE2/1 PD2/7	0037-2176 PCEA/OCEA Assoc Dues	AP021025	0.10	PR2501003		00133890	02/13/2025
MW OH	ORANGE COUNTY V000699	OCEA PE2/1 PD2/7	0048-2176 PCEA/OCEA Assoc Dues	AP021025	0.67	PR2501003		00133890	02/13/2025
MW OH	ORANGE COUNTY V000699	OCEA PE2/1 PD2/7	0029-2176 PCEA/OCEA Assoc Dues	AP021025	0.13	PR2501003		00133890	02/13/2025
				Check Total:	**575.00**				
MW OH	ORANGE COUNTY V011002	JAN CAPACITY FACILITY CHARGE	0044-2037 County Sanitation Dist Fee	AP021025	176,657.86	02012025		00133891	02/13/2025
MW OH	ORANGE COUNTY V011002	JAN CAPACITY FACILITY CHARGE	102532-4364 Sanitation Collect Fees	AP021025	-8,832.89	02012025		00133891	02/13/2025
				Check Total:	**167,824.97**				
MW OH	ORANGE COUNTY V007306	JAN - PARKING CITATION	0044-2038 Parking Fines	AP021025	8,349.00	013125		00133892	02/13/2025
				Check Total:	**8,349.00**				
MW OH	PACIFIC EMBROIDERY	PW APPAREL - EMBROIDERY SVS	103550-6099	AP021025	170.00	96226		00133893	02/13/2025

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	V008348		Professional Services						
				Check Total:	**170.00**				
MW OH	PACIFIC WEST AIR V010710	HVAC REPAIRS - SR CTR	104055-6290 Dept. Contract Services	AP021025	716.00	148107		00133894	02/13/2025
MW OH	PACIFIC WEST AIR V010710	HVAC MAINTENANCE - CH	103654-6290 Dept. Contract Services	AP021025	1,803.37	I48150	P13753	00133894	02/13/2025
				Check Total:	**2,519.37**				
MW OH	PARKHOUSE TIRE INC V004472	TIRES	103658-6134 Vehicle Repair & Maintenance	AP021025	1,654.99	1020290551	P13520	00133895	02/13/2025
				Check Total:	**1,654.99**				
MW OH	PCEA C/O NORTH ORANGE CO V000679	PCEA PE2/1 PD2/7	0029-2176 PCEA/OCEA Assoc Dues	AP021025	0.01	PR2501003		00133896	02/13/2025
MW OH	PCEA C/O NORTH ORANGE CO V000679	PCEA PE2/1 PD2/7	0037-2176 PCEA/OCEA Assoc Dues	AP021025	0.01	PR2501003		00133896	02/13/2025
MW OH	PCEA C/O NORTH ORANGE CO V000679	PCEA PE2/1 PD2/7	0048-2176 PCEA/OCEA Assoc Dues	AP021025	0.06	PR2501003		00133896	02/13/2025
MW OH	PCEA C/O NORTH ORANGE CO V000679	PCEA PE2/1 PD2/7	0010-2176 PCEA/OCEA Assoc Dues	AP021025	49.60	PR2501003		00133896	02/13/2025
				Check Total:	**49.68**				
MW OH	PLACENTIA YORBA LINDA V000794	GOLD FOIL FOLDERS	109595-6230 Printing & Binding	AP021025	305.44	67447		00133897	02/13/2025
				Check Total:	**305.44**				
MW OH	POWER PLUS V006730	DEC-JAN BUTLER BLDG TEMP	105213-6850 / 105213-6850 Building & Facilities	AP021025	4,137.62	G133833-12	P13493	00133898	02/13/2025
				Check Total:	**4,137.62**				
MW OH	PRIORITY DISPATCH CORP V011406	EMD & EFT SOFTWARE RENEWAL	101515-6137 Repair Maint/Equipment	AP021025	11,200.00	SIN395879		00133899	02/13/2025

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				Check Total:	**11,200.00**				
MW OH	QUENCH USA V012472	FEB - PD WATER/ICE MACHINE	103041-6301 Special Department Expenses	AP021025	74.81	INV08495892		00133900	02/13/2025
				Check Total:	**74.81**				
MW OH	RING CENTRAL INC V012026	FEB - PHONE SYST SERVICES	101523-6136 Software Maintenance	AP021025	7,939.92	CD_001025124	P13464	00133901	02/13/2025
				Check Total:	**7,939.92**				
MW OH	ROADLINE PRODUCTS V004083	STREET PAINT SUPPLIES	103652-6146 Paint Supplies	AP021025	244.69	20935		00133902	02/13/2025
				Check Total:	**244.69**				
MW OH	SANTA ANA (CENTRAL) CIVIL V012818	30-2011-00456217-CL-UD-NJC	0010-2196 Garnishments W/H	AP021025	407.56	PR2501003		00133903	02/13/2025
				Check Total:	**407.56**				
MW OH	SC FUELS V012766	1/16-31 FUEL	103658-6345 Gasoline & Diesel Fuel	AP021025	11,038.56	1001333	P13489	00133904	02/13/2025
				Check Total:	**11,038.56**				
MW OH	SCA OF CA LLC V012501	JAN - STREET SWEEPING SVS	374386-6290 Dept. Contract Services	AP021025	14,608.00	2512639DS	P13529	00133905	02/13/2025
				Check Total:	**14,608.00**				
MW OH	SECO ELECTRIC & LIGHTING V010182	LIGHTS AND FIXTURES	103654-6130 Repair & Maint/Facilities	AP021025	188.04	8862		00133906	02/13/2025
MW OH	SECO ELECTRIC & LIGHTING V010182	LIGHTS AND FIXTURES	103654-6130 / 21008-6130 Repair & Maint/Facilities	AP021025	133.94	8862		00133906	02/13/2025
MW OH	SECO ELECTRIC & LIGHTING V010182	BUILDING LIGHTS	103654-6130 Repair & Maint/Facilities	AP021025	616.00	8966		00133906	02/13/2025
				Check Total:	**937.98**				
MW OH	SERVICE MASTER BIO CLEAN	BIOHAZARD CLEANING - JAIL CELL	103043-6099	AP021025	400.00	JC2025-4662		00133907	02/13/2025

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	V009949		Professional Services						
MW OH	SERVICE MASTER BIO CLEAN V009949	715 BIO-HAZARD CLEANING SVS	103043-6099 Professional Services	AP021025	400.00	JC2025-4674		00133907	02/13/2025
				Check Total:	**800.00**				
MW OH	STATE FIRE TRAINING V012198	FIRE APPARATUS CERT -R. MURPHY	103066-6250 Staff Training	AP021025	100.00	R. MURPHY		00133908	02/13/2025
				Check Total:	**100.00**				
MW OH	STERICYCLE INC V012074	JAN - PAPER SHREDDING SVS	374386-6099 Professional Services	AP021025	1,760.29	8009513961	P13557	00133909	02/13/2025
				Check Total:	**1,760.29**				
MW OH	T-MOBILE V004339	12/21-1/20 DATA CHARGES	109595-6215 Telephone/Internet	AP021025	4,969.79	JAN 2025		00133910	02/13/2025
				Check Total:	**4,969.79**				
MW OH	T-MOBILE USA V009215	GPS LOCATE DR23-03784	103042-6290 Dept. Contract Services	AP021025	115.00	9591782797		00133911	02/13/2025
MW OH	T-MOBILE USA V009215	GPS LOCATE DR23-03784	103042-6290 Dept. Contract Services	AP021025	115.00	9591782799		00133911	02/13/2025
MW OH	T-MOBILE USA V009215	GPS LOCATE DR23-03784	103042-6290 Dept. Contract Services	AP021025	115.00	9593254641		00133911	02/13/2025
				Check Total:	**345.00**				
MW OH	THE BEE MAN V000117	BEE REMOVAL - 500 DICKENSON	103654-6290 Dept. Contract Services	AP021025	245.00	133177		00133912	02/13/2025
				Check Total:	**245.00**				
MW OH	THINKSUPPLIES.COM V007047	PAPER	109595-6315 Office Supplies	AP021025	108.73	70876		00133913	02/13/2025
				Check Total:	**108.73**				
MW OH	TORRES, CAROLINA	REFUND - OVPMT AHW PR #025	0010-2040	AP021025	49.85	2401025-S		00133914	02/13/2025

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	V009169		Special Deposits						
				Check Total:	**49.85**				
MW OH	TRANSUNION RISK & V009317	JAN - PD DATABASE TRANSACTIONS	103042-6290 Dept. Contract Services	AP021025	178.40	49451-202501-1		00133915	02/13/2025
				Check Total:	**178.40**				
MW OH	TURBO DATA SYSTEMS INC V001238	PARKING CITATION PAPER ROLLS	103047-6230 Printing & Binding	AP021025	489.38	44286		00133916	02/13/2025
MW OH	TURBO DATA SYSTEMS INC V001238	PARKING CITATION ENVELOPES	103047-6230 Printing & Binding	AP021025	815.63	44583		00133916	02/13/2025
				Check Total:	**1,305.01**				
MW OH	TURNOUT MAINTENANCE V011543	TURNOUT POCKETS/PATCHES	103066-6361 Personal Protection Equipment	AP021025	1,680.25	29289		00133917	02/13/2025
				Check Total:	**1,680.25**				
MW OH	UNIQUE PRINTING V010259	BUSINESS CARDS - ROBERTS	103040-6230 Printing & Binding	AP021025	34.53	46482		00133918	02/13/2025
MW OH	UNIQUE PRINTING V010259	PRINTING SVS - PD FORMS	103047-6230 Printing & Binding	AP021025	593.88	46489		00133918	02/13/2025
				Check Total:	**628.41**				
MW OH	US BANK V004585	2020A TRUSTEE FEE	825525-6030 Trustee Fees	AP021025	2,500.00	299965280		00133919	02/13/2025
				Check Total:	**2,500.00**				
MW OH	US BANK PARS #6746022400 V008781	PARS PT EE/ER PE2/1 PD2/7	0010-2126 Employee PARS/ARS W/H	AP021025	1,581.79	PR2501003		00133920	02/13/2025
MW OH	US BANK PARS #6746022400 V008781	PARS PT EE/ER PE2/1 PD2/7	0010-2131 Employer PARS/ARS Payable	AP021025	1,581.79	PR2501003		00133920	02/13/2025
				Check Total:	**3,163.58**				
MW OH	V MONTOYA ENTERPRISES	DAYLILY PLANTS	791304-6740 / 791304-6740	AP021025	228.00	33173		00133921	02/13/2025

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	V012358		Infrastructure - Streets						
				Check Total:	**228.00**				
MW OH	YAMAGUCHI, JEREMY V001566	TRAVEL EXP REIMBURSEMENT	101001-6245 Meetings & Conferences	AP021025	897.58	020525		00133922	02/13/2025
				Check Total:	**897.58**				
MW OH	ALL CITY MANAGEMENT V000005	1/19-2/1 CROSSING GUARD SVS	103047-6290 Dept. Contract Services	AP021825	5,006.11	98745	P13468	00133923	02/20/2025
				Check Total:	**5,006.11**				
MW OH	ALLIANCE BUSINESS V011660	2/1-2/28 FD INTERNET FIBER	109595-6215 Telephone/Internet	AP021825	1,434.02	3562316		00133924	02/20/2025
				Check Total:	**1,434.02**				
MW OH	AMAZON CAPITAL SERVICES V012336	CITY CLERK SUPPLIES	101002-6245 Meetings & Conferences	AP021825	43.56	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	101513-6315 Office Supplies	AP021825	8.60	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	IT OFFICE SUPPLIES	101523-6315 Office Supplies	AP021825	34.33	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	ADMINISTRATION SUPPLIES	101510-6315 Office Supplies	AP021825	258.54	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	SHIPPING	101510-6315 Office Supplies	AP021825	13.01	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	PROMOTIONS/DISCOUNT	101510-6315 Office Supplies	AP021825	-17.27	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	IT SUPPLIES	101523-6368 Computer Peripheral/Accessory	AP021825	415.37	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	CITY CLERK SUPPLIES	101002-6299 Other Purchased Services	AP021825	50.01	11G4-4NLM-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES	FIRE OPERATION SUPPLIES	103066-6362	AP021825	317.60	1H1H-6RHD-		00133925	02/20/2025

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	V012336		Emergency Medical Supplies						
MW OH	AMAZON CAPITAL SERVICES V012336	FIRE OPERATION SUPPLIES	103066-6315 Office Supplies	AP021825	19.34	1H1H-6RHD-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	103067-6301 Special Department Expenses	AP021825	141.88	1H1H-6RHD-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	FIRE OPERATION SUPPLIES	103066-6301 Special Department Expenses	AP021825	243.50	1H1H-6RHD-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	FIRE OPERATION SUPPLIES	103066-6130 Repair & Maint/Facilities	AP021825	105.10	1H1H-6RHD-		00133925	02/20/2025
MW OH	AMAZON CAPITAL SERVICES V012336	FIRE OPERATION SUPPLIES	103066-6134 Vehicle Repair & Maintenance	AP021825	146.70	1H1H-6RHD-		00133925	02/20/2025
				Check Total:	**1,780.27**				
MW OH	AMERICAN JR ROOFING COR V013005	BLDG PERMIT CANCEL - REFUND	0044-2049 Health & Safety Collection	AP021825	5.00	01292025		00133926	02/20/2025
MW OH	AMERICAN JR ROOFING COR V013005	BLDG PERMIT CANCEL - REFUND	0044-2036 CBSC State Fee	AP021825	1.00	01292025		00133926	02/20/2025
MW OH	AMERICAN JR ROOFING COR V013005	BLDG PERMIT CANCEL - REFUND	102532-4160 Building Permits	AP021825	590.35	01292025		00133926	02/20/2025
MW OH	AMERICAN JR ROOFING COR V013005	BLDG PERMIT CANCEL - REFUND	0044-2030 Strong Motion Fees/Res.	AP021825	2.34	01292025		00133926	02/20/2025
MW OH	AMERICAN JR ROOFING COR V013005	BLDG PERMIT CANCEL - REFUND	740000-4302 General Plan Update Fee	AP021825	72.00	01292025		00133926	02/20/2025
MW OH	AMERICAN JR ROOFING COR V013005	BLDG PERMIT CANCEL - REFUND	750000-4303 Technology Fee	AP021825	45.00	01292025		00133926	02/20/2025
				Check Total:	**715.69**				
MW OH	AMERICAN PLANNING V000010	MEMBERSHIP - A. GONZALES	102531-6245 Meetings & Conferences	AP021825	275.00	353642-202504		00133927	02/20/2025
MW OH	AMERICAN PLANNING	MEMBERSHIP - L. WHITAKER	102531-6255	AP021825	310.00	353642-202504		00133927	02/20/2025

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	V000010		Dues & Memberships						
				Check Total:	**585.00**				
MW OH	AMTECH ELEVATOR V012616	JAN - ELEVATOR MAINTENANCE	103654-6290 Dept. Contract Services	AP021825	356.00	151401838215	P13506	00133928	02/20/2025
				Check Total:	**356.00**				
MW OH	AT & T V008736	2/2-3/1 CH FIBER LINE INTERNET	109595-6215 Telephone/Internet	AP021825	107.00	25-FEB CH		00133929	02/20/2025
				Check Total:	**107.00**				
MW OH	AUDI NORTH OC V012263	JAN - PLACENTIA VH REBATE PROG	101534-6363 Resident Vehicle Rebate Prog	AP021825	1,500.00	JANUARY 2025		00133930	02/20/2025
				Check Total:	**1,500.00**				
MW OH	B & M LAWN & GARDEN V000127	STARTER HANDLE, V BELT	103654-6137 Repair Maint/Equipment	AP021825	56.75	669363		00133931	02/20/2025
				Check Total:	**56.75**				
MW OH	BRIGHTVIEW LANDSCAPE V010556	JAN - PARK LANDSCAPE MAINT SVS	104055-6139 Repair/Maint - Parks & Fields	AP021825	31,824.51	9201701	P13523	00133932	02/20/2025
MW OH	BRIGHTVIEW LANDSCAPE V010556	FEB - PARK LANDSCAPE MAINT SVS	104055-6139 Repair/Maint - Parks & Fields	AP021825	31,824.51	9239220	P13523	00133932	02/20/2025
				Check Total:	**63,649.02**				
MW OH	BSN SPORTS V003639	HOME PLATES - CSC/TUFFREE	104055-6840 Machinery & Equipment	AP021825	391.45	928616747		00133933	02/20/2025
				Check Total:	**391.45**				
MW OH	BUCHALTER V012337	LEGAL SERVICES	101005-6007 Special Investigations	AP021825	2,478.00	1350945		00133934	02/20/2025
MW OH	BUCHALTER V012337	LITIGATION SERVICES	101005-6006 Litigation	AP021825	62,384.62	1362068		00133934	02/20/2025
MW OH	BUCHALTER	LEGAL SERVICES	101005-6007	AP021825	1,835.50	1362069		00133934	02/20/2025

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	V012337		Special Investigations						
MW OH	BUCHALTER V012337	LITIGATION SERVICES	101005-6006 Litigation	AP021825	517.12	1370096		00133934	02/20/2025
MW OH	BUCHALTER V012337	LEGAL SERVICES	101005-6007 Special Investigations	AP021825	3,083.00	1370097		00133934	02/20/2025
				Check Total:	**70,298.24**				
MW OH	CALBO V000200	2025/26 CALBO RENEWAL	102531-6255 Dues & Memberships	AP021825	340.00	18430		00133935	02/20/2025
				Check Total:	**340.00**				
MW OH	CHARTER COMMUNICATIONS V012060	25-2/24 SPECTRUM SVS	109595-6215 Telephone/Internet	AP021825	13,787.77	18995220101212		00133936	02/20/2025
				Check Total:	**13,787.77**				
MW OH	CITY OF BREA V000125	BUSINESS CARDS - WANKE, HUMMER	101511-6315 Office Supplies	AP021825	23.42	ASR0000418		00133937	02/20/2025
				Check Total:	**23.42**				
MW OH	CITY OF YORBA LINDA V011230	JAN - ATP PLAN SERVICES	659302-6770 / 659302-6770 Infrastructure - Major Studies	AP021825	23,309.00	2425067	P13788	00133938	02/20/2025
				Check Total:	**23,309.00**				
MW OH	COMMERCIAL AQUATIC V005203	JAN - CIVIC CTR FOUNTAIN MAINT	103654-6290 Dept. Contract Services	AP021825	408.80	1015150	P13508	00133939	02/20/2025
MW OH	COMMERCIAL AQUATIC V005203	JAN - FOUNTAIN MAINT - LIBRARY	103654-6290 / 21008-6290 Dept. Contract Services	AP021825	291.20	1015150	P13508	00133939	02/20/2025
				Check Total:	**700.00**				
MW OH	COUNTY OF ORANGE V008881	24/25 NPDES SHARED COST	103593-6257 Licenses & Permits	AP021825	78,741.78	PW250154		00133940	02/20/2025
				Check Total:	**78,741.78**				
MW OH	GLASBY MAINT. SUPPLY CO	CUSTODIAL SUPPLIES	103654-6147	AP021825	425.07	349148A	P13583	00133941	02/20/2025

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	V000445		Janitorial Supplies						
MW OH	GLASBY MAINT. SUPPLY CO V000445	CUSTODIAL SUPPLIES	103654-6147 Janitorial Supplies	AP021825	1,920.90	349337A	P13583	00133941	02/20/2025
				Check Total:	**2,345.97**				
MW OH	GOLDEN STATE WATER V000928	DEC-JAN WATER CHARGES	109595-6335 / 21010-6335 Water	AP021825	221.80	021025		00133942	02/20/2025
MW OH	GOLDEN STATE WATER V000928	DEC-JAN WATER CHARGES	109595-6335 Water	AP021825	39,571.71	021025		00133942	02/20/2025
MW OH	GOLDEN STATE WATER V000928	DEC-JAN WATER CHARGES	296561-6335 Water	AP021825	16,216.49	021025		00133942	02/20/2025
				Check Total:	**56,010.00**				
MW OH	GROUP 4 ARCHITECTURE V012379	DESIGN SVS - SR/COMMUNITY CTR	105212-6850 / 105212-6850 Building & Facilities	AP021825	10,866.73	12389	P13785	00133943	02/20/2025
				Check Total:	**10,866.73**				
MW OH	HEALTHPOINTE MEDICAL V010713	11/27 PRE-EMPL PHYSICAL -TANAG	101512-6099 Professional Services	AP021825	842.00	30601-4484653		00133944	02/20/2025
				Check Total:	**842.00**				
MW OH	HIRSCH PIPE AND SUPPLY V004494	PLUMBING SUPPLIES	103654-6137 Repair Maint/Equipment	AP021825	75.42	1001375		00133945	02/20/2025
MW OH	HIRSCH PIPE AND SUPPLY V004494	PLUMBING SUPPLIES	103654-6137 Repair Maint/Equipment	AP021825	21.59	1001390		00133945	02/20/2025
MW OH	HIRSCH PIPE AND SUPPLY V004494	PLUMBING SUPPLIES	103654-6137 Repair Maint/Equipment	AP021825	7.16	1001419		00133945	02/20/2025
MW OH	HIRSCH PIPE AND SUPPLY V004494	PLUMBING SUPPLIES	103654-6137 Repair Maint/Equipment	AP021825	86.86	9996597		00133945	02/20/2025
				Check Total:	**191.03**				
MW OH	IMPERIAL SPRINKLER V006506	IRRIGATION SUPPLIES	103655-6130 Repair & Maint/Facilities	AP021825	686.29	0019160678-001	P13560	00133946	02/20/2025

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MW OH	IMPERIAL SPRINKLER V006506	IRRIGATION SUPPLIES	103655-6130 Repair & Maint/Facilities	AP021825	10.78	0019241030-002	P13560	00133946	02/20/2025
MW OH	IMPERIAL SPRINKLER V006506	IRRIGATION SUPPLIES	103655-6130 Repair & Maint/Facilities	AP021825	355.58	0019243367-001	P13560	00133946	02/20/2025
MW OH	IMPERIAL SPRINKLER V006506	IRRIGATION SUPPLIES	103655-6130 Repair & Maint/Facilities	AP021825	10.78	0019251573-001	P13560	00133946	02/20/2025
MW OH	IMPERIAL SPRINKLER V006506	IRRIGATION SUPPLIES	103655-6130 Repair & Maint/Facilities	AP021825	143.13	0019258695-001	P13560	00133946	02/20/2025
MW OH	IMPERIAL SPRINKLER V006506	IRRIGATION SUPPLIES	103655-6130 Repair & Maint/Facilities	AP021825	1,031.80	0019280881-001	P13560	00133946	02/20/2025
				Check Total:	**2,238.36**				
MW OH	JV PLUMBING V011345	PD PLUMBING REPAIRS	103654-6130 Repair & Maint/Facilities	AP021825	346.71	5102		00133947	02/20/2025
MW OH	JV PLUMBING V011345	PD PLUMBING REPAIR	103654-6130 Repair & Maint/Facilities	AP021825	1,157.52	5107		00133947	02/20/2025
				Check Total:	**1,504.23**				
MW OH	LN CURTIS & SONS V011267	PD EXPLORER UNIFORMS - KHALIL	763041-6360 Uniforms	AP021825	91.44	INV912998		00133948	02/20/2025
MW OH	LN CURTIS & SONS V011267	PD EXPLORER UNIFORMS - AGUILAR	763041-6360 Uniforms	AP021825	185.68	INV913005		00133948	02/20/2025
MW OH	LN CURTIS & SONS V011267	PD EXPLORER UNIFORMS - URIBE	763041-6360 Uniforms	AP021825	1,326.05	INV914424		00133948	02/20/2025
				Check Total:	**1,603.17**				
MW OH	MARTIN, ARMANDO V011735	JAN - DEAD ANIMAL REMOVAL SVS	103652-6290 Dept. Contract Services	AP021825	600.00	0002979	P13534	00133949	02/20/2025
				Check Total:	**600.00**				
MW OH	MC FADDEN-DALE V000635	PW FLEET SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP021825	74.99	567915.5		00133950	02/20/2025

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				Check Total:	**74.99**				
MW OH	MMASC V008471	MEMBERSHIP RENEWAL - K. LOUIE	101512-6255 Dues & Memberships	AP021825	125.00	01282025		00133951	02/20/2025
				Check Total:	**125.00**				
MW OH	ORANGE COUNTY V007306	OCT-DEC ANIMAL CARE SERVICES	103045-6280 Animal Control Services	AP021825	46,715.76	AC2590048	P13462	00133952	02/20/2025
				Check Total:	**46,715.76**				
MW OH	PARS V006999	DEC - ARS/PARS FEES	395083-6025 Third Party Administration	AP021825	493.69	57344		00133953	02/20/2025
				Check Total:	**493.69**				
MW OH	PBK-WLC ARCHITECTS V012022	JAN - ARCHITECT/ENG SVS	105213-6850 / 105213-6850 Building & Facilities	AP021825	4,464.25	000000000036	P13599	00133954	02/20/2025
				Check Total:	**4,464.25**				
MW OH	PLACEWORKS V012423	JAN - CONSULTING SVS	749104-6017 / 749104-6017 Special Studies	AP021825	6,200.70	PLA-02.0-4	P13488	00133955	02/20/2025
MW OH	PLACEWORKS V012423	JAN - SP-5 CORRIDOR PLAN	749505-6017 Special Studies	AP021825	2,824.50	PLA-03.0-4	P13577	00133955	02/20/2025
				Check Total:	**9,025.20**				
MW OH	POWERSTRIDE BATTERY CO V000785	BATTERY REPAIR	103658-6134 Vehicle Repair & Maintenance	AP021825	674.33	C558265		00133956	02/20/2025
				Check Total:	**674.33**				
MW OH	PRUDENTIAL OVERALL V000836	WK1/29 - UNIFORM CLEANING SVS	103654-6147 Janitorial Supplies	AP021825	19.70	62978240	P13636	00133957	02/20/2025
MW OH	PRUDENTIAL OVERALL V000836	WK1/29 - UNIFORM CLEANING SVS	103658-6360 Uniforms	AP021825	27.94	62978240	P13636	00133957	02/20/2025
MW OH	PRUDENTIAL OVERALL V000836	WK1/29 - UNIFORM CLEANING SVS	104055-6360 Uniforms	AP021825	24.64	62978240	P13636	00133957	02/20/2025
MW OH	PRUDENTIAL OVERALL	WK1/29 - UNIFORM CLEANING SVS	103652-6360	AP021825	37.07	62978240	P13636	00133957	02/20/2025

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	V000836		Uniforms						
MW OH	PRUDENTIAL OVERALL V000836	WK1/29 - UNIFORM CLEANING SVS	103654-6360 Uniforms	AP021825	46.75	62978240	P13636	00133957	02/20/2025
				Check Total:	**156.10**				
MW OH	QUADIENT INC V012611	MAR - PARCEL PENDING	103654-6290 Dept. Contract Services	AP021825	136.86	61694084		00133958	02/20/2025
				Check Total:	**136.86**				
MW OH	SAGECREST PLANNING AND V010576	JAN - CONSULTING SVS	102532-6290 Dept. Contract Services	AP021825	3,276.00	5067	P13578	00133959	02/20/2025
MW OH	SAGECREST PLANNING AND V010576	JAN -ENVIRONMENTAL INSPECTIONS	105213-6850 / 105213-6850 Building & Facilities	AP021825	266.80	5068	P13635	00133959	02/20/2025
				Check Total:	**3,542.80**				
MW OH	SECO ELECTRIC & LIGHTING V010182	LAMP REPLACEMENT MATERIALS	104055-6141 Repair/Maint - Park LIghts	AP021825	847.66	8997		00133960	02/20/2025
				Check Total:	**847.66**				
MW OH	SMARTCOVER SYSTEMS V010957	SEWER SVS - CHAPMAN, CAMARILLO	484356-6120 R & M/Sewer & Storm Drain	AP021825	500.00	37035		00133961	02/20/2025
MW OH	SMARTCOVER SYSTEMS V010957	SEWER SVS - CAMARILLO	484356-6120 R & M/Sewer & Storm Drain	AP021825	260.00	37219		00133961	02/20/2025
				Check Total:	**760.00**				
MW OH	SO CAL GAS V000909	DEC-JAN GAS CHARGES	109595-6340 Natural Gas	AP021825	487.76	021025		00133962	02/20/2025
				Check Total:	**487.76**				
MW OH	SOUTHERN CALIFORNIA V000910	JAN - ELECTRIC CHARGES	109595-6330 Electricity	AP021825	23,213.22	020625		00133963	02/20/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN - ELECTRIC CHARGES	109595-6330 / 21009-6330 Electricity	AP021825	95.41	020625		00133963	02/20/2025
MW OH	SOUTHERN CALIFORNIA	JAN - ELECTRIC CHARGES	109595-6330 / 21010-6330	AP021825	233.27	020625		00133963	02/20/2025

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	V000910		Electricity						
				Check Total:	**23,541.90**				
MW OH	STERICYCLE INC V012074	JAN - PAPER SHREDDING SVS	374386-6099 Professional Services	AP021825	2,165.58	8009820874	P13557	00133964	02/20/2025
				Check Total:	**2,165.58**				
MW OH	THE PAPER DEPOT V012197	3/15 CITY SHRED EVENT	374386-6099 Professional Services	AP021825	600.00	031525		00133965	02/20/2025
				Check Total:	**600.00**				
MW OH	THINKSUPPLIES.COM V007047	PAPER	109595-6315 Office Supplies	AP021825	108.73	70884		00133966	02/20/2025
				Check Total:	**108.73**				
MW OH	TURBO DATA SYSTEMS INC V001238	JAN - PARKING CITATION SVS	103047-6290 Dept. Contract Services	AP021825	3,176.52	44901	P13487	00133967	02/20/2025
				Check Total:	**3,176.52**				
MW OH	UNDERGROUND SERVICE V010637	JAN CA STATE FEE REG COST	484356-6301 Special Department Expenses	AP021825	243.10	120250536		00133968	02/20/2025
MW OH	UNDERGROUND SERVICE V010637	JAN DIG ALERT SVS	484356-6301 Special Department Expenses	AP021825	73.74	24-252540		00133968	02/20/2025
				Check Total:	**316.84**				
MW OH	UNITED HEALTHCARE V012993	MAR - MED COBRA - D. ARRULA	101511-5161 Health Insurance Premiums	AP021825	2,005.66	MAR 2025		00133969	02/20/2025
				Check Total:	**2,005.66**				
MW OH	VERIZON WIRELESS V008735	12/21-1/20 PD DEVICES INTERNET	109595-6215 Telephone/Internet	AP021825	6,724.35	6104070751		00133970	02/20/2025
MW OH	VERIZON WIRELESS V008735	1/21-2/20 PD DEVICES INTERNET	109595-6215 Telephone/Internet	AP021825	3,079.76	6104070751		00133970	02/20/2025
				Check Total:	**9,804.11**				

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MW OH	YORBA LINDA WATER V001148	DEC-JAN WATER CHARGES	109595-6335 Water	AP021825	2,912.32	021025		00133971	02/20/2025
				Check Total:	**2,912.32**				
MW OH	YORBA REGIONAL ANIMAL V008472	K9 MEDICAL SVS - ENZO	103041-6148 K9 Expenses	AP021825	429.45	5438724232		00133972	02/20/2025
				Check Total:	**429.45**				
MW OH	AMAZON CAPITAL SERVICES V012336	LA PLACITA RIBBON CUT SUPPL	104071-6301 Special Department Expenses	AP022425	622.50	1FP4-QJ1T-		00133973	02/27/2025
MW OH	AMAZON CAPITAL SERVICES V012336	SS - OFFICE SUPPLIES	104072-6315 Office Supplies	AP022425	463.66	1FP4-QJ1T-		00133973	02/27/2025
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	104070-6315 Office Supplies	AP022425	126.60	1FP4-QJ1T-		00133973	02/27/2025
				Check Total:	**1,212.76**				
MW OH	ARAMARK REFRESHMENT V000081	1701 ATWOOD AVE - COFFEE/WATER	109595-6052 Common Area Supplies	AP022425	93.25	002507985		00133974	02/27/2025
				Check Total:	**93.25**				
MW OH	AT & T V008736	2/9-3/8 FS2 INTERNET	109595-6215 Telephone/Internet	AP022425	95.59	FS2 FEB25		00133975	02/27/2025
				Check Total:	**95.59**				
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	109595-6215 Telephone/Internet	AP022425	1,891.50	021325		00133976	02/27/2025
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	109595-6215 / 21008-6215 Telephone/Internet	AP022425	13.12	021325		00133976	02/27/2025
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	109595-6215 / 21009-6215 Telephone/Internet	AP022425	4.15	021325		00133976	02/27/2025
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	296561-6215 Telephone/Internet	AP022425	282.62	021325		00133976	02/27/2025
				Check Total:	**2,191.39**				

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MW OH	AT&T MOBILITY V011025	10/14-11/13 PS FIRSTNET	109595-6215 Telephone/Internet	AP022425	4,996.86	24114628		00133977	02/27/2025
MW OH	AT&T MOBILITY V011025	11/14-12/13 PS FIRSTNET	109595-6215 Telephone/Internet	AP022425	4,681.51	24275276		00133977	02/27/2025
MW OH	AT&T MOBILITY V011025	12/14-1/13 PS FIRSTNET	109595-6215 Telephone/Internet	AP022425	4,453.84	24436568		00133977	02/27/2025
MW OH	AT&T MOBILITY V011025	1/14-2/13 PS FIRSTNET	109595-6215 Telephone/Internet	AP022425	4,458.42	24598262		00133977	02/27/2025
				Check Total:	**18,590.63**				
MW OH	BOA ARCHITECTURE V010118	ARCHITECTURE SVS - MI CASITA	101534-6401 Community Programs	AP022425	12,789.00	24-3129-1	P13708	00133978	02/27/2025
				Check Total:	**12,789.00**				
MW OH	CALIFORNIA PARK & V000174	CPRS MEMBERSHIP - F. ZAMBRANO	104071-6255 Dues & Memberships	AP022425	170.00	104351 25/26		00133979	02/27/2025
				Check Total:	**170.00**				
MW OH	CDK FINISHES INC V013007	DUPLICATE CHARGE - REFUND	102531-4305 Planning Division Fees	AP022425	109.00	021225		00133980	02/27/2025
MW OH	CDK FINISHES INC V013007	DUPLICATE CHARGE - REFUND	740000-4302 General Plan Update Fee	AP022425	10.36	021225		00133980	02/27/2025
MW OH	CDK FINISHES INC V013007	DUPLICATE CHARGE - REFUND	100000-4380 Business Site Insp Fee	AP022425	89.00	021225		00133980	02/27/2025
				Check Total:	**208.36**				
MW OH	CITY OF FULLERTON POLICE V001265	HERITAGE - EXPLORER DONATION	763041-6301 Special Department Expenses	AP022425	100.00	101423		00133981	02/27/2025
MW OH	CITY OF FULLERTON POLICE V001265	HERITAGE - EXPLORER DONATION	763041-6301 Special Department Expenses	AP022425	100.00	101924		00133981	02/27/2025
				Check Total:	**200.00**				
MW OH	CLIFTONLARSONALLEN LLP	FINANCE AUDIT FY24/25	102020-6010	AP022425	8,822.00	L251065497	P13582	00133982	02/27/2025

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	V012348		Accounting & Auditing Service						
				Check Total:	**8,822.00**				
MW OH	CPR IT WORKS LLC V011938	AED - PUBLIC SAFETY BLDG	101514-6301 Special Department Expenses	AP022425	1,318.86	2545		00133983	02/27/2025
				Check Total:	**1,318.86**				
MW OH	CSG CONSULTANTS INC V011609	JAN - BUILDING INSPECTION SVS	102532-6290 Dept. Contract Services	AP022425	14,355.00	56640	P13606	00133984	02/27/2025
				Check Total:	**14,355.00**				
MW OH	DATA TICKET INC. V006119	JAN - CE CITATION PROCESSING	750000-6366 Web Based Service/Subcriptions	AP022425	929.00	175415	P13637	00133985	02/27/2025
				Check Total:	**929.00**				
MW OH	DAVIDSON, SUZANNE V013010	MUSIC COPIES REIMBURSEMENT	0044-2063 Placentia Community Chorus	AP022425	223.47	021825		00133986	02/27/2025
				Check Total:	**223.47**				
MW OH	E AND E SPORTS V009304	PYB COACHES PLAQUES & MEDALS	104071-6301 / 79376-6301 Special Department Expenses	AP022425	295.88	6052028		00133987	02/27/2025
				Check Total:	**295.88**				
MW OH	ENTENMANN-ROVIN CO V000342	PD BADGES	103040-6299 Other Purchased Services	AP022425	154.90	0186367-IN		00133988	02/27/2025
MW OH	ENTENMANN-ROVIN CO V000342	PD BADGES	103040-6299 Other Purchased Services	AP022425	677.33	0186423-IN		00133988	02/27/2025
				Check Total:	**832.23**				
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP022425	77.84	102-228260	P13535	00133989	02/27/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP022425	56.35	102-228269	P13535	00133989	02/27/2025
MW OH	FACTORY MOTOR PARTS	PARTS AND SUPPLIES	103658-6134	AP022425	5.22	102-228458	P13535	00133989	02/27/2025

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	V010842		Vehicle Repair & Maintenance						
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP022425	38.79	102-228494	P13535	00133989	02/27/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP022425	71.57	102-28455	P13535	00133989	02/27/2025
				Check Total:	**249.77**				
MW OH	FIS V008518	DEC - CREDIT CARD FEES	102020-6025 Third Party Administration	AP022425	3,155.88	34771576		00133990	02/27/2025
MW OH	FIS V008518	JAN - CREDIT CARD FEES	102020-6025 Third Party Administration	AP022425	3,174.54	34775567		00133990	02/27/2025
				Check Total:	**6,330.42**				
MW OH	FRUTO, MIN V013009	CITATION #24190601 - REFUND	102533-4411 Administrative Citations	AP022425	100.00	CIT# 24190601		00133991	02/27/2025
				Check Total:	**100.00**				
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	109595-6335 Water	AP022425	4,021.39	021325		00133992	02/27/2025
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	296561-6335 Water	AP022425	2,462.60	021325		00133992	02/27/2025
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	109595-6335 Water	AP022425	2,275.02	022025		00133992	02/27/2025
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	296561-6335 Water	AP022425	268.24	022025		00133992	02/27/2025
				Check Total:	**9,027.25**				
MW OH	GONZALEZ, SANDRA V010618	LANDSCAPE PLAN CHECK - ROSE/AL	102531-6047 Landscape Review Expense	AP022425	420.00	025-02	P13576	00133993	02/27/2025
				Check Total:	**420.00**				
MW OH	HAMILTON, KYLE V013008	CAL NENA CONF - TRAVEL EXP	101515-6235 Travel	AP022425	555.20	020425		00133994	02/27/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**555.20**				
MW OH	HAZ PARTY RENTALS V000462	11/11 - TABLE, CHAIR RENT	103040-6999 Other Expenditure	AP022425	885.79	47637		00133995	02/27/2025
MW OH	HAZ PARTY RENTALS V000462	TINY TOTS - CHAIRS/TABLES RENT	104071-6301 / 22401-6301 Special Department Expenses	AP022425	128.04	48112		00133995	02/27/2025
MW OH	HAZ PARTY RENTALS V000462	12/12 TENT, TABLE, CHAIRS RENT	104073-6299 Other Purchased Services	AP022425	3,562.72	48034	P13784	00133995	02/27/2025
				Check Total:	**4,576.55**				
MW OH	JARVIS FAY LLP V012984	LEGAL SERVICES	101005-6005 Legal Services	AP022425	760.00	19869		00133996	02/27/2025
				Check Total:	**760.00**				
MW OH	KOLB, CIMINO V011873	ETHICAL LEADERSHIP REG REIMB	103066-6250 Staff Training	AP022425	76.84	9308207		00133997	02/27/2025
				Check Total:	**76.84**				
MW OH	KOSMONT TRANSACTIONS V011935	JAN - PORTFOLIO MGMT SVS	102020-6099 Professional Services	AP022425	2,295.10	2307.6-01	P13569	00133998	02/27/2025
				Check Total:	**2,295.10**				
MW OH	KRONOS SAASHR INC. V012554	JAN - KRONOS SUBSCRIPTION	102020-6366 Web Based Service/Subcriptions	AP022425	6,569.30	12360305	P13581	00133999	02/27/2025
				Check Total:	**6,569.30**				
MW OH	LEON PICTURE FRAMES V005827	NAME PLATE - CH PICTURE FRAME	101001-6301 Special Department Expenses	AP022425	43.10	67172		00134000	02/27/2025
				Check Total:	**43.10**				
MW OH	LIBERTY DENTAL PLAN OF V012979	JAN - RETIREE LIBERTY DENTAL	395083-5162 Dental Insurance Premiums	AP022425	126.36	1775933A		00134001	02/27/2025
MW OH	LIBERTY DENTAL PLAN OF V012979	JAN - DHMO LIBERTY DENTAL	395000-4720 ISF Dental Ins Reimbursement	AP022425	722.04	17775932A		00134001	02/27/2025
MW OH	LIBERTY DENTAL PLAN OF	FEB - DHMO LIBERTY DENTAL	104071-6299	AP022425	773.19	17784512A		00134001	02/27/2025

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	V012979		Other Purchased Services						
MW OH	LIBERTY DENTAL PLAN OF V012979	FEB - RETIREE LIBERTY DENTAL	395083-5162 Dental Insurance Premiums	AP022425	126.36	17784513A		00134001	02/27/2025
				Check Total:	**1,747.95**				
MW OH	LIEBERT CASSIDY V000597	JAN - PROFESSIONAL SVS	101512-6099 Professional Services	AP022425	148.00	286331		00134002	02/27/2025
				Check Total:	**148.00**				
MW OH	LUKE, BRADY V010674	DEC-FEB DJ - LET'S DANCE	104071-6299 Other Purchased Services	AP022425	600.00	8041		00134003	02/27/2025
				Check Total:	**600.00**				
MW OH	MACCUBBIN, MICHAEL V007311	PD TRAINING MEALS, MILEAGE	103040-6250 Staff Training	AP022425	79.84	MAC21925		00134004	02/27/2025
				Check Total:	**79.84**				
MW OH	MC FADDEN-DALE V000635	PW FACILITY SUPPLIES	103654-6130 Repair & Maint/Facilities	AP022425	87.06	568937/5		00134005	02/27/2025
				Check Total:	**87.06**				
MW OH	MCKESSON MEDICAL- V012321	EMERGENCY MEDICAL SUPPLIES	103066-6362 Emergency Medical Supplies	AP022425	834.49	23333590		00134006	02/27/2025
				Check Total:	**834.49**				
MW OH	NAPA AUTO PARTS V011456	VEHICLE PARTS	103658-6134 Vehicle Repair & Maintenance	AP022425	327.29	145258		00134007	02/27/2025
MW OH	NAPA AUTO PARTS V011456	VEHICLE PARTS	103658-6134 Vehicle Repair & Maintenance	AP022425	92.41	145318		00134007	02/27/2025
				Check Total:	**419.70**				
MW OH	NAVARRO, CHARLES V012960	ALTERATION SVS - REIMB	103066-6250 Staff Training	AP022425	65.12	022125		00134008	02/27/2025
				Check Total:	**65.12**				

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MW OH	PERMECO V004459	ENGRAVING - VETERAN'S MEMORIAL	103040-6999 Other Expenditure	AP022425	690.00	13044		00134009	02/27/2025
				Check Total:	**690.00**				
MW OH	PLACENTIA YORBA LINDA V000794	JUL - LEARN TO SWIM CLASSES	104071-6299 Other Purchased Services	AP022425	2,178.00	9419		00134010	02/27/2025
				Check Total:	**2,178.00**				
MW OH	POWER PLUS V006730	11/21-12/18 GENERATOR RENT PSC	105213-6850 / 105213-6850 Building & Facilities	AP022425	4,137.62	G133833-11	P13493	00134011	02/27/2025
				Check Total:	**4,137.62**				
MW OH	PREMIER FIRST RESPONDER V011754	JAN - OFFICER THERAPY SVS	503040-6301 / 233004-6301 Special Department Expenses	AP022425	150.00	1650		00134012	02/27/2025
				Check Total:	**150.00**				
MW OH	PRIMEX CLINICAL V012303	FD - BLOOD DRAWS	103066-6250 Staff Training	AP022425	686.00	2815182		00134013	02/27/2025
				Check Total:	**686.00**				
MW OH	PRIORITY DISPATCH CORP V011406	TRAINING - E. MARTINEZ	101515-6250 Staff Training	AP022425	258.00	SIN395771		00134014	02/27/2025
MW OH	PRIORITY DISPATCH CORP V011406	TRAINING - E. MARTINEZ	101515-6250 Staff Training	AP022425	425.00	SIN397825		00134014	02/27/2025
				Check Total:	**683.00**				
MW OH	PRUDENTIAL OVERALL V000836	WK2/5 UNIFORM CLEANING SVS	103658-6360 Uniforms	AP022425	27.94	62980015	P13636	00134015	02/27/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/5 UNIFORM CLEANING SVS	104055-6360 Uniforms	AP022425	24.64	62980015	P13636	00134015	02/27/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/5 UNIFORM CLEANING SVS	103652-6360 Uniforms	AP022425	37.07	62980015	P13636	00134015	02/27/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/5 UNIFORM CLEANING SVS	103654-6360 Uniforms	AP022425	46.75	62980015	P13636	00134015	02/27/2025

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MW OH	PRUDENTIAL OVERALL V000836	WK2/5 UNIFORM CLEANING SVS	103654-6147 Janitorial Supplies	AP022425	19.70	62980015	P13636	00134015	02/27/2025
				Check Total:	**156.10**				
MW OH	QUADIENT FINANCE USA INC V011439	ADD POSTAGE - MAILING MACHINE	109595-6325 Postage	AP022425	5,182.01	2/16/2025		00134016	02/27/2025
				Check Total:	**5,182.01**				
MW OH	SAFETY-KLEEN SYSTEMS INC V011477	WASHER PARTS	103658-6137 Repair Maint/Equipment	AP022425	331.36	96632752		00134017	02/27/2025
				Check Total:	**331.36**				
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	286560-6330 Electricity	AP022425	16,748.38	021325		00134018	02/27/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	296561-6330 Electricity	AP022425	24.80	021325		00134018	02/27/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	800000-6330 Electricity	AP022425	135.74	021325		00134018	02/27/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	109595-6330 Electricity	AP022425	28,859.40	021325		00134018	02/27/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	109595-6330 / 21009-6330 Electricity	AP022425	80.18	021325		00134018	02/27/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	109595-6330 / 21010-6330 Electricity	AP022425	12.79	021325		00134018	02/27/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN - ELECTRIC CHARGES	109595-6330 Electricity	AP022425	4,973.48	022025		00134018	02/27/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN - ELECTRIC CHARGES	109595-6330 / 21011-6330 Electricity	AP022425	140.24	022025		00134018	02/27/2025
				Check Total:	**50,975.01**				
MW OH	SOUTHERN CALIFORNIA V009955	JAN NEWSPAPER PUBLICATIONS	101002-6225 Advertising/Promotional	AP022425	669.14	610632		00134019	02/27/2025

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				Check Total:	**669.14**				
MW OH	THINKSUPPLIES.COM V007047	PAPER	109595-6315 Office Supplies	AP022425	108.73	70889		00134020	02/27/2025
				Check Total:	**108.73**				
MW OH	AGUILERA, FLOR V009962	PW APPAREL EMBROIDERY SVS	103550-6099 Professional Services	AP022425	170.00	12240		00134021	02/27/2025
				Check Total:	**170.00**				
MW OH	ULINE V006583	NS SUPPLIES	104072-6299 Other Purchased Services	AP022425	499.01	30971003		00134022	02/27/2025
				Check Total:	**499.01**				
MW OH	VENTURE TACTICAL LLC V012978	EXFIL BALLISTIC HELMET	103041-6360 Uniforms	AP022425	1,139.25	11262	P13771	00134023	02/27/2025
				Check Total:	**1,139.25**				
MW OH	WEINBERG, DAVID A. V013006	PROFESSIONAL SVS	101005-6005 Legal Services	AP022425	1,500.00	0060-24		00134024	02/27/2025
				Check Total:	**1,500.00**				
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022425	188.36	5033048782	P13474	00134025	02/27/2025
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022425	255.57	5033048783	P13474	00134025	02/27/2025
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022425	70.69	5033048784	P13474	00134025	02/27/2025
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022425	79.39	5033048785	P13474	00134025	02/27/2025
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022425	272.55	5033048786	P13474	00134025	02/27/2025
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022425	5,589.91	5033048787	P13474	00134025	02/27/2025

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				Check Total:	**6,456.47**				
MW OH	YORBA LINDA WATER V006633	DEC - SEWER CHARGES	484356-6297 Billing Services	AP022425	1,065.94	565340		00134026	02/27/2025
				Check Total:	**1,065.94**				
MW OH	YORBA REGIONAL ANIMAL V008472	K9 MEDICAL SVS - CHAMP	103041-6148 K9 Expenses	AP022425	1,504.97	5438725263		00134027	02/27/2025
				Check Total:	**1,504.97**				
MW OH	ADMINSURE V004980	JAN - WORKER'S COMP ADMIN	404580-6025 Third Party Administration	AP030325	5,487.84	17677	P13644	00134028	03/06/2025
				Check Total:	**5,487.84**				
MW OH	ALCALA, JASON V006564	LABELS - REIMBURSEMENT	103040-6315 Office Supplies	AP030325	30.12	111-9565512-		00134029	03/06/2025
				Check Total:	**30.12**				
MW OH	ALL CITY MANAGEMENT V000005	2/2-15 CROSSING GUARD SVS	103047-6290 Dept. Contract Services	AP030325	5,005.80	99043	P13468	00134030	03/06/2025
				Check Total:	**5,005.80**				
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	103550-6315 Office Supplies	AP030325	74.07	13L4-VWCW-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	SW ADMIN - UNIFORMS	103550-6360 Uniforms	AP030325	915.96	13L4-VWCW-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	SMALL TOOLS	103652-6350 Small Tools/Equipment	AP030325	117.35	14H9-J3LM-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	JANITORIAL SUPPLIES	103654-6147 Janitorial Supplies	AP030325	28.05	14H9-J3LM-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	AUTO SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	205.89	14H9-J3LM-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	REPAIR & MAINT SUPPLIES	103658-6137 Repair Maint/Equipment	AP030325	33.35	14H9-J3LM-		00134031	03/06/2025

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MW OH	AMAZON CAPITAL SERVICES V012336	SW SUPPLIES	103654-6137 Repair Maint/Equipment	AP030325	2,126.43	14H9-J3LM-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	MAINTENANCE SUPPLIES	103654-6130 Repair & Maint/Facilities	AP030325	618.36	14H9-J3LM-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	103040-6315 Office Supplies	AP030325	31.67	17CG-DCLN-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	103650-6315 Office Supplies	AP030325	64.38	1DJ7-QHX3-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	PROMO & DISCOUNTS	103652-6350 Small Tools/Equipment	AP030325	-107.81	1DJ7-QHX3-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	VEHICLE MAINT. SUPPLIES	798504-6842 Vehicles	AP030325	2,790.09	1DJ7-QHX3-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	R&M SUPPLIES	103654-6130 Repair & Maint/Facilities	AP030325	189.43	1DJ7-QHX3-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	SW SUPPLIES	103654-6137 Repair Maint/Equipment	AP030325	418.42	1DJ7-QHX3-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	JANITORIAL SUPPLIES	103654-6147 Janitorial Supplies	AP030325	64.40	1DJ7-QHX3-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	SW - UNIFORMS	103550-6360 Uniforms	AP030325	228.12	1QXJ-GDH6-		00134031	03/06/2025
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	103550-6315 Office Supplies	AP030325	67.36	1QXJ-GDH6-		00134031	03/06/2025
				Check Total:	**7,865.52**				
MW OH	ARAMARK REFRESHMENT V000081	1530 VALENCIA - COFFEE/WATER	109595-6052 Common Area Supplies	AP030325	474.68	1058868728		00134032	03/06/2025
MW OH	ARAMARK REFRESHMENT V000081	PD -COFFEE/WATER	109595-6052 Common Area Supplies	AP030325	980.10	1058868731		00134032	03/06/2025
MW OH	ARAMARK REFRESHMENT V000081	110 S BRADFORD -COFFEE/WATER	109595-6052 Common Area Supplies	AP030325	95.53	1058868732		00134032	03/06/2025

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MW OH	ARAMARK REFRESHMENT V000081	900 S MELROSE -COFFEE/WATER	109595-6052 Common Area Supplies	AP030325	494.37	1058868733		00134032	03/06/2025
MW OH	ARAMARK REFRESHMENT V000081	2999 E LA JOLLA-COFFEE/WATER	109595-6052 Common Area Supplies	AP030325	271.30	1058868734		00134032	03/06/2025
MW OH	ARAMARK REFRESHMENT V000081	401 E CHAPMAN-COFFEE/WATER	109595-6052 Common Area Supplies	AP030325	384.21	10588868729		00134032	03/06/2025
				Check Total:	**2,700.19**				
MW OH	ARC IMAGING RESOURCES V012981	PLOTTER PAPER/INK SUPPLIES	103550-6230 Printing & Binding	AP030325	1,473.25	959811		00134033	03/06/2025
				Check Total:	**1,473.25**				
MW OH	AT & T V008736	2/13-3/12 KOCH PARK INTERNET	109595-6215 Telephone/Internet	AP030325	112.35	KP FEB 25		00134034	03/06/2025
				Check Total:	**112.35**				
MW OH	AT & T MOBILITY V008709	2/8-3/7 IPAD CHARGES	109595-6215 Telephone/Internet	AP030325	554.17	X02152025		00134035	03/06/2025
				Check Total:	**554.17**				
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	296561-6215 Telephone/Internet	AP030325	64.65	022725		00134036	03/06/2025
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	109595-6215 Telephone/Internet	AP030325	7,877.73	022725		00134036	03/06/2025
				Check Total:	**7,942.38**				
MW OH	B & M LAWN & GARDEN V000127	MAGNUM GATORLINE SPOOL	103654-6137 Repair Maint/Equipment	AP030325	98.30	671142		00134037	03/06/2025
				Check Total:	**98.30**				
MW OH	BRENNAN ESTIMATING V011259	2/14 FIRE/SEC ALARM - WHITTEN	103654-6127 Alarm Monitoring	AP030325	405.00	13744	P13707	00134038	03/06/2025
MW OH	BRENNAN ESTIMATING V011259	2/13 FIRE/SEC ALARM REP FD	103654-6127 Alarm Monitoring	AP030325	874.80	13748	P13707	00134038	03/06/2025

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				Check Total:	**1,279.80**				
MW OH	BRUTO, LISA V012902	UNIFORM ALTERATION REIMB.	103067-6360 Uniforms	AP030325	68.00	022125		00134039	03/06/2025
				Check Total:	**68.00**				
MW OH	BUREAU VERITAS NORTH V004481	PLAN CHECK SVS	103551-6290 Dept. Contract Services	AP030325	307.50	RI 25002001	P13491	00134040	03/06/2025
MW OH	BUREAU VERITAS NORTH V004481	PLAN CHECK SVS	103551-6290 Dept. Contract Services	AP030325	307.50	RI 25002002	P13491	00134040	03/06/2025
MW OH	BUREAU VERITAS NORTH V004481	PLAN CHECK SVS	103551-6290 Dept. Contract Services	AP030325	205.00	RI 25002003	P13491	00134040	03/06/2025
MW OH	BUREAU VERITAS NORTH V004481	PLAN CHECK SVS	103551-6290 Dept. Contract Services	AP030325	205.00	RI 25002004	P13491	00134040	03/06/2025
				Check Total:	**1,025.00**				
MW OH	BURNETT ENGRAVING V000113	CITY MAPS	109595-6999 Other Expenditure	AP030325	4,002.46	67170		00134041	03/06/2025
				Check Total:	**4,002.46**				
MW OH	CALIFORNIA FUELS AND V012941	DIESEL FUEL	103658-6345 Gasoline & Diesel Fuel	AP030325	13,234.94	P1977245-1	P13683	00134042	03/06/2025
				Check Total:	**13,234.94**				
MW OH	CALMAT CO. V010007	PAVING MATERIALS	103652-6132 Repair & Maintenance/Streets	AP030325	468.63	2788707	P13514	00134043	03/06/2025
MW OH	CALMAT CO. V010007	PAVING MATERIALS	103652-6132 Repair & Maintenance/Streets	AP030325	578.76	2788848	P13514	00134043	03/06/2025
MW OH	CALMAT CO. V010007	PAVING MATERIALS	103652-6132 Repair & Maintenance/Streets	AP030325	469.78	2796990	P13514	00134043	03/06/2025
				Check Total:	**1,517.17**				
MW OH	CITY OF ANAHEIM V010186	1/17-2/14 SHARED TS ELECTRIC	109595-6330 Electricity	AP030325	68.06	022725		00134044	03/06/2025

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				Check Total:	**68.06**				
MW OH	CITY OF BREA V000125	B. CARDS - DIMARIO, BOTROS	103550-6230 Printing & Binding	AP030325	38.68	ASR00000415		00134045	03/06/2025
				Check Total:	**38.68**				
MW OH	COMLOCK V003166	LOCKS/KEYS FOR CITY FACILITIES	103654-6137 Repair Maint/Equipment	AP030325	136.87	853676		00134046	03/06/2025
MW OH	COMLOCK V003166	LOCKS/KEYS FOR CITY FACILITIES	103654-6137 Repair Maint/Equipment	AP030325	315.33	853711		00134046	03/06/2025
				Check Total:	**452.20**				
MW OH	COUNTY OF ORANGE V011479	GOLDEN AVE - PERMIT REVIEW	331801-6740 Infrastructure - Streets	AP030325	159.15	Z2555192		00134047	03/06/2025
				Check Total:	**159.15**				
MW OH	DEPARTMENT OF JUSTICE V000213	JAN - LIVESCAN PROCESSING	101512-6099 Professional Services	AP030325	32.00	794114		00134048	03/06/2025
MW OH	DEPARTMENT OF JUSTICE V000213	JAN - LIVESCAN PROCESSING	0044-2053 DOJ Livescan	AP030325	32.00	794114		00134048	03/06/2025
				Check Total:	**64.00**				
MW OH	ENTERPRISE FLEET V003312	FEB - PD VH LEASE CHARGES	103658-6165 Vehicle Lease	AP030325	20,115.32	FBN5250288	P13494	00134049	03/06/2025
				Check Total:	**20,115.32**				
MW OH	EPIC LAND SOLUTIONS INC. V012586	DEC - EASEMENT GOLDEN BRIDGE	331801-6740 / 331801-6740 Infrastructure - Streets	AP030325	3,079.92	1224-1420	P13539	00134050	03/06/2025
				Check Total:	**3,079.92**				
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	26.02	102-227970	P13535	00134051	03/06/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	6.39	102-228081	P13535	00134051	03/06/2025
MW OH	FACTORY MOTOR PARTS	PARTS AND SUPPLIES	103658-6134	AP030325	12.57	102-228224	P13535	00134051	03/06/2025

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	V010842		Vehicle Repair & Maintenance						
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	75.79	102-228532	P13535	00134051	03/06/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	159.81	102-228641	P13535	00134051	03/06/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	56.64	102-228773	P13535	00134051	03/06/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	37.88	12-6391561	P13535	00134051	03/06/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	242.46	12-6404280	P13535	00134051	03/06/2025
MW OH	FACTORY MOTOR PARTS V010842	PARTS AND SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	262.03	12-6414332	P13535	00134051	03/06/2025
				Check Total:	**879.59**				
MW OH	FRANCHISE TAX BOARD V000404	FTB PE2/15 PD2/21	0010-2196 Garnishments W/H	AP030325	7.73	PR2501004		00134052	03/06/2025
				Check Total:	**7.73**				
MW OH	GARZA, FRANK V009321	PD TRAINING MEALS REIMB	103047-6250 Staff Training	AP030325	69.00	GARZA22625		00134053	03/06/2025
				Check Total:	**69.00**				
MW OH	GISMER, MICHAEL V013015	NOV-DEC MISSED TRASH PICKUPS	370000-6101 Disposal	AP030325	16.48	021125		00134054	03/06/2025
				Check Total:	**16.48**				
MW OH	GLASBY MAINT. SUPPLY CO V000445	CUSTODIAL SUPPLIES	103654-6147 Janitorial Supplies	AP030325	523.34	349434A	P13583	00134055	03/06/2025
MW OH	GLASBY MAINT. SUPPLY CO V000445	CUSTODIAL SUPPLIES	103654-6147 Janitorial Supplies	AP030325	22.92	349582A	P13583	00134055	03/06/2025
				Check Total:	**546.26**				

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MW OH	GLOBAL POWER GROUP V012961	GENERATOR MAINT SVS	103654-6290 Dept. Contract Services	AP030325	390.00	101628	P13724	00134056	03/06/2025
MW OH	GLOBAL POWER GROUP V012961	GENERATOR MAINT SVS	103654-6290 Dept. Contract Services	AP030325	6,946.59	101647	P13724	00134056	03/06/2025
MW OH	GLOBAL POWER GROUP V012961	GENERATOR MAINT SVS	103654-6290 Dept. Contract Services	AP030325	602.50	99857	P13724	00134056	03/06/2025
MW OH	GLOBAL POWER GROUP V012961	GENERATOR MAINT SVS	103654-6290 Dept. Contract Services	AP030325	577.50	99858	P13724	00134056	03/06/2025
MW OH	GLOBAL POWER GROUP V012961	GENERATOR MAINT SVS	103654-6290 Dept. Contract Services	AP030325	635.00	99934	P13724	00134056	03/06/2025
				Check Total:	**9,151.59**				
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	109595-6335 Water	AP030325	961.48	022725		00134057	03/06/2025
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	296561-6335 Water	AP030325	293.49	022725		00134057	03/06/2025
				Check Total:	**1,254.97**				
MW OH	GONZALEZ, SANDRA V010618	LANDSCAPE PLAN CHECK	102531-6047 Landscape Review Expense	AP030325	1,120.00	025-13	P13576	00134058	03/06/2025
				Check Total:	**1,120.00**				
MW OH	GST GOLDEN STAR V009410	IT SERVICE	101523-6099 Professional Services	AP030325	1,280.00	INV112401		00134059	03/06/2025
				Check Total:	**1,280.00**				
MW OH	HALO CONFIDENTIAL V011712	FEB - PD TRAINING MGMT	103040-6290 Dept. Contract Services	AP030325	2,022.20	0246T	P13460	00134060	03/06/2025
				Check Total:	**2,022.20**				
MW OH	HOUSTON & HARRIS PCS INC V010110	JAN - SEWER LINE CLEANING INSP	484356-6120 R & M/Sewer & Storm Drain	AP030325	18,912.93	25-26469	P13517	00134061	03/06/2025
				Check Total:	**18,912.93**				

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MW OH	HR GREEN PACIFIC INC V010735	JAN - ON-CALL PLAN CHECK SVS	103551-6290 Dept. Contract Services	AP030325	11,052.50	184397	P13490	00134062	03/06/2025
				Check Total:	**11,052.50**				
MW OH	IMPERIAL SPRINKLER V006506	SPRINKLER SUPPLIES	104055-6139 Repair/Maint - Parks & Fields	AP030325	352.88	0019312088-001	P13479	00134063	03/06/2025
MW OH	IMPERIAL SPRINKLER V006506	SPRINKLER SUPPLIES	104055-6139 Repair/Maint - Parks & Fields	AP030325	279.44	0019313455-001	P13479	00134063	03/06/2025
				Check Total:	**632.32**				
MW OH	JIM MURRAY ROOFING INC V011350	ROOFING BOND REFUND 30-25-012	0044-2033 Construction & Demo Deposit	AP030325	100.00	B25-0100		00134064	03/06/2025
				Check Total:	**100.00**				
MW OH	JOHN L HUNTER & V009056	OCT - NPDES CONSULTING SVS	103593-6099 Professional Services	AP030325	3,538.75	PLA1MS412410	P13509	00134065	03/06/2025
MW OH	JOHN L HUNTER & V009056	NOV - NPDES CONSULTING SVS	103593-6099 Professional Services	AP030325	5,425.00	PLA1MS412411	P13509	00134065	03/06/2025
				Check Total:	**8,963.75**				
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	1,386.44	127384		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	78.76	127385		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	2,257.87	127386		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LITIGATIONS SVS	101005-6006 Litigation	AP030325	54.30	127387		00134066	03/06/2025
MW OH	JONES & MAYER V009822	RETAINER - ADMIN SVS	101005-6005 Legal Services	AP030325	7,500.00	127388		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	245.00	127389		00134066	03/06/2025

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MW OH	JONES & MAYER V009822	JAN - LITIGATIONS SVS	101005-6006 Litigation	AP030325	81.44	127393		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	814.41	127394		00134066	03/06/2025
MW OH	JONES & MAYER V009822	DEC - LEG SVS CEQA	749506-6770 Infrastructure - Major Studies	AP030325	25.21	127396		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	1,008.31	127400		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	2,747.67	127402		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LITIGATIONS SVS	101005-6006 Litigation	AP030325	81.44	127403		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LITIGATIONS SVS	101005-6006 Litigation	AP030325	108.59	127404		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	749507-6770 Infrastructure - Major Studies	AP030325	1,638.53	127406		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	89.85	127408		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	1,033.52	127409		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6007 Special Investigations	AP030325	1,588.08	127412		00134066	03/06/2025
MW OH	JONES & MAYER V009822	JAN - LEGAL SVS	101005-6005 Legal Services	AP030325	226.87	127413		00134066	03/06/2025
MW OH	JONES & MAYER V009822	RETAINER	101005-6005 Legal Services	AP030325	27,667.68	127668		00134066	03/06/2025
				Check Total:	**48,633.97**				
MW OH	LC ACTION POLICE SUPPLY V013003	PEPPERBALL & SPONGE ROUNDS	213041-6301 Special Department Expenses	AP030325	4,386.71	473342	P13787	00134067	03/06/2025

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				Check Total:	**4,386.71**				
MW OH	MC FADDEN-DALE V000635	PW STREET SUPPLIES	103652-6132 Repair & Maintenance/Streets	AP030325	44.82	569352/5		00134068	03/06/2025
MW OH	MC FADDEN-DALE V000635	PW FLEET SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030325	24.89	569767.5		00134068	03/06/2025
				Check Total:	**69.71**				
MW OH	MCINERNEY, BRIAN V010193	PD TRAINING MEAL REIMB.	103047-6250 Staff Training	AP030325	69.00	MCINRNY22625		00134069	03/06/2025
				Check Total:	**69.00**				
MW OH	MOTOROLA SOLUTIONS V010749	Q3 - 800 MHZ UPGRADE PAYMENT	105525-6905 Principal/Bonds/COP's/Leases	AP030325	40,900.71	33277	P13627	00134070	03/06/2025
MW OH	MOTOROLA SOLUTIONS V010749	Q-3 800 MHZ UPGRADE PAYMENT	105525-6915 Interest/Bonds/COP's/Leases	AP030325	966.82	33277	P13627	00134070	03/06/2025
				Check Total:	**41,867.53**				
MW OH	MUNITEMPS V009595	1/27-2/6 TEMP STAFFING	101513-6099 Professional Services	AP030325	6,360.00	130528	P13798	00134071	03/06/2025
				Check Total:	**6,360.00**				
MW OH	MURO, DAVID V012049	NOV - WALKING CHALLENGE PRIZE	109595-6999 Other Expenditure	AP030325	75.00	02262025		00134072	03/06/2025
				Check Total:	**75.00**				
MW OH	ORANGE COUNTY V000699	OCEA PE2/15 PD2/21	0010-2176 PCEA/OCEA Assoc Dues	AP030325	486.85	PR2501004		00134073	03/06/2025
MW OH	ORANGE COUNTY V000699	OCEA PE2/15 PD2/21	0037-2176 PCEA/OCEA Assoc Dues	AP030325	0.10	PR2501004		00134073	03/06/2025
MW OH	ORANGE COUNTY V000699	OCEA PE2/15 PD2/21	0048-2176 PCEA/OCEA Assoc Dues	AP030325	0.55	PR2501004		00134073	03/06/2025
				Check Total:	**487.50**				
MW OH	PACIFIC WEST AIR	HVAC MAINTENANCE	103654-6290	AP030325	447.00	I48243R	P13753	00134074	03/06/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V010710		Dept. Contract Services						
MW OH	PACIFIC WEST AIR V010710	HVAC MAINTENANCE	103654-6290 Dept. Contract Services	AP030325	137.00	I48389	P13753	00134074	03/06/2025
MW OH	PACIFIC WEST AIR V010710	HVAC MAINTENANCE	103654-6290 Dept. Contract Services	AP030325	250.00	I48390	P13753	00134074	03/06/2025
MW OH	PACIFIC WEST AIR V010710	HVAC MAINTENANCE	103654-6290 Dept. Contract Services	AP030325	1,300.00	I48391	P13753	00134074	03/06/2025
MW OH	PACIFIC WEST AIR V010710	HVAC MAINTENANCE	103654-6290 Dept. Contract Services	AP030325	180.00	I48392	P13753	00134074	03/06/2025
MW OH	PACIFIC WEST AIR V010710	HVAC MAINTENANCE	103654-6290 Dept. Contract Services	AP030325	185.00	I48393	P13753	00134074	03/06/2025
				Check Total:	**2,499.00**				
MW OH	PCEA C/O NORTH ORANGE CO V000679	PCEA PE2/15 PD2/21	0048-2176 PCEA/OCEA Assoc Dues	AP030325	0.05	PR2501004		00134075	03/06/2025
MW OH	PCEA C/O NORTH ORANGE CO V000679	PCEA PE2/15 PD2/21	0037-2176 PCEA/OCEA Assoc Dues	AP030325	0.01	PR2501004		00134075	03/06/2025
MW OH	PCEA C/O NORTH ORANGE CO V000679	PCEA PE2/15 PD2/21	0010-2176 PCEA/OCEA Assoc Dues	AP030325	42.06	PR2501004		00134075	03/06/2025
				Check Total:	**42.12**				
MW OH	PCN3 INC V012642	JAN - PSC CONST SVS	105213-2046 / 105213-2046 Retentions Payable	AP030325	-11,454.07	APP 19		00134076	03/06/2025
MW OH	PCN3 INC V012642	JAN - PSC CONST SVS	105213-6850 / 105213-6850 Building & Facilities	AP030325	229,081.50	APP 19	P13587	00134076	03/06/2025
				Check Total:	**217,627.43**				
MW OH	PERFECTO, REBECCA V013011	DAMAGE DEPOSIT - REFUND	104071-4385 Facility Rental	AP030325	166.00	2004368.002		00134077	03/06/2025
				Check Total:	**166.00**				
MW OH	PHONE SUPPLEMENTS	DISP - HEADSETS, ACCESSORIES	101515-6143	AP030325	1,166.92	137780		00134078	03/06/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V012311		Equipment Replacement						
				Check Total:	**1,166.92**				
MW OH	PRUDENTIAL OVERALL V000836	WK2/12 UNIFORM CLEANING SVS	103654-6147 Janitorial Supplies	AP030325	19.70	62981773	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/12 UNIFORM CLEANING SVS	104055-6360 Uniforms	AP030325	24.64	62981773	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/12 UNIFORM CLEANING SVS	103658-6360 Uniforms	AP030325	27.94	62981773	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/12 UNIFORM CLEANING SVS	103652-6360 Uniforms	AP030325	37.07	62981773	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/12 UNIFORM CLEANING SVS	103654-6360 Uniforms	AP030325	46.75	62981773	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/19 UNIFORM CLEANING SVS	103654-6360 Uniforms	AP030325	46.75	62983634	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/19 UNIFORM CLEANING SVS	103658-6360 Uniforms	AP030325	27.94	62983634	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/19 UNIFORM CLEANING SVS	103652-6360 Uniforms	AP030325	37.07	62983634	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/19 UNIFORM CLEANING SVS	104055-6360 Uniforms	AP030325	24.64	62983634	P13636	00134079	03/06/2025
MW OH	PRUDENTIAL OVERALL V000836	WK2/19 UNIFORM CLEANING SVS	103654-6147 Janitorial Supplies	AP030325	19.70	62983634	P13636	00134079	03/06/2025
				Check Total:	**312.20**				
MW OH	QUENCH USA V012472	MAR -PD WATER/ICE MACHINE RENT	103041-6175 Office Equipment Rental	AP030325	74.81	INV08599686		00134080	03/06/2025
				Check Total:	**74.81**				
MW OH	RBI TRAFFIC INC V010707	Q4 - TRAFFIC CTRL PLAN CHECK	103590-6290 Dept. Contract Services	AP030325	2,925.00	3639	P13786	00134081	03/06/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	RBI TRAFFIC INC V010707	Q3 TRAFFIC CTRL PLAN CHECK	103590-6290 Dept. Contract Services	AP030325	5,062.50	3642	P13786	00134081	03/06/2025
				Check Total:	**7,987.50**				
MW OH	SANTA ANA (CENTRAL) CIVIL V012818	30-2011-00456217-CL-UD-NJC	0010-2196 Garnishments W/H	AP030325	407.56	PR2501004		00134082	03/06/2025
				Check Total:	**407.56**				
MW OH	SECO ELECTRIC & LIGHTING V010182	LIGHT REP/UPGRADE - LOS NINOS	104055-6141 Repair/Maint - Park LIghts	AP030325	4,978.41	9018	P13758	00134083	03/06/2025
				Check Total:	**4,978.41**				
MW OH	SO CAL GAS V000909	JAN-FEB GAS CHARGES	109595-6340 Natural Gas	AP030325	2,044.29	022725		00134084	03/06/2025
				Check Total:	**2,044.29**				
MW OH	SOMOYA, VIRGINIA V013013	COBRA VISION - REFUND	395083-5164 Optical Insurance Premiums	AP030325	273.70	SOMOYAV		00134085	03/06/2025
MW OH	SOMOYA, VIRGINIA V013013	COBRA VISION - REFUND	395083-4354 City Admin Fee	AP030325	5.60	SOMOYAV		00134085	03/06/2025
				Check Total:	**279.30**				
MW OH	SOUTHERN CALIFORNIA V000910	JAN - FEB ELECTRIC CHARGES	109595-6330 Electricity	AP030325	5,085.01	022725		00134086	03/06/2025
MW OH	SOUTHERN CALIFORNIA V000910	JAN - FEB ELECTRIC CHARGES	296561-6330 Electricity	AP030325	2,201.80	022725		00134086	03/06/2025
				Check Total:	**7,286.81**				
MW OH	SUBURBAN PROPANE V000971	PROPANE	103658-6345 Gasoline & Diesel Fuel	AP030325	16.97	322839		00134087	03/06/2025
				Check Total:	**16.97**				
MW OH	T-MOBILE USA V009215	GPS LOCATE DR23-03784	103042-6290 Dept. Contract Services	AP030325	115.00	9593254642		00134088	03/06/2025
MW OH	T-MOBILE USA	GPS LOCATE DR23-03784	103042-6290	AP030325	115.00	9593254643		00134088	03/06/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V009215		Dept. Contract Services						
				Check Total:	**230.00**				
MW OH	TRILLIUM CNG (1720) V007952	JAN - CNG FUEL	103658-6345 Gasoline & Diesel Fuel	AP030325	76.35	25194446		00134089	03/06/2025
				Check Total:	**76.35**				
MW OH	US BANK PARS #6746022400 V008781	PARS PT EE/ER PE2/15 PD2/21	0010-2126 Employee PARS/ARS W/H	AP030325	1,653.08	PR2501004		00134090	03/06/2025
MW OH	US BANK PARS #6746022400 V008781	PARS PT EE/ER PE2/15 PD2/21	0010-2131 Employer PARS/ARS Payable	AP030325	1,653.08	PR2501004		00134090	03/06/2025
				Check Total:	**3,306.16**				
MW OH	VALDEZ, MIRIAM PARRA V013014	DAMAGE DEPOSIT - REFUND	104071-4385 Facility Rental	AP030325	166.00	2004372.002		00134091	03/06/2025
				Check Total:	**166.00**				
MW OH	WAXIE SANITARY SUPPLY V001132	SANITARY SUPPLIES	103654-6130 Repair & Maint/Facilities	AP030325	712.44	83053974		00134092	03/06/2025
				Check Total:	**712.44**				
MW OH	WEST COAST ARBORISTS INC V001124	2/16/-31 TREE TRIMMING SVS	173555-6116 Tree Maintenance	AP030325	1,298.00	225165	P13622	00134093	03/06/2025
MW OH	WEST COAST ARBORISTS INC V001124	2/16-31 TREE TRIMMING SVS	103655-6116 Tree Maintenance	AP030325	27,556.00	225165	P13622	00134093	03/06/2025
MW OH	WEST COAST ARBORISTS INC V001124	2/1-15 TREE TRIMMING SVS	103655-6116 Tree Maintenance	AP030325	3,414.00	225549	P13622	00134093	03/06/2025
				Check Total:	**32,268.00**				
				Type Total:	**1,841,453.07**				
				Check Total:	**1,841,453.07**				

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	ALLIANT INSURANCE V007375	EASTER EGG-CITEMENT PREMIUM	404582-6201 Liability Insurance Premiums	AP030325	868.00	2998176		00019724	03/06/2025
				Check Total:	**868.00**				
				Type Total:	**868.00**				
				Check Total:	**868.00**				

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ACH Check Register
For 03/18/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Grand Total:	1,819,594.71				

Check Totals by ID	
AP	1,819,594.71
EP	0.00
IP	0.00
OP	0.00

Void Total:	0.00
Check Total:	1,819,594.71

Fund Name	Check Totals by Fund
101-General Fund (0010)	868,916.49
117-Measure U Fund (0079)	10,800.00
211-PEG Fund (0058)	398.49
225-Asset Seizure (0021)	3,952.29
231-Placentia Reg Nav Cent(0078)	1,041.33
234-Technology Impact Fees (0075)	2,539.87
265-Landscape Maintenance (0029)	27.57
270-CDBG Fund (0030)	1,560.91
275-Sewer Maintenance (0048)	550.30
280-Misc Grants Fund (0050)	3,033.77
302-Public Financing Autho(0082)	187,152.81
401-City Capital Projects (0033)	8,524.46
501-Refuse Administration (0037)	385,402.37
601-Employee Health & Wlfre (0039)	345,245.05
605-Risk Management (0040)	449.00
Check Total:	1,819,594.71

ACH Payroll Direct Deposit for 02/21/2025:	627,048.32
ACH Payroll Direct Deposit for 03/07/2025:	635,546.60
Electronic Disbursement Total:	3,082,189.63

Funds will be transferred from the Cash Basis Fund as needed to fund the warrants included on this warrant register

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	PLACENTIA FIREFIGHTERS V011878	PFFA PE2/1 PD2/7	0010-2189 Fire Association Dues	EFT021225	1,050.00	PR2501003		00019619	02/13/2025
				Check Total:	**1,050.00**				
MW OH	PLACENTIA POLICE V000839	PPFMA PE2/1 PD2/7	0010-2180 Police Mgmt Assn Dues	EFT021225	1,312.58	PR2501003		00019620	02/13/2025
				Check Total:	**1,312.58**				
MW OH	PLACENTIA POLICE V003519	PPOA PE2/1 PD2/7	0010-2178 Placentia Police Assoc Dues	EFT021225	3,220.14	PR2501003		00019621	02/13/2025
MW OH	PLACENTIA POLICE V003519	PPOA PE2/1 PD2/7	0078-2178 Placentia Police Assoc Dues	EFT021225	9.92	PR2501003		00019621	02/13/2025
				Check Total:	**3,230.06**				
MW OH	CALIFORNIA PUBLIC V006234	FEB MED INS	395000-4715 ISF Health Ins Reimbursement	ACH021225	222,351.31	10000001780085		00019622	02/13/2025
MW OH	CALIFORNIA PUBLIC V006234	FEB MED INS	395083-5161 Health Insurance Premiums	ACH021225	15,736.92	10000001780085		00019622	02/13/2025
MW OH	CALIFORNIA PUBLIC V006234	FEB NON-PERS MED INS	395000-4715 ISF Health Ins Reimbursement	ACH021225	46,534.87	10000001780086		00019622	02/13/2025
				Check Total:	**284,623.10**				
MW OH	LEGAL SHIELD V008104	AUG - LEGAL SHIELD	0010-2199 Miscellaneous Deductions	ACH021225	82.19	21561-AUG24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	AUG - LEGAL SHIELD	0048-2199 Miscellaneous Deductions	ACH021225	0.30	21561-AUG24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	AUG - LEGAL SHIELD	0010-2192 Police Legal Services	ACH021225	174.07	21561-AUG24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	AUG - LEGAL SHIELD	0048-2192 Police Legal Services	ACH021225	0.49	21561-AUG24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	OCT - LEGAL SHIELD	0010-2192 Police Legal Services	ACH021225	252.30	21561-OCT24		00019623	02/13/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	LEGAL SHIELD V008104	OCT - LEGAL SHIELD	0048-2192 Police Legal Services	ACH021225	0.90	21561-OCT24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	OCT - LEGAL SHIELD	0010-2199 Miscellaneous Deductions	ACH021225	3.85	21561-OCT24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	SEP - LEGAL SHIELD	0048-2199 Miscellaneous Deductions	ACH021225	0.29	21561-SEP24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	SEP - LEGAL SHIELD	0010-2199 Miscellaneous Deductions	ACH021225	82.20	21561-SEP24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	SEP - LEGAL SHIELD	0048-2192 Police Legal Services	ACH021225	0.47	21561-SEP24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	SEP - LEGAL SHIELD	0010-2192 Police Legal Services	ACH021225	174.09	21561-SEP24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	NOV - LEGAL SHIELD	0010-2192 Police Legal Services	ACH021225	241.77	51561-NOV24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	NOV - LEGAL SHIELD	0048-2192 Police Legal Services	ACH021225	6.82	51561-NOV24		00019623	02/13/2025
MW OH	LEGAL SHIELD V008104	NOV - LEGAL SHIELD	0010-2199 Miscellaneous Deductions	ACH021225	8.46	51561-NOV24		00019623	02/13/2025
				Check Total:	**1,028.20**				
MW OH	PRINCIPAL FINANCIAL V000844	MAR LIFE INS	109595-5110 Life Ins Allocation	ACH021225	974.84	124121587000-		00019624	02/13/2025
MW OH	PRINCIPAL FINANCIAL V000844	MAR LIFE INS	395083-5163 Life Insurance Premiums	ACH021225	390.40	124121587000-		00019624	02/13/2025
				Check Total:	**1,365.24**				
MW OH	THE HARTFORD V012278	OCT - LIFE, STD, LTD INS	109595-5163 Life Insurance Premiums	ACH021225	4,658.41	120551229780		00019625	02/13/2025
MW OH	THE HARTFORD V012278	OCT - LIFE, STD, LTD INS	109595-5169 STD Ins Premium	ACH021225	11,195.49	120551229780		00019625	02/13/2025
MW OH	THE HARTFORD	DEC - LIFE, STD, LTD INS	109595-5163	ACH021225	1,907.24	120551610637		00019625	02/13/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V012278		Life Insurance Premiums						
MW OH	THE HARTFORD V012278	DEC - LIFE, STD, LTD INS	109595-5169 STD Ins Premium	ACH021225	10,611.36	120551610637		00019625	02/13/2025
MW OH	THE HARTFORD V012278	JAN - LIFE, STD, LTD INS	109595-5163 Life Insurance Premiums	ACH021225	4,633.17	120551655399		00019625	02/13/2025
MW OH	THE HARTFORD V012278	JAN - LIFE, STD, LTD INS	109595-5169 STD Ins Premium	ACH021225	10,433.15	120551655399		00019625	02/13/2025
MW OH	THE HARTFORD V012278	SEP - LIFE, STD, LTD INS	109595-5163 Life Insurance Premiums	ACH021225	4,758.24	120555961571		00019625	02/13/2025
MW OH	THE HARTFORD V012278	SEP - LIFE, STD, LTD INS	109595-5169 STD Ins Premium	ACH021225	11,195.49	120555961571		00019625	02/13/2025
MW OH	THE HARTFORD V012278	NOV - LIFE, STD, LTD INS	109595-5169 STD Ins Premium	ACH021225	11,195.49	120559363640		00019625	02/13/2025
MW OH	THE HARTFORD V012278	NOV - LIFE, STD, LTD INS	109595-5163 Life Insurance Premiums	ACH021225	4,658.41	120559363640		00019625	02/13/2025
				Check Total:	**75,246.45**				
MW OH	WASHINGTON STATE V011597	WA CHILD SUPP PE2/1 PD2/7	0010-2196 Garnishments W/H	ACH021225	823.09	PR2501003		00019626	02/13/2025
				Check Total:	**823.09**				
MW OH	CALIFORNIA STATE V004813	CA CHILD SUPP PE2/1 PD2/7	0010-2196 Garnishments W/H	ACH021225	1,812.44	PR2501003		00019627	02/13/2025
				Check Total:	**1,812.44**				
MW OH	EMPLOYMENT V010052	PE2/1 PD2/7	0033-2135 Calif Income Tax W/H	ACH021225	57.43	PR2501003		00019628	02/13/2025
MW OH	EMPLOYMENT V010052	PE2/1 PD2/7	0037-2135 Calif Income Tax W/H	ACH021225	27.15	PR2501003		00019628	02/13/2025
MW OH	EMPLOYMENT V010052	PE2/1 PD2/7	0010-2135 Calif Income Tax W/H	ACH021225	41,256.08	PR2501003		00019628	02/13/2025

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	EMPLOYMENT V010052	PE2/1 PD2/7	0029-2135 Calif Income Tax W/H	ACH021225	2.31	PR2501003		00019628	02/13/2025
MW OH	EMPLOYMENT V010052	PE2/1 PD2/7	0030-2135 Calif Income Tax W/H	ACH021225	98.14	PR2501003		00019628	02/13/2025
MW OH	EMPLOYMENT V010052	PE2/1 PD2/7	0048-2135 Calif Income Tax W/H	ACH021225	32.72	PR2501003		00019628	02/13/2025
MW OH	EMPLOYMENT V010052	PE2/1 PD2/7	0078-2135 Calif Income Tax W/H	ACH021225	36.99	PR2501003		00019628	02/13/2025
				Check Total:	**41,510.82**				
MW OH	INTERNAL REVENUE V010054	2024 Q4 941 BALANCE	0010-2120 Employer Medicare Payable	ACH021225	288.57	2024 Q4 941		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	2024 Q4 941 BALANCE	101511-5135 Medicare	ACH021225	355.24	2024 Q4 941		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0010-2120 Employer Medicare Payable	ACH021225	13,321.89	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0029-2120 Employer Medicare Payable	ACH021225	0.79	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0037-2120 Employer Medicare Payable	ACH021225	7.49	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0030-2120 Employer Medicare Payable	ACH021225	82.65	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0048-2120 Employer Medicare Payable	ACH021225	9.72	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0010-2115 Employee Medicare W/H	ACH021225	13,321.89	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0048-2115 Employee Medicare W/H	ACH021225	9.72	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0030-2115 Employee Medicare W/H	ACH021225	82.65	PR2501003		00019629	02/13/2025

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MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0037-2115 Employee Medicare W/H	ACH021225	7.49	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0078-2115 Employee Medicare W/H	ACH021225	10.08	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0078-2120 Employer Medicare Payable	ACH021225	10.08	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0078-2110 Federal Income Tax W/H	ACH021225	127.33	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0037-2110 Federal Income Tax W/H	ACH021225	66.13	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0030-2110 Federal Income Tax W/H	ACH021225	262.37	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0048-2110 Federal Income Tax W/H	ACH021225	79.88	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0010-2110 Federal Income Tax W/H	ACH021225	103,231.13	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0029-2110 Federal Income Tax W/H	ACH021225	3.77	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0033-2110 Federal Income Tax W/H	ACH021225	170.34	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0033-2115 Employee Medicare W/H	ACH021225	11.91	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0029-2115 Employee Medicare W/H	ACH021225	0.79	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0033-2120 Employer Medicare Payable	ACH021225	11.91	PR2501003		00019629	02/13/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/1 PD2/7	0010-2125 Employee Social Sec W/H	ACH021225	18.60	PR2501003		00019629	02/13/2025
				Check Total:	**131,492.42**				

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MW OH	MISSION SQUARE 100091 V012393	401 PE2/1 PD2/7	0010-2170 Deferred Comp Payable - ICMA	ACH021225	11,444.02	PR2501003		00019630	02/13/2025
MW OH	MISSION SQUARE 100091 V012393	401 MGMT PE2/1 PD2/7	0010-2170 Deferred Comp Payable - ICMA	ACH021225	2,426.62	PR2501003B		00019630	02/13/2025
MW OH	MISSION SQUARE 100091 V012393	402 MGMT PE2/1 PD2/7	0029-2170 Deferred Comp Payable - ICMA	ACH021225	1.32	PR2501003B		00019630	02/13/2025
MW OH	MISSION SQUARE 100091 V012393	403 MGMT PE2/1 PD2/7	0033-2170 Deferred Comp Payable - ICMA	ACH021225	30.45	PR2501003B		00019630	02/13/2025
MW OH	MISSION SQUARE 100091 V012393	405 MGMT PE2/1 PD2/7	0048-2170 Deferred Comp Payable - ICMA	ACH021225	13.43	PR2501003B		00019630	02/13/2025
MW OH	MISSION SQUARE 100091 V012393	404 MGMT PE2/1 PD2/7	0037-2170 Deferred Comp Payable - ICMA	ACH021225	24.80	PR2501003B		00019630	02/13/2025
				Check Total:	**13,940.64**				
MW OH	MISSION SQUARE 301387 V012394	PE2/1 PD2/7	0048-2170 Deferred Comp Payable - ICMA	ACH021225	14.51	301387-PY2503		00019631	02/13/2025
MW OH	MISSION SQUARE 301387 V012394	PE2/1 PD2/7	0037-2170 Deferred Comp Payable - ICMA	ACH021225	15.24	301387-PY2503		00019631	02/13/2025
MW OH	MISSION SQUARE 301387 V012394	PE2/1 PD2/7	0033-2170 Deferred Comp Payable - ICMA	ACH021225	0.09	301387-PY2503		00019631	02/13/2025
MW OH	MISSION SQUARE 301387 V012394	PE2/1 PD2/7	0010-2170 Deferred Comp Payable - ICMA	ACH021225	35,990.92	301387-PY2503		00019631	02/13/2025
MW OH	MISSION SQUARE 301387 V012394	PE2/1 PD2/7	0029-2170 Deferred Comp Payable - ICMA	ACH021225	1.02	301387-PY2503		00019631	02/13/2025
MW OH	MISSION SQUARE 301387 V012394	PE2/1 PD2/7	0078-2170 Deferred Comp Payable - ICMA	ACH021225	5.38	301387-PY2503		00019631	02/13/2025
				Check Total:	**36,027.16**				
MW OH	BLUEBEAM INC V012440	2025-26 STUDIO PRIME - SUBSCR	750000-6366 Web Based Service/Subcriptions	EFT021925	2,340.00	2224940		00019632	02/20/2025

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				Check Total:	**2,340.00**				
MW OH	PLACENTIA FIREFIGHTERS V011878	EXECISE EQUIPMENT	103066-6301 Special Department Expenses	EFT021925	5,551.00	021125		00019633	02/20/2025
				Check Total:	**5,551.00**				
MW OH	PLACENTIA FIREFIGHTERS V011878	PFFA PE2/15 PD2/21	0010-2189 Fire Association Dues	EFT022625	1,050.00	PR2501004		00019634	02/27/2025
				Check Total:	**1,050.00**				
MW OH	PLACENTIA POLICE V000839	PPFMA PE2/15 PD2/21	0010-2180 Police Mgmt Assn Dues	EFT022625	1,312.58	PR2501004		00019635	02/27/2025
				Check Total:	**1,312.58**				
MW OH	PLACENTIA POLICE V003519	PPOA PE2/15 PD2/21	0078-2178 Placentia Police Assoc Dues	EFT022625	9.92	PR2501004		00019636	02/27/2025
MW OH	PLACENTIA POLICE V003519	PPOA PE2/15 PD2/21	0010-2178 Placentia Police Assoc Dues	EFT022625	3,220.14	PR2501004		00019636	02/27/2025
				Check Total:	**3,230.06**				
MW OH	US BANK ST PAUL V010025	2023A PSB	0082-1150 Cash w/Fiscal Agent	EFT022625	187,152.81	2809760		00019637	02/27/2025
				Check Total:	**187,152.81**				
MW OH	ALDWIR, MAMOUN E000113	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	869.44	MAR-25		00019638	03/03/2025
				Check Total:	**869.44**				
MW OH	ANDERSON, MARLA E000071	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019639	03/03/2025
				Check Total:	**526.78**				
MW OH	ARMSTRONG, JOHN T E000046	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,136.00	MAR-25		00019640	03/03/2025
				Check Total:	**1,136.00**				

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MW OH	AUDISS, JAY SCOTT E000125	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	2,369.95	MAR-25		00019641	03/03/2025
MW OH	AUDISS, JAY SCOTT E000125	JAN-FEB 2025 CORRECTION	395083-5161 Health Insurance Premiums	RETMAR25	229.90	MAR-25		00019641	03/03/2025
				Check Total:	**2,599.85**				
MW OH	BABCOCK, CHARLES A E000015	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	349.00	MAR-25		00019642	03/03/2025
				Check Total:	**349.00**				
MW OH	BEALS, SHARLENE E000076	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019643	03/03/2025
				Check Total:	**184.39**				
MW OH	BERMUDEZ, ALBERT E000124	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019644	03/03/2025
				Check Total:	**564.00**				
MW OH	BUNNELL, DONALD E000062	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019645	03/03/2025
				Check Total:	**526.78**				
MW OH	BURGNER, ARTHUR E000074	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019646	03/03/2025
				Check Total:	**526.78**				
MW OH	BUSSE, MICHAEL E000131	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	763.50	MAR-25		00019647	03/03/2025
MW OH	BUSSE, MICHAEL E000131	JAN-FEB 2025 CORRECTION	395083-5161 Health Insurance Premiums	RETMAR25	397.60	MAR-25		00019647	03/03/2025
				Check Total:	**1,161.10**				
MW OH	CHANDLER, JOHN P E000109	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,975.70	MAR-25		00019648	03/03/2025
MW OH	CHANDLER, JOHN P	JAN-FEB 2025 CORRECTION	395083-5161	RETMAR25	193.80	MAR-25		00019648	03/03/2025

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	E000109		Health Insurance Premiums						
				Check Total:	**2,169.50**				
MW OH	CHANG, ROBERT E000107	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	866.44	MAR-25		00019649	03/03/2025
				Check Total:	**866.44**				
MW OH	COBBETT, GEOFFREY E000007	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019650	03/03/2025
				Check Total:	**526.78**				
MW OH	COOK, ARLENE M E000018	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019651	03/03/2025
				Check Total:	**526.78**				
MW OH	D'AMATO, ROBERT E000056	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019652	03/03/2025
				Check Total:	**184.39**				
MW OH	DAVID, PRESTON E000112	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019653	03/03/2025
				Check Total:	**526.78**				
MW OH	DAVIS, CAROLYN E000005	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019654	03/03/2025
				Check Total:	**184.39**				
MW OH	DEAN, ANDREW E000135	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,814.00	MAR-25		00019655	03/03/2025
				Check Total:	**1,814.00**				
MW OH	DELOS SANTOS, JAMIE E000045	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	250.31	MAR-25		00019656	03/03/2025
				Check Total:	**250.31**				
MW OH	DICKSON, ROBERTA JO	MAR MED INS REIMBURSEMENT	395083-5161	RETMAR25	184.39	MAR-25		00019657	03/03/2025

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	E000011		Health Insurance Premiums						
				Check Total:	**184.39**				
MW OH	DOWNEY, CAROL E000082	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019658	03/03/2025
				Check Total:	**526.78**				
MW OH	ECKENRODE, NORMAN E000029	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019659	03/03/2025
				Check Total:	**526.78**				
MW OH	ESCOBOSA, LILLIAN E000055	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	426.70	MAR-25		00019660	03/03/2025
				Check Total:	**426.70**				
MW OH	ESPINOZA, ROSALINDA E000016	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019661	03/03/2025
				Check Total:	**564.00**				
MW OH	FRICKE, JUERGEN E000075	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	965.00	MAR-25		00019662	03/03/2025
				Check Total:	**965.00**				
MW OH	FULLER, GLENN H E000081	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	965.00	MAR-25		00019663	03/03/2025
				Check Total:	**965.00**				
MW OH	GALLANT, KAREN E000008	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019664	03/03/2025
				Check Total:	**526.78**				
MW OH	GARNER, JO ANN E000047	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019665	03/03/2025
				Check Total:	**184.39**				
MW OH	GARNER, KITTY	MAR MED INS REIMBURSEMENT	395083-5161	RETMAR25	869.44	MAR-25		00019666	03/03/2025

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	E000080		Health Insurance Premiums						
				Check Total:	**869.44**				
MW OH	GRIMM, DENNIS L E000042	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	349.00	MAR-25		00019667	03/03/2025
				Check Total:	**349.00**				
MW OH	HOLTSCLAW, KATHERINE E000121	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019668	03/03/2025
				Check Total:	**564.00**				
MW OH	IRVINE, SUZETTE E000019	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019669	03/03/2025
				Check Total:	**526.78**				
MW OH	JENKINS, ROBERT E000084	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,011.40	MAR-25		00019670	03/03/2025
				Check Total:	**1,011.40**				
MW OH	JOHNSON, SHARON E000099	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019671	03/03/2025
				Check Total:	**184.39**				
MW OH	JONES, ROBERT E000053	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	284.25	MAR-25		00019672	03/03/2025
				Check Total:	**284.25**				
MW OH	JUAREZ, JANET E000134	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019673	03/03/2025
				Check Total:	**184.39**				
MW OH	JUDD, TERRELL E000115	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	869.44	MAR-25		00019674	03/03/2025
				Check Total:	**869.44**				
MW OH	KIRKLAND, RICHARD L	MAR MED INS REIMBURSEMENT	395083-5161	RETMAR25	184.39	MAR-25		00019675	03/03/2025

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	E000110		Health Insurance Premiums						
				Check Total:	**184.39**				
MW OH	LITTLE, DIANE M E000098	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	426.70	MAR-25		00019676	03/03/2025
				Check Total:	**426.70**				
MW OH	LOOMIS, CORINNE E000122	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019677	03/03/2025
				Check Total:	**564.00**				
MW OH	LOWREY, B J E000041	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	349.00	MAR-25		00019678	03/03/2025
				Check Total:	**349.00**				
MW OH	MAERTZWEILER, MICHAEL E000032	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019679	03/03/2025
				Check Total:	**526.78**				
MW OH	MILANO, JAMES E000054	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019680	03/03/2025
				Check Total:	**526.78**				
MW OH	MILLER, RICHARD E000106	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	965.00	MAR-25		00019681	03/03/2025
				Check Total:	**965.00**				
MW OH	NAJERA, JOSEPH D. E000136	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019682	03/03/2025
				Check Total:	**564.00**				
MW OH	OLEA, ARLENE J E000014	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019683	03/03/2025
				Check Total:	**526.78**				
MW OH	PALMER, GEORGE	MAR MED INS REIMBURSEMENT	395083-5161	RETMAR25	965.00	MAR-25		00019684	03/03/2025

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	E000094		Health Insurance Premiums						
				Check Total:	**965.00**				
MW OH	PASCARELLA, RICHARD E000129	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	2,201.80	MAR-25		00019685	03/03/2025
MW OH	PASCARELLA, RICHARD E000129	JAN-FEB 2025 CORRECTION	395083-5161 Health Insurance Premiums	RETMAR25	214.70	MAR-25		00019685	03/03/2025
				Check Total:	**2,416.50**				
MW OH	PASCUA, RAYNALD E000114	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	869.44	MAR-25		00019686	03/03/2025
				Check Total:	**869.44**				
MW OH	PASPALL, MIHAJLO E000085	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019687	03/03/2025
				Check Total:	**526.78**				
MW OH	PEREZ, ROBERT E000111	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019688	03/03/2025
				Check Total:	**184.39**				
MW OH	PICHON, WALTER E000103	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	426.70	MAR-25		00019689	03/03/2025
				Check Total:	**426.70**				
MW OH	PINEDA, MATEO E000127	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019690	03/03/2025
				Check Total:	**526.78**				
MW OH	PISCHEL, STEPHEN E000130	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	869.44	MAR-25		00019691	03/03/2025
				Check Total:	**869.44**				
MW OH	POINT, ERIC E000133	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	2,369.95	MAR-25		00019692	03/03/2025

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				Check Total:	**2,369.95**				
MW OH	REDIFER, KIM R E000022	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	965.00	MAR-25		00019693	03/03/2025
				Check Total:	**965.00**				
MW OH	RENDEN, BRIAN E000083	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	726.50	MAR-25		00019694	03/03/2025
				Check Total:	**726.50**				
MW OH	REYES, ROGER T E000024	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019695	03/03/2025
				Check Total:	**526.78**				
MW OH	REYNOLDS, MATTHEW E000132	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019696	03/03/2025
				Check Total:	**564.00**				
MW OH	RICE, RUSSELL J E000059	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,384.00	MAR-25		00019697	03/03/2025
				Check Total:	**1,384.00**				
MW OH	RIVERA, AIDA E000026	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019698	03/03/2025
				Check Total:	**184.39**				
MW OH	ROACH, MICHAEL E000105	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	908.85	MAR-25		00019699	03/03/2025
MW OH	ROACH, MICHAEL E000105	JAN-FEB 2025 CORRECTION	395083-5161 Health Insurance Premiums	RETMAR25	176.70	MAR-25		00019699	03/03/2025
				Check Total:	**1,085.55**				
MW OH	ROBB, SANDRA E000043	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019700	03/03/2025
				Check Total:	**184.39**				

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MW OH	ROSE, RICHARD D E000050	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	869.44	MAR-25		00019701	03/03/2025
				Check Total:	**869.44**				
MW OH	RUIZ, ARNULFO E000138	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,286.00	MAR-25		00019702	03/03/2025
				Check Total:	**1,286.00**				
MW OH	SALE, LEE R E000031	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019703	03/03/2025
				Check Total:	**526.78**				
MW OH	SANCHEZ, LAURA E000058	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019704	03/03/2025
				Check Total:	**184.39**				
MW OH	SCHLIEDER, BEVERLY E000120	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	869.44	MAR-25		00019705	03/03/2025
				Check Total:	**869.44**				
MW OH	SMITH, WARD E000128	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	323.65	MAR-25		00019706	03/03/2025
MW OH	SMITH, WARD E000128	JAN-FEB 2025 CORRECTION	395083-5161 Health Insurance Premiums	RETMAR25	79.80	MAR-25		00019706	03/03/2025
				Check Total:	**403.45**				
MW OH	SOTO, PHILIP J E000052	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019707	03/03/2025
				Check Total:	**526.78**				
MW OH	SPRAGUE, GARY A E000064	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	965.00	MAR-25		00019708	03/03/2025
				Check Total:	**965.00**				
MW OH	STEPHEN, JEFFREY	MAR MED INS REIMBURSEMENT	395083-5161	RETMAR25	869.44	MAR-25		00019709	03/03/2025

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	E000119		Health Insurance Premiums						
				Check Total:	**869.44**				
MW OH	TAYLOR, DAVID M E000088	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	577.00	MAR-25		00019710	03/03/2025
				Check Total:	**577.00**				
MW OH	TAYLOR, LINDA E000126	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019711	03/03/2025
				Check Total:	**564.00**				
MW OH	THOMANN, DARYLL L E000101	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,011.40	MAR-25		00019712	03/03/2025
MW OH	THOMANN, DARYLL L E000101	JAN-FEB 2025 CORRECTION	395083-5161 Health Insurance Premiums	RETMAR25	316.00	MAR-25		00019712	03/03/2025
				Check Total:	**1,327.40**				
MW OH	TRIFOS, WILLIAM E000104	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	965.00	MAR-25		00019713	03/03/2025
				Check Total:	**965.00**				
MW OH	VALENTINE, THOMAS E000118	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	1,975.70	MAR-25		00019714	03/03/2025
MW OH	VALENTINE, THOMAS E000118	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	193.80	MAR-25		00019714	03/03/2025
				Check Total:	**2,169.50**				
MW OH	VERSTYNEN, WILLIAM E000092	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019715	03/03/2025
				Check Total:	**184.39**				
MW OH	WAHL, KATHLEEN A E000030	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	184.39	MAR-25		00019716	03/03/2025
				Check Total:	**184.39**				

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MW OH	WIEST, STEPHEN E000079	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	526.78	MAR-25		00019717	03/03/2025
				Check Total:	**526.78**				
MW OH	WORDEN, LARRY M E000116	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	577.00	MAR-25		00019718	03/03/2025
				Check Total:	**577.00**				
MW OH	YAMAGUCHI, BRIAN E000123	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	908.85	MAR-25		00019719	03/03/2025
MW OH	YAMAGUCHI, BRIAN E000123	JAN-FEB 2025 CORRECTION	395083-5161 Health Insurance Premiums	RETMAR25	176.70	MAR-25		00019719	03/03/2025
				Check Total:	**1,085.55**				
MW OH	ZINN, JOHN E000009	MAR MED INS REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR25	564.00	MAR-25		00019720	03/03/2025
				Check Total:	**564.00**				
MW OH	ELAN CORPORATE PAYMENT V012768	ACCIDENTAL CHARGE PAYING FEE	104055-6044 Credit Card Disputes	ELAN12062	25.05	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	IDEA TOLL ROAD CHARGES	103042-6051 Toll Roads Expense	ELAN12062	2.55	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	IDEA TOLL ROAD CHARGES	103042-6051 Toll Roads Expense	ELAN12062	5.65	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CONVERSION KIT FOR BBQ	103066-6052 Common Area Supplies	ELAN12062	61.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	45951 45981 WATER SVS	103040-6052 Common Area Supplies	ELAN12062	41.95	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MONTHLY MEAL APP FEE	101515-6052 Common Area Supplies	ELAN12062	9.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TISSUES AND SANITIZING WIPES	101515-6052 Common Area Supplies	ELAN12062	47.01	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	WELLNESS BOOKS AND STOOLS	101515-6052 Common Area Supplies	ELAN12062	151.74	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COMMON AREA SUPPLIES	109595-6052 Common Area Supplies	ELAN12062	19.14	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COFFEE SUPPLIES	109595-6052 Common Area Supplies	ELAN12062	14.84	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COFFEE SUPPLIES	109595-6052 Common Area Supplies	ELAN12062	26.67	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EMPLOYEE SNACK PROGRAM	109595-6052 Common Area Supplies	ELAN12062	177.08	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	RHONDA SHADER'S BDAY CAKE	109595-6053 City Events	ELAN12062	46.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	DECORATIONS FOR EMPLOYEE	109595-6053 City Events	ELAN12062	150.63	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	102531-6053 City Events	ELAN12062	6.02	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	ANNUAL PDAOC HOLIDAY	102531-6053 City Events	ELAN12062	165.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	City Events	103066-6053 City Events	ELAN12062	33.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HOSTED DINNER FOR E. SHADER	103066-6053 City Events	ELAN12062	250.42	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GIFT BAGS FOR R. SHADER	103066-6053 City Events	ELAN12062	7.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REFUND	101001-6053 City Events	ELAN12062	-1,000.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FRAME FOR SHADER'S RECO	101001-6053 City Events	ELAN12062	37.70	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	ENGRAVED PLATE RHONDA SHADER	01001-6053	ELAN12062	40.95	DEC - 24		00019721	03/06/2025

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	V012768		City Events						
MW OH	ELAN CORPORATE PAYMENT V012768	WATER SODA ICE FOR RS RECEPTIO	101001-6053 City Events	ELAN12062	45.21	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SHUTTERFLY PHOTO BOOK GIFT	101001-6053 City Events	ELAN12062	252.41	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	RETURN DECORATIVE LIGHTS	103066-6301 Special Department Expenses	ELAN12062	-23.67	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	STATION DECORATIVE LIGHTS	103066-6301 Special Department Expenses	ELAN12062	23.66	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	STATION DECORATIVE LIGHTS	103066-6301 Special Department Expenses	ELAN12062	48.29	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	STATION DECORATIONS STATI	103066-6301 Special Department Expenses	ELAN12062	130.31	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	STATION DECORATIONS STATI	103066-6301 Special Department Expenses	ELAN12062	169.02	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FINANCE OFFICE SUPPLIES	102020-6315 Office Supplies	ELAN12062	24.01	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FINANCE OFFICE SUPPLIES	102020-6315 Office Supplies	ELAN12062	70.94	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FINANCE OFFICE SUPPLIES	102020-6315 Office Supplies	ELAN12062	102.21	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COUNCIL, MGMT, STAFF DINNERS	101001-6245 Meetings & Conferences	ELAN12062	83.77	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COUNCIL, MGMT, STAFF DINNERS	101001-6245 Meetings & Conferences	ELAN12062	193.56	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COUNCIL, MGMT., STAFF DINNERS	101001-6245 Meetings & Conferences	ELAN12062	212.63	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MTG REGISTRATION RHONDA	101001-6245 Meetings & Conferences	ELAN12062	30.00	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	COMMITTEE MEETING UTENSILS	104071-6245 Meetings & Conferences	ELAN12062	50.27	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TRAINING JESSICA GODOY	101513-6250 Staff Training	ELAN12062	250.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	RECERT FEE M GIBBONEY	101515-6250 Staff Training	ELAN12062	93.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TRAINING COURSE MATERIALS	101515-6250 Staff Training	ELAN12062	121.58	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CPR REGISTRATION	101515-6250 Staff Training	ELAN12062	120.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	LUMBER FOR 11 MO TESTING LUM	103066-6250 Staff Training	ELAN12062	1,440.53	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	APCO MEMBERSHIP FEE	101515-6255 Dues & Memberships	ELAN12062	142.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CO CAL FIRE PREVENTION - REG	103067-6255 Dues & Memberships	ELAN12062	49.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	Dues & Memberships	103590-6255 Dues & Memberships	ELAN12062	300.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MMASC MEMBERSHIP FEE MMASC	03550-6255 Dues & Memberships	ELAN12062	125.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN12062	8.69	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN12062	12.72	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN12062	28.83	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN12062	15.19	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	DESK CALENDARS	103040-6315	ELAN12062	33.12	DEC - 24		00019721	03/06/2025

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	V012768		Office Supplies						
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	103040-6315 Office Supplies	ELAN12062	33.26	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	DESK CALENDARS	103040-6315 Office Supplies	ELAN12062	86.88	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SHEET PROTECTORS	103040-6315 Office Supplies	ELAN12062	7.60	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NEIGHBORHOOD SERVICES SUPPLIES	104072-6315 Office Supplies	ELAN12062	106.08	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	STUDY BOOK FOR PAT BOOKS FO	103040-6320 Books & Periodicals	ELAN12062	54.38	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SHIPPING CHARGES	103040-6325 Postage	ELAN12062	123.25	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	UPS SHIPPING	102020-6325 Postage	ELAN12062	16.86	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN12062	93.18	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN12062	108.58	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN12062	130.33	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GASOLINE FOR PD	103658-6345 Gasoline & Diesel Fuel	ELAN12062	45.92	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN12062	56.45	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GASOLINE	103658-6345 Gasoline & Diesel Fuel	ELAN12062	63.28	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN12062	75.64	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN12062	82.84	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EQUIPMENT PARTS SMALL TOOLS	103066-6350 Small Tools/Equipment	ELAN12062	9.53	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BACKDROP FOR HEADSHOTS	581573-6399 Other Supplies	ELAN12062	46.43	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BACKDROP FOR HEADSHOTS	581573-6399 Other Supplies	ELAN12062	64.48	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BACKDROP FOR HEADSHOTS	581573-6399 Other Supplies	ELAN12062	129.97	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CONSTANT CONTACT EMAIL	101534-6366 Web Based Service/Subcriptions	ELAN12062	55.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	DEC MAPPING SVS	103041-6366 Web Based Service/Subcriptions	ELAN12062	0.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MUSIC SUBSCRIPTION	104071-6366 Web Based Service/Subcriptions	ELAN12062	19.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MOVIE SUBSCRIPTION	104071-6366 Web Based Service/Subcriptions	ELAN12062	22.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MINUTES TRANSCRIPTION SVC. AI	750000-6366 Web Based Service/Subcriptions	ELAN12062	199.87	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BOUGHT TOOLS FOR CONCRETE.	103652-6350 Small Tools/Equipment	ELAN12062	183.11	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	JACKETS FOR STAFF	103654-6360 Uniforms	ELAN12062	705.26	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAPPING SERVICES	103042-6366 Web Based Service/Subcriptions	ELAN12062	15.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NS FOOD CANNED GOODS, CER	504070-6401 Community Programs	ELAN12062	33.77	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	TURKEY DISTRIBUTION	504070-6401	ELAN12062	1,000.00	DEC - 24		00019721	03/06/2025

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	V012768		Community Programs						
MW OH	ELAN CORPORATE PAYMENT V012768	TURKEY DISTRIBUTION	504070-6401 Community Programs	ELAN12062	1,000.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NS FOOD DISTRIBUTUON CANNE	504070-6401 Community Programs	ELAN12062	1,000.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	F.A.R.K.'S MISC. SUPPLIES	104071-6401 Community Programs	ELAN12062	-27.92	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN12062	17.19	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BALLOONS FOR NS EVENT	104071-6401 Community Programs	ELAN12062	85.44	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MINI CANDY CANES	104071-6401 / 79394-6401 Community Programs	ELAN12062	19.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COMMAND HOOKS	104071-6401 / 79394-6401 Community Programs	ELAN12062	21.53	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	F.A.R.K.'S MISC. SUPPLIES	104071-6401 Community Programs	ELAN12062	25.80	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TABLE CLOTH ROLL AND BATTERI	104071-6401 / 79397-6401 Community Programs	ELAN12062	27.45	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CHRISTMAS GARLAND	104071-6401 / 79394-6401 Community Programs	ELAN12062	30.13	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN12062	17.23	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TREE LIGHTING SUPPLIES	104071-6401 Community Programs	ELAN12062	56.68	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	F.A.R.K.'S MISC. SUPPLIES	104071-6401 Community Programs	ELAN12062	60.07	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TREE LIGHTING COOKIES	104071-6401 Community Programs	ELAN12062	62.94	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	TREE LIGHTING SUPPLIES	104071-6401 Community Programs	ELAN12062	68.43	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CS TABLECLOTH DRY CLEANERS	104071-6401 Community Programs	ELAN12062	81.82	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POPCORN PACKETS	104071-6401 / 79394-6401 Community Programs	ELAN12062	90.43	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN12062	103.91	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN12062	204.47	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MOVIE SCREEN CLEANING	104071-6401 / 79397-6401 Community Programs	ELAN12062	238.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FOOD FOR LET'S DANCE 12.13	104071-6401 Community Programs	ELAN12062	568.43	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TABLECLOTH	103066-6399 Other Supplies	ELAN12062	10.88	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PLAQUES CITIZENS ACADEMY	103041-6401 Community Programs	ELAN12062	642.94	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	ANGEL TREE SUPPLIES	103040-6401 Community Programs	ELAN12062	8.04	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	ANGEL TREE SUPPLIES	103040-6401 Community Programs	ELAN12062	8.04	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	45995 ROTARY MEETING MEAL	103040-6401 Community Programs	ELAN12062	8.12	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	VETERANS DAY EVENT SUPPLIES	103040-6401 Community Programs	ELAN12062	23.96	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	VETERANS DAY EVENT SUPPLIES	103040-6401 Community Programs	ELAN12062	72.94	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	45974 ROTARY MEETING MEAL	103040-6401	ELAN12062	5.68	DEC - 24		00019721	03/06/2025

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	V012768		Community Programs						
MW OH	ELAN CORPORATE PAYMENT V012768	WREATH VETERANS DAY EVENT	103040-6401 Community Programs	ELAN12062	163.13	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TAMALE FESTIVAL SUPPLIES	104073-6401 Community Programs	ELAN12062	116.46	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SPECIAL EVENT GARLAND	104073-6401 Community Programs	ELAN12062	195.73	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	DESSERTS FOR RECAP MEETING	104078-6401 Community Programs	ELAN12062	67.93	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR SENIOR CENTER	104079-6401 Community Programs	ELAN12062	74.97	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SENIOR CENTER BINGO PRIZES	104079-6401 Community Programs	ELAN12062	120.73	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SENIOR CENTER SUPPLIES	104079-6401 Community Programs	ELAN12062	161.54	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SENIOR CENTER SUPPLIES	104079-6401 Community Programs	ELAN12062	164.90	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR SENIOR CENTER	104079-6401 Community Programs	ELAN12062	68.46	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR CCB	104072-6401 Community Programs	ELAN12062	77.26	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR CCB	104072-6401 Community Programs	ELAN12062	117.18	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FLOOR CLEANER	103043-6147 Janitorial Supplies	ELAN12062	23.91	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL PUMP FOR PAY LOADER	103658-6134 Vehicle Repair & Maintenance	ELAN12062	101.23	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	VEHICLE SMOG CHECKS	103658-6137 Repair Maint/Equipment	ELAN12062	45.00	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	VEHICLE SMOG CHECKS	103658-6137 Repair Maint/Equipment	ELAN12062	45.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	VEHICLE SMOG CHECKS	103658-6137 Repair Maint/Equipment	ELAN12062	134.95	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL BOILER ROOM ROOF DRAI	103654-6137 Repair Maint/Equipment	ELAN12062	283.77	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GETAC REPAIRS	213041-6137 Repair Maint/Equipment	ELAN12062	989.95	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GETAC MDC REPAIRS	213041-6137 Repair Maint/Equipment	ELAN12062	479.95	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITY HALL WALL REPAIRS SUPPLIE	103654-6137 Repair Maint/Equipment	ELAN12062	30.73	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL WATER TOWER FLOAT	103654-6137 Repair Maint/Equipment	ELAN12062	50.54	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD MENS RESTROOM URINAL REPAIR	103654-6137 Repair Maint/Equipment	ELAN12062	135.88	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	DEF FLUID FOR FIRE APPARATUS	103066-6137 Repair Maint/Equipment	ELAN12062	32.31	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	KNOXBOX LICENSE RENEWALS	103066-6137 Repair Maint/Equipment	ELAN12062	721.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	JAIL BLANKETS	103043-6149 Jail Supplies	ELAN12062	463.82	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GLOVES	103043-6149 Jail Supplies	ELAN12062	849.80	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HOTEL: FIRE CHIEF CONFERENCE	103065-6235 Travel	ELAN12062	-940.68	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CR HOTEL: FIRE CHIEF CONF	103065-6235 Travel	ELAN12062	-940.68	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	HOTELS: FIRE CHIEFS CONF. R	103065-6235	ELAN12062	1,881.36	DEC - 24		00019721	03/06/2025

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	V012768		Travel						
MW OH	ELAN CORPORATE PAYMENT V012768	FD TRAINING HOTEL MCKENZIE	103041-6235 Travel	ELAN12062	3.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD TRAINING HOTEL MCKENZIE	103041-6235 Travel	ELAN12062	717.60	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NOC COMMAND STAFF MTG MEALS	103040-6245 Meetings & Conferences	ELAN12062	283.82	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	K9 DOG FOOD	103041-6148 K9 Expenses	ELAN12062	71.64	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	K9 DOG FOOD	103041-6148 K9 Expenses	ELAN12062	76.50	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	K9 DOG FOOD	103041-6148 K9 Expenses	ELAN12062	286.59	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	K9 DOG FOOD	103041-6148 K9 Expenses	ELAN12062	286.59	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HR CONSORTIUM REG	101512-6245 Meetings & Conferences	ELAN12062	25.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HR CONSORTIUM REG	101512-6245 Meetings & Conferences	ELAN12062	100.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CSMFO HOLIDAY LUNCHEON CSM	102020-6245 Meetings & Conferences	ELAN12062	180.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CEAOC SEMINAR DEC 2024 CHRIS	103550-6245 Meetings & Conferences	ELAN12062	59.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CEAOC DEC SEMINAR ELSA CEAO	103550-6245 Meetings & Conferences	ELAN12062	59.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	Meetings & Conferences	103590-6245 Meetings & Conferences	ELAN12062	31.39	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	AFSS MEETING REG	103065-6245 Meetings & Conferences	ELAN12062	31.05	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	FIRE CHIEF CONFERENCE REGI	103065-6245 Meetings & Conferences	ELAN12062	450.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FIRE CHIEF CONFERENCE REGI	103065-6245 Meetings & Conferences	ELAN12062	450.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FOOD FOR TLO TRAINING	103066-6245 Meetings & Conferences	ELAN12062	20.50	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FOOD FOR TLO TRAINING	103066-6245 Meetings & Conferences	ELAN12062	67.07	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TLO TRAINING - FOOD	103066-6245 Meetings & Conferences	ELAN12062	46.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FIREFIGHTER TESTING - SUPPLIES	103066-6245 Meetings & Conferences	ELAN12062	187.05	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CONCERT SHARE	104071-6245 Meetings & Conferences	ELAN12062	25.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	N SPA COL MEETING SUPPLIES	784070-6245 Meetings & Conferences	ELAN12062	24.66	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NSPA MEETING NORTH SPA LU	784070-6245 Meetings & Conferences	ELAN12062	131.59	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NORTH SPA COLLABORATIVE	784070-6245 Meetings & Conferences	ELAN12062	34.32	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FARMA REGISTRATION	404500-6245 Meetings & Conferences	ELAN12062	449.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD TRAINING REG KHAN	213041-6250 Staff Training	ELAN12062	116.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD TRAINING REG TRAINING F	213041-6250 Staff Training	ELAN12062	348.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD TRAINING REG DREW,WAGONER	213041-6250 Staff Training	ELAN12062	1,098.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	SUPPLIES FOR ROOF TRAINING PRO	103066-6250	ELAN12062	94.76	DEC - 24		00019721	03/06/2025

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	V012768		Staff Training						
MW OH	ELAN CORPORATE PAYMENT V012768	CA FIRE CHIEF ASSOC - REG	103065-6250 Staff Training	ELAN12062	625.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REGISTRATION: RED HELMET R	103066-6250 Staff Training	ELAN12062	360.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIRS AT SENIOR CENTER	104055-6130 Repair & Maint/Facilities	ELAN12062	13.31	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIRS AT SENIOR CENTER	104055-6130 Repair & Maint/Facilities	ELAN12062	16.22	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPLACING FLOOR TILES AT SC	104055-6130 Repair & Maint/Facilities	ELAN12062	23.59	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIRS AT SENIOR CENTER	104055-6130 Repair & Maint/Facilities	ELAN12062	40.34	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIRS AT SENIOR CENTER	104055-6130 Repair & Maint/Facilities	ELAN12062	43.81	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIRS AT SENIOR CENTER	104055-6130 Repair & Maint/Facilities	ELAN12062	45.88	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIRS AT SENIOR CENTER	104055-6130 Repair & Maint/Facilities	ELAN12062	50.59	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HAND SOAP DISP. AT BACKS	104055-6130 Repair & Maint/Facilities	ELAN12062	67.50	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAINTENANCE SUPPLIES	104055-6130 Repair & Maint/Facilities	ELAN12062	183.92	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAINTENANCE SUPPLIES	104055-6130 Repair & Maint/Facilities	ELAN12062	198.03	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FIXING THE SINK AT SC	104055-6130 Repair & Maint/Facilities	ELAN12062	212.56	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIR SUPPLIES	104055-6130 Repair & Maint/Facilities	ELAN12062	18.71	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	FD OUTSIDE CAGE SHELVING INSTA	103654-6130 Repair & Maint/Facilities	ELAN12062	95.79	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD VETERANS BANNERS	103654-6130 Repair & Maint/Facilities	ELAN12062	16.72	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD RODENT TRAPS	103654-6130 Repair & Maint/Facilities	ELAN12062	17.60	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD VETERANS BANNER PD VETE	103654-6130 Repair & Maint/Facilities	ELAN12062	33.45	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CUSTODIAL SUPPLIES	103654-6130 Repair & Maint/Facilities	ELAN12062	34.35	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL WALL FRAME	103654-6130 Repair & Maint/Facilities	ELAN12062	39.74	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL OFFICES REPAIR AND PA	103654-6130 Repair & Maint/Facilities	ELAN12062	197.99	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL ADMIN OFFICE CORD CON	103654-6130 Repair & Maint/Facilities	ELAN12062	63.59	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL EXTERIOR LIGHTING REP	103654-6130 Repair & Maint/Facilities	ELAN12062	64.47	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL CS DIRECTOR OFFICE PI	103654-6130 Repair & Maint/Facilities	ELAN12062	81.42	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	WATER FOUNTAIN CHEMICALS P	103654-6130 Repair & Maint/Facilities	ELAN12062	84.79	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD VETERANS BANNERS PD VET	103654-6130 Repair & Maint/Facilities	ELAN12062	85.96	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FW SUPPLIES PURCHASED CON	103654-6130 Repair & Maint/Facilities	ELAN12062	111.78	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL NEW OFFICES CORD CONS	103654-6130 Repair & Maint/Facilities	ELAN12062	116.70	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	FW SUPPLIES	103654-6130	ELAN12062	119.23	DEC - 24		00019721	03/06/2025

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	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL HOLIDAY DECORATION IN	103654-6130 Repair & Maint/Facilities	ELAN12062	132.39	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SAFETY JACKETS PURCHASED	103654-6130 Repair & Maint/Facilities	ELAN12062	171.74	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	R. SHADER	104071-6053 City Events	ELAN12062	6.50	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	ENGRAVED NAME PLATE SHADER	104071-6053 City Events	ELAN12062	16.31	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	R. SHADER	104071-6053 City Events	ELAN12062	74.43	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SGT INTERVIEW PANEL SUPPLIES	103040-6054 Recruitement Exp	ELAN12062	27.49	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SGT. INTERVIEW PANEL MEALS	101512-6054 Recruitement Exp	ELAN12062	133.64	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL FRAME AND WALL ART IN	103654-6130 Repair & Maint/Facilities	ELAN12062	46.87	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYYARD HEATERS FOR OFFICES	103654-6130 Repair & Maint/Facilities	ELAN12062	247.18	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FW SUPPLIES	103654-6130 Repair & Maint/Facilities	ELAN12062	299.97	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SIGNAGE FOR FIRE STATION DOOR	103066-6130 Repair & Maint/Facilities	ELAN12062	35.59	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BOUGHT EQUIP FOR CONCRETE.	103652-6132 Repair & Maintenance/Streets	ELAN12062	210.05	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CONCRETE WORK AT LOS NINOS PAR	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	41.63	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SEAR COVER DISPENSERS REPLACE	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	54.36	DEC - 24		00019721	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	SOAP DISPENSERS FOR TUFFREE	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	90.51	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPAIRS AT TUFFREE RESTROOMS	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	97.54	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	LABOR TO FIX WATER LINE AT VAQ	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	134.53	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TIMER FOR TUFFREE PARK	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	135.08	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	LED LIGHTS FOR KRAEMER PARK	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	163.10	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	WAX RINGS FOR TOILETS AT TUFFR	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	397.27	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REPLACE SINK FAUCETS AT KRAEMB	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	601.98	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TIMER REPLACEMENT AT	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	200.32	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR LA PLACITA	104055-6139 Repair/Maint - Parks & Fields	ELAN12062	54.76	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EQUIP REPLACEMENT , DROP BAG	103066-6143 Equipment Replacement	ELAN12062	26.62	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL OFFICE PAINTING SUPPL	103654-6146 Paint Supplies	ELAN12062	137.90	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR GRAFFITI CREW	103652-6146 Paint Supplies	ELAN12062	217.00	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR GRAFFITI CREW	103652-6146 Paint Supplies	ELAN12062	270.77	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POPCORN PACKETS	104071-6401 / 79397-6401 Community Programs	ELAN12062	44.54	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	GETAC OFFICE DOC W/ADAPTER	213041-6840	ELAN12062	389.31	DEC - 24		00019721	03/06/2025

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	V012768		Machinery & Equipment						
MW OH	ELAN CORPORATE PAYMENT V012768	LAPTOP CHARGER	213041-6840 Machinery & Equipment	ELAN12062	21.46	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GETAC MDC CHARGERS	213041-6840 Machinery & Equipment	ELAN12062	147.60	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SCANNER FOR INVESTIGATIONS	213041-6840 Machinery & Equipment	ELAN12062	362.02	DEC - 24		00019721	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CREDIT KEYBOARD TRAY	103040-6845 Office Equipment	ELAN12062	-76.11	DEC - 24		00019721	03/06/2025
				Check Total:	**32,024.83**				
MW OH	INFRASTRUCTURE V012903	NOV - CM SERVICES	331801-6740 Infrastructure - Streets	EFT030525	3,564.00	467409	P13617	00019722	03/06/2025
MW OH	INFRASTRUCTURE V012903	DEC - CM SERVICES	331801-6740 Infrastructure - Streets	EFT030525	4,158.00	472276	P13617	00019722	03/06/2025
MW OH	INFRASTRUCTURE V012903	JAN - INSP SVS	791506-6740 Infrastructure - Streets	EFT030525	10,800.00	477301	P13754	00019722	03/06/2025
				Check Total:	**18,522.00**				
MW OH	REPUBLIC WASTE SERVICES V007205	JAN - REFUSE COLLECTION SVS	374386-6101 Disposal	EFT030525	384,939.84	676-005842476	P13623	00019723	03/06/2025
				Check Total:	**384,939.84**				
MW OH	ELAN CORPORATE PAYMENT V012768	K9 DOG FOOD	103041-6148 K9 Expenses	ELAN01062	136.65	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SHOP COMPRESSOR PART	103658-6137 Repair Maint/Equipment	ELAN01062	26.92	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	AXON ROUTER	103043-6137 Repair Maint/Equipment	ELAN01062	236.92	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CEQA EXAM WHITTAKER	102533-6245 Meetings & Conferences	ELAN01062	16.36	JAN- 25		00019725	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	CEQA EXAM WHITTAKER	102533-6245 Meetings & Conferences	ELAN01062	595.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MORGADO EXAM BUILD. INSP	102533-6245 Meetings & Conferences	ELAN01062	36.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COUNCIL, MGMT, STAFF DINNERS	101001-6245 Meetings & Conferences	ELAN01062	101.82	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COUNCIL, MGMT, STAFF DINNERS	101001-6245 Meetings & Conferences	ELAN01062	113.36	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	RANGE SUPPLIES	103043-6162 Range Training	ELAN01062	42.11	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TARGETS	103043-6162 Range Training	ELAN01062	64.15	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SCOOTER RENTAL	104073-6170 Equipment & Tool Rental	ELAN01062	190.55	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HOTEL: FIRE CHIEF CONF DOBINE	103065-6235 Travel	ELAN01062	1,285.61	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PARKING FEE	103065-6235 Travel	ELAN01062	5.10	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HOTEL: FIRE CHIEF CONF WEINERT	103065-6235 Travel	ELAN01062	1,285.61	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CPR CERTS A. WEINERT	103066-6250 Staff Training	ELAN01062	24.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CPR RECERTIFICATIONS	103066-6250 Staff Training	ELAN01062	168.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CPR CERTS MULTIPLE	103066-6250 Staff Training	ELAN01062	192.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CPR CERTS MULTIPLE	103066-6250 Staff Training	ELAN01062	192.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	CPR CERT HORNER/BRUTO	103067-6250	ELAN01062	48.00	JAN- 25		00019725	03/06/2025

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	V012768		Staff Training						
MW OH	ELAN CORPORATE PAYMENT V012768	REGISTRATION: HORNER FM1D	103067-6250 Staff Training	ELAN01062	440.75	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD TRAINING REG PALUMBO &	103041-6250 Staff Training	ELAN01062	290.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CPR CERT ADAMS	103065-6250 Staff Training	ELAN01062	24.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TASK FORCE MEETING EXPENSES	103042-6245 Meetings & Conferences	ELAN01062	38.40	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MEETING EXPENSES	103066-6245 Meetings & Conferences	ELAN01062	17.16	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	JAIL BLANKETS	103043-6149 Jail Supplies	ELAN01062	271.80	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	JAIL SUPPLIES	103043-6149 Jail Supplies	ELAN01062	698.37	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EVIDENCE COLLECTION SUPPLIES	103043-6149 Jail Supplies	ELAN01062	1,250.95	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR GRAFFITI CREW	103652-6146 Paint Supplies	ELAN01062	170.27	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HAND SOAP	104073-6147 / 79398-6147 Janitorial Supplies	ELAN01062	2.12	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SOAP AND BLEECH	104073-6147 / 79398-6147 Janitorial Supplies	ELAN01062	7.66	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FW PLANTING SUPPLIES	103652-6132 Repair & Maintenance/Streets	ELAN01062	226.62	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HR POSTERS	101512-6057 Chamber of Commerce	ELAN01062	753.20	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	LUNCH BUILDING INSP RECRUITM	101512-6054 Recruitement Exp	ELAN01062	74.22	JAN- 25		00019725	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	2024 EE HOLIDAY PARTY PROPS	109595-6053 City Events	ELAN01062	44.02	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	RAFFLEFORHOLIDAYLUNCHEON	101512-6053 City Events	ELAN01062	340.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	RAFFLE HOLIDAY LUNCHEON 2024	101512-6053 City Events	ELAN01062	15.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	RAFFLE FOR HOLIDAY LUNCHEON	101512-6053 City Events	ELAN01062	952.36	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EMPLOYEE CELEBRATION	101515-6053 City Events	ELAN01062	38.30	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	DEPT CHRISTMAS CARDS	101515-6053 City Events	ELAN01062	36.98	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD PATCH PLAQUE	103040-6053 City Events	ELAN01062	27.96	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CITYHALL MEDIA ROOM CEILING	103654-6130 Repair & Maint/Facilities	ELAN01062	172.93	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PAINT SUPPLIES	103654-6130 Repair & Maint/Facilities	ELAN01062	71.76	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAINTENANCE SUPPLIES	104055-6130 Repair & Maint/Facilities	ELAN01062	9.35	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAINTENANCE SUPLIES	104055-6130 Repair & Maint/Facilities	ELAN01062	60.54	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR SENIOR CENTER	104055-6130 Repair & Maint/Facilities	ELAN01062	69.35	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAINTENANCE SUPPLIES	104055-6130 Repair & Maint/Facilities	ELAN01062	76.37	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PAINT	103654-6130 Repair & Maint/Facilities	ELAN01062	12.89	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	SINK TRAP	103654-6130	ELAN01062	30.74	JAN- 25		00019725	03/06/2025

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	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CITYHALL MONUMENT 240V OUTLET	103654-6130	ELAN01062	31.76	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CITYHALL MEDIA ROOM	103654-6130	ELAN01062	33.66	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CITY HALL NEW BOILER	103654-6130	ELAN01062	1,259.60	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CEILING TILES FOR CH	103654-6130	ELAN01062	76.49	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CEILING TILES FOR CH	103654-6130	ELAN01062	95.88	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CUSTODIAL SUPPLIES	103654-6130	ELAN01062	99.88	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	FW SUPPLIES	103654-6130	ELAN01062	113.96	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	FW SUPPLIES	103654-6130	ELAN01062	143.17	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	WATER HEATER INST SUPPLIES	103654-6130	ELAN01062	194.89	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	GARBAGE DISPOSAL FOR FIRE HQ	103654-6130	ELAN01062	267.90	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	FW SUPPLIES	103654-6130	ELAN01062	335.14	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CITYHALL MEDIA ROOM	103654-6130	ELAN01062	409.65	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	CITYHALL SATIN AND PAINT	103654-6130	ELAN01062	421.13	JAN- 25		00019725	03/06/2025
	V012768		Repair & Maint/Facilities						
MW OH	ELAN CORPORATE PAYMENT	FOIL TRAYS FOR CCB	104072-6401	ELAN01062	21.31	JAN- 25		00019725	03/06/2025
	V012768		Community Programs						

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MW OH	ELAN CORPORATE PAYMENT V012768	CCB, NS SUPPLIES	104072-6401 Community Programs	ELAN01062	111.27	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TAMALE FESTIVAL SUPPLIES	104073-6401 Community Programs	ELAN01062	38.96	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN01062	14.01	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR TINY TOTS	104071-6401 / 22401-6401 Community Programs	ELAN01062	18.90	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN01062	19.58	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR TREE LIGHTING	104071-6401 Community Programs	ELAN01062	30.13	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR PARKS	104071-6401 Community Programs	ELAN01062	37.56	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PARKS HOLIDAY CELEBRATION	104071-6401 Community Programs	ELAN01062	60.11	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR TREE LIGHTING	104071-6401 Community Programs	ELAN01062	75.32	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN01062	84.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN01062	91.68	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TINY TOT SUPPLIES	104071-6401 / 22401-6401 Community Programs	ELAN01062	95.29	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR PARKS HOLIDAY	104071-6401 Community Programs	ELAN01062	106.10	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PARKS HOLIDAY CELEBRATION	104071-6401 Community Programs	ELAN01062	113.01	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	TINY TOT SUPPLIES	104071-6401 / 22401-6401	ELAN01062	198.13	JAN- 25		00019725	03/06/2025

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	V012768		Community Programs						
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR TINY TOTS	104071-6401 / 22401-6401 Community Programs	ELAN01062	34.18	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PARKS HOLIDAY CELEBRATION	104071-6401 Community Programs	ELAN01062	91.82	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SENIOR CENTER SUPPLIES	104079-6401 Community Programs	ELAN01062	70.68	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SENIOR CENTER SUPPLIES	104079-6401 Community Programs	ELAN01062	103.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SENIOR CENTER SUPPLIES	104079-6401 Community Programs	ELAN01062	467.37	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SENIOR CENTER SUPPLIES	104079-6401 Community Programs	ELAN01062	50.60	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	46002 ROTARY MTG MEAL	103040-6401 Community Programs	ELAN01062	8.12	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	WRITSTBANDS	103040-6401 Community Programs	ELAN01062	26.94	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	PAPER TOWELS	104073-6401 / 79398-6401 Community Programs	ELAN01062	10.93	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SANITIZER TEST STRIPS	104073-6401 / 79398-6401 Community Programs	ELAN01062	11.83	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GLOVES STAFF TO USE AT TAMALE	104073-6401 Community Programs	ELAN01062	54.53	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR TAMALE FESTIVAL	104073-6401 Community Programs	ELAN01062	70.21	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SPECIAL EVENT SUPPLIES	104073-6401 Community Programs	ELAN01062	83.19	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TAMALE FESTIVAL SUPPLIES	104073-6401 Community Programs	ELAN01062	89.35	JAN- 25		00019725	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	SUPPLIES FOR TAMALE FESTIVAL	104073-6401 Community Programs	ELAN01062	380.59	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	46011 45676 MAPPING SERVICES	103042-6366 Web Based Service/Subcriptions	ELAN01062	15.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EMPLOYEE SCHEDULING SOFTWARE	104070-6366 Web Based Service/Subcriptions	ELAN01062	896.76	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MOVIE SUBSCRIPTION	104071-6366 Web Based Service/Subcriptions	ELAN01062	22.99	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MUSIC SUBSCRIPTION	104071-6366 Web Based Service/Subcriptions	ELAN01062	19.99	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	T POLO SHIRTS	101523-6360 Uniforms	ELAN01062	230.87	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	T POLO SHIRTS	101523-6360 Uniforms	ELAN01062	119.67	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OCKING FOR INTERIM CA	101523-6364 Computer Hardware	ELAN01062	285.46	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	ONLINE MAGAZINE SUBSCRIPTION	101515-6366 Web Based Service/Subcriptions	ELAN01062	1.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CONSTANT CONTACT EMAIL	101534-6366 Web Based Service/Subcriptions	ELAN01062	55.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	AN NNO MAPPING SVS	103041-6366 Web Based Service/Subcriptions	ELAN01062	0.99	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BACKDROP FOR HEADSHOTS	581573-6399 Other Supplies	ELAN01062	54.35	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	BACKDROP FOR HEADSHOTS	581573-6399 Other Supplies	ELAN01062	103.26	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	LOCK	103043-6399 Other Supplies	ELAN01062	39.63	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	STREET CREW SUPPLIES	103652-6350	ELAN01062	105.34	JAN- 25		00019725	03/06/2025

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	V012768		Small Tools/Equipment						
MW OH	ELAN CORPORATE PAYMENT V012768	POSTAGE	109595-6325 Postage	ELAN01062	64.20	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POSTAGE	109595-6325 Postage	ELAN01062	93.12	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POSTAGE	109595-6325 Postage	ELAN01062	164.84	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POSTAGE	109595-6325 Postage	ELAN01062	3.43	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POSTAGE	109595-6325 Postage	ELAN01062	19.36	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POSTAGE	109595-6325 Postage	ELAN01062	38.72	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POSTAGE	109595-6325 Postage	ELAN01062	48.40	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN01062	59.07	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN01062	84.24	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN01062	105.14	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN01062	109.74	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FUEL	103658-6345 Gasoline & Diesel Fuel	ELAN01062	111.26	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	SHIPPING CHARGES	103040-6325 Postage	ELAN01062	15.76	JAN-25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NAME TAG MAYOR KIRWIN	101001-6315 Office Supplies	ELAN01062	27.48	JAN-25		00019725	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN01062	10.85	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN01062	13.58	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN01062	19.55	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	101511-6315 Office Supplies	ELAN01062	21.51	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CWEA ASSOC MEMBERSHIP	103652-6257 Licenses & Permits	ELAN01062	239.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CAPIO ANNUAL MEMBERSHIP	101534-6255 Dues & Memberships	ELAN01062	275.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	POST CTO COURSE A RAMOS	101515-6250 Staff Training	ELAN01062	94.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REFUND FOR TRAINING	102020-6250 Staff Training	ELAN01062	-435.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MORGADO EXAM BUILD.INSP	102533-6250 Staff Training	ELAN01062	204.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FD TRAINING REG MACCUBBIN	103040-6250 Staff Training	ELAN01062	200.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	REGISTRATION K. TAO	103590-6245 Meetings & Conferences	ELAN01062	17.85	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	LABEL MAKER TAPE	101515-6315 Office Supplies	ELAN01062	22.60	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	OFFICE SUPPLIES	103040-6315 Office Supplies	ELAN01062	21.06	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	LABELS	103040-6315 Office Supplies	ELAN01062	28.32	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT	DESK CALENDARS	103040-6315	ELAN01062	28.95	JAN- 25		00019725	03/06/2025

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	V012768		Office Supplies						
MW OH	ELAN CORPORATE PAYMENT V012768	DESK CALENDAR	103040-6315 Office Supplies	ELAN01062	20.26	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	. HUMMER COUNCIL PHOTO	101001-6301 Special Department Expenses	ELAN01062	2.93	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	. HUMMER 11X14 PHOTOS	101001-6301 Special Department Expenses	ELAN01062	42.38	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	NAME TAG - HUMMER	101001-6315 Office Supplies	ELAN01062	27.47	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAYOR'S RECEPTION	101001-6053 City Events	ELAN01062	81.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FLOWERS FOR RHONDA SHADER	101001-6053 City Events	ELAN01062	14.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	FLOWERS FOR RHONDA SHADER	101001-6053 City Events	ELAN01062	18.31	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	CAKE MAYOR'S RECEPTION	101001-6053 City Events	ELAN01062	29.99	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MAYOR'S RECEPTION SUPPLIES	101001-6053 City Events	ELAN01062	63.01	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	DESK CLOCK J. YAMAGUCCI	101001-6053 City Events	ELAN01062	77.47	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	HOLIDAY PARTY SUPPLIES	109595-6053 City Events	ELAN01062	16.30	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EMPLOYEE RECOG/LUNCHEON	109595-6053 / 239501-6053 City Events	ELAN01062	1,400.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	EMPLOYEE RECOG/LUNCHEON	109595-6053 / 239501-6053 City Events	ELAN01062	2,250.00	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	COFFEE SUPPLIES	109595-6052 Common Area Supplies	ELAN01062	13.49	JAN- 25		00019725	03/06/2025

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MW OH	ELAN CORPORATE PAYMENT V012768	DISPATCH MEALS MONTHLY FEE	101515-6052 Common Area Supplies	ELAN01062	9.99	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	MEAL	101515-6044 Credit Card Disputes	ELAN01062	30.11	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	TOLL ROAD FEE	103040-6051 Toll Roads Expense	ELAN01062	8.74	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	IDEA TOLL ROAD CHARGES	103042-6051 Toll Roads Expense	ELAN01062	0.70	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	IDEA TOLL ROAD CHARGES	103042-6051 Toll Roads Expense	ELAN01062	0.80	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	IDEA TOLL ROAD CHARGES	103042-6051 Toll Roads Expense	ELAN01062	1.65	JAN- 25		00019725	03/06/2025
MW OH	ELAN CORPORATE PAYMENT V012768	GINGERBREAD HOUSES	109595-6401 Community Programs	ELAN01062	84.10	JAN- 25		00019725	03/06/2025
				Check Total:	**24,985.08**				
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0010-2150 Survivor Benefit Package	ACH030525	154.17	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0033-2150 Survivor Benefit Package	ACH030525	0.10	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0048-2145 Employee PERS Payback W/H	ACH030525	0.42	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0037-2150 Survivor Benefit Package	ACH030525	0.10	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0048-2150 Survivor Benefit Package	ACH030525	0.14	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0078-2150 Survivor Benefit Package	ACH030525	0.13	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0029-2150 Survivor Benefit Package	ACH030525	0.01	PR2501003		00019726	03/10/2025

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MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0030-2150 Survivor Benefit Package	ACH030525	0.29	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0078-2140 Employee PERS W/H	ACH030525	225.48	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0048-2140 Employee PERS W/H	ACH030525	110.54	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0030-2140 Employee PERS W/H	ACH030525	196.90	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0033-2140 Employee PERS W/H	ACH030525	119.00	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0029-2140 Employee PERS W/H	ACH030525	5.79	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0037-2140 Employee PERS W/H	ACH030525	84.45	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0010-2140 Employee PERS W/H	ACH030525	143,874.68	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0010-2145 Employee PERS Payback W/H	ACH030525	256.34	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0037-2145 Employee PERS Payback W/H	ACH030525	1.74	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/1 PD2/7	0029-2145 Employee PERS Payback W/H	ACH030525	0.25	PR2501003		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0048-2145 Employee PERS Payback W/H	ACH030525	0.42	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0029-2145 Employee PERS Payback W/H	ACH030525	0.25	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0037-2145 Employee PERS Payback W/H	ACH030525	1.74	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC	PERS PE2/15 PD2/21	0010-2145	ACH030525	256.34	PR2501004		00019726	03/10/2025

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	V010053		Employee PERS Payback W/H						
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0010-2140 Employee PERS W/H	ACH030525	141,861.78	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0037-2140 Employee PERS W/H	ACH030525	45.49	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0030-2140 Employee PERS W/H	ACH030525	255.24	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0029-2140 Employee PERS W/H	ACH030525	2.16	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0033-2140 Employee PERS W/H	ACH030525	119.00	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0048-2140 Employee PERS W/H	ACH030525	99.72	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0078-2140 Employee PERS W/H	ACH030525	225.48	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0037-2150 Survivor Benefit Package	ACH030525	0.05	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0030-2150 Survivor Benefit Package	ACH030525	0.38	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0078-2150 Survivor Benefit Package	ACH030525	0.13	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0048-2150 Survivor Benefit Package	ACH030525	0.14	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0033-2150 Survivor Benefit Package	ACH030525	0.10	PR2501004		00019726	03/10/2025
MW OH	CALIFORNIA PUBLIC V010053	PERS PE2/15 PD2/21	0010-2150 Survivor Benefit Package	ACH030525	139.63	PR2501004		00019726	03/10/2025
				Check Total:	**288,038.58**				
MW OH	CALIFORNIA STATE	CA CHILD SUPP PE2/15 PD2/21	0010-2196	ACH030525	1,812.44	PR2501004		00019727	03/10/2025

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	V004813		Garnishments W/H						
				Check Total:	**1,812.44**				
MW OH	EMPLOYMENT V010052	PE2/15 PD2/21	0048-2135 Calif Income Tax W/H	ACH030525	36.43	PR2501004		00019728	03/10/2025
MW OH	EMPLOYMENT V010052	PE2/15 PD2/21	0078-2135 Calif Income Tax W/H	ACH030525	36.99	PR2501004		00019728	03/10/2025
MW OH	EMPLOYMENT V010052	PE2/15 PD2/21	0030-2135 Calif Income Tax W/H	ACH030525	107.24	PR2501004		00019728	03/10/2025
MW OH	EMPLOYMENT V010052	PE2/15 PD2/21	0010-2135 Calif Income Tax W/H	ACH030525	39,485.25	PR2501004		00019728	03/10/2025
MW OH	EMPLOYMENT V010052	PE2/15 PD2/21	0033-2135 Calif Income Tax W/H	ACH030525	57.43	PR2501004		00019728	03/10/2025
MW OH	EMPLOYMENT V010052	PE2/15 PD2/21	0029-2135 Calif Income Tax W/H	ACH030525	1.83	PR2501004		00019728	03/10/2025
MW OH	EMPLOYMENT V010052	PE2/15 PD2/21	0037-2135 Calif Income Tax W/H	ACH030525	38.08	PR2501004		00019728	03/10/2025
				Check Total:	**39,763.25**				
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0078-2120 Employer Medicare Payable	ACH030525	10.07	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0010-2115 Employee Medicare W/H	ACH030525	12,890.44	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0030-2115 Employee Medicare W/H	ACH030525	83.12	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0029-2115 Employee Medicare W/H	ACH030525	0.37	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0078-2110 Federal Income Tax W/H	ACH030525	127.33	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE	FED TAX PE2/15 PD2/21	0078-2115	ACH030525	10.07	PR2501004		00019729	03/10/2025

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	V010054		Employee Medicare W/H						
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0030-2110 Federal Income Tax W/H	ACH030525	308.81	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0010-2110 Federal Income Tax W/H	ACH030525	99,095.55	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0029-2110 Federal Income Tax W/H	ACH030525	5.10	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0048-2110 Federal Income Tax W/H	ACH030525	93.68	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0037-2110 Federal Income Tax W/H	ACH030525	107.29	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0033-2110 Federal Income Tax W/H	ACH030525	170.34	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0033-2120 Employer Medicare Payable	ACH030525	11.91	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0033-2115 Employee Medicare W/H	ACH030525	11.91	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0037-2115 Employee Medicare W/H	ACH030525	7.49	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0048-2115 Employee Medicare W/H	ACH030525	9.82	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0048-2120 Employer Medicare Payable	ACH030525	9.82	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0037-2120 Employer Medicare Payable	ACH030525	7.49	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0029-2120 Employer Medicare Payable	ACH030525	0.37	PR2501004		00019729	03/10/2025
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0030-2120 Employer Medicare Payable	ACH030525	83.12	PR2501004		00019729	03/10/2025

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	INTERNAL REVENUE V010054	FED TAX PE2/15 PD2/21	0010-2120 Employer Medicare Payable	ACH030525	12,890.44	PR2501004		00019729	03/10/2025
			Check Total:		**125,934.54**				
MW OH	MISSION SQUARE 100091 V012393	401A PE2/15 PD2/21	0010-2170 Deferred Comp Payable - ICMA	ACH030525	2,447.83	PR2501004		00019730	03/10/2025
MW OH	MISSION SQUARE 100091 V012393	401A PE2/15 PD2/21	0048-2170 Deferred Comp Payable - ICMA	ACH030525	8.30	PR2501004		00019730	03/10/2025
MW OH	MISSION SQUARE 100091 V012393	401A PE2/15 PD2/21	0037-2170 Deferred Comp Payable - ICMA	ACH030525	9.40	PR2501004		00019730	03/10/2025
MW OH	MISSION SQUARE 100091 V012393	401A PE2/15 PD2/21	0029-2170 Deferred Comp Payable - ICMA	ACH030525	0.64	PR2501004		00019730	03/10/2025
MW OH	MISSION SQUARE 100091 V012393	401A PE2/15 PD2/21	0033-2170 Deferred Comp Payable - ICMA	ACH030525	30.45	PR2501004		00019730	03/10/2025
MW OH	MISSION SQUARE 100091 V012393	401A PE2/15 PD2/21	0010-2170 Deferred Comp Payable - ICMA	ACH030525	11,482.76	PR2501004B		00019730	03/10/2025
			Check Total:		**13,979.38**				
MW OH	MISSION SQUARE 301387 V012394	#301387 PE2/15 PD2/21	0033-2170 Deferred Comp Payable - ICMA	ACH030525	0.09	301387-PY2504		00019731	03/10/2025
MW OH	MISSION SQUARE 301387 V012394	#301387 PE2/15 PD2/21	0037-2170 Deferred Comp Payable - ICMA	ACH030525	10.91	301387-PY2504		00019731	03/10/2025
MW OH	MISSION SQUARE 301387 V012394	#301387 PE2/15 PD2/21	0010-2170 Deferred Comp Payable - ICMA	ACH030525	33,166.61	301387-PY2504		00019731	03/10/2025
MW OH	MISSION SQUARE 301387 V012394	#301387 PE2/15 PD2/21	0029-2170 Deferred Comp Payable - ICMA	ACH030525	0.80	301387-PY2504		00019731	03/10/2025
MW OH	MISSION SQUARE 301387 V012394	#301387 PE2/15 PD2/21	0078-2170 Deferred Comp Payable - ICMA	ACH030525	5.38	301387-PY2504		00019731	03/10/2025
MW OH	MISSION SQUARE 301387 V012394	#301387 PE2/15 PD2/21	0048-2170 Deferred Comp Payable - ICMA	ACH030525	11.62	301387-PY2504		00019731	03/10/2025

City of Placentia
Check Register
For 03/11/2025

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**33,195.41**				
MW OH	PRINCIPAL FINANCIAL V000844	MAR- LIFE INSURANCE	109595-5110 Life Ins Allocation	ACH030525	974.84	124121587000-		00019732	03/10/2025
MW OH	PRINCIPAL FINANCIAL V000844	MAR- LIFE INSURANCE	395083-5163 Life Insurance Premiums	ACH030525	390.40	124121587000-		00019732	03/10/2025
MW OH	PRINCIPAL FINANCIAL V000844	JAN-MAR PREMIUM - GUTFELD	109595-5110 Life Ins Allocation	ACH030525	271.23	22542025		00019732	03/10/2025
				Check Total:	**1,636.47**				
MW OH	WASHINGTON STATE V011597	WA CHILD SUPP PR2/15 PD2/21	0010-2196 Garnishments W/H	ACH030525	823.09	PR2501004		00019733	03/10/2025
				Check Total:	**823.09**				
				Type Total:	**1,819,594.71**				
				Check Total:	**1,819,594.71**				

Agenda Item No: 1.c

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025

Submitted by: Gabriel Guerrero-Gabany

From: Public Works

Subject:
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)

Financial Impact:
Fiscal Impact:
Approximately $23,646 of Total Development Impact Fee Revenue prior to Construction of three (3) New Single-Family Residences.

Summary:
On November 15, 2022, the City Council approved Tentative Parcel Map No. 2022-125 for the subdivision of one existing parcel into three (3) parcels for the property located at 406 N. Nevin Lane. The subject site is in the eastern portion of the City, north of Alta Vista Street and west of Van Buren Street, near the intersection of Jefferson Street and Alta Vista Street.

All conditions imposed upon the subject parcel map have been met pursuant to Section 66473.5 of the California Government Code. The proposed project is consistent with the City's General Plan and meets the minimum development standards of the Placentia Municipal Code (PMC). The recommended actions will accept Final Parcel Map No. 2022-125.

Recommendation:
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.

Strategic Plan Statement:
This item is consistent with the City Council approved 5-Year Strategic Goal to achieve:

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item will specifically create opportunities for the development of more housing in the City consistent with the City's Housing and Land Use Elements.

Discussion:
The subject site is in the eastern portion of the City, north of Alta Vista Street and west of Van Buren Street, near the intersection of Jefferson Street and Alta Vista Street. Access to the

parcel is from both Nevin Lane and Evans Lane. The Parcel Map will subdivide the existing 0.48-acre lot into (3) separate parcels.

Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four (4) or fewer parcels and PMC Section 22.80.060(c) requires the Planning Commission to take action to recommend to the City Council conditional approval or denial of a proposed subdivision map. On October 11, 2022, the Planning Commission voted 5-0-2 (two absent) to recommend approval of TPM 2022-125 to the City Council. On November 15, 2022, City Council approved TPM 2022-125 for the subject subdivision.

All conditions imposed upon the subject parcel map have been met pursuant to Section 66473.5 of the California Government Code. The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. The recommended actions will accept Final Parcel Map No. 2022-125, as shown and documented on the attached final map.

Fiscal Impact Summary:

Fiscal Impact:

Pursuant to PMC Chapter 5.02 all new development is subject to Citywide Development Impact Fees. The proposed Parcel Map will allow the developer to move forward with the future development, which will result in three (3) new single-family residential properties. The subsequent construction of new residential homes will result in approximately $23,646 of total Development Impact Fee revenue. It should be noted that future construction will also require payment of user fees such as building plan check and building permit fees.

Attachments

PARCEL MAP 2022-125.pdf

SHEET 1 OF 3 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2022-125
3 NUMBERED PARCELS
AREA: 21,030 SQUARE FEET (GROSS AND NET)

PARCEL MAP NO. 2022-125

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF LOT 226 OF TRACT NO. 14161, AS PER MAP FILED IN BOOK 673, PAGES 37-48, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

KING CIVIL ENGINEERING CORP THOMAS A. KING, R.C.E. 16916 DATE OF SURVEY-FEBRUARY 2023

ACCEPTED AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY

DATE _____

TIME _____ FEE $ _____

INSTRUMENT NO. _____

BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK–RECORDER

BY _____
DEPUTY

OWNERSHIP CERTIFICATE

We, the undersigned, being all parties having any record title interest in the land covered by this map, do hereby consent to the preparation and recordation of said map, as shown within the distinctive border line.

We hereby release and relinquish to the City of Placentia, all vehicular access rights to Nevin Lane and Alta Vista Street shown hereon.

Realm California, LLC, a Delaware Limited Liability Company

_____

By: Blain Meith, Managing Member

NOTARY ACKNOWLEDGEMENT

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)
) ss
County of_____)

On _____, before me, _____, Notary Public,

personally appeared _____,who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies) and that by his signature on the instrument the person, or the entity upon behalf of which the person 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:

Signature _____
Notary Public in and for said State

_____
(Print Name)

My Principal Place of Business is in _____ County
My Commission expires _____
My Commission No. _____

BENEFICIARY:
MISSION BANK
As Beneficiary under that certain Deed of Trust recorded SEPTEMBER 13, 2024 as Instrument No. 2024000237576 of Official Records.

By:_____
(Print Name)
(Print Title)

BENEFICIARY:
MISSION BANK
As Beneficiary under that certain Deed of Trust recorded SEPTEMBER 13, 2024 as Instrument No. 2024000237577 of Official Records.

By:_____
(Print Name)
(Print Title)

NOTARY ACKNOWLEDGEMENT

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)
) ss
County of _____)

On _____, before me,_____, 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:

Signature _____
Notary Public in and for said State

_____
(Print Name)

My Principal Place of Business is in _____ County
My Commission expires _____
My Commission No. _____

SIGNATURE OMISSION NOTES: SHOWN ON SHEET NO. 2.

ENGINEER'S STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Realm California, LLC in February 2023. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in such positions within 90 days after acceptance of improvements; and that said monuments are sufficient to enable the survey to be retraced. I hereby state this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

January 17, 2025

Thomas A. King Date
R.C.E. 16916
Expiration Date: 6/30/2025

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. KING
No. 16916
CIVIL
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I hereby state that I have examined this map and have found it to be substantially in conformance with the Tentative Map, if required, as filed with, amended and approved by the City Planning Commission; that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with.

Dated this _____ day of _____, 2025

_____
Christopher M. Tanio
Deputy Director of Public Works/City Engineer of the City of Placentia
R.C.E. NO. 82756 Expiration Date: 9/30/2026

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER M TANIO
No. 82756
CIVIL
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I hereby state that I have examined this map and have found that it conforms with mapping provisions of the Subdivision Map Act and I am satisfied this map is technically correct in all respects not stated by the County Surveyor.

Dated this _____ day of _____, 2025

_____
Dennis W. Janda P.L.S. 6359
City Surveyor, City of Placentia

PROFESSIONAL LAND SURVEYOR
DENNIS W. JANDA
No. 6359
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I hereby state that I have examined this map and have found that all mapping provisions of the Subdivsion Map Act have been complied with and I am satisfied said map is technically correct relative to the parcel map boundary.

Dated this _____ day of _____, 2025

_____
Lily M. N. Sandberg, Chief Deputy County Surveyor
P.L.S. 8402

PROFESSIONAL LAND SURVEYOR
LILY M. NUNEZ SANDBERG
No. 8402
STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

State of California)
City of Placentia)ss
County of Orange)

I hereby certify that this map was presented for approval to the City Council of the City of Placentia at a regular meeting thereof held on the_____day of _____, 2025, and that thereupon said Council did, by an order duly passed and entered, approve said map.

And did accept on behalf of the City of Placentia, the vehicular access rights to Nevin Lane and Alta Vista Street as released and relinquished.

And did also approve subject map pursuant to the provisions of section 66436 (a)(3)(A) of the subdivision Map Act.

Dated this _____ day of_____, 2025

_____
Robert S. McKinnell
City Clerk of the City of Placentia

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

State of California)
)ss
County of Orange)

I hereby certify that according to the records of my office, there are no liens against the land covered by this map or any part thereof for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable.

And do certify to the Recorder of Orange County that the provisions of the Subdivision Map Act have been complied with regarding deposits to secure payment of taxes or special assessments collected as taxes on the land covered by this map.

Dated this _____ day of _____, 2025

Shari L. Freidenrich BY: _____
County Treasurer–Tax Collector Treasurer–Tax Collector

SHEET 2 OF 3 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2022-125
3 NUMBERED PARCELS
AREA: 21,027 SQUARE FEET (GROSS AND NET)

PARCEL MAP NO. 2022-125

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.
KING CIVIL ENGINEERING CORP THOMAS A. KING, R.C.E. 16916 DATE OF SURVEY-FEBRUARY 2023

SIGNATURE OMISSION NOTES:

Pursuant to the provisions of Section 66436(a)(3)(A) of the Subdivision Map Act, the following signatures have been omitted:

1. AT&T Successor in Interest to Pacific Bell, its successors and assigns holder of an easement to construct and maintain underground communication facilities and incidental purposes, per document recorded October 29, 1991 as instrument No. 91–588748 of Official Records.

2. Union Oil Company of California, dba NOCAL, a California Corporation, in its capacity as operator of the West Richfield Chapman Zone Unit and West Richfield Kraemer Zone Unit, Bridgemark Corporation, a California Corporation and Hartwell Oil Inc., a California Corporation, holders of an exclusive easement with continuous right of ingress and egress across portions of said land for oil well repair, maintenance and storage of material purposes as reserved in a document recorded December 6, 1993 as Instrument No. 93–0848996 of Official Records.

3. Union Oil Company of California, dba NOCAL, a California Corporation, in its capacity as operator of the West Richfield Chapman Zone Unit and West Richfield Kraemer Zone Unit, Bridgemark Corporation, a California Corporation and Hartwell Oil Inc., a California Corporation, holders of an easement for pass through rights as reserved in a document recorded December 6, 1993 as Instrument No. 93–0848996 of Official Records.

4. Union Oil Company of California, dba NOCAL, a California Corporation, in its capacity as operator of the West Richfield Chapman Zone Unit and West Richfield Kraemer Zone Unit, Bridgemark Corporation, a California Corporation and Hartwell Oil Inc., a California Corporation, holders of an easement for pipeline purposes as reserved in a document recorded December 6, 1993 as Instrument No. 93–0848996 of Official Records.

The following signatures have been omitted under the provisions of Section 66436 (a)(3)(C) of the Subdivision Map Act:

5. M.L. Jenks, holder of an oil and gas lease recorded September 20, 1918 in Book 7, Page 76 of Leases.

6. M.L. Jenks, holder of an oil and gas lease recorded September 20, 1918 in Book 7, Page 81 of Leases.

7. Dwight D. Long Jr, holder of all oil, gas and mineral rights above a depth of 500 feet as reserved in a document recorded September 15, 1989 as Instrument No. 89–495800 of Official Records.

8. Laor Liquidating Associates, a California Limited Partnership, holder of all oil, gas and mineral rights above a depth of 500 feet as reserved in a document recorded September 15, 1989 as Instrument No. 89–495802 of Official Records.

9. The Estate of Raymond H. Thompson, deceased, Lawrence P. Lang and Gilbert H. Lang, as Successor Co–Trustees of the Lang Family Trust dated August 8, 1983; Dorothy T. Lodge; Lionel E. Cross, Jr; Virginia Garthwait; R. Orrin Cross; Ester Marlow as Trustee of the Ester Marlow Revocable Trust; California Institute of Technology; Rolla Lewis Long, Jr; B.L. Conway, as Successor Trustee under the terms and conditions of the agreement dated April 26, 1920 in Book 359 Page 366 of Deeds; B.L. Conway, Successor Trustee under the terms and conditions and with the powers set forth in the Declaration of Trust recorded July 2, 1920 in Book 358, Page 379 of Deeds; and B.L. Conway as Successor Trustee under the terms and conditions and with the powers set forth in the Declaration of Trust recorded March 10, 1921 in Book 381, Page 391 of Deeds, holders of all oil, gas and mineral rights above a depth of 500 feet, as reserved in a document recorded September 15, 1989 as Instrument No. 89–495801 of Official Records.

10. A document entitled "Notice of Intent to Preserve Mineral Rights", dated July 31,1997 executed by John Brown Univerisity Property Management Agency, Bank of Oklahoma, N.A., Agent, subject to all the terms, provisions and conditions therein contained, recorded October 6, 1997 as Instrument No. 19970495877, Official Records.

11. Union Oil Company of California, dba NOCAL, a California Corporation, in its capacity as operator of the West Richfield Chapman Zone Unit and West Richfield Kraemer Zone Unit, Bridgemark Corporation, a California Corporation and Hartwell Oil Inc., a California Corporation, holders of mineral and oil rights located below a depth of 500 feet below present surface as reserved in a document recorded December 6, 1993 as Instrument No. 93–0848996 of Official Records.

SHEET 3 OF 3 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2022-125
3 NUMBERED PARCELS
AREA: 21,027 SQUARE FEET (GROSS AND NET)
SCALE: 1" = 40'

PARCEL MAP NO. 2022-125

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.
KING CIVIL ENGINEERING CORP THOMAS A. KING, R.C.E. 16916 DATE OF SURVEY-FEBRUARY 2023

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 5166 AND STATION G.P.S. NO. 5212, BEING NORTH 87°04'56" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT).
ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.
TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99999028 AVERAGE VALUE.

LINE LEGEND

DIST. BORDER:
LOT LINES:
EASEMENT LINES: — — —

MONUMENT NOTES:

O – Indicates set monument as indicated and noted hereon.
(1) Set lead, nail & tag stamped RCE 16916 in top of wall on Parcel Corner.
(2) Set lead, nail & tag stamped RCE 16916 in curb offset 9.80' on prolongation of lot line.
● – Indicates found monument as indicated and noted hereon.
●R2 – Indicates found lead, nail & tag Stamped L.S. 5921 per Tract No. 14161, M.M. 673/37–48. Flush.
▲ – Indicates found O.C.S. GPS control station monument per the Horizontal Control Data Sheet as filed in the office of the Orange County Surveyor's office.

REFERENCE NOTES:

R1– Record per Tract No. 14161, M.M. 673/37–48.
( ) – Indicates Record (or computed from record) per Tract No. 14161, M.M. 673/37–48.
SNF–Indicates Searched Nothing Found.
M&R– Indicates measured distance and record distance per Tract No. 14161, M.M. 673/37–48.

ESTABLISHMENT NOTES:

(A) ACCEPTED AS LOT LINE PROLONGATION PER R1.
(B) ESTABLISHED BY BEARING–BEARING INTERSECTION.
(C) ESTABLISHED BY HOLDING RECORD RADIUS PER R1.
(D) ESTABLISHED BY HOLDING RECORD ANGLE PER R1.

EASEMENT NOTES:

(A) An existing easement to construct and maintain underground communication facilities and incidental purposes in favor of AT&T Successor in Interest to Pacific Bell, its successors and assigns per document recorded October 29, 1991 as Instrument No. 91–588748 of Official Records. Plotted hereon.

VEHICULAR ACCESS RIGHTS

[1] The vehicular access rights to NEVIN LANE shown hereon are hereby released and relinquished to the CITY OF PLACENTIA.

BASIS OF BEARINGS N87°04'56"E 2684.27' (2684.24' GRID)

BUENA VISTA AVENUE

VAN BUREN ST.

O.C.S. GPS 5166
N 2267437.28 E 6081674.67
FD SPIKE AND WASHER STAMPED "LS 5411", FLUSH IN AC, PER CR 2024–2122, UNFILED. ACCEPTED AS GPS POINT NO. 5166

HIGHLAND AVENUE

CABALLO DRIVE

O.C.S. GPS 5212
N 2267573.92 E 6084355.43
FD 1" IP WITH TACK AND TAG STAMPED "LS 3997" DOWN 1.2' IN WELL MONUMENT. MONUMENT IS LOCATED IN THE INTERSECTION OF HIGHLAND AVE.\ CABALLO DR. AND BUENA VISTA AVE.
PER TRACT NO. 17793, M.M. 967/9–15, CR 2009–2873.

N61°47'56"E 4295.19' (TIE)

COURSE TABLE							
	MEASURED				PER R1		
	Δ	R	L		Δ	R	L
C1	115°56'17"	50.00'	101.18'		115°57'09"	50.00'	101.19'
C2	70°57'07"	50.00'	61.92'		70°57'58"	50.00'	61.93'
C3	4°06'45"	1333.03'	95.68'		4°06'27"	1333.00'	95.56'
C4	43°59'59"	50.00'	38.40'		43°58'34"	50.00'	38.38'
L1	N10°26'13"W RAD.		20.00' M&(R1)				

HILL STREET

FOUND SPIKE & WASHER, FLUSH, STAMPED "LS 5921" PER R1. ACCEPTED AS CENTERLINE INT. HILL STREET & NEVIN LANE.

N35°09'38"E 2315.60' (TIE)

ESTABLISHED BY HOLDING RECORD DISTANCE PER R1.

ESTABLISHED BY HOLDING PARALLEL WITH NEVIN LANE CENTERLINE PER R1.

FOUND SPIKE & WASHER, FLUSH, STAMPED "LS 5921" PER R1. ACCEPTED AS BC, CENTERLINE EVANS LANE.

N10°26'13"W RAD.

ACCEPTED AS CENTERLINE EVANS LANE
Δ=15°45'25" R=1193.00' L=328.09'
(Δ=15°45'47" R=1193.00' L=328.21') (R1)

FOUND SPIKE & WASHER, FLUSH, STAMPED "LS 5921" PER R1. ACCEPTED AS CENTERLINE PRC EVANS LANE.

N26°11'38"W RAD. (67.00'R1)

FOUND SPIKE & WASHER, FLUSH, STAMPED "LS 5921" PER R1. ACCEPTED AS CENTERLINE PRC ALTA VISTA STREET.

NEVIN LANE

N00°17'12"E 633.57' (633.50' R1)

N89°42'48"W 30.00'

90°00'00"

N89°42'48"W 100.00' M&(R1)

N00°17'12"E 25.92' (25.85'R1)

TRACT NO. 14161

M.M. 673/37-48

M&(R1) Δ=31°00'10" R=90.00' L=48.70'

N88°47'51"E 10.78'

N88°47'51"E 87.17' M&(R1)

SNF

N00°17'12"E 70.01' (70.00' R1)

RAD. N74°29'56"W 52.50' (52.31'R1)

9.94'

40.06' N74°29'56"W RAD.

Δ=38°15'23" L=33.39'

N10°26'13"W RAD. 40.15'

9.85'

EVANS LANE

FOUND SPIKE & WASHER, FLUSH, STAMPED "LS 5921" PER R1. ACCEPTED AS CUL DE SAC RADIUS POINT EVANS LANE.

PARCEL 1
8,705 SF

PARCEL 2
6,300 SF

PARCEL 3
6,022 SF

N59°17'02"E RAD.

N49°45'51"W RAD. 40.23'

N05°45'52"W RAD. 40.32'

9.77'

9.68'

FOUND SPIKE & WASHER, FLUSH, STAMPED "LS 5921" PER R1. ACCEPTED AS CENTERLINE RADIUS POINT NEVIN LANE.

N71°05'50"E 120.33'

N67°14'41"E RAD.

Δ=39°16'51" L=38.31' 40.35'

Δ=39°24'29" L=34.39'

N10°26'13"W RAD. 70.03' (70.00'R1)

40.33'

N49°45'51"W RAD. 154.37' (154.30'R1)

92.00'

ESTABLISHED BY HOLDING RADIAL TO NEVIN LANE PER R1.

N41°30'39"E 98.83'

N28°58'16"E RAD.

22.04'

N6°19'28"W RAD.

ESTABLISHED BY BEARING DISTANCE INTERSECT.

ESTABLISHED BY HOLDING RADIAL TO ALTA VISTA ST. & EVANS LANE CENTERLINES PER R1.

Δ=26°19'16" R=1333.03' L=612.38' (Δ=26°19'14" R=1333.00' L=612.35') (R1)

Δ=26°19'16" R=1360.03' L=624.78' (Δ=26°19'14" R=1360.00' L=624.76') (R1)

Δ=26°19'16" R=1400.03' L=643.16' (Δ=26°19'14" R=1400.00' L=643.13') (R1)

LOT "A"

Δ=00°20'28" R=1333.03' L=7.94' (Δ=00°20'38" L=8.00' R1)

(Δ=06°06'22" R=1333.00' L=142.06')
Δ=06°06'38" R=1333.03' L=142.17'

N05°45'52"W 90.83' (90.82'R1)

N00°12'50"W RAD.

N00°07'38"E RAD. (67.00'R1) 67.00'

FOUND SPIKE & WASHER, FLUSH, STAMPED "LS 5921" PER R1. ACCEPTED AS CENTERLINE BC ALTA VISTA STREET.

ALTA VISTA STREET

SURVEYOR'S BOUNDARY NOTE:
THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

Agenda Item No: 1.d

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025
Submitted by: Joe Lambert
From: Development Services

Subject:
2024 Housing Element Annual Progress Report

Financial Impact:
Fiscal Impact:
None.

Summary:
State law requires cities to prepare and submit an Annual Progress Report ("APR") on the status and progress of implementing the goals identified within the City's certified Housing Element. Government Code Section 65700 exempts charter cities from preparing an APR on the status of the Housing Element. However, all cities including charter cities must submit an Annual Progress Report to be eligible for certain funding programs. This report is to be submitted to the City Council, the Governor's Office of Land Use and Climate Innovation ("LCI"), and the California Department of Housing and Community Development ("HCD") prior to April 1 of each year. This action receives and files the 2024 Housing Element Annual Progress Report which subsequently will be sent to the State.

Recommendation:
Recommended Action: It is recommended that the City Council take the following action:
Receive and file the 2024 Housing Element Annual Progress Report

Strategic Plan Statement:
This item is consistent with the City Council approved 5-Year Strategic Goal to achieve the following:

Implementation of the Housing Element Strategies, Objective Number 3.10. This agenda item will ensure opportunities for the development of more housing in the city, including a mix of housing at various price points. Also, this item will serve to enhance affordable housing production efforts in general as the adopted Housing Element encourages housing production, including an emphasis on the production of affordable housing in the community.

Discussion:

BACKGROUND:

Government Code Section 65400 requires that the City provide the governing body, in this case the City Council, an APR on the status and progress in implementing the Housing Element using forms and definitions adopted by the California Department of Housing and Community Development. Government Code Section 65700 exempts charter cities from preparing an annual report on the status of the Housing Element. However, all cities including charter cities must submit an annual report to be eligible for certain funding programs. As stated by HCD, the APR is an important tool to facilitate implementation of a community's Housing Element and to track and monitor progress in addressing housing needs and goals.

The APR includes information on a city's progress in fulfilling the Regional Housing Needs Allocation ("RHNA"), including the number of housing units permitted (that is, how many building permits were pulled by developers) by defined income levels, as well as the status of programs in the housing element and efforts to remove governmental constraints. The aforementioned reporting is based on the RHNA, programs and policies in the 6th Cycle Housing Element adopted by City Council on February 6, 2024. The APR is to be provided to the LCI and to HCD no later than April 1 of every year. Once reviewed, received, and filed by the City Council, Staff will submit the APRs to the LCI and the HCD.

DISCUSSION:

The APR is primarily a spreadsheet of required information regarding annual building activity broken down into pre-defined income levels (for example, Very Low, Low, and Moderate). These income levels correspond to the Regional Housing Need Allocation (RHNA) as assigned by the Southern California Association of Governments (SCAG), as empowered by HCD. The RHNA process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element.

As detailed in the City's adopted and certified 6th Cycle Housing Element for the 2021-2029 Planning Period, which was adopted by the City Council on February 5, 2024, the City's Regional Housing Needs Assessment (RHNA) is 4,398 units. Those 4,398 units, which must be "planned for" in the Housing Element planning period spanning 2021 to 2029, are broken down into the following income categories: Extremely Low, Very Low, Low, Moderate, and Above Moderate. A table representing the City's RHNA allocation for the 6th Cycle Housing Element (2021-2029 Planning Period) is located in Attachment 1.

During the Housing Element planning period of 2006-2014, Placentia was assigned a total RHNA allocation of 98 total units. During the 2013-2021 Planning Period and corresponding Housing Element which was adopted by City Council on January 7, 2014, the City's assigned RHNA was 492 total units. As demonstrated, during the last three Planning Period cycles, the RHNA has drastically increased from 98 units for the 2006-2014 Planning Period, to 492 units for the 2013-2021 Planning Period, to 4,398 units for the 2021-2029 Planning Period (6th Cycle). A table representing the progress Placentia has made related to facilitating housing production for calendar year 2024, as it relates to the 2021-2029 Planning Period (6th Cycle) is located in Attachment 2.

Under state law, a density of 30 units/acre is considered necessary to facilitate affordable housing which is not subsidized. In 2022, City Council amended the General Plan Land Use Element and the City's Zoning Code to increase the allowable density in the R-3 Zone from 25 units/acre to 30 units/acre. This requirement was further satisfied with the Old Town Placentia

Revitalization Plan and Zone adopted in 2017 near the proposed Metrolink station. Properties on Baker Street are within a “by-right” High Density residential sub-area of the Old Town Zone which allows housing at a base density of 65 units/acre. On February 6, 2024, subsequent to receiving a Planning Commission recommendation, City Council adopted a General Plan Amendment and Zone Change to expand the TOD land use designation and TOD zone by approximately 14.5 acres. The TOD zoning district allows up to 95 units/acre and the original 28-acre TOD Zone was created by City Council on April 4, 2017. Densities in all of the aforementioned areas are considered conducive to affordable housing by HCD.

Regarding affordable housing production during the last several years, the City worked with the County of Orange, and Mercy Housing California in 2018, to construct a 49-unit affordable (extremely low income) housing development for homeless and/or disabled Veterans (with an additional manager’s unit). partially located on a property owned by Orange County Flood Control, leased to Mercy Housing and located within the City. Other affordable housing developments include the Santa Angelina development at Church of the Blessed Sacrament (64 units). Another entitled development is USA Properties, which has been approved to construct 187 affordable workforce income restricted units, along with two manager units at 207-209 W. Crowther Avenue.

To further affordable housing production, the City conducted a Request for Proposals (RFP) seeking an affordable housing developer to build on the City (or Agency) owned lots on Baker Street which is a housing “by-right” sub-area of the Old Town Zone. Subsequent to selecting Mercy Housing California as the preferred developer, City Council approved a Disposition and Development Agreement on March 5, 2024 with Mercy Housing California. This agreement transferred title of properties located at 300, 307, 312, 314, and 323 Baker Street to Mercy Housing California to facilitate the development of a 68-unit affordable workforce housing development with onsite resident and management services. In addition to the aforementioned affordable residential developments, the City entitled several developments since 2018. Of note, The Herald (215 units) was finished in 2021. JPI (Cenza) constructed a 418-unit residential apartment development. Toffoli Investments is constructing 151 for-sale residential townhomes on S. Van Buren St. Toffoli Investments is also constructing 39-unit residential townhomes on Veterans Way.

In addition, Toffoli investments recently entitled 140 units at 440 Jefferson Street and Orangethorpe Investment Partners, LLC entitled 248 units at 777 W. Orangethorpe Avenue. Toll Bros 100-unit subdivision is currently under construction. In conclusion, the City of Placentia has been entitling and facilitating the construction of affordable and market rate housing units at a remarkably high pace since at least 2016.

Fiscal Impact Summary:
Fiscal Impact:
None

Attachments
1. Table Related to City's RHNA Allocation for 6th Cycle Housing Element.docx
2. Table Related To City's Housing Production For Calendar Year 2024.docx
3. 2024 Housing Element Annual Progress Report.pdf
4. Printer friendly version of Table A2 of the 2024 Housing Element Annual Progress Report.xlsx

Attachment 1:
Table Related To City's RHNA Allocation for the 6th Cycle Housing Element

The income levels below correspond to the Regional Housing Need Allocation (RHNA) as assigned by the Southern California Association of Governments (SCAG), as empowered by HCD. The RHNA process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. As detailed in the City's adopted and certified 6th Cycle Housing Element for the 2021-2029 Planning Period, which was adopted by the City Council on February 5, 2024, the City's Regional Housing Needs Assessment (RHNA) is 4,398 units. Those 4,398 units, which must be "planned for" in the Housing Element planning period spanning 2021 to 2029, are broken down into the following income categories:

Income Level	Regional Housing Needs Assessment 2021-2029
Extremely Low	622
Very Low	621
Low	680
Moderate	782
Above Moderate	1,693
Totals	**4,398**

Attachment 2:
Table Related To City's Housing Production For Calendar Year 2024

During the Housing Element planning period of 2006-2014, Placentia was assigned a total RHNA allocation of 98 total units. During the 2013-2021 Planning Period and corresponding Housing Element which was adopted by City Council on January 7, 2014, the City's assigned RHNA was 492 total units. As demonstrated, during the last three Planning Period cycles, the RHNA has drastically increased from 98 units for the 2006-2014 Planning Period, to 492 units for the 2013-2021 Planning Period, to 4,398 units for the 2021-2029 Planning Period (6th Cycle). Below is a snapshot of the progress Placentia has made related to facilitating housing production for the 2021-2029 Planning Period (6th Cycle) and for calendar year 2024. This data is also located in Attachment 2, Table B:

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	Deed Restricted	1,243	-	-	-	-	-	-	**1,243**
	Non-Deed Restricted		-	-	-	-	-		
Low	Deed Restricted	680	-	-	64	-	-	66	**614**
	Non-Deed Restricted		2	-	-	-	-		
Moderate	Deed Restricted	782	-	-	14	14	16	44	**738**
	Non-Deed Restricted		-	-	-	-	-		
Above Moderate		1,693	-	34	73	79	146	332	**1,361**
Total RHNA		**4,398**							
Total Units			**2**	**34**	**151**	**93**	**162**	**442**	**3,956**

*The Very Low category includes 622 Extremely Low units + 621 Very Low units = 1,243 units designated under Very Low Income Level

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	16
	Non-Deed Restricted	0
Above Moderate		146
Total Units		**162**

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	2	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	208	146	616
Accessory Dwelling Unit	19	16	9
Mobile/Manufactured Home	0	0	0
Total	**229**	**162**	**625**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	18	155
Not Indicated as Infill	1	7

Housing Applications Summary	
Total Housing Applications Submitted:	26
Number of Proposed Units in All Applications Received:	165
Total Housing Units Approved:	12
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	25	25
Discretionary	1	140

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	36
Sites Rezoned to Accommodate the RHNA	14

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date	Proposed Units - Affordability by Household Incomes								Total	Total	Streamlining	Density Bonus Law		Application	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted	Did the housing development application seek incentives or	Were incentives or concessions requested pursuant to Government	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	165	0	0	165	12	0						
336-361-48	336-361-48	605 Alcott Ave.		ADU 2024-01	ADU	O	1/17/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
340-202-13	340-202-13	642 Sunflower Ave.		ADU 2024-02	ADU	O	1/24/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
344-124-08	344-124-08	617 Kansas Ave.		ADU 2024-04	ADU	O	2/8/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
336-432-35	336-432-35	1719 Kingston Rd.		ADU 2024-05	ADU	O	4/1/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
344-281-09	344-281-09	1037 Avenida De Pio Pico		ADU 2024-06	ADU	O	4/11/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
336-423-01	336-423-01	1831 Canard Ave.		ADU 2024-07	ADU	O	4/15/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-331-03	339-331-03	320 N. Placentia Ave		ADU 2024-08	ADU	O	5/6/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
344-121-13	344-121-13	638 Kansas Ave.		ADU 2024-09	ADU	O	5/21/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-042-04	339-042-04	136 Orange Grove Ave.		ADU 2024-10	ADU	O	7/15/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-043-10	339-043-10	114 Primrose		ADU 2024-11	ADU	O	8/1/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
340-146-23	340-146-23	1472 Kilt Ave		ADU 2024-12	ADU	O	8/28/2024					1			1			NONE	No	N/A	Pending	Ministerial	
339-351-23	339-351-23	712 San Diego Ln.		ADU 2024-13	ADU	O	9/10/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-322-32	339-322-32	625 Sunrise St.		ADU 2024-14	ADU	O	9/25/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
340-145-45	340-145-45	620 Highlander Ave		ADU 2024-15	ADU	O	10/1/2024					1			1			NONE	No	N/A	Approved	Ministerial	
344-157-13	344-157-13	831 S. Melrose St.		ADU 2024-16	ADU	O	10/24/2024					1			1			NONE	No	N/A	Pending	Ministerial	
339-121-24	339-121-24	1031 Oxford Dr		ADU 2024-17	ADU	O	10/29/2024					1			1			NONE	No	N/A	Approved	Ministerial	
336-432-02	336-432-02	1732 Sierra Bonia Dr		ADU 2024-18	ADU	O	10/30/2024					1			1			NONE	No	N/A	Approved	Ministerial	
340-92-08	340-092-08	1387 Monaco Cir		ADU 2024-19	ADU	O	11/6/2024					1			1			NONE	No	N/A	Pending	Ministerial	
336-451-07	336-451-07	925 Cobb Ave		ADU 2024-03	ADU	O	1/29/2024					1			1			NONE	No	N/A	Withdrawn	Ministerial	
336-451-07	336-451-07	925 Cobb Ave		ADU 2024-20	ADU	O	11/7/2024					1			1			NONE	No	N/A	Approved	Ministerial	
336-051-08	336-051-08	1614 Seville St.		ADU 2024-21	ADU	O	12/9/2024					1			1			NONE	No	N/A	Approved	Ministerial	
339-391-04	339-391-04	315 S. Walnut St.		ADU 2024-22	ADU	O	12/11/2024					1			1			NONE	No	N/A	Pending	Ministerial	
346-162-01, 346-162-02	346-162-01, 346-162-02	440 N Jefferson St.		DPR 2024-01, TTM 19300, UP 2024-07	5+	O	7/18/2024					140			140			NONE	No	N/A	Approved	Discretionary	
346-172-11	346-172-11	1664 Vincente Ave.		SPR 2024-02	SFD	O	3/12/2024					1			1			NONE	No	N/A	Approved	Ministerial	
339-364-06	339-364-06	216 S. Melrose St.		SPR 2024-03	SFD	O	3/20/2024					1			1			NONE	No	N/A	Approved	Ministerial	
346-181-12	346-181-12	Atwood Ave		SPR 2024-04	SFD	O	5/6/2024					1			1			NONE	No	N/A	Pending	Ministerial	
339-112-27	339-112-27	777 W. Orangethorpe Ave	777	SPA 2021-01, DPR 2021-02, EA 2021-01	5+	R	6/24/2021						248		248	248		NONE	No	N/A	Approved	Discretionary	
															0								
															0								
															0						

Jurisdiction	Placentia
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy									Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		Density Bonus				Notes
1					2	3	4						5	6							7		8	9	10							11	12	13	14	15	16	17	18	19	20				21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure (R=Renter, O=Owner)	Very Low-Income Deed-Restricted	Very Low-Income Non-Deed-Restricted	Low-Income Deed-Restricted	Low-Income Non-Deed-Restricted	Moderate-Income Deed-Restricted	Moderate-Income Non-Deed-Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed-Restricted	Very Low-Income Non-Deed-Restricted	Low-Income Deed-Restricted	Low-Income Non-Deed-Restricted	Moderate-Income Deed-Restricted	Moderate-Income Non-Deed-Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed-Restricted	Very Low-Income Non-Deed-Restricted	Low-Income Deed-Restricted	Low-Income Non-Deed-Restricted	Moderate-Income Deed-Restricted	Moderate-Income Non-Deed-Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select if we are streamlining pro/ejsue. Re project was APPROVED pursuant to: (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the City ensured affordability of the units were affordable (see instructions)	Term of Affordability or Deed Restriction (please enter a number or yrs, or N/A, or enter 10007	Number of Demolished/Destroyed Units	Demolished or Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Granted to the Project (Excluding Parking Waivers or Parking Modifications)	List the incentives, concessions, waivers, and modifications granted (excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction in parking under a standard? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	0	488	174	0	1661	2325	0	0	0	0	0	0	1440		1901	0	0	0	0	0	0	0	1775	0						0								
346-333-32	346-331-32	1552 & 1558 E. Veterans Way	Veterans Way Trailers	GPR 2022-01, TTM 19164, UP 2022-01	5+	O							39	3/14/2023	39							7	11/21/2024	7								0		NONE	N									There is no deed restriction on this project	
346-164-24	346-164-24	605 & 613 S. Van Buren St.	The Hudson Phase II	GPR 2022-03, TTM 19301, UP 2022-04	5+	O							12	12/13/2022	12							12	7/9/2025	12							12	3/13/2024	12		NONE	Y									There is no deed restriction on this project	
339-221-11	339-221-11	420 Orchid Dr	Orchid Drive ADU	ADU 2022-19	ADU	O				1				11/2/2022	1					1			6/22/2023	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.	
339-321-06	339-321-06	804 N. Placentia Ave	Placentia Avenue ADU	ADU 2022-21	ADU	O				1				11/4/2022	1					1			1/8/2024	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.	
343-691-08	343-691-08	1971-1968 Orchard Dr.	HGT Townhomes	GPR 2018-05, UP 2018-12, TTM 19138	5+	O							16	9/8/2018	16							16	2/15/2022	16							16	1/26/2024	16		NONE	Y										
346-160-20	346-162-20	867 Tafolla St	Tafolla Street ADU	ADU 2022-23	ADU	O				1				11/14/2022	1					1			3/8/2023	1								0		NONE	Y	Other	Other							Permit cancelled on 4/26/2024	
339-041-28	339-041-28	307 Orange Grove Ave	Orange Grove Avenue ADU	ADU 2022-24	ADU	O				1				9/8/2022	1					1			11/16/2023	1				1				0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.	
341-489-33	341-493-33	1247 E. Rumyon Pl.	Rumyon Place ADU	ADU 2022-01	ADU	O				1				4/26/2022	1					1			8/10/2022	1				1				0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.	
344-142-04	344-142-04	920 Arnold Dr	Arnold Drive ADU	ADU 2022-05	ADU	O				1				2/23/2022	1					1			4/7/2022	1				1				0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.	
336-489-24	336-489-26	1600 Carlton Dr	Carlton Drive ADU	ADU 2022-10	ADU	O				1				6/2/2022	1					1			7/13/2022	1				1				0		NONE	Y	Other	Other							Permit Expired on 7/13/2024	
346-172-24	346-172-24	1700/Lo Paloma Ave	La Paloma Avenue Homes	TPM2018-175, SPR 2022-07	SFD	O							3	3/4/2024	3									0		NONE	Y																	
339-041-06, 339-421-05, 339-421-14, 339-421-06, 339-421-07, 339-421-08, 339-421-09	339-413-02, 339-421-03, 339-421-04, 339-421-05, 339-421-06, 339-421-07, Parcel A	605, 613, 625, 631, 639 W. Crowther Ave & 207 Duane Pl., 625 Evelyn Pl.	Census (JPI)	DPR 2018-04	5+	R							418	9/8/2018	418							418	3/17/2021	418							418	3/4/2024	418	0	NONE	Y										
346-191-15	346-361-18	1603 Dale Dr.	Mark/Ronas Historic	DPR 2021-01	SFD	O							1	3/2/2021	1							1	10/7/2022	1								0		NONE	Y									Permit Expired on 4/26/2024	
339-321-03	339-321-03	816 N. Placentia Ave	Placentia Avenue ADU	ADU 2021-02	ADU	O				1				3/22/2021	1					1			6/4/2021	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.	
339-424-08, 339-432-03, 339-432-04, 339-432-05	339-432-03, 339-432-04, 339-432-05, 339-432-06, 339-432-11	207 & 209 N. Crowther Ave	USA Properties	DPR 2020-03	5+	R	56		53				2	8/19/2021	109									0		NONE	Y																	Funding sources are revised/unknown to date
340-275-24	340-271-26	1315 N. Angelina Dr.	Church of the Blessed Sacrament	DPR 2020-01, JC 2019-01, SPR 2020-07	5+	R				64			1	12/1/2020	65		64				1	1/22/2022	65		64				1	4/17/2024	65		NONE	Y	Other	Other	Deed-restricted senior housing								Funding sources include HLCF Housing Element Grant and GF, Housing Finance Trust
336-554-03	336-554-03	4961 Hamer Drive	Hamer Drive ADU	ADU 2023-02	ADU	O				1				8/1/2023	1									0								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
336-464-05, 336-464-14	336-650-03, 336-464-14	832 Bastanchury Rd	Bastanchury Road ADU	ADU 2023-05	ADU	O				1				6/23/2023	1					1			6/28/2024	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
336-581-03	336-581-06	2439 Chippewa Ave.	Chippewa Avenue ADU	ADU 2023-06	ADU	O				1				9/10/2023	1					1			2/15/2024	1				1				0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
340-165-21	340-165-21	682 Heather Ave	Heather Avenue ADU	ADU 2023-07	ADU	O				1				10/5/2023	1					1			1/16/2023	1				1				0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
340-165-21	344-163-21	973 S. Melrose Street	Melrose Street ADU	ADU 2023-08	ADU	O								6/15/2023	0									0								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
339-294-08	339-294-08	134 Ruby Dr	Ruby Drive ADU	ADU 2023-09	ADU	O				1				8/7/2023	1					1			11/28/2023	1				1				0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
340-292-22	340-292-22	6142 Hamer Ln.	Hamer Lane ADU	ADU 2023-10	ADU	O				1				9/10/2023	1									0								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
344-162-29	344-162-29	230 Rio Grande Ave	Rio Grande Avenue ADU	ADU 2023-11	ADU	O				1				8/29/2023	1									0								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
340-132-16	340-132-16	1260 Vernon Ave	Vernon Avenue ADU	ADU 2023-12	ADU	O				1				7/17/2023	1					1			6/27/2024	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
336-291-31	336-291-31	838 Brooklyn Ave	Brooklyn Avenue ADU	ADU 2023-13	ADU	O				1				8/14/2023	1									0								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
336-366-08	336-366-08	731 Longfellow Dr	Longfellow Drive ADU	ADU 2023-14	ADU	O				1				8/16/2023	1					1			1/8/2025	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
336-452-17	336-452-17	919 Gilring Ave	Gilring Avenue ADU	ADU 2023-17	ADU	O				1				8/15/2023	1					1			6/24/2024	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
341-042-33	341-042-33	1459 Mesa Verde Circle	Mesa Verde Circle ADU	ADU 2023-18	ADU	O				1				8/23/2023	1					1			6/11/2024	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
344-162-29	344-162-29	913 Tafolla St.	Tafolla Street ADU	ADU 2023-19	ADU	O				1				8/28/2023	1					1			11/26/2023	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
339-392-08	339-392-08	402 Olive St.	Olive Street ADU	ADU 2023-21	ADU	O				1				12/7/2023	1					1			6/26/2024	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
336-382-09	336-382-09	131 Jamaica Cir.	Jamaica Circle ADU	ADU 2023-22	ADU	O				1				12/7/2023	1					1			2/26/2024	1				1				0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
340-143-09	344-143-09	948 Cypress Ave	Cypress Avenue ADU	ADU 2023-23	ADU	O				1				11/21/2023	1					1			4/1/2024	1								0		NONE	Y	Other	Other							ADU Covenant agreement required. Funding sources unknown.
347-401-01, 347-501-05	347-507-01, 347-501-03	Alta Vista St. & Rose Drive	Vista Rose (Toll Bros.)	GPR 2022-03, TTM 19508, SPA 2022-01, MND 22001	5+	O							139	6/8/2023	139							37	11/15/2023	37								0		NONE	Y										
344-133-11	344-131-11	603 N La Jolla St.	Wang Triplex	TPM 2023-152, UP 2023-10, SPR 2023-11	2 to 4	O							3	11/13/2023	3									0		NONE	Y																	
341-532-10	341-532-16	512 S. Orchard Dr.	Vine Del Mar	TPM 2022-116	SFD	O							2	8/5/2022	2									0		NONE	Y																	
341-439-34	341-439-34	412 N. Tillotson Dr.	Tillotson Cir. Cimarron	TPM 2022-126	SFD	O							2	7/12/2022	2									0		NONE	Y																	
341-431-46	341-451-46	1440 E. Howard Pl.	Howard Pl.	TPM 2022-124	SFD	O							2	10/13/2022	2									0		NONE	Y																	
341-431-01	341-431-01			TPM 2022-125	SFD	O							3	7/13/2023	3									0		NONE	Y																	
341-429-05	341-429-06	410 Sara Pl.		TTM 19215	SFD	O							5	8/13/2022	5									0		NONE	Y																	
341-421-33	341-421-33	362 Detroit Ln.	Detroit	TPM 2022-136	SFD	O							2	10/17/2022	2									0		NONE	Y																	
344-333-03	344-331-03	1000 Jamilla Dr		TPM 2022-137	SFD	O							2	10/17/2022	2									0		NONE	Y																	
344-333-04	344-331-04	602 Sunflower Ave.		APN 2022-01	ADU	O				1				1/31/2022	1					1			6/24/2024	1								0		NONE	Y	Other	Other							
344-124-08	344-124-08	617 Kingsley Ave		ADU 2022-04	ADU	O				1				7/5/2022	1					1			5/28/2024	1								0		NONE	Y	Other	Other							
336-451-36	336-452-36	1119 Kingsley Ave		ADU 2022-05	ADU	O				1				8/18/2022	1					1			5/28/2024	1								0		NONE	Y	Other	Other							
344-291-36	344-291-36	1007 Jamilla dr		ADU 2022-06	ADU					1				4/25/2024	1									0		NONE	Y	Other	Other															
336-423-01	336-423-01	1007 Dyer Road		ADU 2022-07	ADU	O				1				7/1/2024	1					1			9/11/2024	1								0		NONE	Y	Other	Other							
339-331-03	339-291-03	329 N. Placentia Ave		ADU 2022-08	ADU	O				1				6/24/2024	1					1			12/19/2024	1								0		NONE	Y	Other	Other							
344-172-14	344-172-14	838 Alhambra Ave		APN 2022-06	ADU	O				1				10/20/2022	1					1			10/6/2024	1								0		NONE	Y	Other	Other							
336-542-04	339-542-04	136 Orchard Ave		ADU 2022-09	ADU	O				1				8/8/2024	1					1			12/1/2025	1								0		NONE	Y	Other	Other							
339-545-10	339-543-10	116 Primrose Ave		ADU 2022-11	ADU	O				1				10/13/2022	1					1			5/1/2024	1								0		NONE	Y	Other	Other							
339-391-23	339-391-23	712 Bradford Lane		ADU 2022-13	ADU	O				1				11/25/2022	1					1			5/1/2024	1								0		NONE	Y	Other	Other							
339-332-32	339-332-32	625 Sumner St		ADU 2022-14	ADU	O				1				12/16/2024	1									0		NONE	Y	Other	Other															
340-168-40	340-160-48	629 Highwood Ave		ADU 2022-15	ADU	O				1				11/15/2022	1									0		NONE	Y	Other	Other															
339-121-24	339-121-24	1031 Dalton Dr.		ADU 2022-17	ADU	O				1				12/7/2022	1									0		NONE	Y	Other	Other															
339-432-02	339-432-02	1730 Sierra		ADU 2022-18	ADU					1				2/27/2023	1									0		NONE	Y	Other	Other															
336-651-07	336-651-07	925 Cielo Ave		ADU 2022-20	ADU					1				3/8/2023	1									0		NONE	Y	Other	Other															
346-162-02	346-162-02	440 Jefferson St.	Jefferson	GPR 2022-01, TTM 19500, UP 2022-07	5+	O							140	11/13/2024	140									0		NONE	Y																	
346-172-11	346-172-11	1664 Crescent Ave.		SPR 2022-02	SFD								1	8/17/2022	1									0		NONE	Y																	
339-394-06	339-364-06	230 E. Melrose St.		SPR 2022-03	SFD								1	11/21/2022	1									0		NONE	Y																	
344-164-22, 344-164-23, 344-164-24	344-164-22, 344-164-23, 344-164-24	603, 605 E. Van Buren St.	Hudson	JC 2019-01, DPR 2019-04, TTM 19302	5+								139	4/20/2021	1780							139	6/13/2024	139							105	9/17/2024	105		NONE	Y										
336-361-48	336-361-48	869 Bookhaven		ADU 2024-01	ADU					1				2/13/2024	1					1			2/16/2024	1								0		NONE	Y	Other	Other							
339-331-14	339-331-14	1000 Jamilla Dr		ADU 2024-02	ADU	O				1				2/13/2024	1								4/17/2024	1				1				0		NONE	Y	Other	Other							
342-120-03	342-120-03	639 Mesquit Ave		ADU 2023-03	ADU	O				1				2/9/2024	1					1			5/28/2024	1								0		NONE	Y	Other	Other							
346-016-04	346-016-04	617 Maria Ave		ADU 2023-20	ADU	O				1				1/8/2024	1					1			1/13/2025	1								0		NONE	Y	Other	Other							
346-265-17	346-265-17	913 N. Bradford Ln.		ADU 2023-16	ADU					1				2/13/2024	1					1			6/11/2024	1								0		NONE	Y	Other	Other							
336-172-12	336-172-12	1640 Crescent Ave.		APN 2023-04	ADU					1				6/27/2024	1					1			8/20/2024	1								0		NONE	Y	Other	Other							
339-339-24	339-360-24	736 Cowan Dr.		APN 2023-05	ADU	O				1				1/3/2024	1					1			3/20/2024	1								0		NONE	Y	Other	Other							
339-391-14, 339-391-15, 339-392-13	339-391-14, 339-391-15, 339-392-13	300,307,312,316 Baker St	Sitney Housing	SPR 2023-03, DEA 2023-01	5+	R				68				3/7/2024	68									0		NONE	Y	Other	DB		55	0				Development Incentive Modification	Yes		
	339-112-27	777 W. Orangethorpe Ave	777	SPA 2021-01, SPR 2021-04, MND 21-01	R								248	9/3/2024	248									0		NONE	Y																	

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	1,243	-	-	-	-	-	-	-	-	-	-	-	**1,243**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	680	-	-	64	-	-	-	-	-	-	-	66	**614**
	Non-Deed Restricted		2	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	782	-	-	14	14	16	-	-	-	-	-	44	**738**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,693	-	34	73	79	146	-	-	-	-	-	332	**1,361**
Total RHNA		**4,398**												
Total Units			**2**	**34**	**151**	**93**	**162**	**-**	**-**	**-**	**-**	**-**	**442**	**3,956**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5										6	7
	Extremely low-Income Need		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	622		-	-	-	-	-	-	-	-	-	**-**	**622**

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below															1169		
339-101-06	550 W. Crowther Ave			2/6/2024					Shortfall of Sites	2.874	TOD	TOD	65	95	232	Non-Vacant	
339-101-07	480 W. Crowther Ave			2/6/2024					Shortfall of Sites	3.339	TOD	TOD	65	95	270	Non-Vacant	
339-101-10	440 W. Crowther Ave			2/6/2024					Shortfall of Sites	0.53	TOD	TOD	65	95	43	Non-Vacant	
339-101-11	330 W. Crowther Ave			2/6/2024					Shortfall of Sites	0.588	TOD	TOD	65	95	47	Non-Vacant	
339-101-12	505 S. Melrose St.			2/6/2024					Shortfall of Sites	1.119	TOD	TOD	65	95	90	Non-Vacant	
339-101-13	420 W. Crowther Ave.			2/6/2024					Shortfall of Sites	1.55	TOD	TOD	65	95	125	Non-Vacant	
339-451-01	515 S. Melrose St.			2/6/2024					Shortfall of Sites	1.537	TOD	TOD	65	95	124	Non-Vacant	
339-451-02	511 Cameron St.			2/6/2024					Shortfall of Sites	0.458	TOD	TOD	65	95	37	Non-Vacant	
339-451-03	521 Cameron St.			2/6/2024					Shortfall of Sites	0.368	TOD	TOD	65	95	30	Non-Vacant	
339-101-05	531 Cameon St.			2/6/2024					Shortfall of Sites	0.575	TOD	TOD	65	95	46	Non-Vacant	
339-451-06	530 Cameron St.			2/6/2024					Shortfall of Sites	0.489	TOD	TOD	65	95	39	Non-Vacant	

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Housing Element Implementation

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program HE-1.1: Manufactured Housing and Mobile Homes	**Preserve existing mobile home parks and manufactured housing**	**Ongoing**	**Completed. Staff reviewed the use of manufactured housing, and is encouraging manufactured housing use through contacting distributors for information and meeting with manufacturers and developers who specialize in this type of housing.**
Program HE-1.2: Locate Housing Near Transportation, Employment and Service	**Proximity to transportation employment and services**	**Ongoing**	**Ongoing. This remains a high priority of the City as the construction of the Placentia Metrolink Station is a shovel ready project which will be the main transportation hub in the the City of Placentia. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. The TOD Zone expansion Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additonal 14.5 acres that previously did not allow housing. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station.**

Program HE-1.3: Pursue County, State, and Federal Housing Funds	**Increase use of county, state and federal funds**	**Ongoing, and Monitor funding opportunities on an annual basis and apply for funding as opportunities arise**	**The City has applied for a Prohousing Designation and for PIP funding, both are specifically aimed to produce affordable housing. The City also regularly assists and supports affordable housing developers in seeking funding for affordable housing. The Prohousing Designation will augment these efforts.**
Program HE-1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing	**Encourage the provision of emergency shelters, low barrier navigation centers, transitional and supportive housing and agricultural employee housing consistent with State law**	**Previously completed and ongoing**	**Previously completed and ongoing: On May 7, 2016, the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single-Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures.** **However, to ensure compliance with recent changes to State law (AB 139), a Code amendment will be processed in 2025 to revise emergency shelter parking standards. Separation requirements for emergency shelters will also be modified to be consistent with current law.**
Program HE-1.5: Infrastructure Provision	**Reduce constraints associated with infrastructure**	**Annual review, revisions as appropriate**	**Previously completed and ongoing: Annual review, revisions were as appropriate.**
Program HE-1.6: Development Processing System Review	**Minimize development review/processing time**	**October 2024 and Ongoing**	**Prepare SB 35 procedures in 2025 if not already in compliance. Continue to post zoning, development standard, and fees on the City website. Ongoing, Annual Review.**
Program HE-1.7: Vacant and Underutilized Land Inventory	**Inventory of vacant and underutilized land**	**Annual**	**Ongoing. The City provides the inventory of vacant and underutilized land upon request and routinely discusses these parcels with developers. The City has budgeted consulting services with an private economic development firm to assist with identifying up-to-date inventory of vacant and underutilized land. The City is in the process of selling these vacant lands to qualified developers, and has successfully produced housing utilizing these measures**
Program HE-1.8: Adequate Sites for Housing Development	**Rezone sufficient land with appropriate densities to accommodate the RHNA allocation**	**Completed February 2024**	**Completed. Ordinance No. O-2022-08, adopted by the City Council in December 2022, changed the allowable density in the R-3 Zone from 25 to 30 dwelling units per acre, which the Housing Element required. The other rezoning required by the Housing Element, the expansion of the TOD Zone, The TOD Zone expansion, Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additonal 14.5 acres that previously did not allow housing.**

Program HE-1.9: Monitoring of Constructed Units Based on Income-Level	**Tracking performance by income level.**	**Ongoing**	**Ongoing. Forms have been developed to gain the information at the time a building permit is issued.**
Program HE-1.10: Encourage Development of Housing for Extremely-Low Income Households	**The construction of 616 ELI units**	**Previously completed and ongoing**	**Annual consultation with affordable housing developers, or as development opportunities arise, however, this was also a completed effort with the issuance of permits for 49 very low-income units in 2018 (the Veteran's Village development) contributing to achieving this goal. The City is reviewing other incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort.**
Program HE-1.11: Density Bonus Ordinance	**Update the Density Bonus Ordinance consistent with State law**	**Completed and Ongoing**	**The City of Placentia provides for a density bonus, incentives and concessions to facilitate and encourage the development of lower-income housing units through its Density Bonus Ordinance. To ensure that City regulations are consistent with recent changes to State law, the City will process an amendment to the ordinance in 2025. The City will inform housing developers of the Density Bonus Ordinance through informational materials distributed at City Hall, on the City's website, and during pre-application meetings. The City of Placentia will continue to keep its Density Bonus regulations compliant with State law.**
Program HE-1.12: Development of Senior Housing	**Senior Housing Development**	**Completed/Ongoing**	**The City recognizes the unique character of the senior population. Seniors typically have specialized housing needs and fixed incomes that may require housing units not generally included in market rate housing. In 2020, the City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. The City's adopted and certifed 6th Cycle housing element actively encourages development similar to the one at 1314 N. Angelina Drive which involved approving housing on a site shared with a religious/institutional use.** **The City shall continue to encourage the development of a wide range of housing choices for seniors through incentives (e.g., financial assistance, parking reductions, regulatory waivers). These may include independent living communities and assisted living facilities with on-site services and access to health care, nutrition, transportation and other appropriate services.**

Program HE-1.13: Development of Housing for Larger Families	**Housing units with 3+ bedrooms**	**Ongoing**	**The City recognizes that providing appropriately-sized housing units for large families is important to improving livability, reducing instances of overcrowding, and minimizing deferred maintenance issues. The City shall encourage incorporation of units with 3 or more bedrooms in for-sale and rental housing developments to accommodate the needs of larger families through activities such as technical assistance, expedited processing, and flexibility in development standards.**
Program HE-1.14: Housing for Persons with Special Needs	**Increased availability of housing units for households with special needs**	**Annual/Ongoing**	**Housing to accommodate persons and families with special needs is a high priority for Placentia. In 2018, the City approved the Veteran's Village development with 49 very low-income units for veterans who are homeless or at risk of homelessness. The project also provides services such as vocational training, mental health counseling, and job placement, among other services. On March 7, 2024, the CIty ministerially approved a 68 unit affordbale housing development with Mercy Housing, Califnia, which includes wrap-around social and technical services.** **The City shall continue to work with non-profit housing developers, service providers, and the County of Orange to encourage and support the development of housing for special needs households - including persons with developmental disabilities - through activities such as technical assistance, assistance in seeking funding annually, expedited processing, and flexibility in development standards.**

Program HE-1.15: Transit-Oriented Development	**Transit-Oriented Development**	**Completed**	**Transit-Oriented Development (TOD) is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. Consistent with federal, state and regional policies focusing on concentrated growth around transit, in 2017 the City Council adopted the TOD Packing House zoning district. The TOD Packing House district allows densities up to 95 du/acre near the future Metrolink Station. Since then, 633 multi-family units have been entitled in the TOD District. Also in 2017, the Old Town Zoning District was adopted, which includes a sub-area allowing high-density housing by-right up to 65 units per acre.** **The City continues to work with developers on TOD opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City-owned property, as well as reduced parking requirements and densities up to 95 dwelling units per acre for the TOD Zone and up to 65 dwelling units per acre for the Old Town Zone. The City shall encourage Transit-Oriented Developments through incentives that may include financial assistance, density bonus, and regulatory waivers (see also Programs 1.2 and 1.8). To expand housing opportunities, an amendment to the TOD zone was processed. The TOD Zone expansion, Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additonal 14.5 acres that previously did not allow housing.**
Program HE-1.16: Single-Room Occupancy (SROs)	**Facilitate development of SROs**	**Ongoing**	**Single-room-occupancy developments (SROs) provide housing opportunities for lower-income individuals, persons with disabilities, and the elderly. State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including SROs. The Zoning Code allows SRO developments in the R-3 and C-2 districts and the City's Code will be updated in 2025 if it is necessary to achieve consistency with State law in this regard. The City will continue to encourage development of SROs through a variety of methods, including but not limited to, financial assistance, density bonus, and regulatory concessions.**

Program HE-1.17: Residential Parking Requirements	**Revise existing multi-family parking standards in the R-3 district**	**Ongoing, parking regualtions pursuant to State law are currently adhered to as a policy and process Zoning Code amendment for full compliance**	**The City's greatest potential for affordable housing development exists in the area near the Metrolink station. As part of the new TOD zone for this area, the City adopted parking standards based on the realistic demand and opportunities for shared parking in TOD and mixed-use developments, especially new housing units affordable to lower- and moderate-income households. The City will also initiate an amendment to the Code to revise reduce multi-family parking standards for small (i.e., studio or 1-bedroom) units in the R-3 district to one covered space per unit (garage or carport) to reduce this potential constraint.**
Program HE-1.18: Encourage and Facilitate Lot Consolidation	**Encourage/facilitate lot consolidation**	**Ongoing, and process Zoning Code amendment for full compliance**	**The City will encourage and facilitate consolidation of vacant and underutilized lots to create larger building sites for residential development through a lot consolidation density incentive that allows a 5% density increase when parcels totaling at least 0.5 acre are consolidated, and a 10% density increase when parcels totaling at least 1.0 acre are consolidated. This incentive program will be publicized to developers and other interested parties through printed materials available at City Hall and electronically on the City's website.**
Program HE-1.19: Accessory Dwelling Units	**Encourage ADU production**	**Completed and Ongoing**	**Ongoing. Accessory dwelling units (also known as ADUs, second units, or granny flats) can help to address a portion of the city's housing needs, particularly for small, lower-income households. City ADU regulations were updated in 2020 consistent with State law. The City will continue to monitor legislation and revise regulations as necessary to ensure conformance with current law.** **The Orange County Council of Governments (OCCOG) prepared an "ADU Toolkit" that will be available to all jurisdictions in the county. The City will utilize the ADU toolkit, which is expected to include standard plan examples, and other ADU resources to encourage ADU production. In addition, the City will explore and pursue ADU funding annually, modify development standards and reduce fees beyond the minimum requirements of State law, prepare pre-approved plans, and provide homeowner/applicant assistance tools. THe City has updated it's website to achieve compliance with State law reagrding ADUs.**

Program HE-1.20: Annual Review of Site Requirements	**Mitigate potential constraints caused by development standard requirements**	**The City will amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions by June 2025**	**Ongoing, to be completed 2025.**
Program HE-1.21: Missing Middle Housing	**The City shall further intensify and increase housing choices and affordability in relatively higher opportunity and income and lower density areas.**	**The City will continue to track development and if 50 percent of the City's RHNA is not permitted, completed, or entitled by December 2026, the City will adjust development assumptions, identify additional suitable sites, and consider increasing baseline density in lower density zones to facilitate increased development**	**Ongoing**
Program HE-2.1: Support Regional and Local Fair Housing Efforts	**Affirmatively further fair housing activities**	**Annual and Ongoing**	**The City will continue to disseminate information regarding fair housing in a variety of locations including City Hall, the City website and the library, and conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.** **The City will continue to seek funding to support the Fair Housing Council of Orange County (FHCOC), which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City will invite FHCOC to conduct annual fair housing outreach targeted to Placentia residents and landlords.**
Program HE-2.2: Section 8 Rental Assistance	**Provide information regarding housing assistance**	**Ongoing**	**The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority.**

Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities	**Minimize regulatory constraints on housing for persons with disabilities**	**Ongoing and, process Zoning Code amendment for full compliance**	**The City will continue to implement the Reasonable Accommodation Ordinance, which provides relief from local regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. In addition, a Zoning Ordinance amendment will be processed in 2025 to update the definition of "family" consistent with State law.**
Program HE-2.4: Comprehensive Housing Resource Directory	**Housing Resource Directory**	**Ongoing**	**The City of Placentia will continue to coordinate with the County of Orange to publicize the County's Comprehensive Housing Resource Directory, which will be made available on the City's website and in print form at City Hall, the library and other public buildings.**
Program HE-2.5: Equal Housing Opportunities and Affirmatively Furthering Fair Housing	**The City of Placentia will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City's website and in City Hall and other public buildings**	**Ongoing and establish AFFH marketing program**	**The City of Placentia will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City's website and in City Hall and other public buildings.**
Program HE-2.6: Affirmatively Further Fair Housing	**Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions during the planning period in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.**	**Ongoing**	**Appendix D of the 6th Cycle Housing Element details how the City complies with and will comply with AB 696 by conducting outreach, a A fair Housing Assessment, providing capacity to address fair housing constraints, to comply with fair housing laws and to reduce displacement risk in Placentia.**
Program HE-3.1: Community Based Neighborhood Rehabilitation	**Conserve and improve existing residential neighborhoods**	**Ongoing**	**The City of Placentia will continue to coordinate with the County of Orange to publicize the County's Comprehensive Housing Resource Directory, which will be made available on the City's website and in print form at City Hall, the library and other public buildings. The City also utilizes CDBG funds annually for the repair and rehabilitation of housing units citywide.**

Program HE-3.2: Neighborhood Identity	**Create neighborhood identity**	**Ongoing**	**Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color, landscaping and public art linked with architectural styles. The CIty has some Objective Standards adopted, and is also considering additonal neighborhood and/or citywide architectural design guidelines.**
Program HE-3.3: Placentia Rehabilitation Grant Program	**Rehabilitate exisitng housing units utilizing CDBG funding**	**Ongoing**	**The City of Placentia shall continue to provide grants to rehabilitate owner-occupied, very-low-income housing units. The City shall provide outreach to potential applicants continuously through the City's website and will distribute printed material annually.**
Program HE-3.4: Energy Conservation and Sustainable Building Practices	**Continue to provide energy conservation educational materials to residents**	**Completed/Ongoing**	**The City recognizes that utility costs contribute to a household's overall expenditure for housing. The City shall promote energy and water conservation and "green building" in new and existing residential developments by providing educational materials on the City's website and in print form at City Hall, the library and at other public buildings. Compliance with Title 24 of the California Building Code will be required of all residential construction necessitating a building permit.** **The City shall also refer residents to local utility providers for energy and water conservation programs through the City's website. Finally, through participation in the HERO Program, the City shall provide information and encourage property owners to participate in the property-assessed conservation improvements as allowed by the program.**
Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate	**Encourage preservation and extension/renewal of "At Risk" units**	**Completed/Ongoing**	**The City shall continue to monitor units with affordability covenants that are eligible to expire during the next 10 years. To encourage the preservation of these "at-risk" units, the City shall coordinate with the County and non-profit housing organizations to encourage the extension and/or renewal of deed restrictions or covenants, comply with noticing requirements, provide education and assistance to tenants, assist with funding, and promptly reach out to qualified entities to preserve at-risk housing units.**

Program HE-3.6: Vacant Building Ordinance	**Prevent blight and deterioration in neighborhoods**	**Completed/Ongoing**	**To prevent blight and deterioration of Placentia's residential and non-residential neighborhoods, the Municipal Code establishes owner responsibilities for the maintenance and rehabilitation of long-term vacant buildings. The ordinance requires the registration of vacant properties resulting from foreclosure, and provides for an administrative monitoring program for boarded-up and vacant buildings. To ensure compliance, the ordinance imposes fees and civil penalties; and provides for administrative review and appeal opportunities. The City will continue to implement this ordinance to prevent blight and deterioration in Placentia's neighborhoods. In addition, the City adopted a revision to it's Graffiti prevention Ordinance in February 2025 to help strengthen neighborhoods and prevent blight and neighborhood deterioration through graffiti prevention.**
Program HE-4.1: Partnerships with the Housing Industry	**Establish partnerships with nonprofit and for-profit housing developers**	**Annual/Ongoiing**	**The City of Placentia has limited resources to use for the development and maintenance of affordable housing. To maximize its funding and staff resources, the City shall seek opportunities to partner with non-profit and for-profit housing developers. Specifically, the City shall proactive seek partnerships to develop affordable housing on identified sites within the TOD area near the Metrolink Station to meet the City's lower-income housing needs. The City shall contribute to the partnership through activities such as in-kind technical assistance, support in seeking grant and funding opportunities, and financial assistance, which may include land write-downs and assistance with on- or off-site infrastructure costs where feasible. The City will contact affordable housing organizations annually to solicit interest in development. The City Council will also consider providng financial assistance to encourage affordabele housing through the use of fees banked for Affordable Housing from the City's Development Impact Fee Program.**
Program HE-4.2: Participation in Continuum of Care Forum	**Continue participation in the County of Orange Continuum of Care Forum**	**Completed/Ongoing coordination and meeting attendance**	**The City recognizes that homelessness is both a local and regional issue that requires a comprehensive and coordinated effort among various cities and agencies throughout the region. The City of Placentia will continue to participate through regular attendance at meetings of the County of Orange Continuum of Care Forum to pool resources to address homeless needs.**

Program HE-4.3: Facilitate Housing Co-Located with Religious and Community Facilities	**Religious and Community Facilities provides a unique opportunity to provide affordable housing on properties that may have surplus land available. Additionally, these sites may support affordable housing options that could provide additional support services on site.**	**The City will outreach to faith-based organizations and implement a Zoning Code amendment thereafter to result in at least 150 affordable units in higher income, higher opportunity areas and RCAAs.**	**The City will outreach to promote and encourage the use of SB 4. In 2020, the City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. The City's adopted and certifed 6th Cycle housing element actively encourages development similar to the one at 1314 N. Angelina Drive which involved approving housing on a site shared with a religious/institutional use. The City will continue to encourage this type of development citywide.**

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Orange County jurisdictions, please format the APN's as follows:999-999-99

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity)	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 150,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Achieve adoption of State Certified 6th Cycle Housing Element of the General Plan	$63,147.50	$63,147.50	Completed	Local General Fund	The City of Placentia's sixth cycle 2021-2029 Housing Element was approved by City Council in February 2024 and certified by the State of California on February 29, 2024.
Zone Change and General Plan Amendment to expand Transit Oriented Development (TOD) Zone	$86,852.50	$86,852.50	Completed	Local General Fund	The City of Placentia adopted the Zone Change and General Plan Amendment to expand the Transit Oriented Development (TOD) Zone on February 20, 2024.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	68
Moderate	Deed Restricted	19
	Non-Deed Restricted	0
Above Moderate		390
Total Units		**477**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	16
	Non-Deed Restricted	0
Above Moderate		146
Total Units		**162**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	64
	Non-Deed Restricted	0
Moderate	Deed Restricted	9
	Non-Deed Restricted	0
Above Moderate		552
Total Units		**625**

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	68	19	0	390		477
346-331-32	346-331-32	1952 & 1958 E. Veterans Way	Veterans Way Toffoli	DPR 2022-01, TTM 19183, UP 2022-01	5+	O							39	2/14/2023	39
346-164-24	346-164-24	502 & 513 S. Van Buren St.	The Hudson Phase II	DPR 2022-03, TTM 19251, UP 2022-04	5+	O							12	12/13/2022	12
339-021-11	339-021-11	420 Orchid Dr	Orchid Drive ADU	ADU 2022-19	ADU	O					1			11/2/2022	1
339-321-05	339-321-05	604 N. Placentia Ave.	Placentia Avenue ADU	ADU 2022-21	ADU	O					1			11/9/2022	1
343-691-06	343-691-06	1971-1988 Orchard Dr	HQT Townhomes	DPR 2018-03, UP 2018-04, TTM 18129	5+	O							16	3/6/2018	16
344-162-20	344-162-20	967 Tafolla St	Tafolla Street ADU	ADU 2022-23	ADU	O					1			11/14/2022	1
339-041-28	339-041-28	307 Orange Grove Ave	Orange Grove Avenue ADU	ADU 2022-24	ADU	O					1			9/9/2022	1
341-493-33	341-493-33	1267 E. Runyon Pl	Runyon Place ADU	ADU 2022-01	ADU	O					1			4/26/2022	1
344-142-04	344-142-04	920 Arnold Dr	Arnold Drive ADU	ADU 2022-05	ADU	O					1			2/23/2022	1
336-483-25	336-483-25	1820 Cartlen Dr	Cartlen Drive ADU	ADU 2022-10	ADU	O					1			6/2/2022	1
346-172-25	346-172-25	17000 La Paloma Ave	La Paloma Avenue Homes	TPM 2019-175, SPR 2022-01	SFD	O							3	2/4/2020	3
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-08, 339-401-09	339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-08, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Pl., 409 Evelyn Pl.	Cenza (JPI)	DPR 2018-04	5+	R							418	5/8/2018	418
346-181-19	346-181-19	1663 Oak St.	Nick Rocco House	SPR 2021-01	SFD	O							1	3/2/2021	1
339-321-03	339-321-03	616 N. Placentia Ave	Placentia Avenue ADU	ADU 2021-02	ADU	O					1			3/22/2021	1
339-402-05, 339-402-05, 339-402-08, 339-402-11	339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave	USA Properties	DPR 2020-03	5+	R	94		93				2	5/18/2021	189
340-273-25	340-273-25	1314 N. Angelina Dr.	Church of the Blessed Sacrament	GPA 2020-01, ZC 2020-01, DPR 2020-	5+	R				64			1	12/1/2020	65
336-504-03	336-504-03	4861 Hamer Drive	Hamer Drive ADU	ADU 2023-02	ADU	O					1			6/1/2023	1
336-404-03, 336-404-14	336-404-03, 336-404-14	832 Bastanchury Rd	Bastanchury Road ADU	ADU 2023-05	ADU	O					1			8/23/2023	1
336-581-55	336-581-55	2438 Chippewa Ave.	Chippewa Avenue ADU	ADU 2023-06	ADU	O					1			5/10/2023	1
340-145-21	340-145-21	662 Heather Ave	Heather Avenue ADU	ADU 2023-07	ADU	O					1			10/3/2023	1
344-163-21	344-163-21	973 S. Melrose Street	Melrose Street ADU	ADU 2023-08	ADU	O					1			6/15/2023	1
339-294-08	339-294-08	134 Ruby Dr	Ruby Drive ADU	ADU 2023-09	ADU	O					1			8/7/2023	1
340-252-22	340-252-22	5142 Hamer Ln.	Hamer Lane ADU	ADU 2023-10	ADU	O					1			5/10/2023	1
344-162-29	344-162-29	230 Rio Grande Ave.	Rio Grande Avenue ADU	ADU 2023-11	ADU	O					1			8/29/2023	1
340-132-15	340-132-15	1260 Venice Ave	Venice Avenue ADU	ADU 2023-12	ADU	O					1			7/17/2023	1
336-291-31	336-291-31	938 Brooklyn Ave	Brooklyn Avenue ADU	ADU 2023-13	ADU	O					1			8/14/2023	1
336-355-08	336-355-08	731 Longfellow Dr.	Longfellow Drive ADU	ADU 2023-14	ADU	O					1			8/16/2023	1
336-452-17	336-452-17	919 Gehrig Ave.	Gehrig Avenue ADU	ADU 2023-17	ADU	O					1			8/15/2023	1
341-042-33	341-042-33	1409 Mesa Verde Cir.	Mesa Verde Circle ADU	ADU 2023-18	ADU	O					1			8/23/2023	1
344-162-29	344-162-29	913 Tafolla St.	Tafolla Street ADU	ADU 2023-19	ADU	O					1			8/28/2023	1
339-352-06	339-352-06	402 Olive St.	Olive Street ADU	ADU 2023-21	ADU	O					1			12/7/2023	1
336-382-09	336-382-09	131 Jamaica Cir.	Jamaica Circle ADU	ADU 2023-22	ADU	O					1			12/7/2023	1
344-143-09	344-143-09	940 Cypress Ave.	Cypress Avenue ADU	ADU 2023-23	ADU	O					1			11/21/2023	1
341-501-01--341-501-65	341-501-01--341-501-65	Alta Vista St. & Rose Drive	Vista Rose (Toll Bros)	DPR 2022-04, TTM 19250, SPA 2022-01, MND 2201	5+	O							100	6/6/2023	100
344-131-11	344-131-11	803 W. La Jolla St.	Wang Triplex	TPM 2020-124, UP 2023-10, SPR 2023-	2 to 4	O							3	11/14/2023	3
341-022-10	341-022-10	341-022-10	Vina Del Mar	TPM 2023-113	SFD	O							2	9/5/2023	2
341-433-34	341-433-34	412 N. Tidland Cir.	Tidland Cir	TPM 2022-126	SFD	O							2	7/12/2022	2
341-431-48	341-431-48	1421 Cisneros Ln.	Cisneros	TPM 2022-127	SFD	O							2	10/11/2022	2
341-431-01	341-431-01	1451 E. Howard Pl.	Howard Pl	TPM 2022-123	SFD	O							3	7/12/2022	3
341-433-05	341-433-05	424 Nevin Pl.		TTM 19233	SFD	O							6	6/13/2023	6
341-421-33	341-421-33	502 Gerhold Ln.	Gerhold	TPM 2022-124	SFD	O							2	10/11/2022	2
341-433-23	341-433-23	406 Nevin Ln.		TPM 2022-125	SFD	O							3	10/11/2022	3
340-202-13	340-202-13	642 Sunflower Ave.		ADU 2024-02	ADU	O					1			1/25/2024	1
344-124-08	344-124-08	617 Kansas Ave.		ADU 2024-04	ADU	O					1			7/9/2024	1
336-432-35	336-432-35	1719 Kingston Rd.		ADU 2024-05	ADU	O					1			4/18/2024	1
344-281-35	344-281-35	1037 Avenida de Pio Pico		ADU 2024-06	ADU						1			4/25/2024	1

336-423-01	336-423-01	1831 Canard Ave.		ADU 2024-07	ADU	O					1			7/2/2024	1
339-331-03	339-331-03	320 N. Placentia Ave.		ADU 2024-08	ADU	O					1			6/24/2024	1
344-121-13	344-121-13	638 Kansas Ave.		ADU 2024-09	ADU	O					1			10/10/2024	1
339-042-04	339-042-04	136 Orange Grove Ave.		ADU 2024-10	ADU	O					1			8/8/2024	1
339-043-10	339-043-10	114 Primrose Ave.		ADU 2024-11	ADU	O					1			10/15/2024	1
339-351-23	339-351-23	712 San Diego Lane		ADU 2024-13	ADU	O					1			11/20/2024	1
339-322-32	339-322-32	625 Sunrise St.		ADU 2024-14	ADU	O					1			12/16/2024	1
340-145-46	340-145-46	620 Highlander Ave.		ADU 2024-15	ADU	O					1			11/14/2024	1
339-121-24	339-121-24	1031 Oxford Dr.		ADU 2024-17	ADU	O					1			12/17/2024	1
336-432-02	336-432-02	1732 Sierra Bonita Dr.		ADU 2024-18	ADU						1			2/27/2025	1
336-451-07	336-451-07	925 Cobb Ave.		ADU 2024-20	ADU						1			2/6/2025	1
336-051-08	336-051-08	1614 Seville St.		ADU 2024-21	ADU						1			1/13/2025	1
346-162-02	346-162-02	440 Jefferson St.	Jefferson	DPR 2024-01, TTM 19300, UP 2024-07	5+	O							140	11/12/2024	140
346-172-11	346-172-11	1664 Vincente Ave.		SPR 2024-02	SFD								1	6/17/2024	1
339-364-06	339-364-06	216 S. Melrose St.		SPR 2024-03	SFD								1	11/21/2024	1
346-164-22, 346-164-25, 346-164-26	346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren St.	Hudson	ZC 2018-01, DPR 2018-01, TTM 19104	5+								139	4/20/2021	139
336-361-48	336-361-48	605 Alcott Ave.		ADU 2024-01	ADU						1			3/14/2024	1
336-162-13	336-162-13	213 Koch Ave.		ADU 2023-26	ADU	O					1			2/15/2024	1
344-123-02	344-123-02	639 Missouri Ave.		ADU 2023-24	ADU	O					1			2/5/2024	1
346-014-04	346-014-04	617 Maria Ave.		ADU 2023-20	ADU	O					1			1/8/2024	1
339-283-17	339-283-17	913 N. Bradford Ave.		ADU 2023-16	ADU	O					1			2/15/2024	1
336-174-11	336-174-11	2102 Carleton Cir.		ADU 2023-15	ADU	O					1			8/7/2023	1
336-355-24	336-355-24	736 Cooper Dr.		ADU 2023-03	ADU	O					1			1/3/2024	1
339-391-14, 339-391-15, 339-392-14, 339-392-15	339-391-14, 339-391-15, 339-392-14, 339-392-15	300,307,312,314 Baker St	Mercy Housing	SPR 2023-03, DDA 2023-01	5+	R				68				3/7/2024	68
	339-112-27	339-112-27	777 W. Orangethorpe Ave	777	SPA 2021-01, DPR 2021-02, EA 2021-01	R							248	9/3/2024	248
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	**Street Address**	**Project Name+**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Building Permits Date Issued**	**# of Units Issued Building Permits**
			0	0	0	0	16	0	146		162
346-331-32	1952 & 1958 E. Veterans Way	Veterans Way Toffoli							7	11/21/2024	7
346-164-24	502 & 513 S. Van Buren St.	The Hudson Phase II							12	7/5/2023	12
339-021-11	420 Orchid Dr	Orchid Drive ADU					1			6/22/2023	1
339-321-05	604 N. Placentia Ave.	Placentia Avenue ADU					1			1/8/2024	1
343-691-06	1971-1988 Orchard Dr	HQT Townhomes							16	2/15/2022	16
344-162-20	967 Tafolla St	Tafolla Street ADU					1			3/8/2023	1
339-041-28	307 Orange Grove Ave	Orange Grove Avenue ADU					1			11/16/2023	1
341-493-33	1267 E. Runyon Pl	Runyon Place ADU					1			8/10/2022	1
344-142-04	920 Arnold Dr	Arnold Drive ADU					1			4/7/2022	1
336-483-25	1820 Cartlen Dr	Cartlen Drive ADU					1			7/13/2022	1
346-172-25	17000 La Paloma Ave	La Paloma Avenue Homes									0
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-08, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Pl., 409 Evelyn Pl.	Cenza (JPI)							418	3/17/2021	418
346-181-19	1663 Oak St.	Nick Rocco House							1	10/17/2022	1
339-321-03	616 N. Placentia Ave	Placentia Avenue ADU					1			5/4/2021	1
339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave	USA Properties									0
340-273-25	1314 N. Angelina Dr.	Church of the Blessed Sacrament			64				1	11/22/2022	65
336-504-03	4861 Hamer Drive	Hamer Drive ADU									0
336-404-03, 336-404-14	832 Bastanchury Rd	Bastanchury Road ADU					1			6/20/2024	1
336-581-55	2438 Chippewa Ave.	Chippewa Avenue ADU					1			2/15/2024	1
340-145-21	662 Heather Ave	Heather Avenue ADU					1			11/6/2023	1
344-163-21	973 S. Melrose Street	Melrose Street ADU									0
339-294-08	134 Ruby Dr	Ruby Drive ADU					1			11/30/2023	1
340-252-22	5142 Hamer Ln.	Hamer Lane ADU									0
344-162-29	230 Rio Grande Ave.	Rio Grande Avenue ADU									0
340-132-15	1260 Venice Ave	Venice Avenue ADU					1			6/27/2024	1
336-291-31	938 Brooklyn Ave	Brooklyn Avenue ADU									0
336-355-08	731 Longfellow Dr.	Longfellow Drive ADU					1			1/6/2025	1
336-452-17	919 Gehrig Ave.	Gehrig Avenue ADU					1			6/24/2024	1
341-042-33	1409 Mesa Verde Cir.	Mesa Verde Circle ADU					1			6/11/2024	1
344-162-29	913 Tafolla St.	Tafolla Street ADU					1			11/20/2023	1

339-352-06	402 Olive St.	Olive Street ADU					1			6/26/2024	1
336-382-09	131 Jamaica Cir.	Jamaica Circle ADU					1			2/28/2024	1
344-143-09	940 Cypress Ave.	Cypress Avenue ADU					1			4/1/2024	1
341-501-01--341-501-65	Alta Vista St. & Rose Drive	Vista Rose (Toll Bros)							37	11/15/2023	37
344-131-11	803 W. La Jolla St.	Wang Triplex									0
341-022-10	341-022-10	Vina Del Mar									0
341-433-34	412 N. Tidland Cir.	Tidland Cir									0
341-431-48	1421 Cisneros Ln.	Cisneros									0
341-431-01	1451 E. Howard Pl.	Howard Pl									0
341-433-05	424 Nevin Pl.										0
341-421-33	502 Gerhold Ln.	Gerhold									0
341-433-23	406 Nevin Ln.										0
340-202-13	642 Sunflower Ave.						1			6/24/2024	1
344-124-08	617 Kansas Ave.										0
336-432-35	1719 Kingston Rd.						1			5/28/2024	1
344-281-35	1037 Avenida de Pio Pico										0
336-423-01	1831 Canard Ave.						1			9/11/2024	1
339-331-03	320 N. Placentia Ave.						1			12/10/2024	1
344-121-13	638 Kansas Ave.						1			2/25/2025	1
339-042-04	136 Orange Grove Ave.						1			1/21/2025	1
339-043-10	114 Primrose Ave.										0
339-351-23	712 San Diego Lane										0
339-322-32	625 Sunrise St.										0
340-145-46	620 Highlander Ave.										0
339-121-24	1031 Oxford Dr.										0
336-432-02	1732 Sierra Bonita Dr.										0
336-451-07	925 Cobb Ave.										0
336-051-08	1614 Seville St.										0
346-162-02	440 Jefferson St.	Jefferson									0
346-172-11	1664 Vincente Ave.										0
339-364-06	216 S. Melrose St.										0
346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren St.	Hudson							139	6/13/2024	139
336-361-48	605 Alcott Ave.						1			2/18/2025	1
336-162-13	213 Koch Ave.						1			6/17/2024	1
344-123-02	639 Missouri Ave.										0
346-014-04	617 Maria Ave.						1			1/13/2025	1
339-283-17	913 N. Bradford Ave.									6/11/2024	0
336-174-11	2102 Carleton Cir.						1			10/3/2024	1
336-355-24	736 Cooper Dr.						1			3/20/2024	1
339-391-14, 339-391-15, 339-392-14, 339-392-15	300,307,312,314 Baker St	Mercy Housing									0
339-112-27	339-112-27	777 W. Orangethorpe Ave									0
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	64	0	9	0	552		625
346-331-32	1952 & 1958 E. Veterans Way	Veterans Way Toffoli									0
346-164-24	502 & 513 S. Van Buren St.	The Hudson Phase II							12	3/13/2024	12
339-021-11	420 Orchid Dr	Orchid Drive ADU									0
339-321-05	604 N. Placentia Ave.	Placentia Avenue ADU									0
343-691-06	1971-1988 Orchard Dr	HQT Townhomes							16	1/29/2024	16
344-162-20	967 Tafolla St	Tafolla Street ADU									0
339-041-28	307 Orange Grove Ave	Orange Grove Avenue ADU					1			10/15/2024	1
341-493-33	1267 E. Runyon Pl	Runyon Place ADU					1			5/30/2024	1
344-142-04	920 Arnold Dr	Arnold Drive ADU					1			4/24/2024	1
336-483-25	1820 Cartlen Dr	Cartlen Drive ADU					1			1/18/2023	1
346-172-25	17000 La Paloma Ave	La Paloma Avenue Homes									0
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-08, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Pl., 409 Evelyn Pl.	Cenza (JPI)							418	3/4/2024	418
346-181-19	1663 Oak St.	Nick Rocco House									0
339-321-03	616 N. Placentia Ave	Placentia Avenue ADU									0
339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave	USA Properties									0
340-273-25	1314 N. Angelina Dr.	Church of the Blessed Sacrament			64				1	4/17/2024	65
336-504-03	4861 Hamer Drive	Hamer Drive ADU									0
336-404-03, 336-404-14	832 Bastanchury Rd	Bastanchury Road ADU									0
336-581-55	2438 Chippewa Ave.	Chippewa Avenue ADU					1			12/4/2024	1
340-145-21	662 Heather Ave	Heather Avenue ADU					1			3/11/2024	1
344-163-21	973 S. Melrose Street	Melrose Street ADU									0
339-294-08	134 Ruby Dr	Ruby Drive ADU					1			8/29/2024	1
340-252-22	5142 Hamer Ln.	Hamer Lane ADU									0
344-162-29	230 Rio Grande Ave.	Rio Grande Avenue ADU									0
340-132-15	1260 Venice Ave	Venice Avenue ADU									0
336-291-31	938 Brooklyn Ave	Brooklyn Avenue ADU									0
336-355-08	731 Longfellow Dr.	Longfellow Drive ADU									0
336-452-17	919 Gehrig Ave.	Gehrig Avenue ADU									0

341-042-33	1409 Mesa Verde Cir.	Mesa Verde Circle ADU									0
344-162-29	913 Tafolla St.	Tafolla Street ADU									0
339-352-06	402 Olive St.	Olive Street ADU									0
336-382-09	131 Jamaica Cir.	Jamaica Circle ADU					1			11/5/2024	1
344-143-09	940 Cypress Ave.	Cypress Avenue ADU									0
341-501-01--341-501-65	Alta Vista St. & Rose Drive	Vista Rose (Toll Bros)									0
344-131-11	803 W. La Jolla St.	Wang Triplex									0
341-022-10	341-022-10	Vina Del Mar									0
341-433-34	412 N. Tidland Cir.	Tidland Cir									0
341-431-48	1421 Cisneros Ln.	Cisneros									0
341-431-01	1451 E. Howard Pl.	Howard Pl									0
341-433-05	424 Nevin Pl.										0
341-421-33	502 Gerhold Ln.	Gerhold									0
341-433-23	406 Nevin Ln.										0
340-202-13	642 Sunflower Ave.										0
344-124-08	617 Kansas Ave.										0
336-432-35	1719 Kingston Rd.										0
344-281-35	1037 Avenida de Pio Pico										0
336-423-01	1831 Canard Ave.										0
339-331-03	320 N. Placentia Ave.										0
344-121-13	638 Kansas Ave.										0
339-042-04	136 Orange Grove Ave.										0
339-043-10	114 Primrose Ave.										0
339-351-23	712 San Diego Lane										0
339-322-32	625 Sunrise St.										0
340-145-46	620 Highlander Ave.										0
339-121-24	1031 Oxford Dr.										0
336-432-02	1732 Sierra Bonita Dr.										0
336-451-07	925 Cobb Ave.										0
336-051-08	1614 Seville St.										0
346-162-02	440 Jefferson St.	Jefferson									0
346-172-11	1664 Vincente Ave.										0
339-364-06	216 S. Melrose St.										0
346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren St.	Hudson							105	9/17/2024	105
336-361-48	605 Alcott Ave.										0
336-162-13	213 Koch Ave.						1			12/10/2024	1
344-123-02	639 Missouri Ave.										0
346-014-04	617 Maria Ave.										0
339-283-17	913 N. Bradford Ave.										0
336-174-11	2102 Carleton Cir.										0
336-355-24	736 Cooper Dr.						1			8/1/2024	1
339-391-14, 339-391-15, 339-392-14, 339-392-15	300,307,312,314 Baker St	Mercy Housing									0
339-112-27	339-112-27	777 W. Orangethorpe Ave									0
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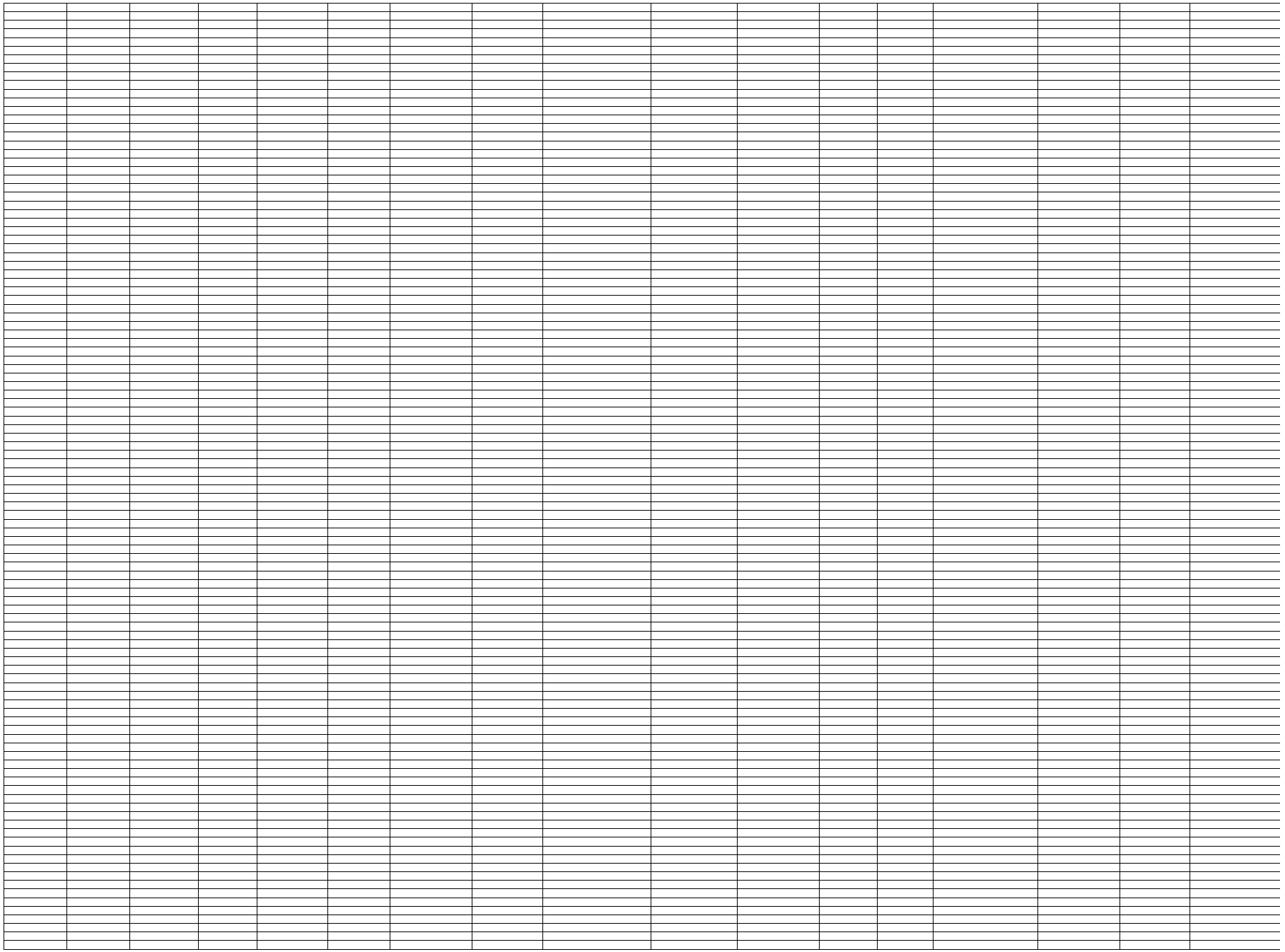
Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
346-331-32	1952 & 1958 E. Veterans Way	Veterans Way Toffoli		NONE	N											
346-164-24	502 & 513 S. Van Buren St.	The Hudson Phase II		NONE	Y											
339-021-11	420 Orchid Dr	Orchid Drive ADU		NONE	Y	Other	Other									
339-321-05	604 N. Placentia Ave.	Placentia Avenue ADU		NONE	Y	Other	Other									
343-691-06	1971-1988 Orchard Dr	HQT Townhomes		NONE	Y											
344-162-20	967 Tafolla St	Tafolla Street ADU		NONE	Y	Other	Other									
339-041-28	307 Orange Grove Ave	Orange Grove Avenue ADU		NONE	Y	Other	Other									
341-493-33	1267 E. Runyon Pl	Runyon Place ADU		NONE	Y	Other	Other									
344-142-04	920 Arnold Dr	Arnold Drive ADU		NONE	Y	Other	Other									
336-483-25	1820 Cartlen Dr	Cartlen Drive ADU		NONE	Y	Other	Other									
346-172-25	17000 La Paloma Ave	La Paloma Avenue Homes		NONE	Y											
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-08, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Pl., 409 Evelyn Pl.	Cenza (JPI)	0	NONE	Y											
346-181-19	1663 Oak St.	Nick Rocco House		NONE	Y											
339-321-03	616 N. Placentia Ave.	Placentia Avenue ADU		NONE	Y	Other	Other									
339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave	USA Properties		NONE	Y	Other	Other									
340-273-25	1314 N. Angelina Dr.	Church of the Blessed Sacrament		NONE	Y	Other	Other	Deed-restricted senior housing								
336-504-03	4861 Hamer Drive	Hamer Drive ADU		NONE	Y	Other	Other									
336-404-03, 336-404-14	832 Bastanchury Rd	Bastanchury Road ADU		NONE	Y	Other	Other									
336-581-55	2438 Chippewa Ave.	Chippewa Avenue ADU		NONE	Y	Other	Other									
340-145-21	662 Heather Ave	Heather Avenue ADU		NONE	Y	Other	Other									
344-163-21	973 S. Melrose Street	Melrose Street ADU		NONE	Y	Other	Other									
339-294-08	134 Ruby Dr	Ruby Drive ADU		NONE	Y	Other	Other									
340-252-22	5142 Hamer Ln.	Hamer Lane ADU		NONE	Y	Other	Other									
344-162-29	230 Rio Grande Ave.	Rio Grande Avenue ADU		NONE	Y	Other	Other									
340-132-15	1260 Venice Ave	Venice Avenue ADU		NONE	Y	Other	Other									
336-291-31	938 Brooklyn Ave	Brooklyn Avenue ADU		NONE	Y	Other	Other									
336-355-08	731 Longfellow Dr.	Longfellow Drive ADU		NONE	Y	Other	Other									
336-452-17	919 Gehrig Ave.	Gehrig Avenue ADU		NONE	Y	Other	Other									
341-042-33	1409 Mesa Verde Cir.	Mesa Verde Circle ADU		NONE	Y	Other	Other									
344-162-29	913 Tafolla St.	Tafolla Street ADU		NONE	Y	Other	Other									
339-352-06	402 Olive St.	Olive Street ADU		NONE	Y	Other	Other									
336-382-09	131 Jamaica Cir.	Jamaica Circle ADU		NONE	Y	Other	Other									
344-143-09	940 Cypress Ave.	Cypress Avenue ADU		NONE	Y	Other	Other									
341-501-01--341-501-65	Alta Vista St. & Rose Drive	Vista Rose (Toll Bros)		NONE	Y											
344-131-11	803 W. La Jolla St.	Wang Triplex		NONE	Y											
341-022-10	341-022-10	Vina Del Mar		NONE	Y											
341-433-34	412 N. Tidland Cir.	Tidland Cir		NONE	Y											
341-431-48	1421 Cisneros Ln.	Cisneros		NONE	Y											
341-431-01	1451 E. Howard Pl.	Howard Pl		NONE	Y											
341-433-05	424 Nevin Pl.			NONE	Y											
341-421-33	502 Gerhold Ln.	Gerhold		NONE	Y											
341-433-23	406 Nevin Ln.			NONE	Y											
340-202-13	642 Sunflower Ave.			NONE	Y	Other	Other									
344-124-08	617 Kansas Ave.			NONE	Y	Other	Other									
336-432-35	1719 Kingston Rd.			NONE	Y	Other	Other									
344-281-35	1037 Avenida de Pio Pico			NONE	Y	Other	Other									
336-423-01	1831 Canard Ave.			NONE	Y	Other	Other									
339-331-03	320 N. Placentia Ave.			NONE	Y	Other	Other									
344-121-13	638 Kansas Ave.			NONE	Y	Other	Other									
339-042-04	136 Orange Grove Ave.			NONE	Y	Other	Other									
339-043-10	114 Primrose Ave.			NONE	Y	Other	Other									
339-351-23	712 San Diego Lane			NONE	Y	Other	Other									
339-322-32	625 Sunrise St.			NONE	Y	Other	Other									
340-145-46	620 Highlander Ave.			NONE	Y	Other	Other									
339-121-24	1031 Oxford Dr.			NONE	Y	Other	Other									
336-432-02	1732 Sierra Bonita Dr.			NONE	Y	Other	Other									
336-451-07	925 Cobb Ave.			NONE	Y	Other	Other									
336-051-08	1614 Seville St.			NONE	Y	Other	Other									
346-162-02	440 Jefferson St.	Jefferson		NONE	Y											
346-172-11	1664 Vincente Ave.			NONE	Y											
339-364-06	216 S. Melrose St.			NONE	Y											
346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren St.	Hudson		NONE	Y											
336-361-48	605 Alcott Ave.			NONE	Y	Other	Other									
336-162-13	213 Koch Ave.			NONE	Y	Other	Other									
344-123-02	639 Missouri Ave.			NONE	Y	Other	Other									
346-014-04	617 Maria Ave.			NONE	Y	Other	Other									
339-283-17	913 N. Bradford Ave.			NONE	Y	Other	Other									
336-174-11	2102 Carleton Cir.			NONE	Y	Other	Other									
336-355-24	736 Cooper Dr.			NONE	Y	Other	Other									

339-391-14, 339-391-15, 339-392-14, 339-392-15	300,307,312,314 Baker St	Mercy Housing		NONE	Y	Other	DB		55	0			35.0%		3	Development Standards Modification	Yes
339-112-27	339-112-27	777 W. Orangethorpe Ave		NONE	Y												



Agenda Item No: 2.a

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025

Submitted by: Kiana Louie

From: City Administrator

Subject:
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

Financial Impact:
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.

Summary:
The Federal Housing and Community Development Act of 1974 provides Community Development Block Grant (CDBG) funds for projects that promote the development of viable urban communities by providing suitable living environments for persons of low and moderate income. As a Metropolitan City, the City of Placentia does not compete with 11 other County cities to apply and receive CDBG funds through the County of Orange ("County"). The amount of CDBG funding received by the City is established and provided directly by the U.S. Department of Housing and Urban Development (HUD) via the County. The funding allocation varies from year to year; therefore, the funding allocation will be presented to the City Council on an annual basis.

For Fiscal Year ("FY") 2025-26, the anticipated funding amount is $533,305, of which the City will receive $498,063 directly. Eligible funding programs and activities must adhere to National Objectives established by HUD and the County's Consolidated Plan. The program and projects must achieve a specified performance outcome, such as improving accessibility through the removal of physical barriers or promoting livable and viable neighborhoods by providing a benefit to low to moderate-income residents. This action will conduct a public hearing on the proposed programs and activities and authorize the Interim City Administrator, or his designee, to submit the application to the County to receive CDBG funds for the programs and activities described herein.

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

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.

Strategic Plan Statement:
This item is consistent with the City Council-approved 5-Year Strategic Goal to Ensure Long-Term Fiscal Sustainability, under Objective #1.4, which is to protect and preserve existing economic development/property nodes throughout the City to maximize revenue opportunities. This item is also consistent with the Goal to Improve City Beautification, under Objective #6.5, which is to examine beautification opportunities in disadvantaged areas per the General Plan.

Discussion:
The Federal Housing and Community Development Act of 1974 provides CDBG funds for projects that promote the development of viable urban communities by providing suitable living environments for persons of low and moderate income. As a Metropolitan City, the City does not compete with 11 other County cities to apply and receive CDBG funds through the County. The City's funding allocation will be established annually by HUD.

Eligible programs and activities must adhere to the established performance objectives established by HUD and conform to the priority levels set by the County. This includes creating a suitable living environment that benefits communities, families, or individuals who are from designated low to moderate-income areas of the city. Projects must also achieve specified performance outcomes, such as improving accessibility through the removal of physical barriers or promoting livable and viable neighborhoods by providing a benefit to low to moderate-income residents.

As indicated in the chart below, the CDBG amount of $498,063 will be allocated to the City and will serve as a direct offset and/or supplement to the General Fund for specific programs and activities that support viable urban communities. The remaining $35,242 will be provided to the County to cover costs related to the preparation of the Annual Action Plan (AAP), Consolidated Annual Performance and Evaluation Report (CAPER), and other administrative costs.

CDBG ALLOCATION TO THE CITY OF PLACENTIA		
Activity	**Program**	**Allocation**
Housing Needs	Housing Rehabilitation Program	$52,500
	Facade Improvement Program	$176,679
Public Facilities/Non-Housing Rehabilitation	Sidewalk, Curb, and Gutters (ADA Improvements) Pedestrian Accessibility Improvements	$180,778

Activity	Program	Allocation
Public Services (Mandated 15% of CDBG Funds)	Senior Services Salaries (Lunch Program)	$21,000
	Public Services Salaries (Neighborhood Services)	$31,864
Administration - City	Senior Management Analyst - Economic Development Salary for Administering CDBG Programs	$35,242
	Total CDBG Allocation to the City	*$498,063*

CDBG ALLOCATION TO THE COUNTY OF ORANGE		
Activity	**Program**	**Allocation**
Administration - County	County Staff - Maximum HUD Allocation	$35,242
	Total CDBG Allocation to the County	*$35,242*

TOTAL CDBG FUNDING ALLOCATION	**$533,305**

Program Activities

Housing Needs: The goal is to preserve and rehabilitate existing ownership housing stock. Due to the large percentage of the City's housing stock exceeding 50 years of age, measures must be taken to preserve the quality and livability of existing residential units. Many of these housing units are owned by low-moderate income persons, often elderly or disabled residents, who are unable to adequately care for their homes. Minor exterior rehabilitation efforts are often necessary to provide exterior repairs, weatherization, or clean-up improvements to maintain the quality of living conditions or for health and safety issues.

In addition, the Façade Improvement Program will be implemented in an effort to remove blight and provide for the expansion of the City's tax base through the use of CDBG funds for eligible façade improvements to local businesses. The funds can be used for exterior improvements among the aging commercial buildings in the Old Town Placentia area. The program will be designed to promote Placentia as a positive venue for quality business, incentivize business improvements and attraction to enhance local economic growth, and ensure that government regulations promote a favorable business climate.

Public Facilities/Non-Housing Rehabilitation: The goal of this activity is to provide adequate ADA accessibility among identified public areas in the city. Title II of the Americans with Disabilities Act (ADA) requires all public entities to give individuals with disabilities an equal opportunity to benefit from all of their programs, services, and activities. Several of Placentia's sidewalks, curbs, and gutters, constructed prior to the enactment of ADA in 1990, require rehabilitation to remove any existing physical barriers. On May 7, 2024, the City Council awarded a contract to Disability Access Consultants (DAC) to develop an ADA Self Evaluation and Transition Plan within a 12-month time frame. As part of their scope of work,

DAC is currently performing field investigations of the City's right-of-way to identify obstacles limiting accessibility, describe methods to improve accessibility, and recommend a schedule for achieving ADA compliance as mandated by the ADA and State of California Access codes. Once the Transition Plan is completed, the City will utilize the scheduled improvements to develop a bid package to advertise for construction of these ADA curb ramp improvements. Since this is still an ongoing study, the City will also utilize its current inventory of areas that have been identified in need of ADA improvements and continue to highly prioritize the need to provide adequate ADA accessibility in public areas.

Public Services: HUD requires 15% of the total CDBG funding allocation to be designated to public services. Based upon the community needs and HUD requirements, there is a high priority need to continue to support public services for senior and youth populations. The City's continuing Senior Lunch Program provides a local community benefit to the senior and disabled population by providing daily nutritional meals supplemented by much-needed social interaction. The program serves an average of 450 lunches a month to senior and disabled residents in Placentia and the surrounding communities. The majority of attendees are over the age of 65, live alone, and are considered low-income. The City also provides several Neighborhood Services programs, including free food distribution and human services referrals in areas designated as low-to-moderate income. These Neighborhood Services programs ensure that comprehensive and coordinated resources are available to support family needs.

Administrative Costs: HUD approves the allocation of 20% of the total CDBG funding for administrative costs. Per the current agreement with the County of Orange, the 20% will be equally divided between the City and the County. The County will file on behalf of the City, several HUD-mandated reports, including the Annual Action Plan (AAP), Consolidated Annual Performance and Evaluation Report (CAPER), Analysis of Impediments (AI), Citizen Participation Plan (CPP), and the Integrated Disbursement and Information System (IDIS) management. The City's administrative costs will be for the monitoring and reporting of the programs and activities. Administrative costs will specifically be for the submittal of quarterly expenditure reports, financial activity, contracts, and a summary of accomplishments for each of the programs and activities.

Fiscal Impact Summary:

Fiscal Impact:

Submittal of the proposed CDBG program and activities to the County will have a positive financial impact. The City will receive approximately $498,063 of the anticipated total amount of $533,305 in CDBG-allocated funds for FY 2025-26 for the implementation of specific programs and activities that will have a positive impact on our community.

Agenda Item No: 2.b

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025
Submitted by: Andrew Gonzales
From: Development Services

Subject:
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

Financial Impact:
Fiscal Impact:
None.

Summary:
On February 11, 2025, the Planning Commission held a public hearing to review Zoning Code Amendment No. 2024-01 (ZCA 2024-01), which proposes reducing the minimum residential density for Parcel No. 9 within Specific Plan 5 (SP-5) from 65 dwelling units per acre to 15 dwelling units per acre. After reviewing the staff report, public testimony, and project details, the Planning Commission, by majority vote, recommended denial of the amendment. According to the applicant, Gilad Ganish, the change is necessary to maintain flexibility in future land use planning. The City Council previously approved a five-story, 248-unit mixed-use development at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue, which remains unchanged. The proposed density reduction aims to ensure adaptability to market conditions, infrastructure constraints, and community needs.

Pursuant to Placentia Municipal Code (PMC) Chapter 23.96, the City Council is now holding a public hearing to consider the request and determine final action on the proposed amendment. The request aligns with the City's General Plan goals for economic revitalization, housing diversity, and sustainable urban development, while providing greater flexibility for future development on Parcel No. 9.

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

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.

Strategic Plan Statement:
This item is consistent with the City Council approved 5-Year Strategic Goal to achieve:

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item relates to housing and may create opportunities for the development of more housing in the City, including a mix of housing at various price points.

Discussion:
Zoning Compliance Analysis

Site Development Standards

The reduction in residential density for Parcel No. 9 will not impact the previously approved development project, which was reviewed and approved by the City Council at its September 3, 2024, public hearing. The approved project, which consists of a five-story building with 248 residential units, up to 3,000 square feet of ground-floor commercial retail, and a six-level parking structure, will proceed as planned under the development standards established as part of Specific Plan Amendment No. SPA 2021-01. The proposed amendment to reduce the minimum residential density requirement for Parcel No. 9 is intended to provide greater flexibility for future land use planning but does not alter the entitlements granted for the approved project.

Although the original SP-5 zoning did not permit the approved development, the City Council's adoption of SPA 2021-01, GPA 2022-01, and DPR 2021-02 established a regulatory framework that allows the project to move forward. The proposed reduction in residential density for Parcel No. 9 does not affect the approved project's compliance with these new standards.

Other Departments Concerns and Requirements

As Zoning Code Amendment No. ZCA 2024-01 pertains solely to the minimum residential density requirement for Parcel No. 9, departmental concerns and requirements related to project-specific development impacts do not apply to this request. The Divisions of Planning and Building, Public Works Department, Police Department, and Fire and Life Safety Department previously reviewed the approved mixed-use development project and provided comments addressing infrastructure capacity, public safety, traffic circulation, and other operational considerations. However, these concerns were specific to the development project

approved by the City Council on September 3, 2024, and are not applicable to the standalone zoning amendment requested under ZCA 2024-01.

ISSUES ANALYSIS:

Consistency with the General Plan

The General Plan features policies that promote the reinvestment of underutilized properties. The proposed zoning amendment is consistent with the following Land Use Element, Economic Element, and Housing Element goals, actions, programs, and policies of the General Plan:

Land Use Element

Policy LU-2.1: Where residential/commercial Mixed-Use is permitted ensure compatible integration of adjacent uses to minimize conflicts through site planning, development standards, and architectural compatibility.

The proposed ZCA to modify the minimum residential density for Parcel No. 9 aligns with the City's vision for land use flexibility and sustainable growth. By eliminating the minimum density requirement while maintaining the approved maximum density, the amendment allows for adaptable development options that respond to market conditions, infrastructure capacity, and community needs. This change enhances compatibility with surrounding land uses, which include light industrial, hospitality, and commercial developments, by providing greater flexibility for future residential and mixed-use projects. Additionally, the amendment supports the City's long-term planning efforts by ensuring that new developments can be appropriately scaled while still promoting walkability, multimodal transportation, and economic revitalization. The proposed modification to the minimum density standard aligns with the General Plan's Land Use Element by allowing greater adaptability in land use decisions, ensuring that future projects contribute positively to the neighborhood's character and the City's overall growth strategy.

Housing Element

Goal HE-1: Housing Supply and Variety: Develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure to meet the economic and social needs of existing and future residents.

The proposed ZCA to modify the minimum residential density enhances development flexibility by allowing for a broader range of housing options that can better respond to market conditions and community needs. By removing the minimum density requirement while maintaining the approved maximum density, the amendment ensures that future residential projects on Parcel No. 9 can be appropriately scaled to accommodate various housing types and market demands. This change aligns with the City's long-term planning goals by supporting housing diversity, smart growth principles, and adaptability in land use decisions. Additionally, it allows for greater integration of residential uses within a mixed-use framework, promoting walkability, connectivity, and compatibility with surrounding developments while reinforcing the City's commitment to sustainable urban growth and revitalization.

Land Use Compatibility

Given the City Council's approval of the mixed-use development project and its determination that the project is compatible with the surrounding area, the proposed ZCA is consistent with the City Council's previous findings that the development will positively contribute to the revitalization of the site and surrounding community. It can be seen that the ZCA introduces optional housing and commercial opportunities in alignment with the City's economic and land use goals.

CEQA

This ZCA is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that this amendment may have a significant adverse effect on the environment. The ZCA to reduce the minimum residential density would not approve any development project or other physical change to the environment. Therefore, the adoption of this ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

CITY COUNCIL HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

On Wednesday, February 5, 2025, the City Council Housing, Community and Economic Development (HCED) Committee convened to discuss Zoning Code Amendment No. ZCA 2024-01. City staff provided an in-depth overview of the proposed amendment to Specific Plan 5 (SP-5), detailing the applicant's request to reduce the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre for Parcel No. 9. The Committee engaged in a comprehensive discussion on the merits of the request and posed several questions to city staff to gain a thorough understanding of the rationale behind the proposed change.

The applicant, Gilad Ganish, addressed the Committee, explaining that external legal challenges against the approved project had created financial uncertainty. He noted that the request for a lower minimum density was driven by anticipated costs, including litigation expenses, rising material prices, and evolving market demands.

While the HCED Committee initially questioned the proposed density reduction, further discussion led to a consensus that eliminating the minimum density requirement altogether would provide the applicant with the greatest flexibility while preserving the maximum density entitlement previously approved by the City Council. As a result, the Committee expressed support for removing the minimum density requirement while maintaining the approved maximum density limit.

Although the applicant proposed a minimum residential density of 15 dwelling units per acre, city staff concurs with the HCED Committee's recommendation and supports eliminating the minimum density.

PLANNING COMMISSION

On February 11, 2025, the Planning Commission held a public hearing to review ZCA 2024-01. Following deliberation, the Commission denied the amendment, citing concerns over frequent modifications to approved development plans, the potential precedent for lower densities, and the long-term impact on the City's housing goals. Commissioners expressed reservations that reducing the minimum residential density could lead to a pattern of ongoing

amendments, potentially undermining the City's strategic planning efforts and the original intent of the Specific Plan 5 amendment.

Public testimony further influenced the Commission's decision, with concerns raised regarding lost commercial revenue, parking and safety issues, and the risk of prolonged vacancies in the ground-floor commercial space. Despite staff support for the amendment, the Commission determined that maintaining the previously established density range of 65 to 95 dwelling units per acre was more appropriate for long-term land use stability and consistency with prior Council actions.

PUBLIC NOTIFICATION

Legal notice was published in the Placentia News-Times on March 6, 2025. Notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center on March 6, 2025. As of March 13, 2025, staff has not received any additional written or verbal correspondence from adjacent property owners expressing support or opposition beyond the concerns previously raised during the Planning Commission public hearing.

CONCLUSION

The proposed ZCA aligns with the City's General Plan and the PMC, reinforcing the City's vision for sustainable growth, economic revitalization, and urban enhancement. The General Plan serves as a comprehensive blueprint for balanced development, ensuring the seamless integration of residential, commercial, and public spaces while prioritizing infrastructure efficiency, environmental sustainability, and community well-being.

This ZCA is consistent with the City Council's prior approval of a mixed-use project for the site, facilitating the revitalization of an underutilized property and fostering a more dynamic and connected urban environment. By adhering to the established development framework within the General Plan and PMC, the ZCA advances smart growth principles, promotes economic sustainability, and enhances high-quality urban living, ensuring its alignment with the City's long-term planning objectives.

RECOMMENDATION

Staff recommends that the City Council adopt Ordinance O-2025-02 approving ZCA 2024-01, making findings of approval to amend 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.

Alternatives to Staff's Recommendation:

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.

If Alternative A is chosen, City Council could approve a motion to update the Draft Ordinance with a different minimum residential density requirement, for instance, the minimum density

could be 0 units per acre, 30 units per acre, 45 units per acre, etc. The Ordinance would be scheduled for Second Reading and adoption on Consent Calendar at the next regular meeting.

If Alternative B is chosen, City Council would be approving a motion to deny Ordinance No. O-2025-02.

The minimum density requirement chosen by City Council, along with the established maximum density of 95 units per acre, will set the parameters for future development of the site, if the entitled project is modified or a new entitlement is submitted.

Fiscal Impact Summary:

Fiscal Impact:

ZCA 2024-01 will not result in any immediate fiscal impacts as it does not alter the previously approved development for Parcel No. 9 within Specific Plan 5 (SP-5). The five-story, 248-unit mixed-use project with ground-floor commercial space and a six-level parking structure, which was approved by the City Council, remains unchanged and will proceed under the existing entitlements.

Since the amendment only modifies the minimum residential density requirement—lowering it from 65 dwelling units per acre to 15 dwelling units per acre—it does not affect the approved land use, project scope, or anticipated revenue streams, such as property taxes, sales taxes, or development impact fees. Additionally, no changes are being made to the developer's financial obligations related to public improvements, infrastructure contributions, or other fees previously established as conditions of approval.

While the amendment provides greater flexibility for future land use planning, it does not trigger new expenditures or revenue adjustments for the City. Therefore, at this time, the adoption of ZCA 2024-01 is expected to be fiscally neutral with no immediate financial consequences for the City's General Fund or other revenue sources.

Attachments

1. Ordinance_O-2025-02_ZCA_2024-01.docx
2. Minutes February 11, 2025 FINAL DRAFT.docx
3. ZCA PC Reso No. 2025-01- PC Denial.docx
4. PC Staff Report February 11, 2025.pdf

ORDINANCE NO. O-2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, TO FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 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.

City Attorney's Summary

This Ordinance would result in an amendment to Specific Plan No. 5 of the City of Placentia modifying Chapter 23.105, Specific Plan No. 5 (SP-5), Section 23.105.050, to reduce the minimum residential density from 65 to 15 dwelling units per acre on Parcel No. 9, that will impact the property located at 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue (APN 339-112-27).

WHEREAS, the City of Placentia wishes to amend the City of Placentia Municipal Code (PMC) by modifying Chapter 23.105, SP-5, to modify Section 23.105.050, Permitted Uses for Parcels 9 and 11, and reduce the minimum residential density from 65 to 15 dwelling units per acre on Parcel No. 9, that said amendment to the specific plan and municipal code will not be detrimental to the health, safety, or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the city; injurious to property or improvements within the neighborhood or within the city; nor consistent with the latest adopted General Plan for property located on an approximately 2.72-acre site along north of W. Orangethorpe Avenue, east of S. Placentia Avenue, and adoption of this ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guideline and the City of Placentia Environmental Guidelines; and

WHEREAS, on or about February 11, 2025, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, and recommended that the City Council of the City of Placentia deny Zoning Code Amendment No. 2024-01; and

WHEREAS, on February 17, 2025, in accordance with Placentia Municipal Code (PMC) Chapter 23.96, a City Councilmember submitted a request for the City Council's consideration of the Planning Commission's denial of Zoning Code Amendment (ZCA) 2024-01; and

WHEREAS, in accordance with PMC Section 23.96.050(b), a public hearing was scheduled for the City Council to review the request and render a final determination on the proposed ZCA; and

WHEREAS, the City of Placentia provided notice of the City Council's public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code Section 23.96.030; and

WHEREAS, on March 18th, 2025, the City Council of the City of Placentia held a duly noticed public hearing at which time it considered all evidence presented, whether written or oral; and

WHEREAS, all other prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF PLACENTIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In all respects as set forth in the Recitals of this Ordinance.

SECTION 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective, provided the basic purposes of this Ordinance and the benefits to the City and the public are not substantially impaired.

SECTION 3. CEQA. The City has complied with the requirements of CEQA and the City of Placentia Environmental Guidelines. In adopting Ordinance No. O-2025-02, the City Council finds that the ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and the Environmental Guidelines of the City of Placentia.

SECTION 4. The City Council hereby amends the City of Placentia Municipal Code by modifying Chapter 23.105, Specific Plan No. 5 (SP-5), as set forth in Attachment "A", attached hereto and by this reference made a part hereof.

SECTION 5. The City Council finds, in accordance with the requirements of Section 23.96.040 ("Amendments") of the Placentia Municipal Code, that the proposed amendment to the municipal code will not be detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the city, and that it will not be injurious to property or improvements within the neighborhood or within the city. The City Council also finds that the amendment is consistent with the latest adopted General Plan.

SECTION 6. Effective Date. This Ordinance shall take effect on the 31st day after adoption.

SECTION 7. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on the 18th day of March 2025.

PASSED, APPROVED AND ADOPTED this 1st day of April 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 18th day of March 2025 and adopted at a regular meeting of the City Council of the City of Placentia, held on the 1st day of April 2025 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

ATTEST:

_____
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

_____
Christian L. Bettenhausen, City Attorney

ATTACHMENT A: Amendment to Chapter 23.105, Specific Plan 5

ATTACHMENT "A"

Amendment to Chapter 23.105, Specific Plan 5, Section 23.105.050

§ 23.105.050. Permitted uses for parcels 9 and 11.

The purpose of these parcels is to provide a site for motor vehicle dealerships, and for other selected other commercial uses. Hospitality uses listed in Section 23.105.030 shall be permitted. General retail, financial, office, medical, and restaurant uses including drive-through facilities listed in Section 23.105.030 shall be permitted. On Parcel 9, a mixed-use project with up to 248 units shall be permitted at a density range of ~~65~~ **15** minimum to 95 maximum dwelling units per acre.

(Ord. 95-O-118, 1995; Ord. O-2019-05 § 3, 2019; Ord. O-2024-05, 2024)

PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
February 11, 2025
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER: Commissioner/Chair Perez called the meeting to order at 6:35 p.m.

ROLL CALL:
PRESENT: Commissioner Guerrero, Navarro, Rocke, Perez
ABSENT: Commissioner Evans, Ingalls

STAFF PRESENT:
Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Associate Planner Lesley Whitaker, Planning Technician Sen Liyanage, Deputy Director of Public Works Gabriel Gabany-Guerrero, Administrative Assistant Margie McCoy

PLEDGE OF ALLEGIANCE: Commissioner Guerrero

Chair Perez and Director Lambert welcomed new Planning Commissioner Juan Guerrero to the meeting and highlighted his extensive past experience as a Planning Commissioner for the City of La Habra.

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Minutes
   Placentia Planning Commission Regular Meeting of:
   November 12, 2024

   Recommended Action: Approve
   (Approved 3-0-1-2 as recommended)

Motion by Rocke second by Navarro and carried on a (3-0-1-2) vote to approve the Consent Calendar.

Ayes: Navarro, Rocke, Perez
Noes: None
Abstain: Guerrero
Absent: Evans, Ingalls

PUBLIC HEARING:

1. Applicant: Gilad Ganish, on behalf of Orangethorpe Investment Partners, LLC

   Project Location: 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27)

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ZONING CODE AMENDMENT (ZCA) NO. 2024-01 AMENDING CHAPTER 23.105, SPECIFIC PLAN NO. 5, SECTION 23.105.050, PERMITTED USES FOR PARCELS 9 AND 11, BY MODIFYING THE MINIMUM RESIDENTIAL DENSITY OF PARCEL NO. 9 FROM 65 DWELLING UNITS PER ACRE TO 15 DWELLING UNITS PER ACRE PER ACRE ON PROPERTY LOCATED AT 776 S. PLACENTIA AVENUE AND 777 W. ORANGETHORPE AVENUE (APN 339-112-27)

Recommended Action: Approve

Chair Perez opened the public hearing at 6:50 p.m.

Director Lambert presented the Staff Report, stating that this item is a Zoning Code Text Amendment and is a request to modify the minimum residential density of parcel 9 of Specific Plan 5 from 65 dwelling units per acre to 15 units per acre. Approximately 5 months ago, the City Council reviewed and approved a Mixed-Use development on parcel 9 of Specific Plan 5, 776 S. Placentia Avenue, also known as 777 W. Orangethorpe Avenue. The Planning Commission recommendation on the development and the Specific Plan Amendment was denial. However, ultimately it was approved by City Council and that approved project includes development of a 5-story 248-unit residential building with ground floor commercial space and a 6-level parking structure.

After City Council deliberations regarding the project, a Resolution was adopted approving the project and adopting the CEQA determination. There was an Ordinance that changed the Municipal Code as it relates to Specific Plan 5, because Specific Plan 5 did not allow residential at all. Specific Plan 5 was amended to allow a Mixed-Use project on this parcel, parcel nine, with up to 248 units at a density range of 65 minimum to 95 maximum dwelling units per acre. During the Public Hearing process at City Council, it was brought up by the applicant, at the dais, asking if the minimum density could be lowered. At that time, the City Council elected not to make that part of their motion for approval. The Code was changed to allow a density range with a minimum of 65 units per acre and a maximum of 95 units per acre.

As a follow up to the City Council's decision, the applicant, Mr. Ganish, asked staff how to amend that code, and after conferring with our city attorneys, including Kristi Smith, it was surmised that Mr. Ganish could apply for a Zoning Code Amendment. This application is a text amendment, and what he has applied for is to change that minimum density from 65 dwelling units per acre to 15 dwelling units per acre. Since Mr. Ganish applied for that, being a development related application, it went to the City Council, Housing, Community and Economic Development Committee. This meeting took place last week, and there were two members of the City Council on that committee. One of the City Council members initially questioned the proposed density reduction, however, by the end of the meeting there was consensus from the two members that eliminating the minimum density requirement altogether would provide the applicant with the greatest flexibility while keeping the 95 dwelling unit ceiling on the maximum density requirement. Based on the committee's recommendation and what the applicant applied for, the Resolution presented is set up for approval, recommending changing the minimum density for this parcel from 65 units per acre to 15 units per acre.

Commissioner Navarro asked if Planning Staff were in support. Director Lambert stated that Staff is in support of the 15-unit minimum density, so yes, Staff is in support of the 15-unit minimum density. Director Lambert noted that when this ordinance was crafted for approval, Staff gave it a minimum/maximum range to match our TOD Zone, or something similar to our Transit-Oriented Development zone, although this is not the same zone, but it's a similar

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idea, in that it allows that high level of density along with other uses. However, if you look in some of our other zoning codes throughout the city, R-1 doesn't have a minimum density, but has a maximum density of approximately 7 units per acre. In the R-3 zone, the maximum density is 30, and it doesn't state a minimum in that code. If however, you're building one house on an R-3 property, you do need a use permit. So technically, a single house in an R-3 zone is permitted with a use permit and we researched other city codes. And it's split. Some cities include minimum/maximum, some cities just have a maximum. It's hard to argue that one way is right, and one way is wrong.

Commissioner Guerrero asked for clarification on the location of Parcel 9 and
Director Lambert showed the Commissioner and the rest of the Commissioners the location of Parcel 9 on his iPad.

The first public comment from Craig Green of 650 Nenno Avenue included that he had spoken against this item when it first came before City Council. He strongly opposed this project as it changed the Zoning Code from Commercial to Residential, which would deprive the city of a badly needed revenue source. His concerns at that time pertained to safety issues, number of parking spaces per unit, fire and safety vehicle access, etc. The loss of Commercial zoning to Residential for this parcel is what Mr. Green feels is the biggest issue. He is requesting that this item be tabled until more specific information can be obtained from the developer.

Mr. Joe Queen, 835 Iowa Place, a resident across the street from the project, spoke about the eyesore the property presents in terms of graffiti, trash, etc. as it has remained vacant for quite some time. He and other residents are hoping this trash and graffiti will be cleaned up. The other issue Mr. Queen raised is the proposed retail space below the project and the concern is that it will likely remain vacant for some time and attract more trash and cause other security issues.

Applicant Gilad Ganish clarified that if there are any major changes to the existing entitlements that they would be brought to the Planning Commission at a later date. He also stated that there have been no changes to the project and there are no intended changes at this time.

Vice Chair Rocke and Commissioner Navarro expressed concerns about the potential for frequent changes to the approved development on parcel 9 and the impact on housing goals it may have.

Chair Perez and Commissioner Guerrero discussed the potential for future developers to request lower densities and the timeline for such changes.

Chair Perez closed the public hearing at 7:40 p.m.

Motion by Rocke second by Navarro and carried on a (3-1-0-2) vote to adopt Resolution PC-2025-01 with findings recommending denial of ZCA 2024-01.

Ayes:	Navarro, Rocke, Perez
Noes:	Guerrero
Abstain:	None
Absent:	Evans, Ingalls

Director Lambert stated that this recommendation will be forwarded to the City Council.

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REGULAR AGENDA:

1. Applicant: City of Placentia

   Project Location: Citywide

   Study Session Regarding Residential Development Standards

   Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Discuss the Residential Development Standards Survey Data

2. Provide staff direction as appropriate

Director Lambert stated that the item on the agenda is a Study Session and is related to the Planning Commission's direction that Staff received over the past 18-months to begin to look at the possibility of updating various City Residential Development Standards. In November of 2023, the Planning Commission requested that Staff work with the Streetscape and Transportation Advisory Commission. At that time, it was noted in the minutes that Staff would begin the work to study alternatives for residential driveway widths and gates across driveways as well as other Standards. Residential driveway approach Standards are a Public Works Standard and not necessarily a Development Standard under the purview of Development Services and the Planning Commission. But they do often relate to development. We had the Commission's direction to study some of these Standards.

The information presented at this meeting is broken down into single family residential and multiple family residential for single family garage space dimensions, like the interior of a garage, usable outdoor driveway dimensions, if any, and drive approach widths. We also researched front yard fencing height limits, rear yard fencing height limits, and any driveway gate regulations, meaning gates that may roll or swing across single family driveways, and then multifamily residential, developments like the Hudson condominium town home projects that this commission has seen where we covered topics such as covered parking space dimensions, uncovered parking space dimensions, guest parking dimensions, and backup distance from guest parking. Internal, private street widths, those without street parking, internal, private street widths, when they have garages on both sides, drive approach widths and in general, fence heights and regulations.

One of our newest members in Development Services, Mr. Sen Liyanage, who was a former intern, has been promoted to a part-time Planning Technician. Sen and Associate Planner Lesley Whittaker have helped with the survey of several local cities and each city's Standards. Discussion may span more than one Planning Commission meeting. Deputy Director of Public Works and City Engineer, Gabe Gabany-Guerrero, was in attendance at tonight's meeting. If the Commission recommends Code Amendments, then Staff will communicate that to City Council through the Interim City Administrator to make sure that City Council has an appetite for Staff to continue moving forward with the discussion. If Staff gets a sense overall that there is a desire to make some changes to our Code, then we would just have to make sure, through memos, working through our City Administrator, to communicate to Council. Director Lambert then presented slides showing the city survey data with each category's results, going through each line by line and there was discussion about each item.

The Commission agreed to seek Staff recommendations on potential garage space dimensions

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After some discussion, Commissioner Guerrero suggested that Staff research each of the items; outdoor driveway space dimensions including separating one-way and two-way requirements, investigating County of Orange Standards on backup distances, including requirements, residential lighting Standards in single and multiple family districts, Fire Department access and alignment with Fire Code requirements. Commissioners agreed that this is an efficient way to proceed and that a possible update of the Standards is in order. Assistant City Attorney Smith stated that if the Standards are specific and not left up to interpretation, that this will establish a track record and will avoid subjective interpretations and potential litigation. Commissioner Navarro discussed the recently presented issue of a vehicular gate being proposed at the property line, which blocked a crosswalk and conflicted with pedestrians. He suggested a setback for the gate to avoid these conflicts. Commissioner Guerrero added that evaluating past complaints or issues related to specific line items could help prioritize areas of concern. Vice Chair Rocke highlighted the importance of considering the aesthetic impact of wide driveways and garages, suggesting they could look unsightly. Director Lambert mentioned the challenges of Fire Truck access in mixed-use projects and the need for special parking spots on the street. There was consensus on the need for thorough Staff analysis and Commission feedback on proposed changes.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT:

Director Lambert gave a brief update on various projects, including Chick-fil-A, Toll Brothers and a new commercial building.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the Regular Meeting of the Planning Commission at 8:45 p.m. to the regular meeting of Tuesday, March 11, 2025, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

_____
Joseph M. Lambert,
Secretary to the Planning Commission

DRAFT

RESOLUTION NO. PC-2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, DENYING ZONING CODE AMENDMENT NO. 2024-01, MAKING FINDINGS OF DENIAL FOR AN AMENDMENT TO 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

A. Recitals.

WHEREAS, Orangethorpe Investment Partners, LLC, ("Applicant" hereinafter), regarding real property located 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue, filed an application for Zoning Code Amendment No. ZCA 2024-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject ZCA request is referred to as the "Application"; and

WHEREAS, on February 11, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, and received a staff report and other relevant information from City staff and members of the public regarding the Orangethorpe Investment Partners, LLC for a ZCA application; and

WHEREAS, the City of Placentia provided notice at least 10 days prior to the public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code Section 23.96.030 by posting at the Civic Center, publication in a local newspaper, and by direct U.S. mail to all property owners within 300-feet of the proposed project boundaries; and

WHEREAS, after careful consideration of all pertinent testimony and the staff report presented in the case, the Planning Commission voted to deny the "Application"; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

Section 1. Based on the evidence presented and the findings set forth, ZCA 2024-01 is hereby found to be inconsistent with the Placentia General Plan and the implementation thereof.

Section 2. Based upon the findings and conclusions set forth herein, this Planning Commission hereby denies the following:

A. Zoning Code Amendment No. ZCA 2024-01. In accordance with PMC Section 23.96.040, the Planning Commission finds as follows:

1) The proposed amendment has been evaluated in consideration of public health, safety, and welfare. However, the amendment fails to adequately demonstrate that it will not result in adverse environmental, traffic, or safety impacts. While it does not explicitly introduce new land use or zoning regulations, its potential implications on existing conditions have not been sufficiently addressed. Additionally, the amendment lacks the necessary assurances to ensure full compliance with applicable local, state, and federal regulations regarding safety and environmental protection.

2) The proposed amendment has been analyzed for consistency with the latest adopted General Plan. However, the amendment fails to adequately demonstrate alignment with the goals and policies outlined in the General Plan. Rather than promoting orderly development, land use compatibility, and efficient regulatory processes, the amendment introduces uncertainties that may hinder these objectives.

Section 3. Based on the environmental review of the project, the Planning Commission recommends that the City Council find that ZCA 2024-01 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270(a), which states that CEQA does not apply to projects that are denied. Because the proposed amendment is not being approved, no physical changes to the environment will occur, and there is no potential for significant adverse environmental effects.

Section 4. If any section, subsection, sentence, clause, or phrase of this resolution and/or the documents in support of this resolution is/are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

Section 5. The Secretary to the Planning Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED THIS 11TH DAY OF FEBRUARY, 2025.

_____
FRANK PEREZ, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of

February, 2025, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of February, 2025, by the following vote:

AYES:	ROCKE, NAVARRO, & PEREZ
NOES:	GUERRERO
ABSENT:	EVANS & INGALLS
ABSTAINED:	

ATTEST:

_____
JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: FEBRUARY 11, 2025

SUBJECT: **ZONING CODE AMENDMENT NO. 2024-01 AMENDING CHAPTER 23.105, SPECIFIC PLAN NO. 5, SECTION 23.105.050, PERMITTED USES FOR PARCELS 9 AND 11, BY MODIFYING THE MINIMUM RESIDENTIAL DENSITY OF PARCEL NO. 9 FROM 65 DWELLING UNITS PER ACRE TO 15 DWELLING UNITS PER ACRE ON PROPERTY LOCATED AT 776 S. PLACENTIA AVENUE AND 777 W. ORANGETHORPE AVENUE (APN 339-112-27)**

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

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 Resolution No. PC-2025-01, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve 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.

STRATEGIC PLAN STATEMENT:

This item is consistent with the City Council approved 5-Year Strategic Goal to achieve:

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item relates to housing and may create opportunities for the development of more housing in the City, including a mix of housing at various price points.

PROJECT DESCRIPTION

On December 10, 2025, the City received an application from Gilad Ganish, on behalf of Orangethorpe Investment Partners, LLC, requesting a Zoning Code Amendment (ZCA 2024-01) to revise the residential density standards for Parcel 9 within Specific Plan 5. The proposed amendment reduces the minimum residential density requirement, approved by the City Council at their September 3, 2024 meeting, from 65 dwelling units per acre to 15 dwelling units per acre for a 2.72-acre site located at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27).

The requested amendment aligns with efforts to allow for greater flexibility in land use development standards, particularly in accommodating projects with lower residential densities that better reflect market demands and community concerns regarding infrastructure capacity, neighborhood compatibility, and traffic circulation.

Background

On September 3, 2024, the City Council reviewed and approved a mixed-use development project on Parcel 9 of Specific Plan 5, following a recommendation for denial by the Planning Commission. The approved project includes the development of a five-story, 248-unit residential building with ground-floor commercial space and a six-level parking structure.

During deliberations, the City Council acknowledged concerns related to density, infrastructure capacity, traffic congestion, and parking availability, which were raised by members of the public, city staff, and the Planning Commission. However, upon further analysis, the City Council determined that the blighted nature of the site, the enhanced improvements the project would introduce, and the overall compatibility of the development with the surrounding area would revitalize the site and contribute positively to the neighborhood.

As a follow-up to the Council's decision, the applicant submitted ZCA 2024-01, proposing to reduce the previously approved minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre. This amendment is intended to increase development flexibility, address density-related concerns, and improve neighborhood compatibility, while still aligning with the City's goals for revitalization, economic growth, and sustainable development. The code amendment adopted by City Council in September 2024 included an allowable density range of 65 to 95 dwelling units per acre.

Applicable Code Section – Placentia Municipal Code

In accordance with PMC Section 23.96.040, a ZCA shall require Planning Commission review at a noticed public hearing, to review and solicit a recommendation for final action on the proposed ZCA by the City of Placentia City Council.

Subject Site and Surrounding Land Uses

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Vacant Car Dealership Site	Specific Plan	Specific Plan No. 5 (SP-5)
Proposed	Five-Story, 248-Residential-Unit Mixed-Use Building and Six-Level Parking Structure	Specific Plan	SP-5
North	Three-Story Office Building Containing Interface Rehab, Inc. & Maxum Therapy	Specific Plan	SP-5
South (Adjacent to the Site & Across W. Orangethorpe Avenue)	Fast Food Restaurant (Jack in the Box), 7-Eleven and Gas Station, Twin Palms Mobile Home Park	Specific Plan, Commercial Manufacturing, & Low Density Residential	SP-5, C-1 (Neighborhood Commercial), & R-1 (MHP) (Single Family Residential – Mobile Home Park)
East	Industrial Uses	Specific Plan & Industrial	SP-5 & Manufacturing (M)
West (Across S. Placentia Avenue)	City of Fullerton – Multi-tenant Industrial Park	City of Fullerton – Industrial	City of Fullerton – Commercial Manufacturing

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The reduction in residential density for Parcel No. 9 will not impact the previously approved development project, which was reviewed and approved by the City Council at its September 3, 2024, public hearing. The approved project, which consists of a five-story building with 248 residential units, up to 3,000 square feet of ground-floor commercial retail, and a six-level parking structure, will proceed as planned under the development standards established as part of Specific Plan Amendment No. SPA 2021-01. The proposed amendment to reduce the minimum residential density requirement for Parcel No. 9 is intended to provide greater flexibility for future land use planning but does not alter the entitlements granted for the approved project.

Although the original SP-5 zoning did not permit the approved development, the City Council's adoption of SPA 2021-01, GPA 2022-01, and DPR 2021-02 established a regulatory framework that allows the project to move forward. The proposed reduction in residential density for Parcel No. 9 does not affect the approved project's compliance with these new standards.

Other Departments Concerns and Requirements

As Zoning Code Amendment No. ZCA 2024-01 pertains solely to the minimum residential density requirement for Parcel No. 9, departmental concerns and requirements related to project-specific development impacts do not apply to this request. The Divisions of Planning and Building, Public Works Department, Police Department, and Fire and Life Safety Department previously reviewed the approved mixed-use development project and provided comments addressing infrastructure capacity, public safety, traffic circulation, and other operational considerations. However, these concerns were specific to the development project approved by the City Council on September 3, 2024, and are not applicable to the standalone zoning amendment requested under ZCA 2024-01.

ISSUES ANALYSIS:

CONSISTENCY WITH THE GENERAL PLAN

The General Plan features policies that promote the reinvestment of underutilized properties. The proposed zoning amendment is consistent with the following Land Use Element, Economic Element, and Housing Element goals, actions, programs, and policies of the General Plan:

Land Use Element

Policy LU-2.1: Where residential/commercial Mixed-Use is permitted ensure compatible integration of adjacent uses to minimize conflicts

through site planning, development standards, and architectural compatibility.

The proposed ZCA to modify the minimum residential density for Parcel No. 9 aligns with the City's vision for land use flexibility and sustainable growth. By eliminating the minimum density requirement while maintaining the approved maximum density, the amendment allows for adaptable development options that respond to market conditions, infrastructure capacity, and community needs. This change enhances compatibility with surrounding land uses, which include light industrial, hospitality, and commercial developments, by providing greater flexibility for future residential and mixed-use projects. Additionally, the amendment supports the City's long-term planning efforts by ensuring that new developments can be appropriately scaled while still promoting walkability, multimodal transportation, and economic revitalization. The proposed modification to the minimum density standard aligns with the General Plan's Land Use Element by allowing greater adaptability in land use decisions, ensuring that future projects contribute positively to the neighborhood's character and the City's overall growth strategy.

Housing Element

Goal HE-1: Housing Supply and Variety: Develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure to meet the economic and social needs of existing and future residents.

The proposed ZCA to modify the minimum residential density enhances development flexibility by allowing for a broader range of housing options that can better respond to market conditions and community needs. By removing the minimum density requirement while maintaining the approved maximum density, the amendment ensures that future residential projects on Parcel No. 9 can be appropriately scaled to accommodate various housing types and market demands. This change aligns with the City's long-term planning goals by supporting housing diversity, smart growth principles, and adaptability in land use decisions. Additionally, it allows for greater integration of residential uses within a mixed-use framework, promoting walkability, connectivity, and compatibility with surrounding developments while reinforcing the City's commitment to sustainable urban growth and revitalization.

LAND USE COMPATIBILITY

Given the City Council's approval of the mixed-use development project and its determination that the project is compatible with the surrounding area, the proposed ZCA follows the Council's findings that the development will positively contribute to the revitalization of the site and surrounding community. The project transforms a vacant and deteriorated former car dealership property into a modern, high-quality mixed-use development, introducing new housing and commercial opportunities in alignment with the City's economic and land use goals.

The development is strategically positioned along major thoroughfares, ensuring direct access to regional transportation networks, employment centers, and commercial amenities. While the surrounding area includes light industrial, office, hotel, and vehicle-oriented uses, the City Council has determined that the project complements and enhances the neighborhood by bringing new residential and commercial activity to an underutilized site. Additionally, the project's architectural scale and design elements are intended to create a dynamic urban presence, supporting the City's long-term vision for smart growth and sustainable development. The modern infrastructure, landscaping improvements, and pedestrian-friendly design elements will further integrate the project into the fabric of the community, making it a catalyst for future revitalization efforts.

CEQA

This ZCA is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that this amendment may have a significant adverse effect on the environment. The ZCA to reduce the minimum residential density would not approve any development project or other physical change to the environment. Therefore, the adoption of this ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

On Wednesday, February 5, 2025, the Housing, Community, and Economic Development (HCED) Committee convened to discuss Zoning Code Amendment No. ZCA 2024-01. City staff provided an in-depth overview of the proposed amendment to Specific Plan 5 (SP-5), detailing the applicant's request to reduce the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre for Parcel No. 9. The Committee engaged in a comprehensive discussion on the merits of the request and posed several questions to city staff to gain a thorough understanding of the rationale behind the proposed change.

The applicant, Gilad Ganish, addressed the Committee, explaining that external legal challenges against the approved project had created financial uncertainty. He noted that the request for a lower minimum density was driven by anticipated costs, including litigation expenses, rising material prices, and evolving market demands.

While the HCED Committee initially questioned the proposed density reduction, further discussion led to a consensus that eliminating the minimum density requirement altogether would provide the applicant with the greatest flexibility while preserving the maximum density entitlement previously approved by the City Council. As a result, the Committee expressed support for removing the minimum density requirement while maintaining the approved maximum density limit.

Although the applicant proposed a minimum residential density of 15 dwelling units per acre, city staff concurs with the HCED Committee's recommendation and supports

eliminating the minimum density requirement should the Planning Commission choose to do so.

PUBLIC NOTIFICATION

Legal notice was published in the Placentia News-Times on January 30, 2025. Notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on January 30, 2025. As of February 6, 2025, staff has not received any written correspondence from adjacent neighbors expressing support or concern regarding the development project.

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 City Council's approval 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 project's mixed-use nature enhances housing availability, introduces new commercial opportunities, and strengthens the local economy, while planned infrastructure improvements, pedestrian-friendly enhancements, and modern design standards ensure it contributes positively to the neighborhood's long-term growth. By adhering to the development framework set forth in the General Plan and PMC, the project supports smart growth initiatives, economic sustainability, and high-quality urban living, making it a valuable addition to the City's evolving landscape.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution PC-2025-01 recommending to the City Council of the City of Placentia approve ZCA 2024-01, making findings of approval.

Prepared and submitted by:

Andrew A. Gonzales
Planning Manager

Reviewed and approved by:

Joseph M. Lambert
Development Services Director

ATTACHMENTS:

1. Resolution No. PC-2025-01 recommending City Council approve Zoning Code Amendment No. ZCA 2024-01
2. ~~Public Hearing Notice, Vicinity Map, & Notification List~~

RESOLUTION NO. PC-2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PLACENTIA APPROVE ZONING TEXT 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

A. Recitals.

WHEREAS, Orangethorpe Investment Partners, LLC, ("Applicant" hereinafter), regarding real property located 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue, filed an application for approval of Zoning Code Amendment No. ZCA 2024-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject ZCA request is referred to as the "Application"; and

WHEREAS, on February 11, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, and received a staff report and other relevant information from City staff and members of the public regarding the Orangethorpe Investment Partners, LLC for a ZCA application; and

WHEREAS, the City of Placentia provided notice at least 10 days prior to the public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code Section 23.96.030 by posting at the Civic Center, publication in a local newspaper, and by direct U.S. mail to all property owners within 300-feet of the proposed project boundaries; and

WHEREAS, after careful consideration of all pertinent testimony and the staff report presented in the case, the Planning Commission voted to recommend approval of the "Application" to the City Council; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

Section 1. Based on the evidence presented and the findings set forth, ZCA 2024-01 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

Section 2. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of:

A. Zoning Code Amendment No. ZCA 2024-01. In accordance with PMC Section 23.96.040, the Planning Commission finds as follows:

1) The proposed amendment has been evaluated in consideration of public health, safety, and welfare. The amendment does not introduce any new land use or zoning regulations that would create adverse environmental, traffic, or safety impacts. Additionally, the amendment has been reviewed in accordance with applicable local, state, and federal regulations to ensure compliance with established safety standards. Furthermore, the proposed amendment does not authorize or incentivize uses that would lead to increased noise, pollution, or other public nuisances detrimental to residents and businesses. Given that the amendment aligns with best planning practices and maintains consistency with the intent of the zoning code, it is determined that ZCA 2024-01 will not be detrimental to public health, safety, or general welfare, nor will it be injurious to property or improvements within the city; and
2) The proposed amendment has been analyzed for consistency with the latest adopted General Plan. The amendment is intended to support the goals and policies outlined in the General Plan by promoting orderly development, land use compatibility, and efficient regulatory processes. The amendment does not conflict with any specific provisions of the General Plan, nor does it introduce inconsistencies with the city's long-term vision for growth, sustainability, or economic development.

Section 3. Based upon the environmental review of the project, the Planning Commission recommends that City Council find that ZCA 2024-01 is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that this amendment may have a significant adverse effect on the environment. The ZCA to reduce the minimum residential density would not approve any development project or other physical change to the environment. Therefore, the adoption of this ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Section 4. The Planning Commission recommends that City Council adopt the ZCA as described and attached in the Staff Report dated February 11, 2025, and as attached as Exhibit "A" to this Resolution and by this reference incorporated as though fully set forth herein.

Section 5. If any section, subsection, sentence, clause, or phrase of this resolution and/or the documents in support of this resolution is/are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

Section 6. The Secretary to the Planning Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED THIS 11TH DAY OF FEBRUARY, 2025.

_____
FRANK PEREZ, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of February, 2025, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of February, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

ATTEST:

_____
JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

_____
CITY ATTORNEY

ATTACHMENT A: Amendment to Chapter 23.105, Specific Plan 5, Section 23.105.050

ATTACHMENT "A"
Amendment to Chapter 23.105, Specific Plan 5, Section 23.105.050

§ 23.105.050. Permitted uses for parcels 9 and 11.

The purpose of these parcels is to provide a site for motor vehicle dealerships, and for other selected other commercial uses. Hospitality uses listed in Section 23.105.030 shall be permitted. General retail, financial, office, medical, and restaurant uses including drive-through facilities listed in Section 23.105.030 shall be permitted. On Parcel 9, a mixed-use project with up to 248 units shall be permitted at a density range of ~~***65***~~ **15** minimum to 95 maximum dwelling units per acre.
(Ord. 95-O-118, 1995; Ord. O-2019-05 § 3, 2019; Ord. O-2024-05, 2024)

Agenda Item No: 3.a

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025

Submitted by: Joe Lambert

From: Development Services

Subject:

Third Study Session to Review Chapman Corridor Revitalization Plan Progress

Financial Impact:

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.

Summary:

On October 1, 2019, City Council adopted the comprehensive General Plan Update. This update included all Elements of the General Plan except the Housing Element, which was adopted as part of the required 6th Cycle Regional Housing Needs Assessment (RHNA) allocations in March 2022, which is in the process of State certification. The Land Use Element of the 2019 General Plan strongly encourages enhancements and improvements to the visual image, physical design characteristics, economic vitality and infrastructure of the Chapman Corridor. City Council previously authorized Placeworks, Inc. (Placeworks) to complete the Chapman Corridor Revitalization Plan document and supporting environmental documentation furthering the goals of the General Plan. On February 7, 2023, City Council conducted the first Study Session related to the Chapman Corridor Plan and the second Study Session occurred on October 3, 2023. City Council provided direction on several key policies to move the effort forward. At this time, City Staff and Placeworks will present the draft Chapman Corridor Revitalization Plan with draft Development Standards and will also show progress made regarding a draft associated Streetscape Master Plan. Staff intends this to be the final Study Session to receive policy direction prior to moving forward with the final approval process.

Recommendation:

Recommended Action: It is recommended that the City Council:

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.

Strategic Plan Statement:
This item is consistent with the City Council approved 5-Year Strategic Goal to:

Promote Community and Economic Development, as Objective Number 3.5 is to Initiate the Chapman Corridor Specific Plan and Objective Number 3.6 is to create design review guidelines and procedures. This agenda item will specifically result in creation of the Chapman Corridor Specific Plan (or equal Zoning document) and will also create design review guidelines specific to the Chapman Corridor.

Discussion:
BACKGROUND:
The General Plan is the City's land use constitution, a legal policy document that is mandated to exist by the State of California. The General Plan is intended to reflect the community's values and set policies to guide in the development, maintenance, and use of the City's built environment. It forms the basis for future decision making as it relates to the mandatory and optional Elements of the General Plan. The Land Use Element is one of seven mandatory General Plan Elements required by the State of California. On October 1, 2019, City Council adopted the comprehensive General Plan Update, which included an updated Land Use Element. The Land Use Element of the 2019 General Plan strongly encourages enhancements and improvements to the visual image, physical design characteristics, economic vitality and infrastructure of the Chapman Corridor and other major corridors as indicated in the subsequent paragraphs.

- Goal LU-1 states: Provide a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, industrial and open space/recreation uses, while providing adequate community services to City residents. Policy LU-1.10 further states: Create specific zoning or plans for major corridors within the City. This would include the Chapman Avenue corridor and the Placentia Avenue corridor, among other major thoroughfares.

- Goal LU-3 states: Revitalize underutilized, abandoned or dilapidated commercial, industrial and residential uses and properties. Policy LU-3.1 furthers this goal by stating: Encourage opportunities for redevelopment and improvements in the Old Town area, the TOD district, industrial areas, neighborhoods in the southern sector of the City, and commercial centers along major roadway corridors.

- Goal LU-5 states: Improve urban design in Placentia to ensure that development is both architecturally attractive and functionally compatible and to create identifiable neighborhoods, and community areas. Policy LU-6.6 furthers this goal by stating: Improve urban design in Placentia to ensure that development is both architecturally attractive and functionally compatible and to create identifiable neighborhoods, and community areas.

- Goal LU-6 states: Enhance and improve the visual image, economic vitality and infrastructure of the Old Town area, TOD, and surrounding areas, like the future Chapman Corridor. Policy LU-6.6 furthers this goal by stating: Focus planning and economic development efforts to spur development and infrastructure improvement on major transportation corridors, such as the future Chapman Avenue corridor.

- Goal LU-10 states: Create enhanced connectivity with California State University

Fullerton (CSUF) campus community. Policy LU-10.2 furthers this goal by stating: In creating the aforementioned corridor plans, the City shall take into consideration the nearby Cal State University Fullerton campus community and capitalize on its proximity.

In October 2022, City Council approved a Professional Services Agreement with Placeworks to draft the Chapman Corridor Revitalization Plan document and supporting environmental documentation furthering the aforementioned goals of the General Plan. Subsequent or concurrent with approval of the corridor plan document, staff anticipates the adoption of a Chapman Corridor Streetscape Master Plan.

On February 7, 2023, City Council conducted the first Study Session related to the Chapman Corridor Plan and provided direction on several key policies to move the effort forward. The first set of policy questions were related to the corridor boundaries. The second set of policy questions were related to land use and site testing, including: 1. What does Council envision for the future of Chapman Corridor? 2. What are key objectives for Chapman Corridor? and 3. What mobility options should be considered for Chapman Avenue and connections to Old Town and the future Metrolink Station? The third set of policy questions were related to additional uses and mobility (transportation). Those questions were: 1. What additional uses and or types of development should be explored? and 2. Which mobility options and connections should this plan prioritize?

On October 3, 2023, City Council conducted the second Study Session related to the Chapman Corridor Plan and provided direction on additional key policies to move the effort forward. Those policy questions were as follows:

- Is 3 to 4 stories (and possibly 5 stories in some locations) appropriate for the Chapman Corridor? Should certain land uses be considered or more strongly encouraged? Is there concurrence with Staff regarding the land use districts and sub-areas? Is there concurrence with Staff regarding the omission of street parking? At that meeting, City Council concurred with the general direction of the draft land use plan and concurred with eliminating street parking on one remaining section of eastbound Chapman Avenue. After receiving Council input, Placeworks and staff moved forward in drafting the Chapman Corridor Specific Plan with development and design standards.

DISCUSSION:

The Chapman Corridor Revitalization Plan development standards and regulations will foster responsible, progressive and attractive development to meet City Council's goals for the corridor. Medium density, mixed-use, and new commercial development will bring new businesses and residents to the Chapman Corridor, and to the adjacent Old Town Placentia and TOD Districts, benefiting the traditional downtown with new shoppers and diners.

Another benefit of the Revitalization Plan is to plan for appropriate successor commercial and mixed-use development that will unify the Chapman Corridor from Placentia Avenue to Kraemer Boulevard. Staff envisions that the plan will encourage the consolidation of smaller parcels for new development, providing a catalyst for development, thereby increasing pedestrian activity and revenue to the City in the form of property taxes, sales tax, Transient Occupancy tax and impact fees. This will also result in a more unified aesthetic for the Chapman Corridor, which currently appears aesthetically and visually inconsistent between Placentia Avenue and Kraemer Boulevard.

Placeworks (with Staff oversight) prepared a presentation (Attachment 1) for City Council review. The presentation will summarize a review of the project to date, summary of public outreach, proposed land use districts and sub-areas and existing conditions (including land use, urban design, mobility, opportunity areas, mobility considerations, and policy guidance/questions, with next steps. The presentation will also show street sections prepared by consultants to demonstrate potential Chapman Avenue street sections, and elements from the draft Chapman Corridor Streetscape Master Plan. The draft Chapman Corridor Revitalization Plan (CCRP) is also attached (Attachment 2) for review. The goal of this Study Session is to receive final City Council input and public input prior to moving forward with the approval process.

At this time, City Staff and Placeworks will present the progress made since February and will present additional policy questions to City Council.

Next Steps

Spring 2025:

- Finalize the draft Chapman Corridor Specific Plan document, with final Economic Benefit Analysis.
- Ongoing Community Outreach, including but not limited to utilization of website updates.
- Initialize approval of Corridor Revitalization Plan, with any necessary CEQA studies (final Plan adoption with CEQA certification)

Summer 2025:

- City Council approval of Corridor Revitalization Plan, with adoption of Chapman Corridor Streetscape Master Plan.

Fiscal Impact Summary:

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.

Attachments

1. DRAFT CCRP_PPT.pdf
2. DRAFT_CCRP.pdf

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Chapman Corridor Revitalization Plan

City Council Study Session

3/18/2025

PLACEWORKS

Agenda

- Overview and update of the Chapman Corridor Revitalization Plan

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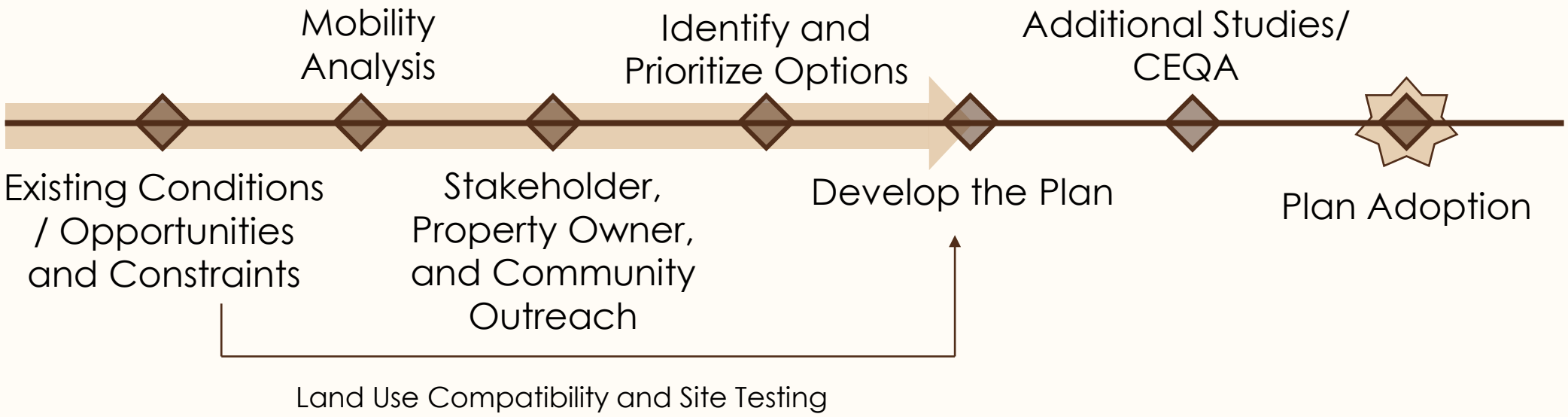
Project Overview

- Kicked off in 2022 to explore options for entitlement and incentives for revitalization along the corridor
- Adoption of this plan will result in rezoning of the Chapman Corridor area.



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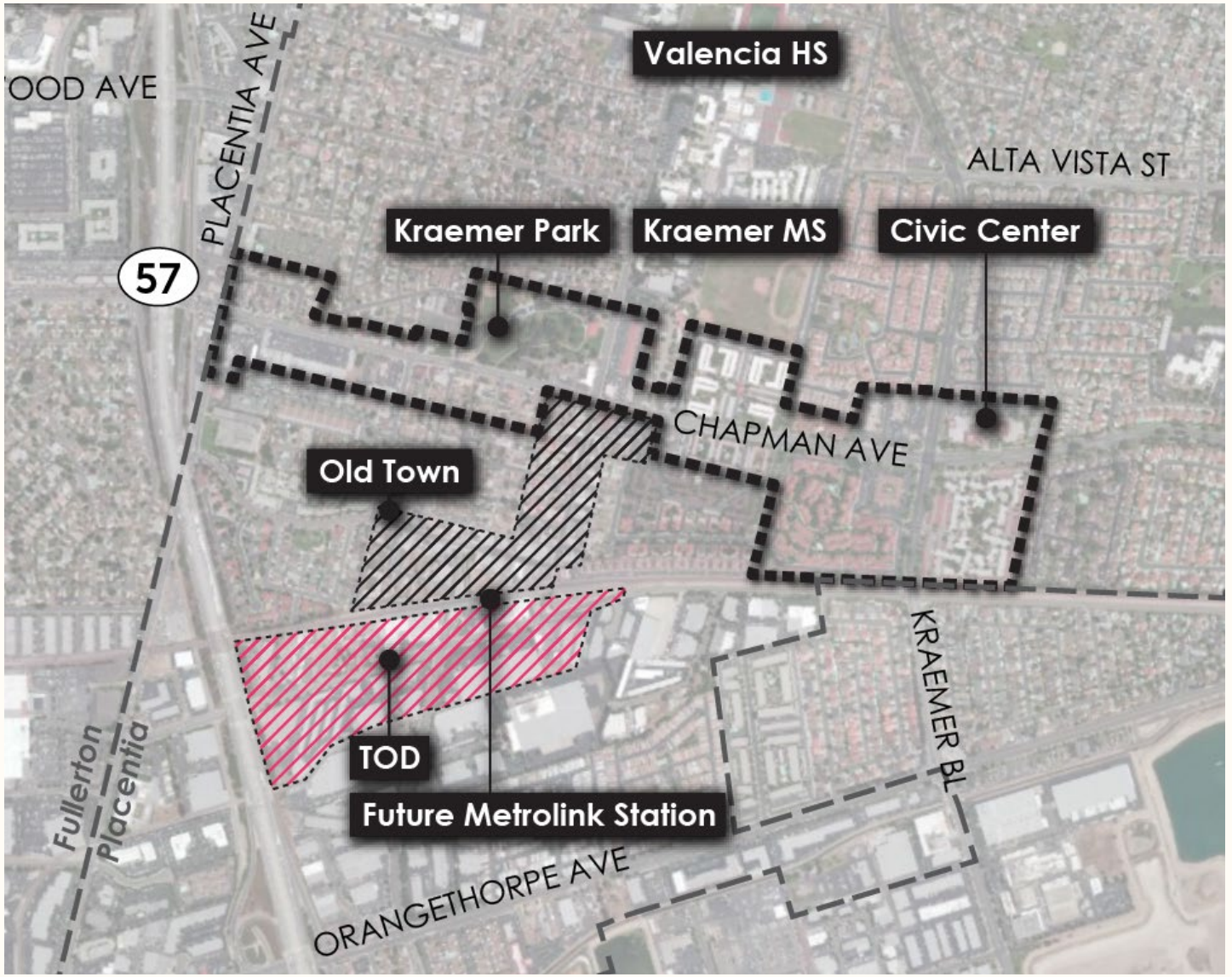
History

- Old Town Placentia Revitalization Plan (2017)
- Packing House TOD (2017)
- Packing Housing TOD Expansion (2024)



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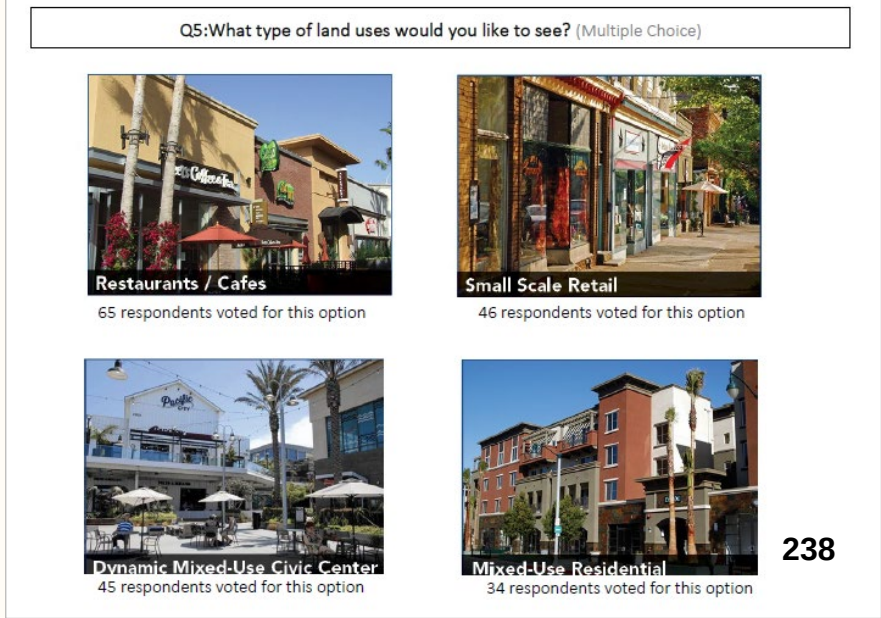
Outreach Recap

- In-person public workshop
- On-line survey
- City Council Study Sessions (2)
- Summer Concerts
- Oldtown Placentia Meetings
- C.A. Weekly Articles
- City Website Spotlight
- Social Media Post



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Vision & Guiding Principles

- Create districts to tailor land use standards.
- Create new flexible land use designations allowing for new housing units and mixed-use development.
- Preserve the function of Chapman Avenue but add safe multimodal options.
- Revitalize Kraemer Park and continue to support civic uses along the corridor.
- Link to Old Town and Packing House District (TOD) areas of town.

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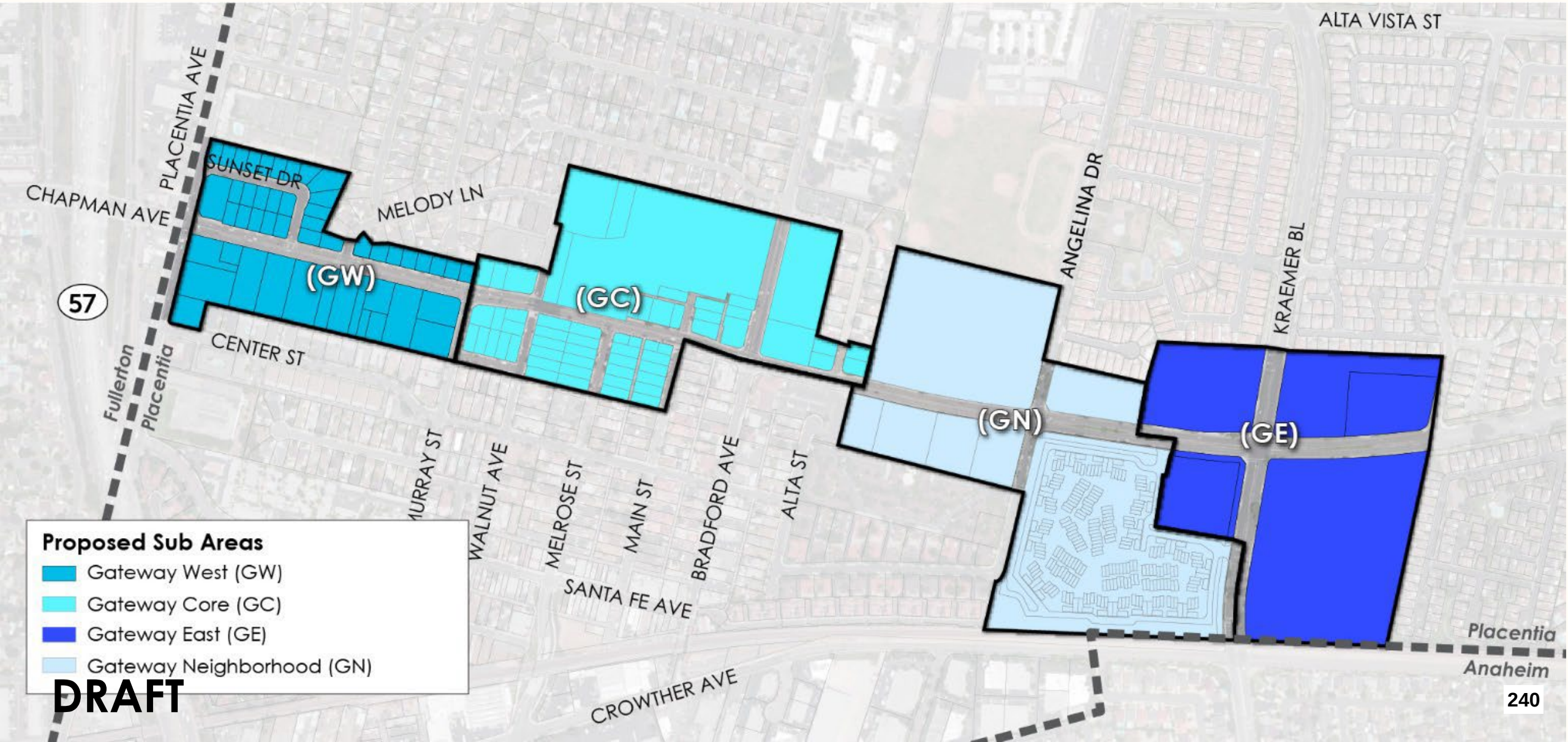
Corridor Districts



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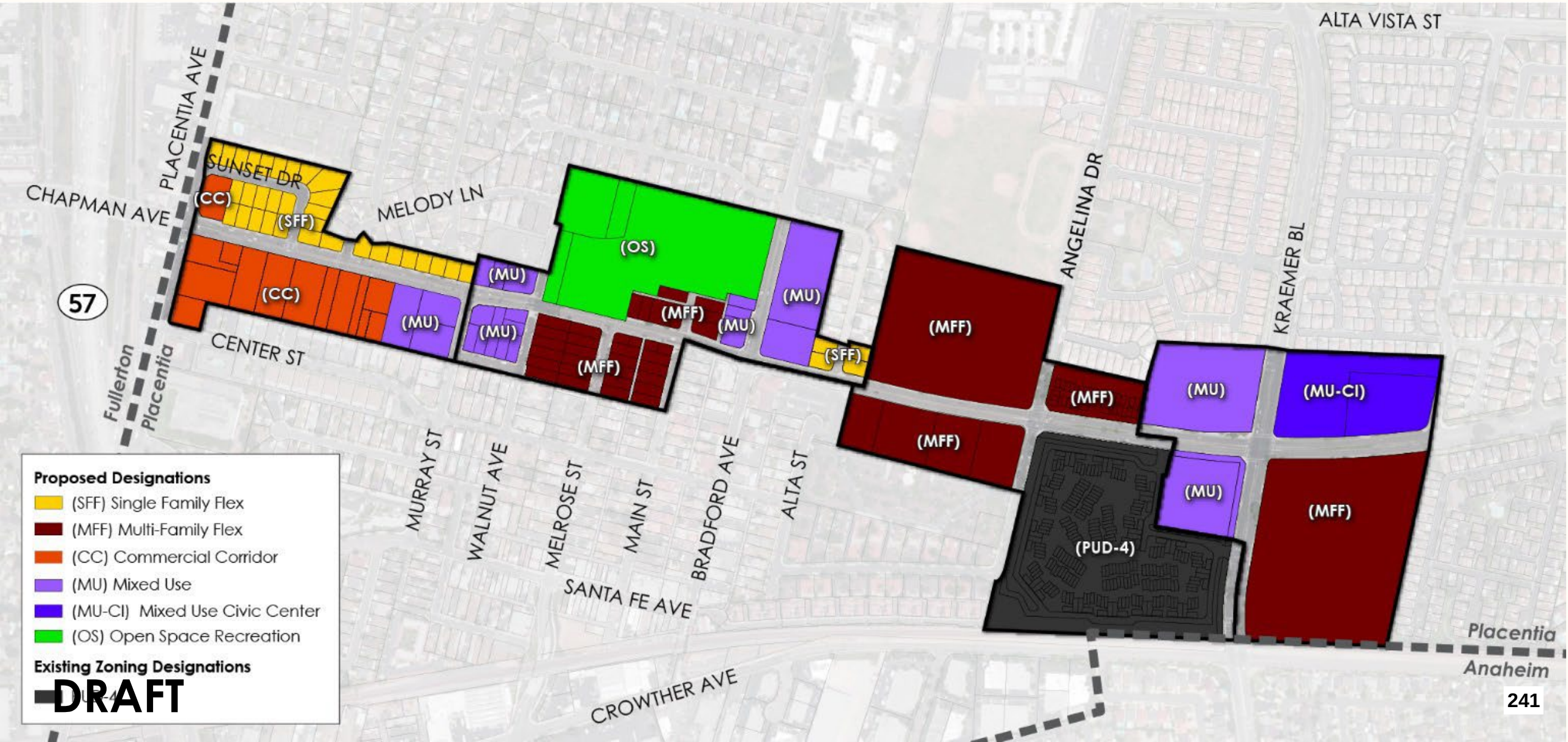
Proposed Land Use



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Proposed Designations

Designation	Description	Example of Permitted Uses
Single Family Flex (SFF)	**Allows existing SF to continue** **Allows adaptive reuse of structures for flexibility of commercial** (i.e. offices in older homes as found in Orange and Fullerton.	Existing single-family residential, home occupation, retail less than 5,000 sf, Office (must occupy existing building), Public Park, Playground or Plaza
Multi Family Flex (MFF)	Would allow for **multi-family development between 32 and 65 dwelling units per acre** depending on the sub area. Existing uses would be allowed to remain in these areas, and **lot consolidation would be required to achieve higher density development.**	Multi-family Residential
Commercial Corridor (CC)	Allows current commercial uses to continue to operate. This designation **preserves commercial uses but increases intensity to incentivize further redevelopment.**	General Retail, Grocery Stores, neighborhood market, Restaurants, Cafes, Offices, Public Park, Playground or Plaza
Mixed-Use* (MU)	Accommodates future catalyst Site (Angelina Development). Allows for height 2-3 stories and 3-4 stories, 5 if certain conditions are met, varies by sub area. Would also allow for a hotel in the Gateway West sub area.	Multi-family Residential, General Retail less than 5,000 SF, Neighborhood Market, Restaurants, Cafes, Offices, Public Park, Playground or Plaza
Civic Center Mixed-Use*	**Provides flexibility in uses and standards for future use of the Civic Center.** Allow for height 3-4 stories, 5 if certain conditions are met.	City Hall and related uses, Multi-family Residential, General Retail, Neighborhood Market, Restaurants, Cafes, Offices, Public Park, Playground or Plaza
*All Mixed-Use would allow for housing but would not require ground floor commercial, configurations could be vertical or horizontal.		

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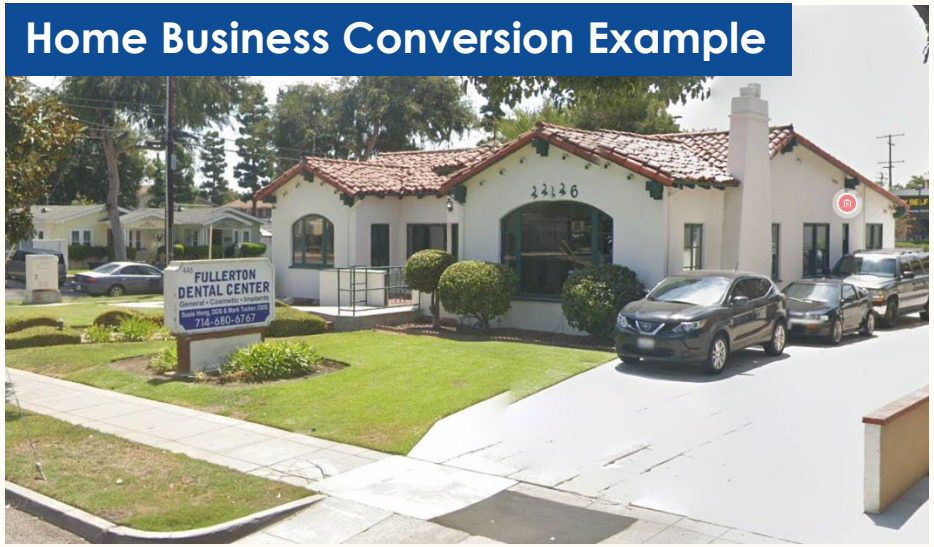
Single Family Flex

Existing Single Family

Existing Single Family

Home Business Conversion Example



Home Business Conversion Example

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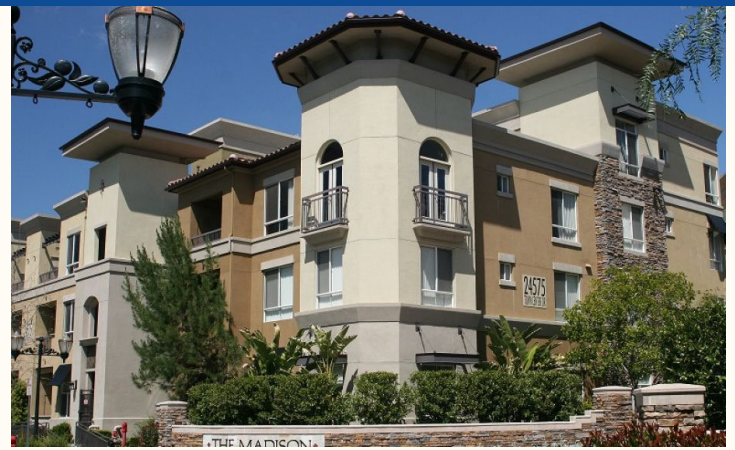
Multi-Family Flex

Potential Multi-Family Residential Examples



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Commercial Corridor

Potential Hotel

Potential Hotel

Existing Commercial

Potential Commercial / Retail Example

Mixed-Use Catalytic Project

Angelina Development – Kraemer Land Company

ANGELINA
PLACENTIA | CALIFORNIA
KRAEMER LAND COMPANY | 19-128
DATE 3 | 3 | 21

VIEW ON EAST CHAPMAN AVE. AFTER | A9.1

ANGELINA
PLACENTIA | CALIFORNIA
KRAEMER LAND COMPANY | 19-128
DATE 3 | 3 | 21

VIEW ON SOUTH KRAEMER BLVD. AFTER | A9.1

ANGELINA
PLACENTIA | CALIFORNIA
KRAEMER LAND COMPANY | 19-128
DATE 3 | 3 | 21

COVER SHEET | CS 1

URBAN ARENA

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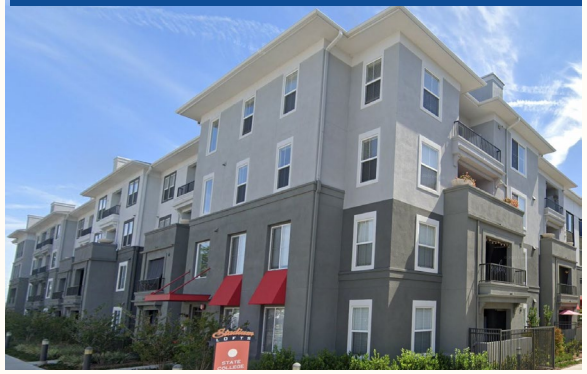
Mixed-Use

Mixed-Use Examples

Commercial / Retail

Multi-Family Residential



*All Mixed-Use would allow for housing but would not require ground floor commercial, configurations could be vertical or horizontal.

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Civic Center Mixed Use

La Habra Civic Center – Land Swap

Laguna Niguel "City Center"

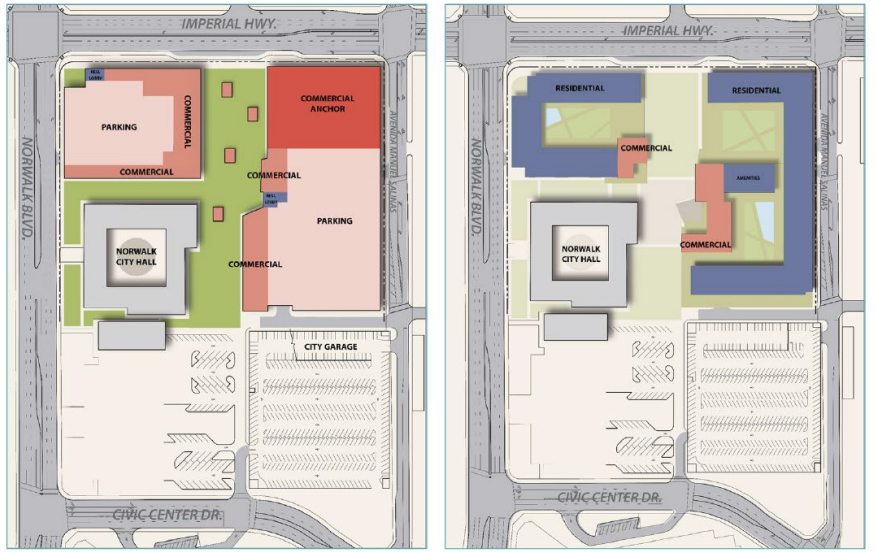

Figure 2-4: Conceptual Land Use Plan, Ground Level

Figure 2-5: Conceptual Land Use Plan, Second Floor

Norwalk Entertain Center – Developer Led Effort

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Land Use: Proposed Buildout

Proposed Buildout Statistical Summary					
Designation	**Acreage**	**Max Density (DU/AC)**	**Max FAR**	**Target Residential Dwelling Units**	**Target Non-residential Square Feet**
Single Family Flex (SFF)	5.7	6	0.35	34	--
Mixed-Use (MU)	15.7	35–45	-	339	112,000
Commercial Corridor (CC)	7.3	--	1.0	--	120,000
Multifamily Flex (MFF)	36.6	30–45	--	754	--
Mixed-Use Civic Center (MU-CI)	6.0	45	0.35	272	--
Open Space Recreation (OS-R)	11.4	--	0.02	--	9,900
Planned Unit Development (PUD-4)	17.1	15	--	254	--
ROW	20.5	--	--	--	--
Total	**120.4**	**--**	**--**	**1,653**	**241,900**

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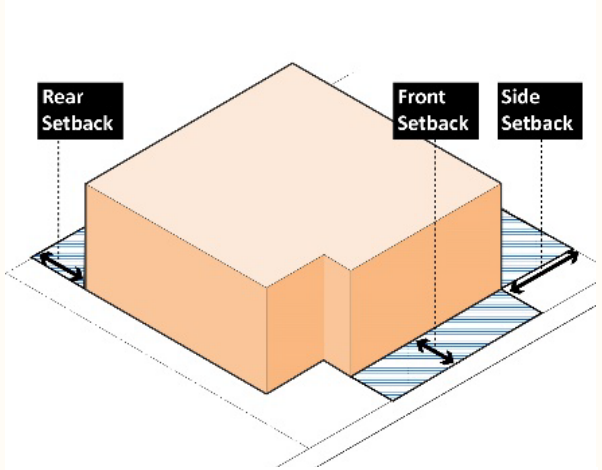
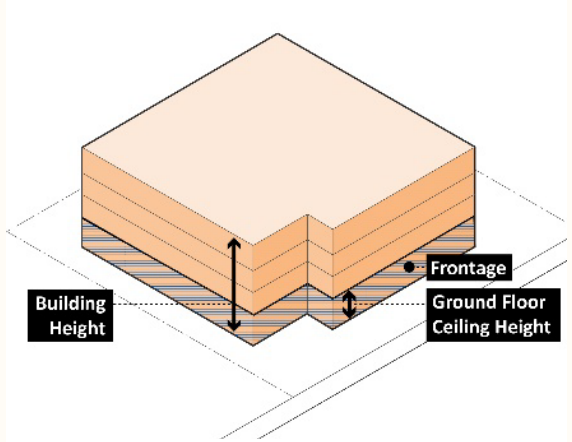
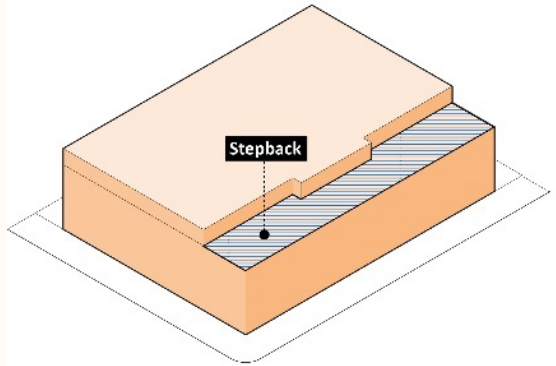
Development and Design Standards

- Standards for new development consider adjacency to single family neighborhoods.
- Regulations include building heights, setbacks, open space, and building form standards.
- Are intended to promote quality design, consistent with the overall vision, while providing a level of flexibility to encourage creative design.
- Design guidelines include additional guidance on building massing and scale, height, stepbacks, façade articulation, buildings frontages, materials and finishes.







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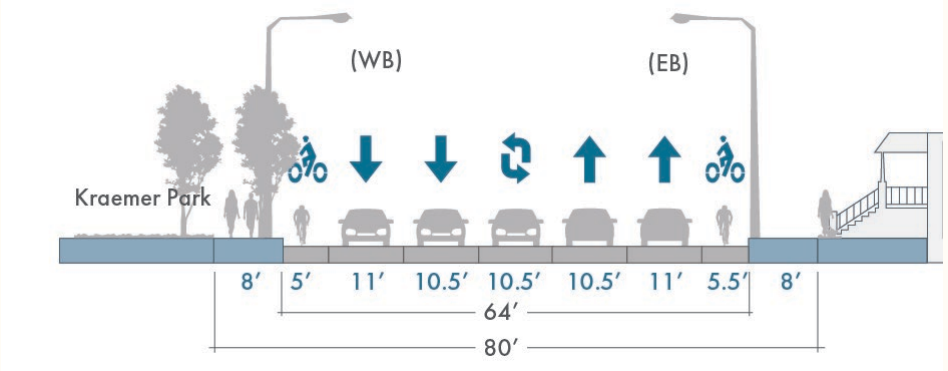
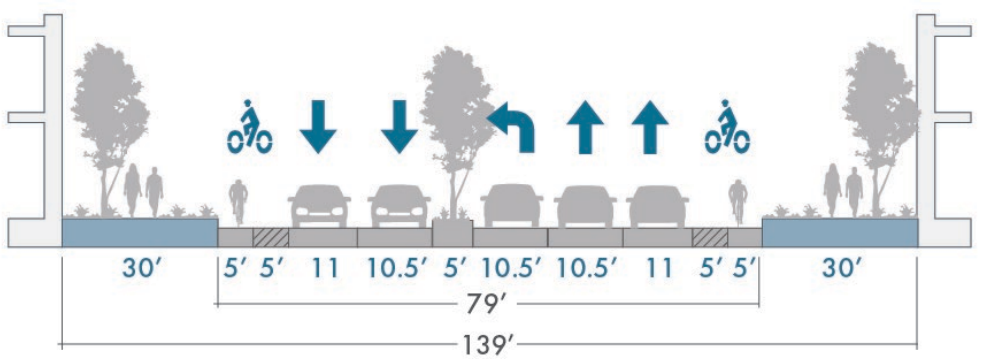
Mobility and Streetscape Enhancements

- Improvements ensure safety for all users, pedestrians, cyclists, and vehicles.
- Long-term changes to Chapman Avenue will help to increase economic activity and beautify the corridor.
- Bicycle improvements include a dedicated lane with vehicular lanes adjusted to accommodate, no additional Right-of-Way is required.





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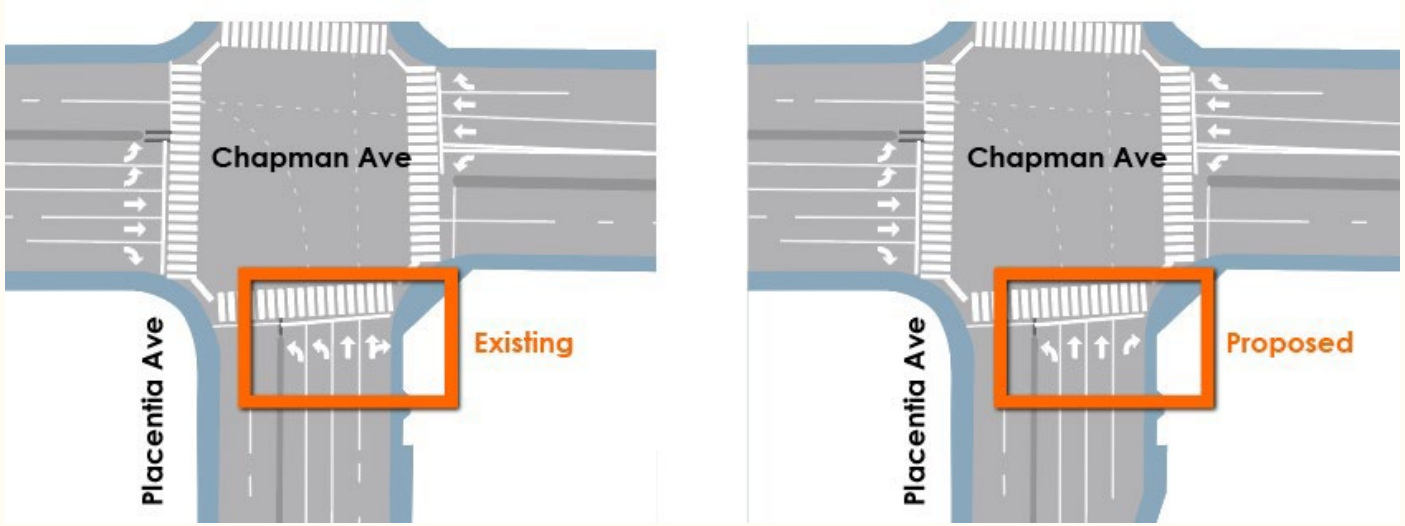
Mobility Intersections Improvement

- Northbound approach of Chapman Ave and Placentia Ave restriped to accommodate potential traffic impacts as a result of buildout of this plan
- All improvements made within existing right-of-way



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Next Steps

- Planning Commission Hearing
- Adoption of plan into Municipal Code
- Adoption of Chapman Avenue Streetscape Master Plan

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Questions and Comments

- **Confirm Previous Council Input** – Integrate feedback from prior study sessions into the draft land use plan.
- **Review Input from Today's Study Session** – Assess and incorporate key takeaways from the current session to refine the plan.
- **Requesting Council Concurrence** – Ensure alignment and agreement on the draft Specific Plan.

CHAPMAN CORRIDOR REVITALIZATION PLAN

Public Draft: March 2025

City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

PREPARED BY:
PLACEWORKS

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1 INTRODUCTION

Figure 1-1: Plan Area Map

1.1 Purpose

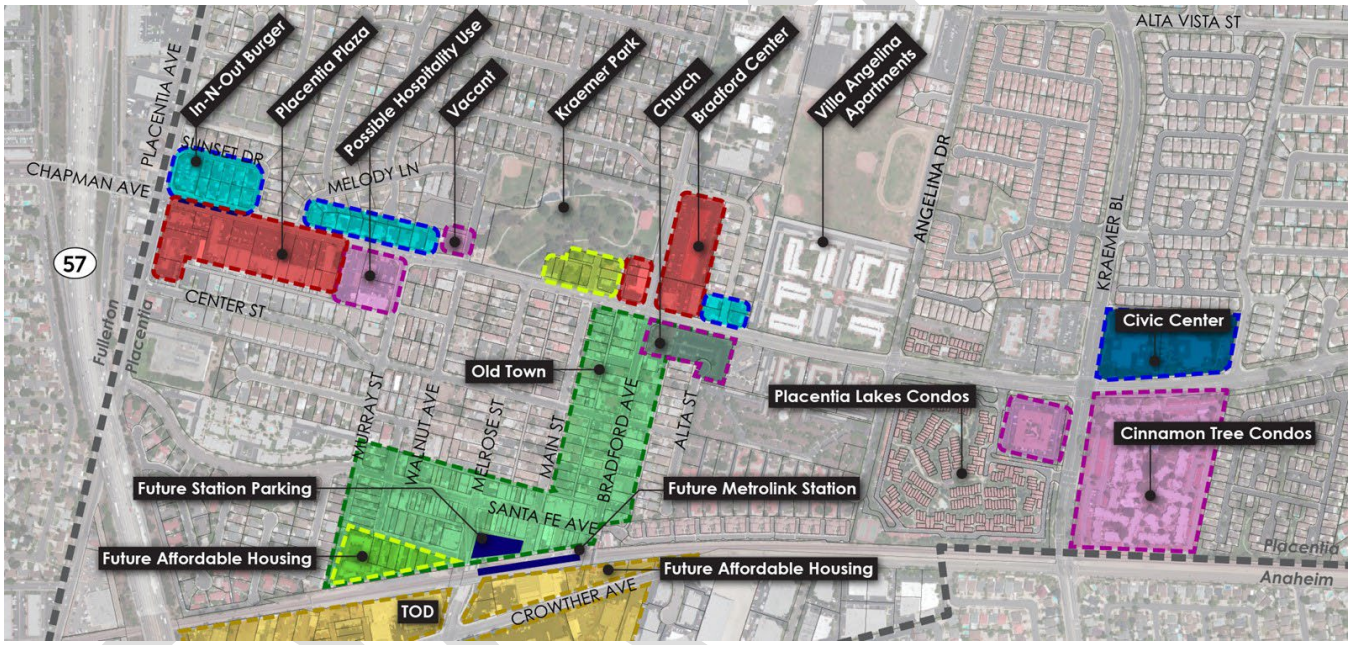
As a gateway to the City of Placentia, the Chapman Corridor Revitalization Plan aims to allow for a vibrant mix of uses and development standards to stimulate the economic and social environment of the Chapman Corridor. Revitalizing this corridor will create an inviting entry that welcomes residents and visitors while providing connections to the adjacent districts and the City's Civic Center. This Plan allows for integrated land use patterns that encourage multimodal travel, walkability, mixed-use development, increased opportunities for residential, public/private open space, and high-quality urban design that is in scale with its respective property and its surrounding area. The Plan encourages a network of cohesive developments that revitalizes the corridor, provides a path to the Old Town and Packing House Districts, and anchors the western city boundary with the City's Civic Center. Development standards and design guidelines (Chapters 4 & 5) are specially tailored for the Chapman Corridor.

As shown on Figure 1-1, *Plan Area Map*, the Plan boundary encompasses a one-mile stretch of Chapman Avenue between Placentia Avenue and the Civic Center and Cinnamon Tree Condos just beyond the intersection of Chapman and Kraemer.

1.2 Background

Placentia is a city with a rich heritage and bright future. The City has already accomplished a tremendous amount of work to build on, with Old Town Placentia and the Transit Oriented Development Packing House Districts both allowing for new mixed-use projects and capitalizing on the forthcoming Metrolink station. The Chapman Corridor is a western gateway to the city and these unique areas. Revitalizing this corridor will create an inviting entry that welcomes residents and visitors while providing a connection to the adjacent districts and the City's Civic Center, as shown on Figure 1-2.

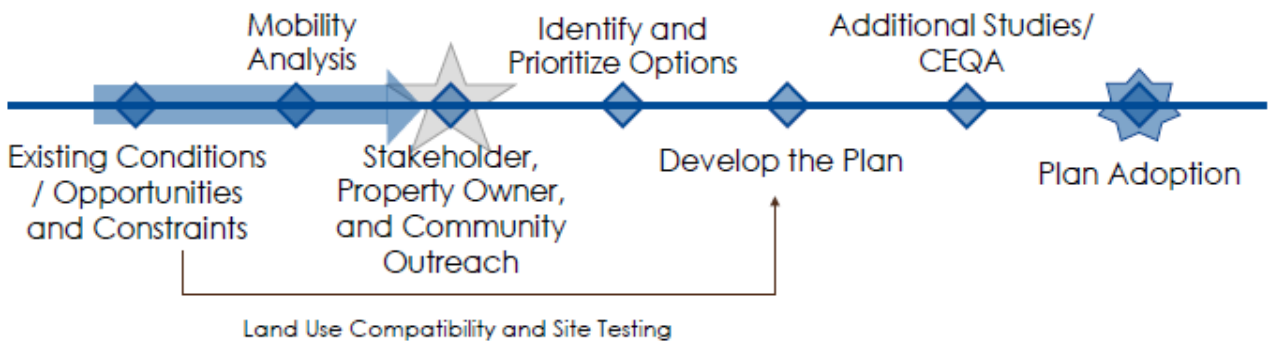
Figure 1-2: Area Context



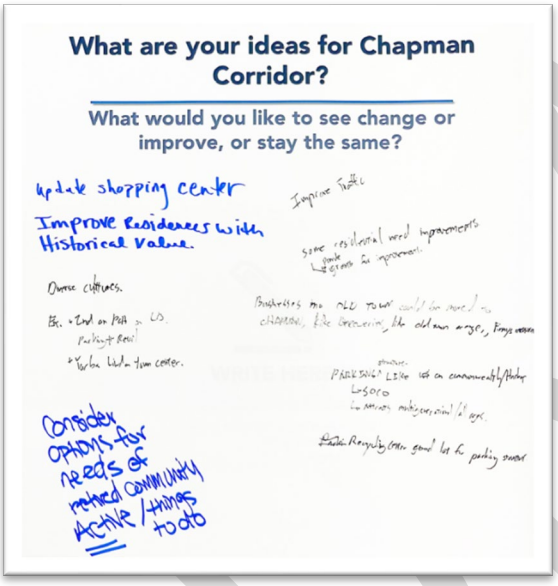
1.3 Community Outreach

During preparation of the Chapman Corridor Revitalization Plan, a series of community meetings and workshops were conducted to gather the community's input and insight (see Figure 1-3). Outreach for the Plan included a community workshop, an online survey, and two City Council study sessions. These community conversations solicited invaluable feedback and data to help inform the vision, values, policies, and design elements of the Plan.

Figure 1-3: Project Process



1.3.1 Community Workshop



The City of Placentia hosted a citywide workshop on March 30, 2023, to solicit input from the community on the Chapman Corridor Revitalization Plan. The workshop was held at the Powell Building and was attended by 15 to 20 community members. The workshop consisted of a PowerPoint presentation that included an overview of the project, followed by an open house format with interactive activities and stations. Question prompts for stations included: Where do you live and work? What should the Study Area include? What are your Ideas for Chapman Corridor? What types of uses and buildings would you like to see? and What potential mobility and streetscape improvements would you like to see? A summary of feedback received from the workshop is in Appendix A.

1.3.2 Survey

The Chapman Corridor Revitalization Plan Online Survey was available for three months between March 30, 2023, and July 10, 2023. This survey corresponded to activities that were available during the first Community Workshop held on March 30th. A total of 86 survey responses were received, 85 in English and 1 in Spanish. The survey was promoted on the Plan website, the City Facebook page, at the Placentia Palooza event, and at the City Development Services counter. The survey gathered community feedback on the study area boundaries and ideas for the future of Chapman Corridor and included a visual preference survey of potential land uses and building types on the corridor. A summary of the survey results is in Appendix A.

1.3.3 City Council Study Sessions

Two study sessions were held with City Council to give updates about the project and get input along the way. City staff and the consultant team provided details on community outreach, land plan, and circulation options. Study sessions were held on February 7 and October 3, 2023.

1.4 Setting and Boundary (Existing Conditions)

1.4.1 Existing Land Uses

Figure 1-4, *Existing Land Use Map*, shows existing land uses in the Plan area using data from the Southern California Association of Government (SCAG). The area primarily consists of multifamily residential, single-family residential, and commercial and services uses. Kraemer Park makes up 11 percent of the total area and is centrally located in the corridor (see Figure 1-5).

Key destinations in the Plan area include Northgate Market, In-N-Out Burger, Kraemer Park, and the Placentia Civic Center. Multifamily developments along Chapman Avenue include Villa Angelina, Chapman Woods, and Camino Pueblo and El Rancho apartments.

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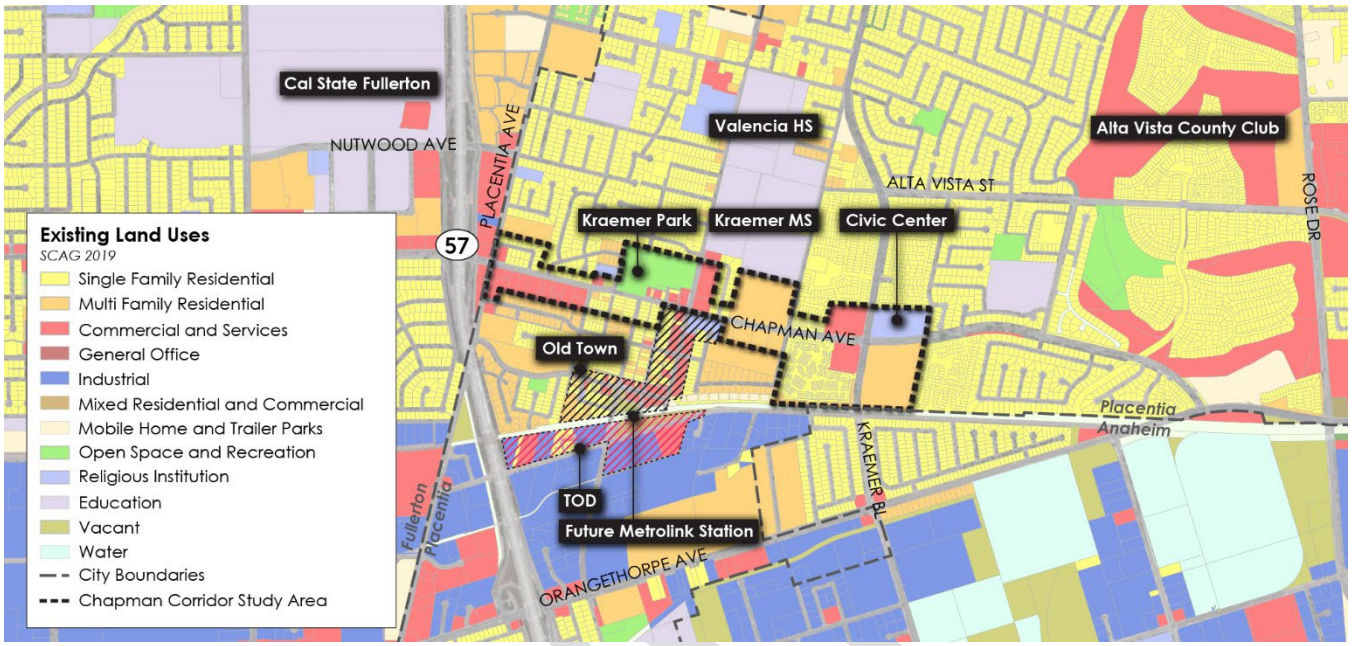
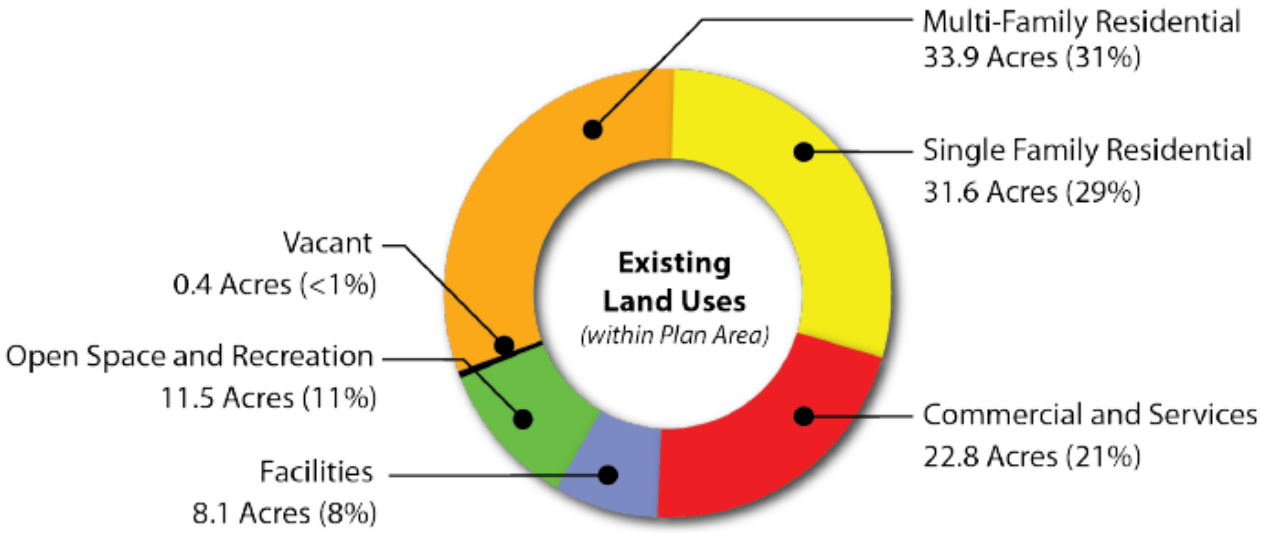
Figure 1-4: Existing Land Use Map, SCAG 2019



Note: Figure 1-4: Existing Land Use Data is provided by the Southern California Association of Governments at a regional level. Existing Land Use Map is intended to represent existing on the ground uses. For regulatory land use requirements, see Chapter 3 Land Use.

Figure 1-5: Land Use Distribution Chart, SCAG 2019

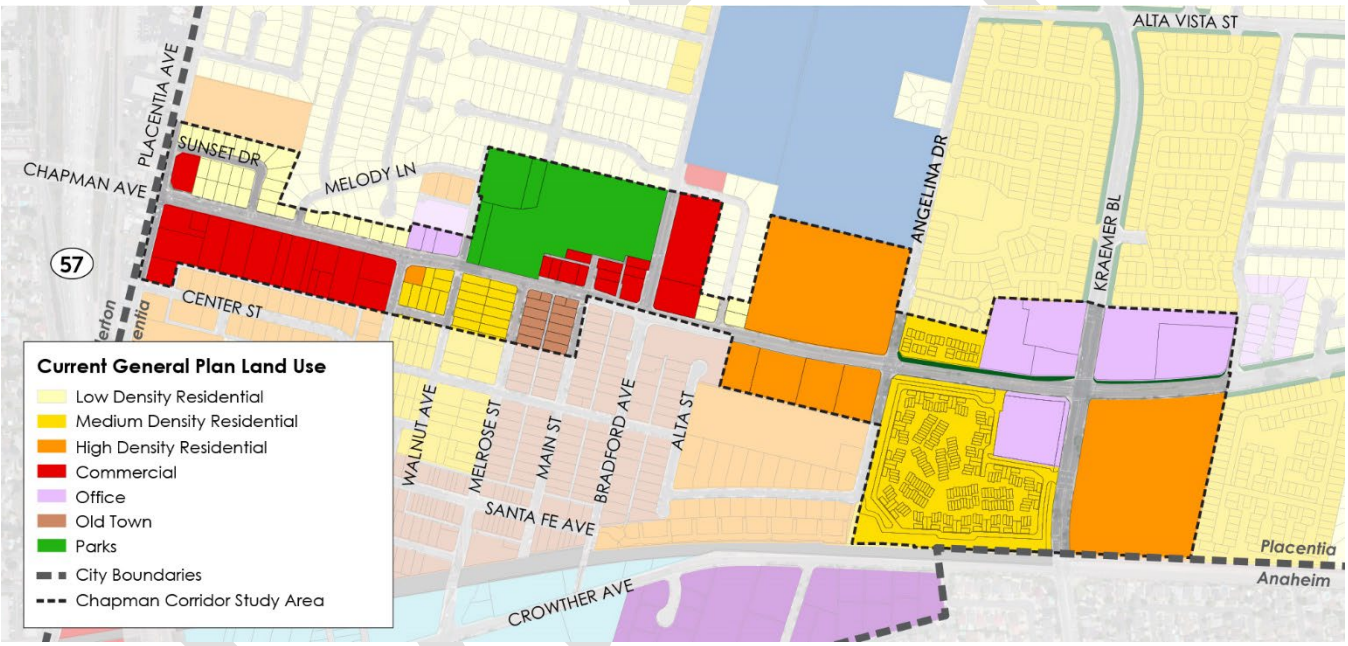


1.5 Relevant Plans and Projects

1.5.1 General Plan

On October 1, 2019, City Council adopted a comprehensive General Plan update. This update included all elements of the General Plan except the housing element, which was updated as part of the required 6th-cycle Regional Housing Needs Assessment. The land use element of the 2019 General Plan strongly encourages enhancements and improvements to the visual image, physical design characteristics, economic vitality, and infrastructure of the Chapman Corridor. This Plan is consistent with the General Plan land use designations and policies (see Figure 1-6).

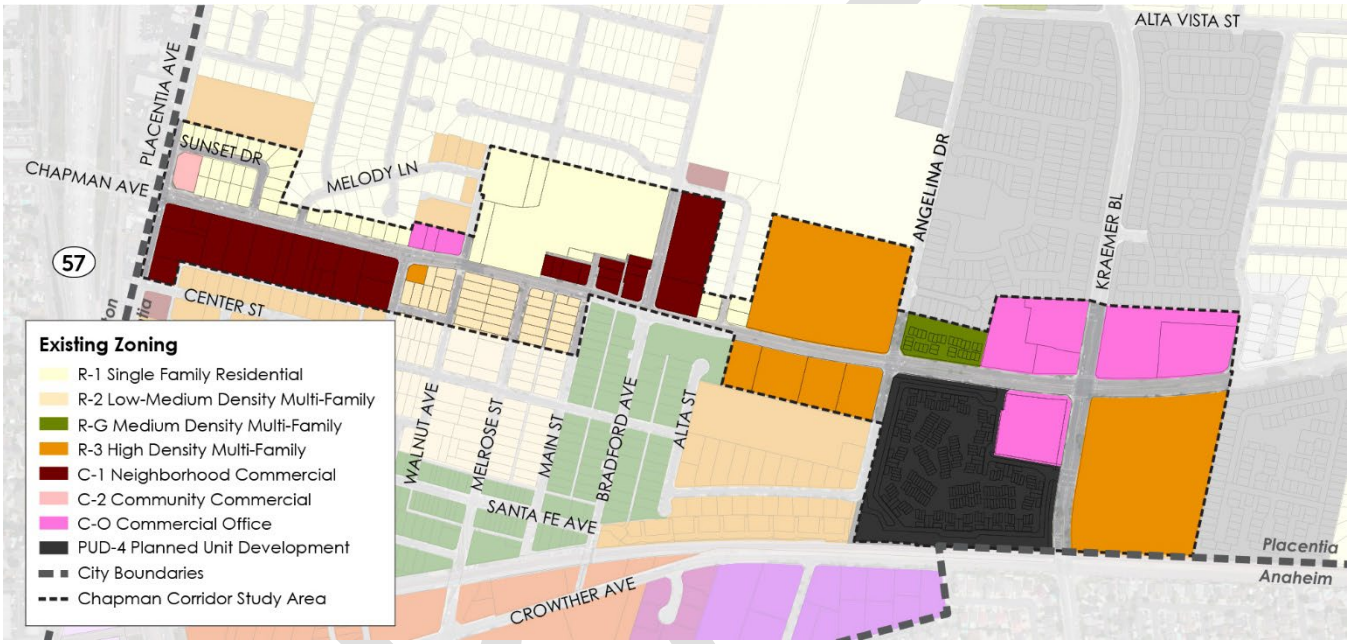
Figure 1-6: Current General Plan Land Use Map, City of Placentia 2024



1.5.2 Current Zoning

The City's current zoning on Figure 1-7 reflects existing land uses shown on Figure 1-4. This Plan creates new zoning designations for the Chapman Corridor that will replace the existing zoning.

Figure 1-7: Current Zoning Map (2023)



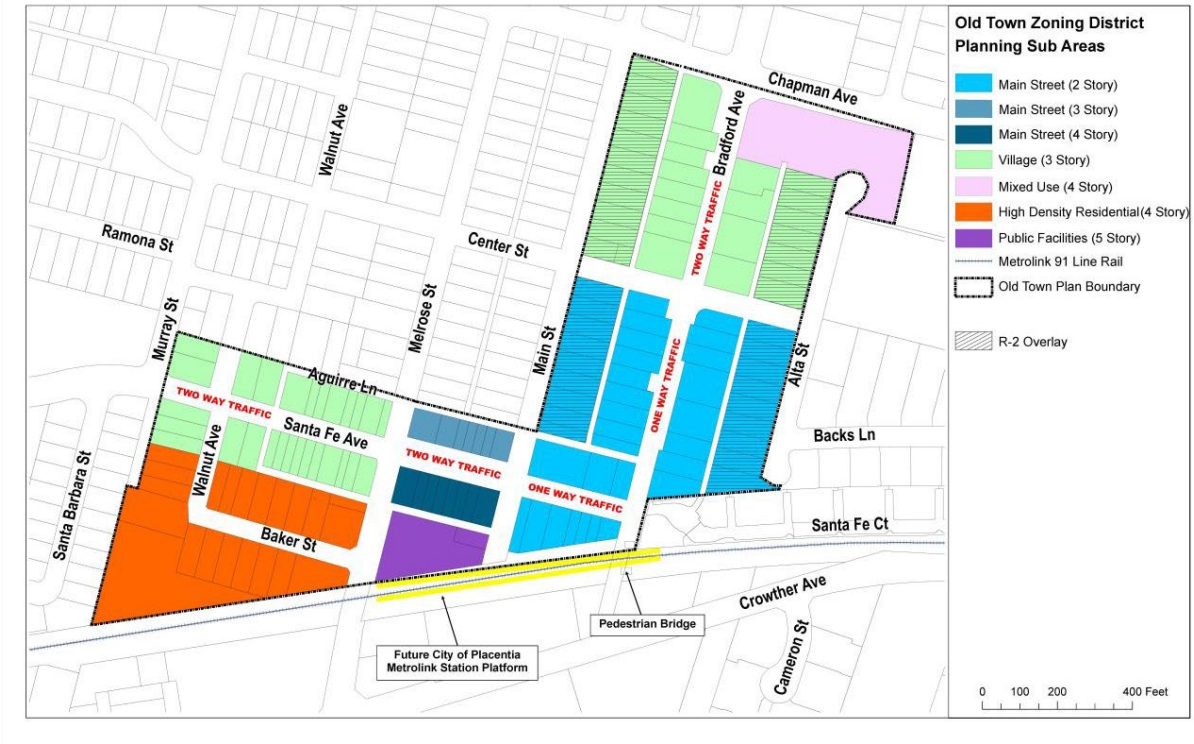
1.5.3 Old Town Revitalization Plan and Streetscape Master Plan

Old Town Revitalization Plan

The Old Town Revitalization Plan, adopted in 2017, is a comprehensive plan for the revitalization, activation, and growth of the City's original central business district, founded in 1910 near the site of the original Placentia train depot and citrus packing houses. The area sits at the southern edge of the Chapman Corridor Revitalization Plan between Main Street and Alta Street and extends to the future Metrolink Station at Santa Fe Avenue (see Figure 1-8).

Old Town has specific development standards and zoning districts within its boundaries. The area along Chapman Avenue and Bradford Avenue is identified as the Village Subarea. The Village Subarea allows for three stories with setbacks and new walkable retail and office uses. The area east of Bradford Avenue is identified as Mixed-Use Subarea. The Mixed-Use subarea allows for four stories and provides for a mix of concentrated urban housing types, with some commercial uses within convenient walking distance of the Main Street and Village subareas.

Figure 1-8: Old Town Zoning District Planning Subareas



Old Town Streetscape Master Plan

A Streetscape Master Plan for Old Town was prepared concurrently with the Old Town Revitalization Plan. The Old Town Streetscape Master Plan identifies public realm improvements throughout Old Town. Identified improvements include tree well grates, street furniture, pedestrian lights, gateway signage, public art, and decorative traffic signals. Bike lanes are identified on Santa Fe Avenue and Bradford Avenue. Alleyway and parking lot enhancements are also identified to enhance pedestrian connectivity and safety. If a Streetscape Master Plan is developed for Chapman Corridor it should consider consistency with the Old Town Streetscape Master Plan, but site amenities may be unique to the Chapman Corridor to establish a distinct identity.

1.5.4 Enhanced Infrastructure Financing District

The City of Placentia—in partnership with the County of Orange—has established an "enhanced infrastructure financing district" near the city's future Metrolink station that includes the Old Town Placentia area and Transit Oriented Development Packing House District. The purpose of the financing district is to create a funding mechanism that can facilitate the construction of public infrastructure improvements in this area.

1.5.5 Transit Oriented Development Packing House District and Streetscape Master Plan

Figure 1-9: Transit Oriented Packing House District Project Area

Transit Oriented Development (TOD) Packing House District and Expansion Project

In 2017, the City of Placentia adopted a TOD zoning code and general plan amendment for the Packing House District. In anticipation of the future Metrolink station, the amendment to the zoning code includes specific standards to allow a mixed-use, pedestrian-oriented retail and residential district, creating new development opportunities for a one-of-a-kind destination. This amendment supports retail and restaurant businesses while growing the city's local economy and encouraging mixed-use residential development.

As part of the 2021-2029 housing element update, the City identified the expansion of the original TOD area as a strategy for providing new housing opportunities. The proposed Packing House District TOD Expansion Project will expand the original TOD area to encompass an additional 14.5 acres (TOD expansion area) along Crowther Avenue and allow for the development of up to 1,378 new residential units in the TOD zoning district based on an allowable density of up to 95 units per acre. The City of Placentia is both the project proponent and the lead agency for review of the project under CEQA. The Initial Study/Mitigated Negative Declaration (IS/MND) for the TOD Expansion Project is currently underway.

TOD Packing House District Streetscape Master Plan

The City of Placentia adopted a Streetscape Master Plan concurrently with the TOD Packing House District. The Streetscape Plan identifies streetscape design concepts along Crowther Avenue in the district. Improvements include bike lanes, street furniture, tree grates, landscaping, pedestrian lighting, and gateway signage.

2 VISION & GUIDING PRINCIPLES

2.1 A Vision for the Future of Chapman Avenue

The Chapman Corridor is a prominent gateway into the city, Old Town, and the Packing House District. The street is a vibrant area where the community comes for civic activities at Kraemer Park, the library, and City Hall. Pride of ownership shows throughout the corridor where property owners have upgraded and maintained their shop fronts, homes, and community entries. New mixed-use developments have increased the city's housing stock and provided cafes and other businesses for residents and visitors. Chapman Avenue itself provides an efficient way to connect to the freeway, Old Town, and the Metrolink Station by driving, taking transit, cycling, or walking. A hotel along the corridor provides an additional lodging option for visitors to Placentia and nearby Cal State Fullerton. Residents who used to drive straight through the area now make a point to stop at their favorite local spot on their way to or from their next destination. This revitalized area anchors the western boundary of the City, signaling to all that they have entered Placentia—"a pleasant place."

To implement the Plan vision, the proposed land use plan provides flexibility for commercial and residential opportunities to develop. The land use plan aligns with recommendations from the community and City Council and enhances the character of Placentia and Chapman Corridor. Existing uses are allowed to remain; however, new designations create flexibility for potential residences to convert to home businesses and for a variety of mixed-use opportunities throughout the corridor.

2.2 Guiding Principles

- Create subareas to tailor land use standards.
- Create new flexible land use districts allowing for new housing units and mixed-use development.
- Preserve the function of Chapman Avenue but add safe multimodal options.
- Revitalize frontage along Kraemer Park and continue to support civic uses along the corridor.
- Link to Old Town District and Packing House District (TOD).
- Allow for new and expanded retail and commercial opportunities
- Streetscape beautification along Chapman Avenue

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3 LAND USE

3.1 Introduction

To implement the Plan vision, the proposed land use plan provides flexibility for commercial and residential opportunities to develop. The land use plan aligns with recommendations from the community and City Council and enhances the character of Placentia and Chapman Corridor. Existing uses are allowed to remain; however, new designations create flexibility for a variety of mixed-use opportunities throughout the corridor.

The Chapman Corridor Plan area is divided into four districts (Figure 3-1). These districts implement various land use designations that provide flexibility for property owners and developers as identified on Figure 3-2. Although a designation may apply within more than one district, the permitted uses and standards (Chapter 4) are further refined in response to adjacent neighborhoods. For example, the multifamily flex designation in the Gateway Core District has a maximum density requirement that is compatible with the surrounding single-family residential uses. Land use designations are defined in Section 3.2. Development standards for each designation by subarea are provided in Chapter 4.

Figure 3-1: Corridor Districts

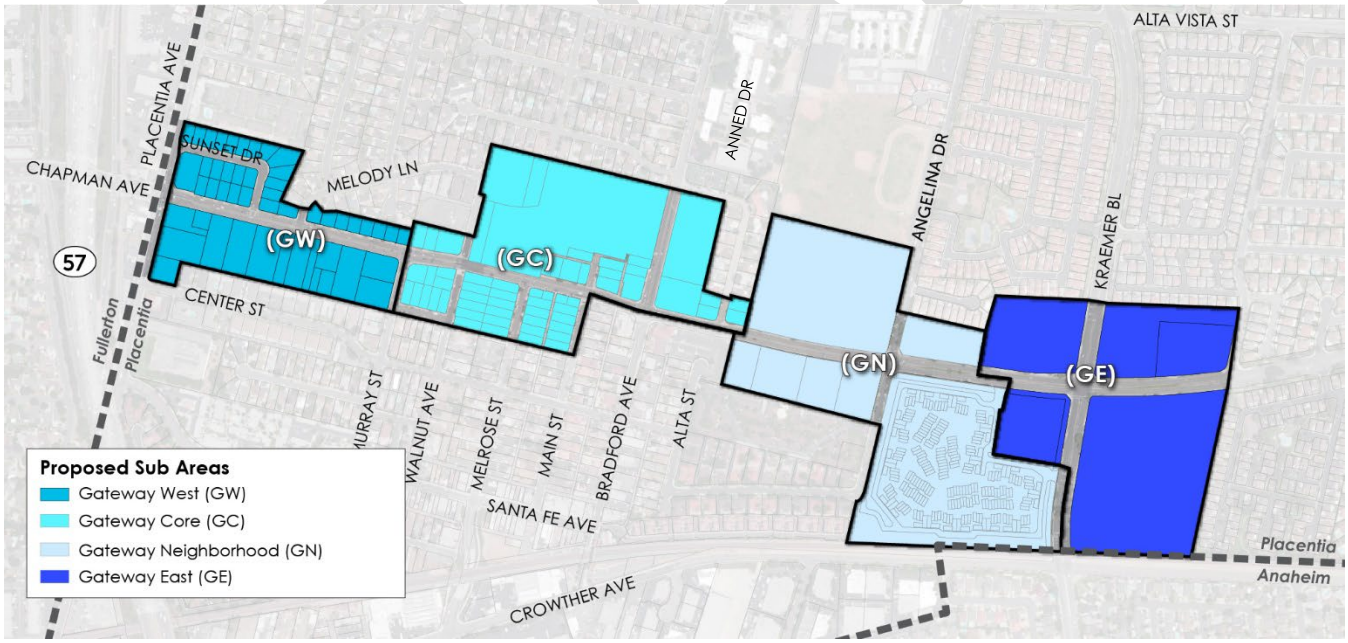

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Figure 3-2: Proposed Land Use Plan

3.2 Land Use Definitions

The following land use definitions guide future uses for the corridor and implement the vision for this Plan. Table 3-1 provides the maximum density, intensity, and summary for buildout of the Chapman Corridor Revitalization Plan. The definitions should be used along with Section 3.4, *Land Use and Permit Requirements*.

3.2.1 Single Family Flex (SFF)

The Single Family Flex designation is on existing single-family parcels along Chapman Avenue and Sunset Drive in the Gateway West district and at Anned Drive in the Gateway Core District. The SFF designation would allow existing R-1 zoning and land uses to continue, and also allows adaptive reuse of structures for flexibility of commercial use. For example, residential buildings could be adapted to offices, such as those found on arterial streets in neighboring cities of Orange and Fullerton. The SFF designation would preserve single-family uses, allow flexibility for home business conversion to activate and diversify use types, and maintain the residential character of the neighborhood.

3.2.2 Commercial Corridor (CC)

The Commercial Corridor designation is at the existing In-N-Out, Placentia Plaza shopping center, and car wash at the intersection of Chapman Avenue and Placentia Avenue in the Gateway West District. This designation would allow current commercial uses to continue to operate. This designation preserves commercial uses but increases intensity to incentivize further redevelopment.

3.2.3 Mixed-Use (MU)

The Mixed-Use designation is at the intersections of Chapman Avenue at Murray Street, Walnut Avenue, Bradford Avenue, and Kraemer Boulevard. MU would encourage a diversity of use types along the corridor and accommodate the future catalyst site (Angelina Development) in the Gateway East District and a hotel in the Gateway West District. Depending on the subarea, this designation allows for 2- to 3-story, 3- to 4-story, and 5-story building heights if certain conditions are met. Mixed-use could be vertical or horizontal. There is no requirement for ground-floor commercial or incorporation of retail. Projects may be 100 percent residential or 100 percent commercial.

3.2.4 Multifamily Flex (MFF)

Multifamily Flex designation would allow for multifamily development between 32 and 45 dwelling units per acre, depending on the subarea. This designation will preserve existing residential areas in the Gateway Core, Gateway Neighborhood and Gateway East Districts, as well as encourage multifamily development adjacent to Kraemer Park along Chapman Avenue. Existing uses would be allowed to remain in these areas, and lot consolidation would be required to achieve higher density development.

3.2.5 Mixed-Use Civic Center (MU-CI)

The Mixed-Use Civic Center is at the existing City Hall and Library at the northeast corner of Kraemer Boulevard and Chapman Avenue. The Mixed-Use Civic Center designation would provide flexibility in uses and standards for future use of the Civic Center. This standard would allow for 3- to 4-story buildings, and 5 stories if certain conditions are met.

3.2.6 Open Space Recreation (OS-R)

The Open Space Recreation is at the existing Kraemer Memorial Park. This designation is intended to preserve the existing park and allow for passive and active recreational uses.

3.2.7 Planned Unit Development (PUD-4)

See the Placentia Municipal Code (PMC) Chapter 23.72, “PUD” Planned Unit Development District.

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Table 3-1: Proposed Buildout Statistical Summary

Designation	Acreage	Max Density (DU/AC)	Max FAR	Target Residential Dwelling Units	Target Non-residential Square Feet
Single Family Flex (SFF)	**5.7**	**6**	--	**34**	--
Gateway West	5.0			30	
Gateway Core	0.7			4	
Mixed-Use (MU)	**15.7**	**35–45**	**-**	**339**	**112,000**
Gateway West[1]	2.1	45	1.0	35	72,000
Gateway Core	6.1	35	0.5	65	26,140
Gateway East[2]	7.5	35	0.5	239	13,860
Commercial Corridor (CC)	**7.3**		**1.0**	--	**120,000**
Gateway West					
Multifamily Flex (MFF)	**36.6**	**30–45**	--	**754**	--
Gateway Core[2]	5.0	30		80	
Gateway Neighborhood	17.8	45		400	
Gateway East	13.8	35		274	
Mixed-Use Civic Center (MU-CI)	**6.0**	**45**	**0.35**	**272**	--
Gateway East					
Open Space Recreation (OS-R)	**11.4**	--	**.02**	--	**9,990**
Gateway Core					
Planned Unit Development (PUD-4)	**17.1**	**15**	--	**254**	--
ROW	**20.5**	--	--	--	--
Total	**120.4**	--	--	**1,653**	**241,900**

Source: Economic Demand Study, Kosmot, 2024.

NOTE: Buildout is estimated for properties that are most likely to change use or redevelop.

1. *Building square feet includes a hotel.*
2. *City Owned Property and Catalyst Site may develop at a higher density if the criteria in Section 3.3 are met.*

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3.3 Opportunity Sites

Several properties along the corridor are likely to be redeveloped in the near-term. These sites as well as possible reuse plans are discussed below.

Rendering of potential catalyst site project. Credit: Kraemer Land Company (2021)

3.3.1 Catalyst Site

As is the case in the City's TOD zone, a developer could take advantage of the benefits of a designated catalyst site. A catalyst site is defined as the first entitled project in the Plan area and meets the following criteria:

a) It must be a minimum of one acre and shall contain no less than 65 dwelling units per acre.

b) The catalyst site may exceed maximum allowed building height by one floor.

c) If the first entitled project is withdrawn after entitlement, the next entitled project may be identified as a catalyst site under discretion of the Planning Director.

A catalyst project has been identified on a 2.96-acre parcel at the southwest corner of Chapman Avenue and Kraemer Boulevard. This mixed-use project proposes 239 new units at approximately 81 dwelling units per acre, a 2,310-square-foot café, and 5,240 square feet of retail office space. The proposed project is six stories high, and parking is in the first two stories. The City of Placentia has identified this project as a catalyst site.

3.3.2 Potential Multifamily Housing with Affordable Housing Incentive

Figure 3-3: Potential Multifamily Housing Illustrative

The City has identified parcels at the intersection of Chapman Avenue and Main Street, adjacent to Kraemer Park, as an opportunity site for potential multifamily affordable housing. The area includes single-story commercial office buildings, vacant land, the Placentia Chamber of Commerce, and Suzie's Freeze. The appliance store at Bradford Avenue is expected to remain. Specific parcels are currently owned by the City.

The Plan designates this area as Multifamily Flex in the Gateway Core Subarea. Figure 3-3 illustrates one example of potential development at this opportunity site. This development assumed consolidation of all parcels. To further maximize density, the potential development also utilizes public right-of-way at Main Street north of Chapman Avenue. Potential future residents would benefit from the adjacency to the park, and the land use typology and density is compatible with the density of the existing neighborhood. These properties can benefit from an affordable housing incentive if a developer provides 25% of the units as deed restricted affordable housing. This incentive is flexible and does not require a specific income level. If 25% of the units proposed for this site are set aside for Very Low, Low, and/or Moderate-income households as defined by the City's Housing Element, then the project may develop up to 45 dwelling units an acre.

Figure 3-4: Potential Hotel Illustrative

3.3.3 Potential Hotel

At the southwest corner of Chapman Avenue and Murray Street is a strip-mall with retail and services and a Fantasy Burger restaurant. West of these uses is a recycling center and vacant office buildings. These combined sites are envisioned as a small boutique hotel that would accommodate guests for Chapman Corridor, Old Town, the Packing House District, and surrounding communities.

3.4 Land Use and Permit Requirements

New development, including additions to existing buildings, shall comply with the provisions of Ch. 23.75, and shall follow the entitlement procedures therein.

1) Allowable Land Uses. A parcel or building within Chapman Corridor shall be occupied by only the land uses allowed by Table 3-2, Land Use and Permit Requirements. Each land use in the table is defined in the glossary of the ordinance codified in PMC Chapter 23.04, Definitions.

2) Multiple Uses. Any one or more land use identified by Table 3-2 as being allowable within Chapman Corridor may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this code.

3) Unlisted Uses. The development services director or designee may determine an unlisted use is similar to another allowable permitted or conditionally permitted use if all of the following findings can be made:

   a. The use is no greater in density or intensity than other uses allowed or conditionally allowed in the planning subarea.
   b. The use is compatible with permitted or conditionally permitted uses in the planning subarea.
   c. The use will meet the purpose of the planning subarea.
   d. The use is consistent with the goals and policies of the general plan.
   e. The use will not be detrimental to the public health, safety, or welfare.

   Applicants may appeal this decision using the use conformity determination process, outlined in Section 23.39.035 of the PMC.

4) Permit Requirements. Table 3-2 provides for land uses that are:

   a. Permitted. These uses are permitted subject to compliance with all applicable provisions of this chapter and may require a development plan review or site plan review in compliance with Chapter 7 of this Plan. These uses are shown as “P” uses in Table 3-2.
   b. Conditionally Permitted Uses. These uses are allowed subject to the approval of a use permit and require a public hearing before the planning commission in compliance with Chapter 23.87 of the PMC. These uses are shown as “UP” in Table 3-2. All proposed projects with use permits in the Plan area must be reviewed by the City Council Housing, Community, and Economic Development Committee; see Chapter 7, *Administration and Implementation*.
   c. Not Permitted. These uses are not permitted and are shown as “NP” in Table 3-2. A use that is not listed in Table 3-2 is not allowed in the district, except as otherwise provided in Section 3.4 (3) Unlisted Uses of this Plan. Uses that are expressly listed as not permitted are prohibited.

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d. Standards for Specific Land Uses. Where the last column in Table 3-2 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

5) In any case this Plan is silent, the applicable sections of the PMC shall apply.

3.5 Land Use Table

Table 3-2: Land Use and Permit Requirements

Permit Requirement P: Permitted UP: Use Permit NP: Not Permitted	Land Use Designations						Notes and Special Use Regulations by Subarea
	SFF	MFF	CC	OS	MU	MU-CI	
Recreation, Education, Public Assembly Uses							
Commercial Recreation Facility, Indoor	NP	NP	UP	NP	NP	NP	
Community Recreation Facility	NP	NP	NP	P	NP	UP*	Recreation Facility allowed in MU-CI in Gateway East subarea only through a Use Permit.
Conference/Convention Facility	NP	NP	NP	NP	NP	NP	
Health/Fitness Facility, including stand-alone or roving fitness classes	UP	NP	P	NP	P	P	
Library, Museum	P	NP	NP	P	P	P	
Public Park, Playground or Plaza	P	NP	P	P	P	P	
School: specialized education, training	UP	NP	NP	NP	NP	NP	
Studio: art, dance, martial arts, music, photography, cooking, instructional, fitness (yoga, Pilates, spin, etc.)	UP	NP	P	UP	P	P	Not to exceed 1,500 SF
Theater (live performing arts, live music)	NP	NP	P	UP	UP	UP	

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Table 3-2: Land Use and Permit Requirements							
Permit Requirement **P: Permitted** **UP: Use Permit** **NP: Not Permitted**	**Land Use Designations**						**Notes and Special Use Regulations by Subarea**
	SFF	**MFF**	**CC**	**OS**	**MU**	**MU-CI**	
City Center (City Hall and related civic uses)	NP	NP	NP	P	NP	P	
Residential Uses							
Emergency/Transitional Shelter	NP	NP	NP	NP	NP	NP	
Home Occupation	P	P	NP	NP	P	P	Must comply with home occupation provisions of PMC. 23.81.020
Live-Work	NP	NP	NP	NP	UP	UP	
Multifamily Residential	NP	P	NP	NP	P	P	Includes apartments, condominiums, courtyard housing, and townhomes.
Assisted Living Facility	NP	NP	NP	NP	NP	NP	
Single-Family (existing only)	P	NP	NP	NP	NP	NP	
Mixed-Use with Residential Development	NP	NP	NP	NP	P	P	
Retail/Commercial Uses							
Accessory Retail or Services	NP	NP	UP	NP	P	P	Only permitted when primary commercial use is established.
Adult Entertainment Facility or Business	NP	NP	NP	NP	NP	NP	Pursuant to PMC Ch 23.89.

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Table 3-2: Land Use and Permit Requirements							
Permit Requirement P: Permitted UP: Use Permit NP: Not Permitted	**Land Use Designations**						**Notes and Special Use Regulations by Subarea**
	SFF	**MFF**	**CC**	**OS**	**MU**	**MU-CI**	
Alcoholic Beverage Sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	NP	NP	NP	NP	NP	"Alcoholic beverages" means any spirituous, vinous, malt, or other alcoholic liquor.
Retail Sales of Fine Wine and Beer	NP	NP	UP	NP	UP	NP	"Fine Wine and Beer" means all types of wine and malt beverages for consumption off the premises in original, sealed containers. No on-site consumption allowed.
Antique or Collectible Store	P	NP	P	NP	P	P	
Artisan/Handcraft Shop	P	NP	P	NP	P	P	
Auto Repair, Auto Sales, or Auto Parts Sales	NP	NP	NP	NP	NP	NP	
Bar, Tavern, Brewery, Distillery, Tasting Rooms, Wine Cellar	NP	NP	P	NP	UP	UP	
Convenience Store (with alcohol sales)	NP	NP	UP	NP	UP	UP	No on-site consumption allowed.
Drive-Through (any uses)	NP/UP*	NP	UP	NP	NP	NP	Use Permit in Gateway West and Gateway Core Subareas Only. Minimum aggregated lot size 18,000 SF. Lot consolidation must be in combination with an existing commercial use.
Furniture, Furnishings, and Appliance Store	NP	NP	P	NP	P	P	
General Retail: less than 5,000 sf	P	NP	P	NP	P	P	
General Retail: 5,000 sf to 20,000 sf	UP	NP	P	NP	UP	UP	

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Table 3-2: Land Use and Permit Requirements							
Permit Requirement P: Permitted UP: Use Permit NP: Not Permitted	**Land Use Designations**						**Notes and Special Use Regulations by Subarea**
	SFF	**MFF**	**CC**	**OS**	**MU**	**MU-CI**	
General Retail: more than 20,000 sf (max 60,000 sf)	NP	NP	P	NP	UP	UP	
Groceries, Specialty Foods: 10,000 sf or less	NP	NP	P	NP	P	P	With alcohol sales, a use permit is required.
Groceries, Specialty Foods: more than 10,000 sf	NP	NP	UP	NP	UP	UP	
Medical Marijuana Facilities	NP	NP	NP	NP	NP	NP	Pursuant to PMC Ch 23.46.
Neighborhood Market (without alcohol beverage sales): 10,000 sf or less	NP	NP	P	NP	P	P	With alcohol sales, a use permit is required.
Nightclub	NP	NP	NP	NP	NP	NP	
Outdoor Dining	UP	NP	P	NP	P	P	With alcohol sales, a use permit is required. Outdoor dining is allowed by approval of the director of development services and director of public works or their designees and may require Alcoholic Beverage Control Board (ABC) approval. Approval is pursuant to the outdoor dining permit and guidelines.
Outdoor Display and Sales	NP	NP	P	NP	NP	NP	May not encroach into public right-of-way.
Pet Store, Pet Boarding, Animal Shelter	NP	NP	P	NP	P	P	Sheltering and boarding shall require a use permit.

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Table 3-2: Land Use and Permit Requirements							
Permit Requirement **P: Permitted** **UP: Use Permit** **NP: Not Permitted**	**Land Use Designations**						**Notes and Special Use Regulations by Subarea**
	SFF	**MFF**	**CC**	**OS**	**MU**	**MU-CI**	
Recreation Entertainment	NP	NP	UP	UP	UP	UP	20,000 SF max.
Restaurant	NP/UP*	NP	P	NP	P	P	*For SFF Use-Permit in Gateway West Subarea only with a minimum aggregate lot size 18,000 SF. Lot consolidation must be in combination with an existing commercial use.
Café	UP	NP	P	UP	P	P	
Restaurant with Alcohol Sales	UP	NP	P	NP	P	P	Pursuant to Alcoholic Beverage Control Board (ABC) approval.
Pawn Shop	N	N	N	N	N	N	
Service Station	NP	NP	UP	NP	UP*	NP	Mixed Use: Use-Permit in Gateway Core only. Must be on corner lot and 15,000 SF minimum.
Tobacco Sales, including Electronic Smoking Devices	NP	NP	P	NP	UP	UP	
Services: Business, Financial, Medical, Professional							
ATM	NP	NP	P	NP	P	P	Must be integrated into building façade. Stand-alone kiosks not permitted.
Bank (2,000 sf or less)	NP	NP	P	NP	NP	NP	Banks over 2,000 SF are not permitted.
Business Support Services (copying, printing, office supplies, etc.)	UP	NP	P	NP	P	P	
Hospital	NP	NP	NP	NP	NP	NP	
Medical Office	UP*	NP	P	NP	P	NP	Single Family Flex: No new construction allowed. Use must occupy existing building.

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Table 3-2: Land Use and Permit Requirements							
Permit Requirement P: Permitted UP: Use Permit NP: Not Permitted	**Land Use Designations**						**Notes and Special Use Regulations by Subarea**
	SFF	**MFF**	**CC**	**OS**	**MU**	**MU-CI**	
Urgent Care	NP	NP	P	NP	P	NP	
Office	UP*	NP	P	NP	P	P	Single Family Flex: No new construction allowed. Use must occupy existing building.
Services – General							
Adult Daycare	P	NP	NP	NP	NP	NP	
Cigar or Hookah Lounge	NP	NP	UP	NP	NP	NP	
Commercial Daycare Center	UP	NP	P	NP	NP	NP	
Hostess Bars	NP	NP	NP	NP	NP	NP	
Laundromat and Laundry Services	NP	NP	UP	NP	UP	NP	
Lodging: B&B	NP	NP	NP	NP	NP	NP	
Lodging: Hotel	NP	NP	NP	NP	UP*	NP	Allowed in Gateway West Mixed-Use Only
Massage Establishments	NP	NP	UP	NP	UP	NP	
Meeting Halls, Banquet Centers	NP	NP	UP*	NP	UP/NP*	NP	Commercial Corridor: Must be associated with restaurant facilities; Gateway West Mixed-Use Only: Must be associated with Hotel use or restaurant facility; All other mixed-use not permitted.
Personal Services	NP	NP	P	NP	P	P	
Public Safety Facility	NP	NP	NP	P	NP	P	
Spa Services (with or without alcohol)	NP	NP	UP	NP	UP	UP	Pursuant to Alcoholic Beverage Control Board (ABC) approval
Tattoo Parlors/Body Modification	NP	NP	UP	NP	UP	UP	

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Table 3-2: Land Use and Permit Requirements							
Permit Requirement **P: Permitted** **UP: Use Permit** **NP: Not Permitted**	**Land Use Designations**						**Notes and Special Use Regulations by Subarea**
	SFF	**MFF**	**CC**	**OS**	**MU**	**MU-CI**	
Transportation, Communications & Infrastructure							
Broadcasting or Recording Studio	UP*	NP	UP	NP	UP	UP	Single Family Flex: No new construction allowed. Use must occupy existing building. No roof- or ground-mounted antenna or broadcasting apparatus allowed that is visible from street, adjacent properties, or otherwise detracts from the existing residential character.
Parking Structure or Surface Parking Lot (standalone)	NP	NP	UP	UP	UP	UP	Pursuant to PMC 23.78
Transit Station or Terminal	NP	NP	NP	NP	NP	NP	
Telecommunication Cell Tower/Microcell and Small Cell Sites	UP	UP	UP	UP	UP	UP	Pursuant to PMC Ch 23.82; Must be on building rooftop. Macro telecommunication facilities are not permitted

For PUD-4, refer to PMC Chapter 23.72.

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4 DEVELOPMENT STANDARDS

4.1 Introduction

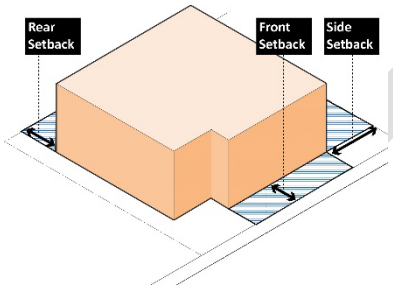
This chapter establishes land use and design requirements for the Chapman Corridor Revitalization Plan (CCRP) area. These regulations include building heights, setbacks, parking requirements, open space, and building form standards. The standards are consistent with and implement the applicable goals and policies of the City's General Plan pertaining to this area as well as the vision and guiding principles established in this Plan. This chapter should be used in conjunction with Chapter 5, *Design Guidelines*, when reviewing and processing development applications for properties in the CCRP area.

The following standards are organized by land use category and then broken down further by designation and subarea as follows:

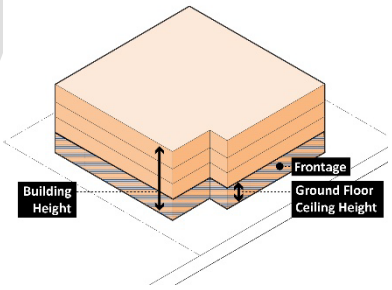
- Residential: Single Family Flex, Multi Family Flex
- Non-residential: Commercial Corridor
- Mixed-Use: Mixed-Use, Mixed-Use Civic Center

Definitions, permit requirements, and permitted uses for each land use category are provided in Chapter 3, *Land Use*. The development standards of this Specific Plan are intended to replace City zoning regulations except where noted. Where the Specific Plan is silent, the Placentia Municipal Code shall apply. The standards of the CCRP shall not apply to development for which approvals were granted prior to the adoption of these regulations and for which entitlements are still valid and for development that has current, valid building permits.

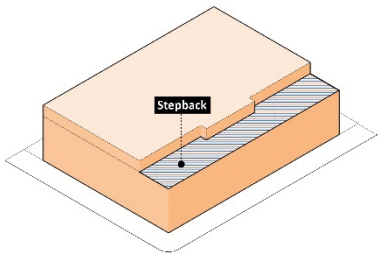
Throughout this chapter, standards are provided by land use designation and further refined by subarea. The standards address setbacks, heights, and in some cases stepbacks. The illustrations, below, are provided for reference for building height and setback standards. Additional standards that apply to all zones in the CCRP area are provided at the end of this chapter.



Setbacks



Height



Stepbacks

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4.2 Residential Development Standards

4.2.1 Single Family Flex

The Single Family Flex designation occurs in two subareas.

Gateway West (GW). Properties in the Gateway West subarea are encouraged and anticipated to convert to non-residential uses in the current structure, as described in Chapter 3. Suitable adaptive reuse of these homes include uses such as coffee shops, salons, and small medical offices such as dental. Single-family homes that remain as residential use are a conforming use and may remain. The standards in Table 4.1 shall apply.

Gateway Core (GC). Properties in the Gateway Core subarea are encourage to maintain their single-family use, and the standards in Table 4.1 shall apply.

Table 4.1: Single-Family Flex Development Standards

Subareas	GW	GC
Density (max du/ac)	6*	6
Building Height	Main building: 30 feet max.	
Setbacks (General)	All of the required setback area shall be landscaped and maintained unless otherwise allowed.	
Setbacks Front	20 feet min.	
Setbacks Side	6 feet min each side.	
Setbacks Rear	a) 20 feet minimum from rear property line. b) Room Additions, Accessory Structures and Enclosed Patios: 10 feet min from rear property line. c) Patio Covers: 5 feet min from rear property line, as measured from the overhang of the patio cover.	
Allowable Setback Projections	a) Ground Floor. i. Awnings and canopies over windows: 60 inches maximum. ii. Shade structures: 15 feet maximum. iii. Bay windows: 3 feet maximum iv. Cornices, belt courses, and similar architectural features: 12 inches maximum. v. Eaves, roof overhangs: 30 inches maximum. vi. Uncovered porches, decks, and landings (may be covered by arbors or trellises): 10 feet maximum. b) Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches maximum. c) Signs, see section 4.6. d) All projections must maintain a minimum of 8 feet vertical clearance from ground.	
Public Right-of-Way Encroachments	a) Art, as determined by the approval of the public art component of the project. b) Signs, see section 4.6. c) NOTE: Requires approval of an encroachment permit.	

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Table 4.1: Single-Family Flex Development Standards		
Subareas	**GW**	**GC**
Lighting	All lighting, exterior and interior, shall be designed and located so as to confine direct rays to the premises.	
Building Orientation	Buildings shall be oriented to the public street.	Buildings in this subarea are not required to front Chapman Avenue.
Commercial Uses, General	Only allowed on parcels fronting Chapman Avenue. All development standards above shall apply to commercial uses in the GW zone.	Not allowed.
Commercial Uses, Commercial Conversion	For commercial conversion of former residential properties, additions required for the purpose of complying with building and/or fire safety codes are exempt from setback requirements (e.g., new area for ADA access or egress).	Not allowed.
Outdoor Dining	a) Outdoor dining allowed in conjunction with café or restaurant use only. b) Alcoholic beverages may be served in an outdoor eating area of an eating establishment provided the business operating the outdoor eating area has obtained an approval authorized by this Plan and the PMC to serve alcoholic beverages on-site and has obtained and maintains all approvals required by the ABC. c) Outdoor dining must be within the front setback area or rear yard and may not encroach into the public right-of-way. d) Background music and speakers, and live entertainment are prohibited in Outdoor Dining Areas, unless otherwise approved by the City. e) Outdoor dining areas shall not operate no later than 10:00 p.m. if abutting a residential zone, unless otherwise approved by the City. f) See Chapter 5 Section 5.15 Outdoor Dining of this Plan for design related standards.	Not Allowed

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Table 4.1: Single-Family Flex Development Standards		
Subareas	**GW**	**GC**
NOTES: *Existing single-family homes in the Single Family Flex district may be converted to a non-residential use such as a medical, dental, or professional office if the site can support the parking requirements of PMC 23.78.* *If the standards of the zone are silent on a particular topic, the R-1 standards of the PMC shall apply.*		

4.2.2 Multi-Family Flex

The Multi-Family Flex designation occurs in three subareas.

Gateway Core (GC). Properties in the Gateway Neighborhood subarea are adjacent to Old Town and single-family neighborhoods where additional standards provide a transition between buildings that vary in size and height, preserving privacy for all residents. Lot consolidation within this subarea is encouraged to provide multi-family units at a size and scale that is feasible for new development. The standards under GC in Table 4.2 shall apply.

Gateway Neighborhood (GN). Properties in the Gateway Neighborhood subarea are existing condo and apartment communities that are already built out and not expected to change. These areas are adjacent to single-family neighborhoods, and if properties within this subarea were to redevelop, additional standards reinforce a transition between buildings that vary in size and height, preserving privacy for all residents. The standards under GN in Table 4.2 shall apply.

Gateway East (GE). The Gateway East subarea includes Cinnamon Tree Condominium Community. The standards under GE in Table 4-2 are intended to guide this property for redevelopment or future improvements.

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Table 4.2: Multi-Family Flex Development Standards			
Subareas	**GC**	**GN**	**GE**
Density (max du/ac)	30	45	35
Building Height	35 feet max. / 3 stories. 30 feet max if adjacent to Single-Family homes; however, 35-foot maximum height shall be permitted when 2 feet of additional setback is provided for every foot of additional height.	40 feet max. 3 stories.	
Lot Size	10,000 square feet minimum		
Setbacks (General)	All of the required setback area shall be landscaped and maintained unless otherwise allowed.		
Setbacks Front	15 feet minimum.		
Setbacks Side	5 feet min from property line.	10 feet minimum from property line.	
Setback Rear	a) Initial Construction: 20 feet minimum from rear property line. b) Room Additions, Accessory Structures, and Enclosed Patios: Minimum setback shall be 10 feet from rear property line. c) Patio Covers: Minimum setback shall be 5 feet from the rear property line, as measured from the overhang of the patio cover. Interior lot line. d) Buildings containing living units and accessory structures not specified in subdivision (b) of this subsection: 15 feet. e) Garages and carports: zero setback may be approved if: i. The zero setback does not abut single family residential properties ii. Garages and carports match the color, materials, and roof slope of the main structures in the project		
Allowable Setback Projections	a) Ground Floor. i. Awnings and canopies over windows: 60 inches maximum. ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area. iii. Sun Shade Structures: 15 feet maximum. iv. Bay Windows: 3 feet maximum. v. Cornices, belt courses, and similar architectural features: 12 inches maximum. vi. Eaves, roof overhangs: 30 inches maximum. vii. Uncovered porches, decks, and landings (may be covered by arbors or trellises): 10 feet maximum. b) Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches maximum. c) For Signs, see Section 4.5. All projections must maintain a minimum of 8 feet vertical clearance from ground.		
Public Right-of- Way Encroachments (all require	a) Art, as determined by the approval of the public art component of the project. b) For signs, see Signs – Advertising Structures, 23.90 of the PMC.		

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Table 4.2: Multi-Family Flex Development Standards			
Subareas	**GC**	**GN**	**GE**
approval of an encroachment permit)			
Building Separation	15 feet min.		
Building Orientation	Primary ground-floor common entries or individual exterior dwelling unit entries shall be oriented to Chapman Corridor.	Primary ground-floor common entries or individual exterior dwelling unit entries shall be oriented to Chapman Corridor. However, with multiple structures, may orient buildings so that only the primary driveway or private road into the project is accessed from Chapman Corridor. Then buildings should be oriented to front a common building (such as a club house) or open space amenity accessed by the entry driveway. The backside of any building shall not face Chapman Avenue. Entrances at building corners may be used to satisfy this requirement.	
Site Design	a) New development projects are required to provide convenient pedestrian access to and from public sidewalks from either individual units or a common pedestrian walkway. b) If adjacent to a single-family zone, the third floor shall be stepped back a minimum of 10 feet. c) Garages and parking areas shall not front onto Chapman Avenue. d) Street frontage devoted to driveways and vehicular access shall be minimized to the greatest extent possible. e) Consolidated driveways are encouraged along Chapman Avenue.		
Open Space Common and Private Minimum Requirements	a) 200 square feet per dwelling unit (total common and private) b) Minimum Dimensions: i. Private areas: 7 feet in any direction ii. Common areas: 20 feet in any direction		
Types of Common Open Space Permitted	A minimum of one shared outdoor recreational facility shall be required per project. Qualifying shared common open spaces: Park, clubhouse, rooftop terrace, swimming pool, gymnasium, tennis court, pickleball court, basketball court (half or full), children's play area, community garden, courtyard, fire pit, dog park, barbeque area.		
NOTE: If the Standards of the MFF zone are silent on a particular topic, the R-3 standards of the PMC shall apply.			

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4.3 Non-residential Development Standards

4.3.1 Commercial Corridor

The commercial corridor designation applies to properties at the far end of the Gateway West subarea. Properties in this designation shall comply with the standards in Table 4.3.

Table 4.3: Commercial Corridor Development Standards	
Land Use Designation	**Commercial Corridor (CC)**
Subarea	**GW**
Intensity (Floor Area Ratio)	1.0
Height	35 feet max.
Ground Floor Height	15 feet floor to ceiling height.
Setbacks (General)	All of the required setback area shall be landscaped and maintained unless otherwise allowed.
Setbacks Front	15 feet min.
Setbacks Side and Rear	Adjacent to residential: 10 feet min. Adjacent to public right-of-way: 15 feet min. Side and rear yards are required only along a property lines adjacent to a residential district or a public right-of-way.
Allowable Setback Projections	a) Ground Floor. i. Awnings and canopies over windows: 60 inches maximum. ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area. iii. Sun Shade Structures: 15 feet maximum . iv. Bay Windows: 3 feet v. Cornices, belt courses, and similar architectural features: 12 inches maximum. vi. Eaves, roof overhangs: 30 inches. vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet maximum. b) Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches maximum. c) For signs, see standards in Section 4.5. All projections must maintain a minimum of 8 feet vertical clearance from ground.
Public Right-of- Way Encroachments	a) Art, as determined by the approval of the public art component of the project. b) For signs, see standards in Section 4.5. c) Fences, only allowed in conjunction with a restaurant use. NOTE: Requires approval of an encroachment permit.
Frontage Requirements	A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment. Developments over 1 acre in size shall choose a frontage type from the Frontage

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Table 4.3: Commercial Corridor Development Standards	
Land Use Designation	**Commercial Corridor (CC)**
Subarea	**GW**
	Section of Chapter 5, Design Standards and Guidelines.
Building Orientation	Buildings shall be oriented to Chapman Avenue. Pedestrian connections shall be provided to Chapman Avenue.
Outdoor Dining	a) All outdoor dining areas shall maintain a minimum sidewalk clearance of 4 feet between any outdoor eating area and light poles, signposts, utility poles, and similar sidewalk obstructions. b) Alcoholic beverages may be served in an outdoor eating area of an eating establishment provided the business operating the outdoor eating area has obtained an approval authorized by this Plan and the PMC to serve alcoholic beverages on-site and has obtained and maintains all approvals required by the ABC. c) Outdoor dining areas within the public right-of-way are subject to an Encroachment Permit. d) See Chapter 5 Section 5.15 Outdoor Dining of this Plan for design related standards.

4.4 Mixed-Use Development Standards

4.4.1 Mixed-Use and Mixed-Use Civic Center

The Mixed-Use and Mixed-Use Civic Center designations occur in three subareas described below. The mixed-use designations implement the City's General Plan Mixed-Use designation and allow for vertical and horizontal mixed-use. The standards in Table 4.4 shall apply for the identified subareas.

Gateway West (GW). Mixed-use properties in the Gateway West subarea adjacent to the Commercial Corridor designation. Mixed-use options in this area include hotel and retail and/or residential land uses. The properties are ready for redevelopment with many underutilized parcels in this subarea.

Gateway Core (GC). Properties in the Gateway Core subarea are adjacent to both Old Town and single-family development. New development should provide a transition between buildings that vary in size and height, preserving privacy for all residents. Lot consolidation in this subarea is encouraged to provide projects at a size and scale that makes development feasible.

Gateway East (GE). Properties in the Gateway Neighborhood subarea include the properties at three of the four corners of the Chapman Avenue and Kraemer Avenue intersection, including the Civic Center. This subarea includes the Kraemer Land property that is expected to be a catalyst site for the CCRP area.

Table 4.4: Mixed-Use Development Standards				
Land Use Designation	**Mixed-Use**			**Mixed-Use Civic Center**
Subareas	**GW**	**GC**	**GE**	**GE**
Density/ Intensity Max	DU/AC: 45	DU/AC: 35	DU/AC: 35	DU/AC: 45

Table 4.4: Mixed-Use Development Standards				
Land Use Designation	**Mixed-Use**			**Mixed-Use Civic Center**
Subareas	**GW**	**GC**	**GE**	**GE**
Residential (du/ac) Non-residential (Floor Area Ratio FAR)	FAR: 1.0	FAR: 0.5	FAR: 0.5 The catalyst site shall be a minimum of one acre and shall contain no less than 65 dwelling units per acre.	FAR: 0.35
Setbacks (General)	All of the required setback area shall be landscaped and maintained unless otherwise allowed.			
Setbacks Front	15 feet min.	10 feet min. For corner lots, a 15 foot minimum setback along both street frontages.		
Setbacks Side and Rear	Side and rear yards are required only along a property line adjacent to a residential district or a public right-of-way. The required yard shall be a minimum of 15 feet adjacent to a residential district and 10 feet adjacent to a public right-of-way. All of the required yard area shall be landscaped and maintained as a condition of the use.			
Allowable Setback Projections.	a) Ground Floor. i. Awnings and canopies over windows: 60 inches maximum. ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area. iii. Sun Shade Structures: 15 feet maximum. iv. Arcade: 15 feet maximum. v. Cornices, belt courses, and similar architectural features: 12 inches maximum. vi. Eaves, roof overhangs: 30 inches maximum. vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet maximum. b) Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches maximum. c) For signs, see Section 4.5. d) All projections must maintain a minimum of 8 feet vertical clearance from ground.			
Public Right-of- Way Encroachments	a. Art, as determined by the approval of the public art component of the project. b. Signs, see Section 4.5 below. c. Outdoor Dining. d. Fences, only allowed in conjunction with a restaurant use. *NOTE: Require approval of an encroachment permit.*			
Building Height	3 to 4 stories—55 feet-65 feet max—depends on adjacency 30 feet max. If adjacent to SFF or R-1, 35-foot maximum height shall be permitted when 2 feet of additional setback is provided for every foot of additional height. Catalyst Site: 5 stories/ 60 feet max. The catalyst site may exceed maximum allowed building height by one floor.			40 feet max. Rear building with stepback; 30 feet max adjacent to single-family homes.
Ground Floor Height	Where commercial uses are on ground floors, those commercial uses shall have a minimum 15-foot height floor to ceiling.			

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Table 4.4: Mixed-Use Development Standards				
Land Use Designation	**Mixed-Use**			**Mixed-Use Civic Center**
Subareas	**GW**	**GC**	**GE**	**GE**
Frontage Requirements	A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment. Developments over 1 acre in size shall choose a frontage type from the Chapter 5 Design Guidelines, Section 5.7 Frontages, of this Plan.			
Building Orientation	Primary ground-floor common entries or individual exterior dwelling unit entries shall be oriented to Chapman Corridor. Development with multiple structures may orient buildings so that only the primary driveway or private road into the project is accessed from Chapman Corridor. Then buildings should be oriented to front a common building (such as a club house or building containing the hotel lobby) or open space amenity accessed by the entry driveway. The backside of any building shall not face Chapman Avenue. Entrances at building corners may be used to satisfy this requirement. Pedestrian connections shall be provided to Chapman Avenue.			
Open Space Common and Private Minimum Requirements	a) 200 square feet per dwelling unit (total common and private). b) Minimum Dimensions. i. Private areas: 7 feet in any direction. ii. Common areas: 20 feet in any direction. Open space and outdoor open space areas may be provided as private areas, common areas, or a combination. All common open space areas shall be conveniently located and readily accessible from all dwelling units on the building site and shall be contiguous to and integrated with other common areas on the building site. The common open space areas may be composed of active or passive facilities and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas, or utility areas. All residential common areas shall be improved as either active or passive facilities, with landscape or hardscape elements designed to serve the residents of the project.			
Types of Common Open Space Permitted	A minimum of one shared outdoor recreational facility shall be required per project. Qualifying shared common open spaces: Park, clubhouse, rooftop terrace, swimming pool, gymnasium, tennis court, pickleball court, basketball court (half or full), children's play area, community garden, courtyard, fire pit, dog park, barbeque area.			
Outdoor Dining	a) All outdoor dining areas shall maintain a minimum sidewalk clearance of 4 feet between any outdoor eating area and light poles, signposts, utility poles, and similar sidewalk obstructions. b) Alcoholic beverages may be served in an outdoor eating area of an eating establishment provided the business operating the outdoor eating area has obtained an approval authorized by this Plan and the PMC to serve alcoholic beverages on-site and has obtained and maintains all approvals required by the ABC. c) Outdoor dining areas within the public right-of-way are subject to an Encroachment Permit. d) See Chapter 5 Section 5.15 Outdoor Dining of this Plan for design related standards.			

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4.5 Sign Regulations

4.5.1 Purpose and Intent

The sign regulations for CCRP are intended to appropriately address the placement, type, size, and number of signs allowed in Chapman Corridor and to require the proper maintenance of signs.

The purpose of these requirements are to:

1) Avoid traffic safety hazards for motorists, bicyclists, and pedestrians caused by visual distractions and obstructions.

2) Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop.

3) Provide for signs as an effective channel of communication while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached.

4) Safeguard and protect the public health, safety, and general welfare.

5) Promote the pedestrian scale of the corridor.

4.5.2 Applicability

1) These sign regulations apply to all signs in the CCRP area except: directional/instructional signs and real estate signs shall instead comply with the requirements of the City's Zoning Code (PMC 23.90); and specialty City identification/ gateway signage.

2) The provisions of this section do not regulate the message content of a sign (sign copy) regardless of whether the message content is commercial or noncommercial.

3) Sign installation in the CCRP shall require sign permit approval in compliance with the City's Zoning Code (PMC 23.90), unless exempted from sign permit requirements.

4) Sign Variances: See the Zoning Code (PMC 23.90.220).

5) Definitions of the specialized terms and phrases used in this section are in the Zoning Code (PMC 23.90).

4.5.3 Prohibited Signs

1) Abandoned signs (includes signs on abandoned or closed businesses).

2) Animated and moving signs, including electronic message display signs; and variable intensity, blinking, or flashing signs; or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs).

3) Exposed cabinet/raceways behind channel letters.

4) Internally illuminated cabinet (can) signs.

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5) Off-site signs (e.g., billboards, signs mounted on vehicles).

6) Obscene signs.

7) Pole signs and other freestanding signs over six feet in height.

8) Roof signs.

9) Signs that simulate, in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic.

10) A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature.

11) A sign placed within a public right-of-way, except as provided by Tables 4.5 through 4.7.

12) A sign painted directly on a building, unless approved as a Creative Sign (See Section 4.5.9 Creative Sign Permit, of this Plan) .

13) Permanent signs that advertise continuous sales, special prices, or include phone numbers.

14) Temporary signs, including:
    a. Balloons and other inflatable devices.
    b. Flags, except official national, state, or local government, institutional, or corporate flags properly displayed.
    c. Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

4.5.4 General Requirements for All Signs

1) Sign Area and Height Measurement. The measurements of sign area and height shall comply with the City's Zoning Code (PMC 23.90).

2) Sign Location Requirements. Each sign shall be located according to the following requirements and all other applicable provisions of this chapter.

3) On-Premises Signs Required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.

    a. Setback Requirements. Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 5 feet from the front and side street property lines.
    b. Placement on a Building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.
    c. Signs within a Public Right-of-Way. No sign shall be allowed in the public right-of-way except for the following:
        i. A projecting sign in compliance with Tables 4.5 through 4.7.
        ii. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic.

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iii. Bus stop signs installed by a public transit company.
iv. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities.
v. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized work within the public right-of-way.

d. Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

4) Sign Design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.

5) Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

6) Design and Construction.

a. Except where otherwise permitted elsewhere in this section, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
b. Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who is capable of producing professional results.
c. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade, including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability to reduce maintenance costs and prevent dilapidation.

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7) Materials and Structure.

   a. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall be complementary those used on the buildings on the site and any other signs on the site.
   b. No sign shall include reflective material.
   c. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
   d. The size of the structural members (e.g., columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.
   e. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.
   f. See Design Guidelines, Chapter 5, for additional guidelines for materials.

8) Street Address. The review authority may require that a sign include the street address of the site where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed on 1 or more buildings on the site.

9) Copy Design Guidelines. The city does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged but not required.

   a. Sign copy should relate only to the name and/or nature of the business or commercial center.
   b. Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.
   c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
   d. The area of letters or symbols should not exceed 40 percent of the sign area in commercial uses or 60 percent for residential uses.
   e. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

4.5.5 Sign Lighting

Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

1) External light sources shall be directed and shielded so that they do not produce glare off the site, or on any object other than the sign.

2) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.

3) Colored lights shall not be used at a location or in a manner so as to be confused with or construed as traffic control devices.

4) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.

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5) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

4.5.6 Sign Maintenance

1) Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination, shall be repaired within a maximum of 14 days from the date of damage or failure.

2) A repair to a sign shall be of materials and design of equal or better quality as the original sign.

3) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance and may be abated in compliance with the City's Zoning Code.

4) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the development services director or designee. When an existing sign is removed, the repairs must match surface type and color of building exactly. No disparity in color tone is permitted.

4.5.7 Sign Standards by Use

Each sign shall comply with the standards provided by this section and comply with the requirements in Tables 4.5 through 4.7, except as permitted by the approval of a creative sign permit, described below.

Table 4.5: Sign Standards by Use: Multi-Family Residential Use

Allowed Sign	Maximum Sign Height	Maximum No. of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Wall or Freestanding	Wall signs: below edge of roof. Placement shall only be located below the roof or over the primary entrance. Freestanding: 48 inches	1 wall sign or freestanding sign per primary vehicular entrance or street frontage	12 square feet per face area; 24 square feet maximum total square feet for all signs.

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Table 4.6: Sign Standards by Use: Non-residential Use/ Mixed-Use		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
Awning	Shall be entirely on awning valence; lettering max 66% of valence height; valence height max: 18 inches.	50% of the area of the valence front. 1 sign max per separate awning valence.
Marquee	To be established during site plan review. Minimum clearance of 10' from sidewalk surface below. Allowed only for the entrance of a theatre or playhouse.	To be established during site plan review. 3 square feet per 1 linear foot of frontage width, up to 80 percent of frontage width. 1 sign max.
Monument	5 feet including base structure. Allowed only on a site with more than 100 feet of continuous street frontage.	36 square feet.
Projecting or Suspended	Up to 24 inches from face of building and bottom of sign shall be no closer than 8 feet above sidewalk surface below.	6 square feet. No dimension greater than 3 feet.
Wall	2 feet below parapet or eave. Individual letters 18 inches. Mounting 1-story: above 1st-floor windows. Mounting multi-story: between windows.	1 square foot per linear foot primary business. 1 sign allowed per business frontage with pedestrian entrance. Side street or rear entrance wall sign max 50% of the primary sign area.
Window Permanent	Within window area.	15% of total window area max.
Window Temporary	Within window area.	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12-month period.
A-Boards and Other Portable Sidewalk Signs	May not impede pedestrian flow.	1 per business. Signs are only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way.
Directional Signage on Private Property	Cannot be freestanding and shall be minimized for basic directional functions. Sign may include minimized development logo and/or branding associated with development or tenant.	Included in sign permit application approval process.

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Table 4.7: Sign Standards by Use: Single-Family Flex		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
Monument	5 feet max height, including base structure.	1 per site. 25 square feet sign area max.
Wall signs	Raised letter only, unlighted or dimly back-lighted	Not to exceed one-half square foot in area per foot of front of building, or 50 square feet total area per building, whichever is less.
Banners, pennants, and streamers are specifically prohibited.		

4.5.8 Master Sign Program

All mixed-use projects shall require a master sign program, which is reviewed and approved by the decision-making body in each case. A "master sign plan" means a coordinated program of signage for new or existing commercial, office, or residential that has more than one business establishment or tenant. The master sign program can permit signs that meet the intent and standards of the Sign Code and ensure that all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The master sign program provides a means for defining common sign regulations for multi-tenant projects to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

1) **Application Requirements and Revisions to Master Sign Programs.** A sign permit application for a master sign program shall include all information and materials required by the development services department and the filing fee set by the City's fee resolution. Revisions to a master sign program may be approved by the director of development services with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

2) **Standards.** A master sign program shall comply with the following standards:

   a. The program shall comply with the purpose of this chapter.
   b. The signs shall enhance the overall development, be in harmony with, and relate visually to other signs in the master sign program, to the structures or developments they identify, and to surrounding development;
   c. The program shall accommodate future revisions that may be required because of changes in use or tenants; and
   d. The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.
   e. Sign permit application must include identification of size, height, and location of all signs.

4.5.9 Creative Sign Permit

1) **Definition of Creative Sign Permit.** Applicants may apply for a creative sign permit for signs that are not listed or that exceed the provisions of this chapter. The creative sign permit is intended for signs that meet the intent and standards of the sign code, but may not necessarily meet the standards shown in

Tables 4.5 through 4.7 of this chapter. An applicant may request approval of a creative sign permit to authorize on-site signs that use different standards from the other provisions of this chapter but comply with the intent of this chapter.

2) **Revisions** to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

3) **Purpose.** To encourage signs of unique design and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

4) **Application and Procedure Requirements.** A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the City's resolution fee. A sign permit application for a creative sign shall be subject to review and approval by the director of development services when the proposed sign is 50 square feet or less, and by the planning commission when the sign is larger than 50 square feet. Notification for a sign permit for a creative sign shall be given in the same manner specified by the zoning ordinance for director-approved development permits.

5) **Design Criteria.** In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:

   a. Constitutes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area.
   b. Is of unique design and exhibits a high degree of thoughtfulness, imagination, inventiveness, and spirit.
   c. Provides strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

6) **Contextual Criteria.** The sign shall contain at least one of the following elements:

   a. Classic historic design style.
   b. Creative image reflecting current or historic character of the city.
   c. Symbols or imagery relating to the citrus packing industry.
   d. Inventive representation of the use, name, or logo of the structure or business.

7) **Architectural Criteria.** The sign shall:

   a. Utilize or enhance the architectural elements of the building.
   b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

8) **Neighborhood Impacts.** The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

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4.5.10 Legal Nonconforming Signs

A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this specific plan.

1) **General Requirements.** A legal nonconforming sign shall not be:

    a. Changed to another nonconforming sign.
    b. Structurally altered to extend its useful life.
    c. Enlarged.
    d. Re-established after a business is discontinued for 60 days or more, subject to the amortization clause in Section 4.5.6.
    e. Re-established after damage or destruction to 50 percent or more of the value of the sign or its components, as determined by the building official and subject to the amortization clause below.

2) **Maintenance and Changes.** Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of 25 percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding 25 percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this chapter.

4.5.11 Amortization and existing uses.

1) In order to preserve private property rights, all legal uses, buildings or structures in existence immediately preceding the effective date of the ordinance codified in this chapter, may be continued to operate as a legal nonconforming use, building or structure pursuant to PMC Ch. 23.84.

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4.5.12 Fences and Walls

Must comply with Chapter 23.81 of the Placentia Municipal Code.

4.5.13 Trash and Recycling Enclosures

Must comply with Chapter 23.41 of the Placentia Municipal Code.

4.5.14 Parking

Parking for all uses must comply with Chapter 23.78 of the Placentia Municipal Code. Additionally, mixed-use projects shall provide a parking management plan for approval by the Development Services Director or designee. The PMP shall detail joint, or reciprocal parking between uses or buildings.

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5 DESIGN STANDARDS AND GUIDELINES

5.1 Introduction

The design standards and guidelines are intended to promote quality design, consistent with overall vision, while providing a level of flexibility to encourage creative design. This chapter provides additional standards and guidelines that address the physical design of buildings and various site design elements within the Chapman Corridor Revitalization Plan (CCRP) area in addition to those found in Chapter 4. These standards apply to all subareas of the corridor.

5.1.1 Interpretation

This chapter is intended to provide guidance and expectations for quality building and site design for development along Chapman Corridor. Design standards are provided with specific requirements and are written as "shall" or "must." A design guideline written as a "should" requires compliance unless a legitimate reason or acceptable design substitute is deemed acceptable through the Development Plan Review process, as described in Chapter 7 of this Plan. A design guideline written with an action verb (e.g., provide, use, locate, create, establish, employ) is highly recommended. Finally, statements written as "prohibited" or "not allowed" is not appropriate for the CCRP area.

5.2 Building Massing and Scale

1) Projects containing several buildings should be designed as a collection of suitably scaled buildings instead of a singular mass.

2) Buildings greater than three stories should provide variation by using balconies, fenestration, and sunshades to create an interesting pattern of projections and recesses.

3) Building mass should be articulated to reflect a human scale, both horizontally and vertically. Examples of such building elements include articulated façades, corner elements, inset windows, highlighted entry features, and prominent cornices and rooflines. See sections below for additional requirements and guidelines for these elements.

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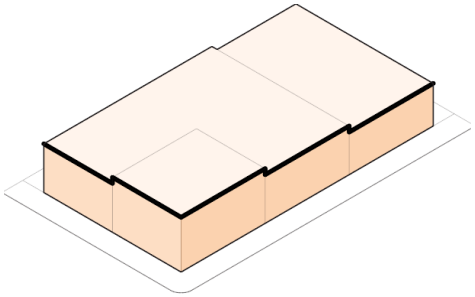
5.3 Building Height



Modulation of rooflines can add visual interest to the skyline, while reducing the scale of large building masses. Modulation can also minimize the “canyon” effect along a corridor while creating visual reference points and the appearance of distinct and separate buildings.

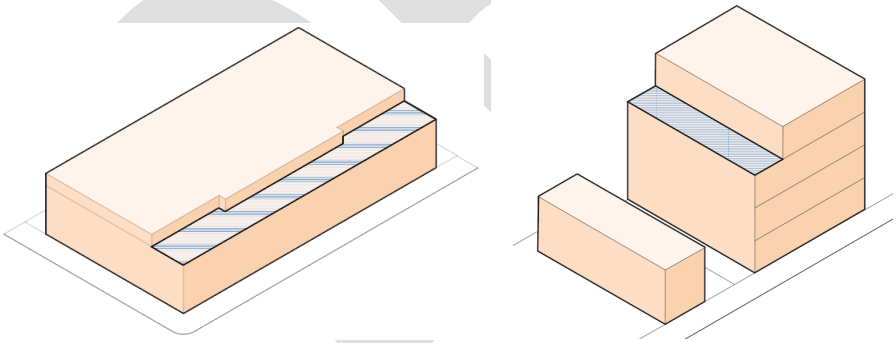
1) Development shall not exceed the height limits set in Chapter 4.

2) Buildings over three stories in height that do not use stepbacks (sec. 5.2.4) or prominent corners (sec. 5.2.6) shall vary the roof height by at least 5 feet for every 75 linear feet.

3) Rooftop equipment shall be concealed from visibility from the public right-of-way. The point of view for determining visibility shall be 6 feet above grade at a distance of 200 feet. If the roof structure does not provide this screening, an equipment screen shall be included in the design.

4) Exception(s): Projecting features such as appurtenances, chimneys, and vents may exceed the height limit.

5.4 Stepbacks



Stepbacks are upper levels of a building set back from the façade before the total height of the building is achieved. Building stepbacks at upper levels allow for multiple roofline profiles, lessening the imposing appearance of building massing, providing privacy, and creating space for open space amenities.

1) Chapter 4 establishes when and where (which building façade) stepbacks are required.

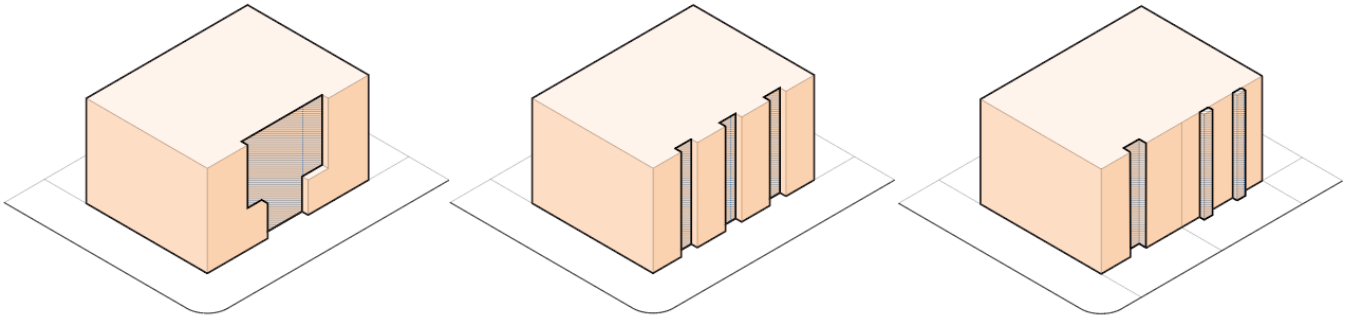
2) Stepbacks are measured from the primary façade plane. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.

3) Allowable Uses. Uses allowed within the stepback include:

- Private and outdoor common open spaces
- Shade structures, such as trellises, or fabric canopies
- Green roofs and photovoltaic panels

4) Exception(s): Architectural features used to meet prominent corners are allowed to interrupt required stepbacks.

5.5 Façade Articulation and Design



Façade articulation encourages proportions that reduce the apparent massing of buildings and create visual interest. Recesses and projections of a building facade, in combination with detailing, articulation, and fenestration pattern, create diversity and visual interest in the horizontal, particularly in its relationship to the pedestrian realm.

1) Façade Articulation. Any street-facing façade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be between 2 feet and 12 feet in depth from the primary façade plane. Buildings 2 stories or less are exempt.

2) Modulation is not required to be continuous or open to the sky, and may be recessed or projected.

3) Building façades should include three-dimensional detailing such as cornices, belt courses, window moldings, bay windows, and reveals to create shadows and façade relief.

4) Balconies that are recessed a minimum of 2 feet shall qualify. Projected balconies shall not qualify.

5) Façade Articulation, Large Buildings. Any street-facing façade exceeding 150 feet shall additionally include a minimum break of 10 percent of the façade length or 20 feet, whichever is greater. This break shall be a minimum of 8 feet deep and open to the sky.

6) Materials, texture, patterns, colors, and details on building façades should vary to diminish the perceived mass of large buildings and to create the impression of smaller-scale buildings.

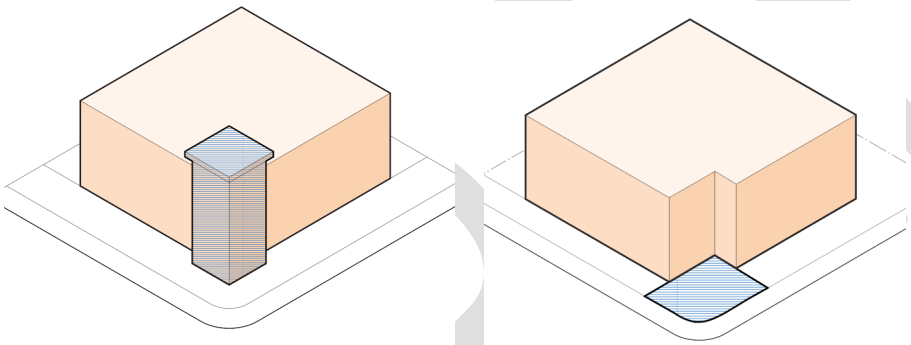
7) Building façades should be articulated with a building base, body, and roof or parapet edge.

8) The highest level of details should be on the ground floor's front façade and façades visible from public streets. However, similar and complementary massing, materials, and details should be incorporated into side and rear façades.

9) No more than 40 percent of balconies on a project shall extend beyond the façade of the building, and the maximum projection shall be 25 percent of the balcony's full depth. All other balconies shall be recessed into the building façade.

10) No balconies shall overhang into the public right-of-way or cross a property line.

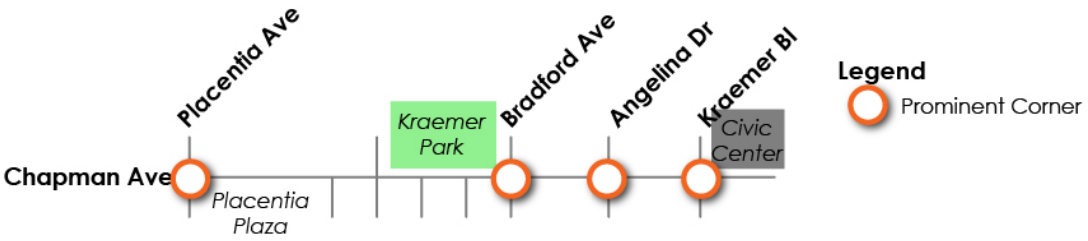
5.6 Prominent Corners



Sites at prominent street intersections present unique opportunities to enhance the aesthetic quality of gateways into Chapman Corridor by creating signature buildings, architectural features, or open spaces. In addition to creating variation in building massing, an enhanced corner can create a sense of place in the public realm by incorporating key design features.

1) Location. Chapman Avenue at Placentia Avenue, Bradford Avenue, Angelina Drive, and Kraemer Boulevard. (See Figure 5-1: Prominent Corners)

Figure 5-1: Prominent Corners



2) Design. Corner features shall have a distinct but complementary design to the overall mass of the building.

3) Minimum Height. If expressed as architectural form, corner features shall be greater in height than the overall building mass by a minimum of 10 feet, and may exceed the maximum allowable height established in Chapter 4 by 10 feet.

4) Canopies / Marquees. Enhanced canopies or marquees shall be provided to help create a sense of enclosure in the public realm.

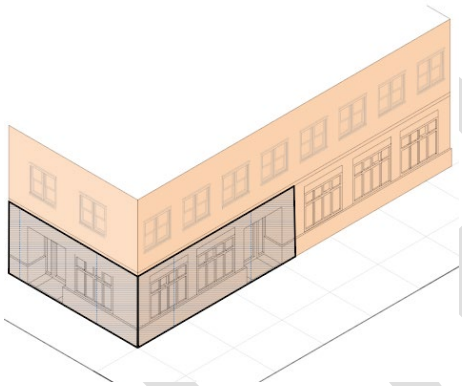
5) Open Space. Open space in the form of plazas or entry courts may be used as an alternative to architectural form to meet prominent corner requirements.

6) Stepback Exemptions. Sites designated “prominent corners” (see Figure 5-1: Prominent Corners) are exempt from any stepback requirements for up to 30 percent of the street-facing building facade at the corner.

7) Exception(s): Prominent corner requirements shall not apply to projects with assembled parcels under 0.5 acre in size.

8) Move Figure 5-1 Here.

5.7 Frontages



The following building frontages have been selected for the Chapman Corridor area:

Arcade. Arcades are facades with a ground-floor colonnade that supports the upper stories of the building or, for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making them ideal for retail or restaurant use, because the arcade shelters pedestrians from the sun and rain. Arcades function as an extension of the public sidewalk.

Gallery. The main facade of the building is set back at or near the front lot line, and an at-grade, covered structure, typically articulated with colonnade or arches, covers an area in the right-of-way. This type may be one or multiple stories and is intended for restaurants and outdoor dining uses.

Shopfront. A shopfront is a frontage wherein the building façade and entrance are at sidewalk grade and close to the pedestrian zone. Shopfronts include large areas of transparent openings and doors and are commonly

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equipped with cantilevered roofs or awnings. Shopfronts typically provide access directly from sidewalks and are oriented to display ground-level commercial uses. This frontage type is typically used for commercial use. This frontage type can be used in conjunction with a terrace and/or forecourt to create a more engaging street.

Forecourt. A forecourt is a frontage wherein a portion of the building façade is recessed from the primary building façade. The forecourt may be used as an entry court and open space for residential uses, or as additional shopping or seating areas for commercial uses. This frontage type is appropriate for either residential and/or commercial uses. A mixed-use building could use a forecourt as a residential entrance while commercial uses occupy street-adjacent building space. This type can be used in conjunction with shopfronts and stoops as a transition into residential frontage.

The following also guide the design of building frontages for the CCRP area:

1) Active uses should be focused at the sidewalk level, with the greatest concentration at the intersection of two streets.

2) Entries to stores and ground-floor commercial uses should be visually distinct from the rest of the store façade, with inventive use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings. These entries should have direct at-grade access from the sidewalk.

3) Individual storefronts should be clearly defined by architectural elements, such as piers or changes in plane and/or materials.

4) For non-residential uses, a minimum of 60 percent of the façade between 3 and 12 feet above the sidewalk should contain windows of clear or lightly tinted vision glass that allows views of indoor space. Heavier tinted or mirrored glass is not permitted.

5) Residential units must be designed to ensure the security of residents. Secured entrances and exits that are separate from the non-residential uses and are directly accessible to resident parking areas are required.

5.8 Awnings, Canopies, and Marquees

1) Awnings, canopies, and marquees enhance the pedestrian environment by providing visual interest and a human scale. Their use is encouraged, but care must be taken so they do not negatively impact the pedestrian zone.

2) Ground supports for encroachments are prohibited.

3) A continuous series of awnings, canopies, or other coverings is encouraged along retail frontages. Awnings and canopies should be designed to correspond to individual storefront structural bays and should convey the outline and proportion of storefront window openings.

5.9 Landscaping

1) Plant materials should utilize plants and trees identified in the City's Parkway Design Guide.

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2) Provide a variety of landscaped spaces that accommodate different activities and needs, including buffering from sidewalks, at the perimeter of parking areas and seating and dining areas.

3) The palette of plant materials in landscape buffers should create an aesthetically pleasing space through a mix of colors, heights, and types of plants.

5.10 Circulation and Access

1) All buildings should be connected to the public sidewalk by a clearly delineated path or walkway.

2) Primary routes for pedestrian circulation should provide universal access for people of all ages, sizes, abilities, or disabilities wherever possible by minimizing the number of steps and elevation changes and providing ADA access to building entries.

3) Design cues should be provided along pedestrian connections to help demarcate the transition between public and private spaces. Where there is a pedestrian connection between public and private space, at least one of the following design cues should be used:

- Change in paving color
- Change in paving materials
- Landscaping on one or both sides of a walkway

5.11 Materials and Finishes

1) Buildings shall use durable, high quality materials to develop long-lasting buildings that can be adaptively reused over time.

- Brick, natural stone, precast concrete, and factory-finished metal panels (heavy gauge only, in corrugated or flat sections) are preferred.
- Alternatives to stucco are preferred. When stucco is used it should be applied with a smooth finish. Stucco seams should be used to create visual interest for the building's façade and form.
- The finish, texture, and color of materials should be compatible with the overall architectural theme.

2) Greater attention to detail and quality should be used at the lower levels of a building to contribute to an enhanced streetscape.

3) Encourage buildings to express a variety of architectural styles, but with full awareness of and respect for the height, mass, articulation, and materials of the high quality (desirable) older buildings that surround them.

4) Architectural style and use of quality materials shall be consistent throughout an entire mixed-use project; however, variations in materials and details may be used to differentiate between the residential and commercial portions of the project.

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5) Construction details should be authentic and applied with consistency. Faux architecture that mimics a past era is strongly discouraged.

6) Materials and colors should be used to imply form changes, particularly for entrance lobbies, massing changes, and different uses or tenants.

7) Entrance canopies, scuppers, downspouts, and metal railings should follow the aesthetic of the building theme.

8) The use of concrete is allowed as long as it is part of an overall architectural composition, and it should have a finished architectural expression.

9) Façade elements constructed of foam or foam molding are prohibited on the ground floor of buildings and should be avoided overall. If used, they should be well proportioned and constructed to avoid appearing glued to the building.

10) Concrete masonry units should only be used if they are fundamental to the building design and have a suitable appearance at the ground floor.

11) Signs should be constructed with high quality materials such as metal and architecturally designed.

12)

5.12 Windows, Doors, Balconies, and Walls

1) The rhythm of windows and entrances should provide interest and engage pedestrians.

2) Clear glass should be used on the ground floor of non-residential façades with marginal obstruction from window signs, permanent shades, or interior displays.

3) Balconies and bay windows in upper stories are encouraged to enhance activity and provide “eyes on the street.”

4) The design, size, type, and location of windows should enhance interior daylight and potentially decrease the size/type of required heating/cooling systems.

5) For non-residential storefronts, curtain wall, metal panel, frameless glass porch wall systems, and high quality glass storefront wall systems should be used.

6) Installation using a vertical cavity system and reinforced fiber cement panels is acceptable.

7) Windows and glass curtain wall systems should be transparent. Highly reflective or very dark glass is not allowed.

8) For residential buildings, windows should be of high quality and afford a shadow line and depth. This may be achieved through inset windows with an integral frame or insetting the window into the exterior wall.

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5.13 Architectural Lighting

1) Lighting should enhance the building's architecture and augment the street and sidewalk experience at night.

2) Direct lamp glare from unshielded floodlights is not permitted.

3) Lighting that aims light directly into the night sky is prohibited.

4) Internal and external storefront lighting should be designed for ground-floor retail and restaurant spaces to augment the pedestrian space and encourage window shopping even when stores are closed.

5) Special illumination should be used to highlight main building entrances and add interest to the building façade. Subtle lighting to accent the architecture and special architectural elements (such as distinctive building rooftops) is encouraged.

6) Secondary building entrances and parking/loading/service access points should have lighting compatible with the project's lighting to maintain a safe environment around the entire project, especially where pedestrians and other building tenants circulate.

7) Warm white light is encouraged. Blinking, flashing, and oscillating lights are prohibited. Colored lights are not encouraged unless they contribute to the theming of commercial areas or establishments. Overly bright or glaring lights should be avoided.

8) Automatic timers should be programmed to maximize personal safety at night while conserving energy. They should be reset seasonally to match the flux of dusk/dawn.

9) Exterior lighting should be designed and located to not project off-site or onto adjacent uses. This is especially critical with neighboring residential uses.

5.14 Public Art

1) Public art shall be developed in the most accessible and visible places and considered in relation to other visual elements and cues (signage and other elements that may impede or heighten its enjoyment).

2) Public art shall reflect Chapman Corridor's visual and cultural setting. New installations shall provide a contextual understanding of and be clearly related to the City's overall network of public art.

3) Artists shall create sustainable, maintainable works of art that aspire to the highest standards of innovation and aesthetic quality.

4) Public art shall be integrated into the project's design at an early stage of development to ensure cohesiveness of site design, architecture, art, landscape, and public space.

5) Public art shall be made a condition of approval for all new development at the discretion of the appropriate approval body, including approvals made at the staff level.

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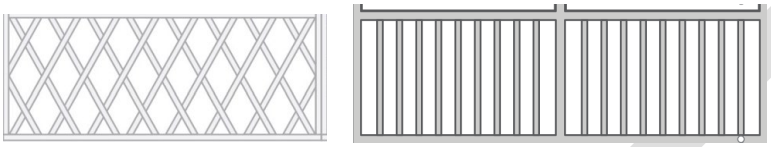
5.15 Outdoor Dining

1) Outdoor dining facilities such as chairs, tables, fences, planters, and such related furnishings and equipment shall not exceed 60 inches in height and, if permanently installed, must have a transparency of at least 80 percent. Such furnishings under 48 inches in height are not subject to transparency restrictions. Umbrellas, awnings, or other shade covering, plant material, temporary partition, or other movable items used in conjunction with aforementioned chairs, tables, fences, planters, and such related furnishings and equipment may exceed 60 inches in height and are not subject to transparency restrictions.



80 percent transparency examples

2) There is no minimum or maximum number of tables or chairs that are permitted pursuant to this section.

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6 MOBILITY & INFRASTRUCTURE

6.1 Mobility

Chapman Avenue is an approximately one-mile stretch that runs from the 57 freeway to Placentia Civic Center. The corridor serves as an east-west, auto-oriented thoroughfare that connects the southwestern area of the Placentia to the 57 freeway, Cal State Fullerton, and the City of Fullerton.

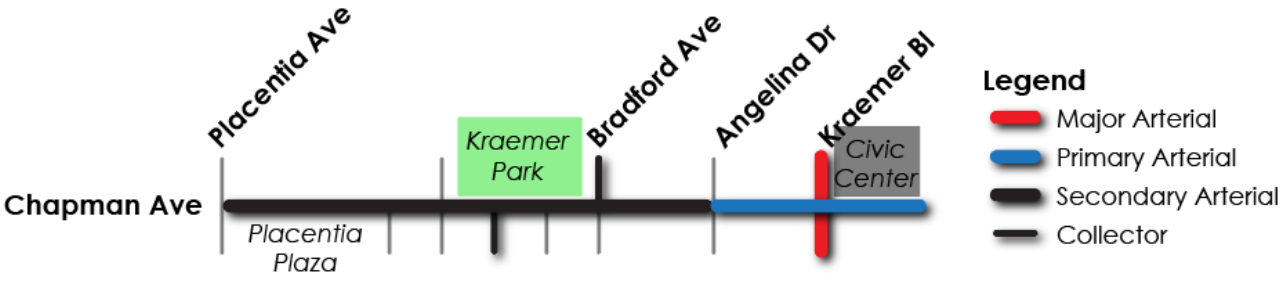
This chapter provides circulation and mobility improvements for Chapman Avenue within the Chapman Avenue Revitalization Plan (CCRP) area. While land use changes and design and development standards focus on the private realm, mobility addresses the public realm to improve accessibility and safety and accommodate users of all ages, including pedestrians, transit passengers, cyclists, and motorists.

6.1.1 Roadway Network

The Orange County Master Plan of Arterial Highways (MPAH, 2017) establishes a countywide surface roadway network intended to provide a guideline for the development of an inter-community arterial highway system. Roadways identified in the City of Placentia's General Plan Mobility Element (2019) are required to be consistent with roadways in the MPAH.

The MPAH classifies the length of Chapman Avenue as a primary arterial road. The City's Mobility Element identifies Chapman Avenue as several variations of an arterial. From Placentia Avenue to Angelina Drive it is classified as an existing functional secondary arterial. East of Angelina Drive to Orangethorpe, Chapman Avenue is classified as a primary arterial. Primary and secondary arterial streets are designed for through-vehicular traffic. The roadway network classifications are identified on Figure 6-1.

Figure 6-1: Placentia Mobility Element, Existing Roadway Conditions (2019*)*



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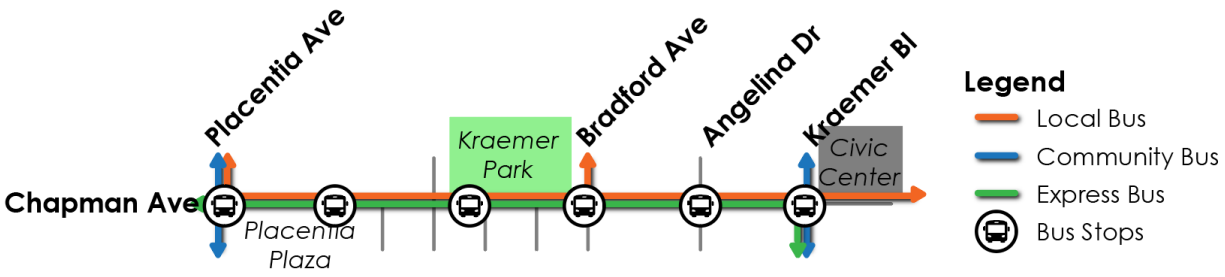
Due to traffic demand and the corridor's function as a vehicular thoroughfare, implementation of this Plan does not require the addition or removal of vehicular travel lanes. However, the proposed roadway sections have been designed to accommodate bicycle lanes that connect with the City's existing bicycle network (see Figure 6-3) and keep traffic moving. Existing and proposed street sections are provided later in this chapter on Figures 6-4 to 6-12.

6.1.2 Transit Network

Local, community, and express bus routes run east-west along Chapman Avenue, and north-south along Placentia Avenue, Bradford Avenue, and Kraemer Boulevard (see Figure 6-2). The bus routes are serviced by Orange County Transportation Authority. Bus stops along the corridor typically include signage affixed to a freestanding pole or street light post. Bus-stop enhancements such as seating, bus shelters, pedestrian-scaled lighting, and real-time bus arrival info would greatly enhance the experience for transit users going to and from Chapman Corridor.

Figure 6-2: Existing Transit Network



Existing Bus Stop

Example Bus Shelter

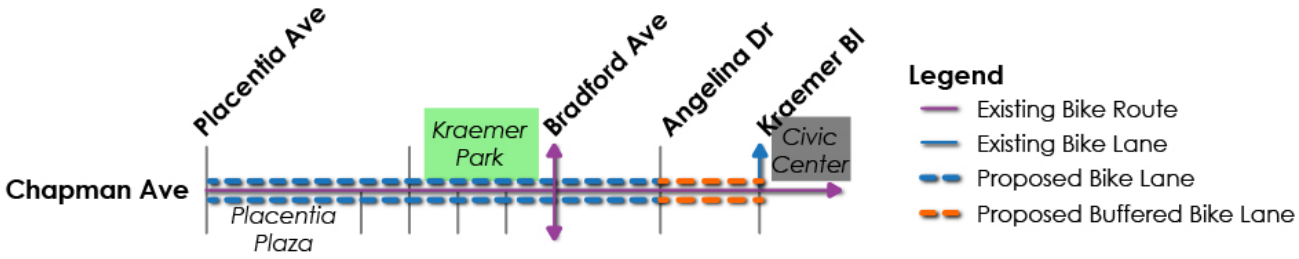
6.1.3 Pedestrian Infrastructure

Chapman Avenue typically includes six- to eight-foot-wide sidewalks on both sides of the corridor. The existing sidewalk widths are adequate for two pedestrians to walk side by side comfortably. Where possible, street trees can provide shade and enhance the pedestrian experience and comfort along the corridor. High-visibility crosswalks would also improve safety at all pedestrian crossings.

6.1.4 Bicycle Network

Chapman Avenue is currently a designated bike route without markings. The auto-oriented nature of the road and high traffic speeds provide an uncomfortable experience for bicyclists. Additionally, the presence of residential driveways and commercial surface parking lots present challenges and unsafe conditions for bicyclists. To improve bicyclists' safety, this Plan includes a continuous eastbound and westbound bike facility from Placentia Avenue to Kraemer Boulevard. A bike lane is proposed from Placentia Avenue to Angelina Drive. Additional curb to curb right-of-way allows for a buffered bike lane from Angelina Drive to Kraemer Boulevard. To accommodate the bike facility, on-street parking is removed on Chapman Avenue across from Kraemer Park. The street reconfiguration does not add or remove travel lanes. Street sections that showcase existing and proposed roadway configurations are shown below in Section 6.2.

Figure 6-3: Existing and Proposed Bicycle Facilities



6.2 Street Sections

This section shows existing and proposed street sections along Chapman Avenue in the plan area. All proposed street sections fit within the existing right-of-way.

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6.2.1 Chapman Avenue: Placentia Avenue to Walnut Avenue, Bradford Avenue to Angelina Drive

Chapman Avenue at Placentia Avenue to Walnut Avenue and Bradford Avenue to Angelina Drive feature wide travel lanes and a center median, exemplifying the autocentric nature of the corridor. Lane widths are reduced to accommodate dedicated bike lanes in each direction, shown in Figures 6-5 and 6-6.

Figure 6-4: Chapman Avenue: Placentia Avenue to Walnut Avenue, Bradford Avenue to Angelina Drive Key Map

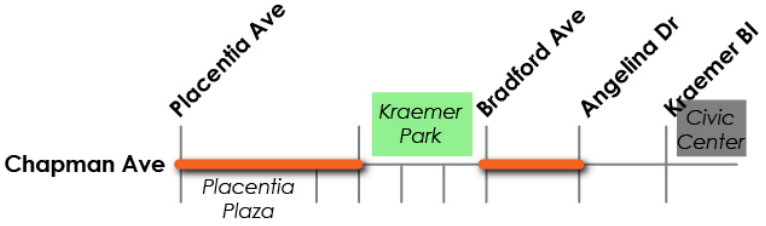


Figure 6-5: Existing Street Section, Chapman Avenue: Placentia Avenue to Walnut Avenue, Bradford Avenue to Angelina Drive Key Map

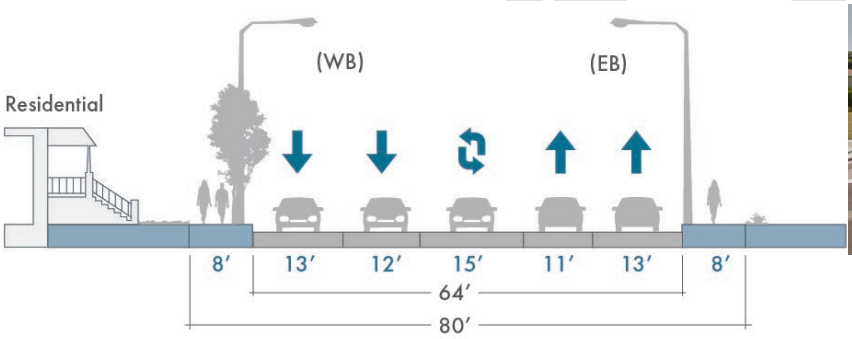
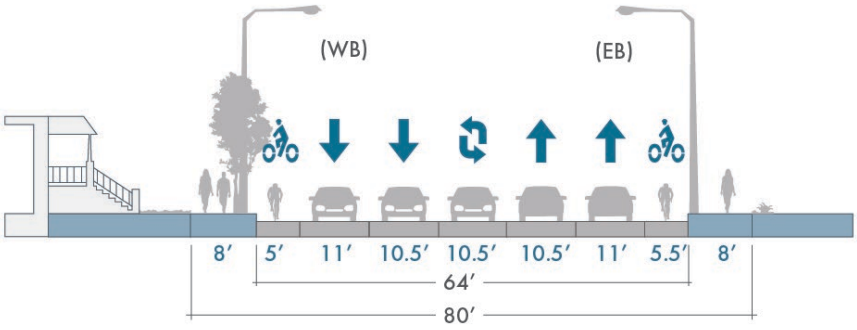


Figure 6-6 Proposed Street Section, Chapman Avenue: Placentia Avenue to Walnut Avenue, Bradford Avenue to Angelina Drive Key Map



6.2.2 Chapman Ave: Walnut Avenue to Bradford Avenue (Kraemer Park)

Proposed improvements to Chapman Avenue between North Walnut Avenue and Bradford Avenue include reconfiguring the lanes to improve bicycle safety and connections to Kraemer Park and the citywide bicycle network. To accommodate an bike lanes, on street parking is removed on the south side of Chapman Avenue in this section. Figures 6-8 and 6-9 show the existing and proposed improvements for this stretch of the corridor.

Figure 6-7: Chapman Avenue East of Bradford Avenue Key Map

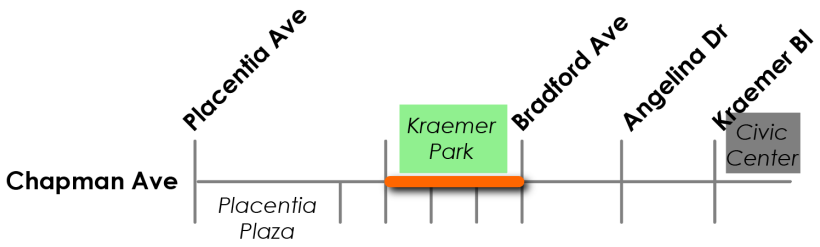


Figure 6-8: Existing Street Section, Chapman Avenue East of Bradford Avenue

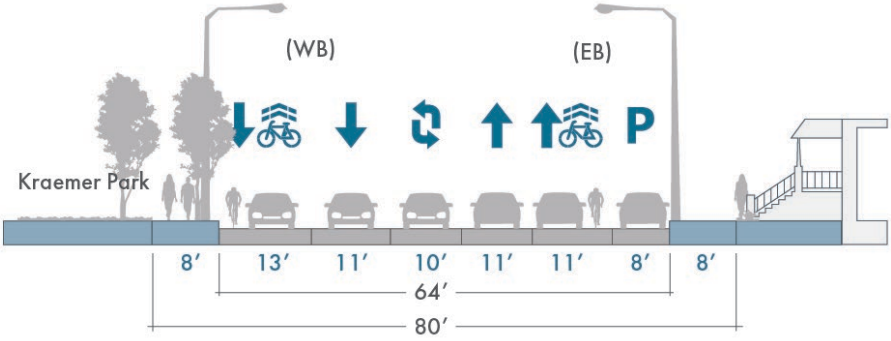
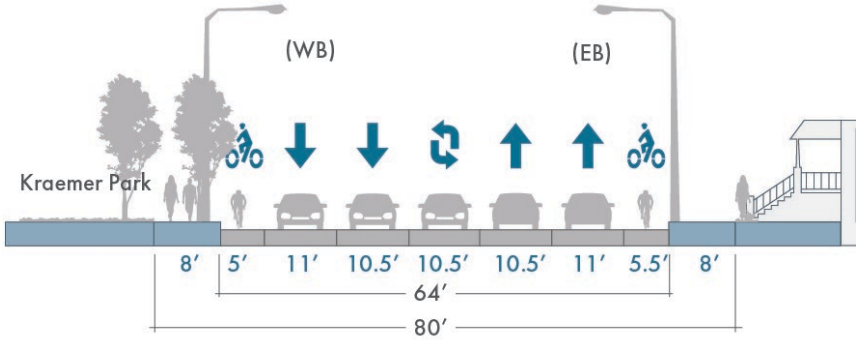


Figure 6-9: Proposed Street Section, Chapman Avenue East of Bradford Avenue



6.2.3 Chapman Avenue: Angelina Drive to Kraemer Boulevard

Chapman Avenue between Angelina Drive and Kraemer Boulevard features a wider right-of-way that can accommodate safer bike facilities. In this section, travel lanes are reduced to accommodate buffered bike lanes.

Figure 6-10: Chapman Avenue East of Bradford Avenue Key Map

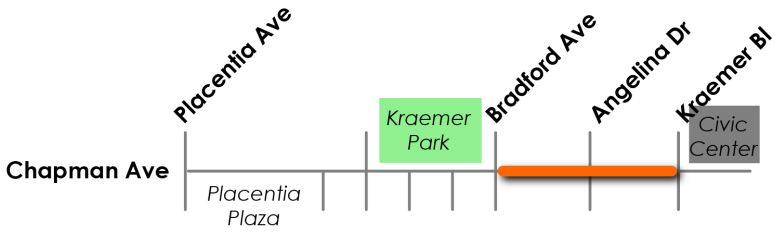


Figure 6-11: Existing Street Section, Chapman Avenue East of Bradford Avenue

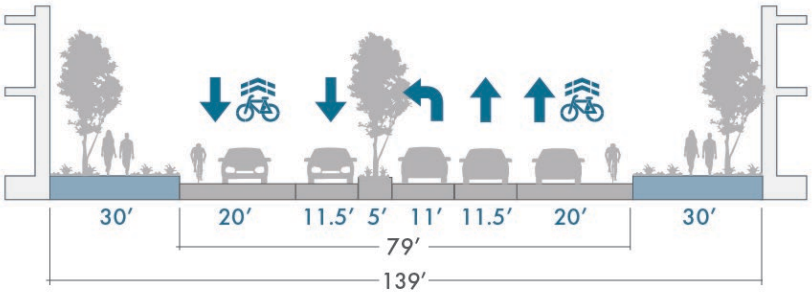
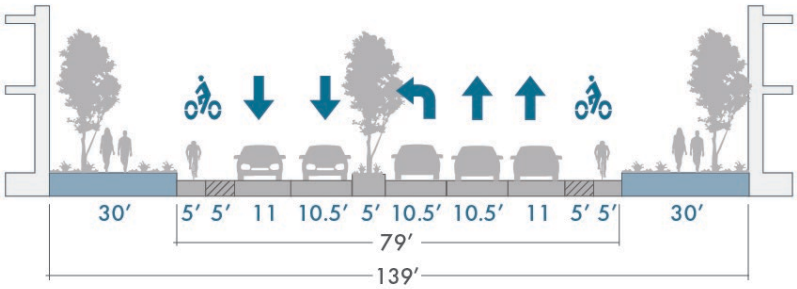


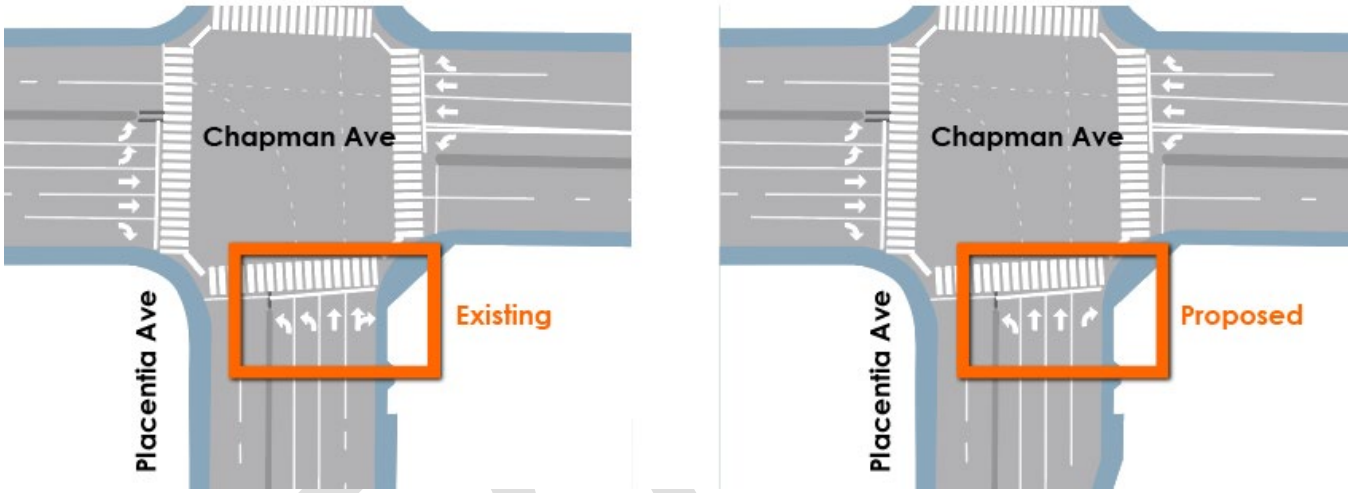
Figure 6-12: Proposed Street Section, Chapman Avenue East of Bradford Avenue



6.2.4 Intersection Improvements

This plan proposes a minor modification to the intersection of Chapman Avenue and Placentia Avenue to accommodate potential traffic impacts as a result of buildout of this plan. The northbound approach of the intersection is recommended to be restriped from two left turn lanes, one through lane, and one through/right turn lane to one left turn lane, two through lanes, and one right turn lane. All improvements would be made within the existing right-of-way. This recommendation is shown on Figure 6-13.

Figure 6-13: Placentia Avenue and Chapman Avenue Intersection Improvements



6.3 Infrastructure

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7 ADMINISTRATION AND IMPLEMENTATION

7.1 Introduction

This chapter describes the steps and actions to implement and administer the Chapman Corridor Revitalization Plan (CCRP).

7.2 Administration

7.2.1 Applicability

The CCRP was prepared in conformity with the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 et seq.; the City of Placentia's General Plan; and the City of Placentia Municipal Code (PMC) and adopted by ordinance.

The CCRP serves as the implementation tool for the zoning for the Plan area. This Plan addresses general provisions, permitted uses, development and design standards, mobility and infrastructure improvements, and design guidelines. Proposed development plans, tentative tract or parcel maps, and any other development approval pertaining to land or property governed by this Plan must be consistent with this Plan. The CCRP supersedes the City of Placentia Municipal Code. Where the CCRP is silent, the PMC shall apply, using the context and objectives of the CCRP as a guide.

7.2.2 Responsibility and Enforcement

The Developmental Services Department is responsible for the overall administration and enforcement of this Plan. The Development Services Director or his/her designee shall be the individual responsible for coordination of review and decision-making and the provision of information regarding the status of all applications and permits for developments.

7.2.3 Severability

If any portion of this CCRP and its regulations are declared invalid or ineffective in whole or in part by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Plan.

7.2.4 Interpretation and Use Conformity Determination

In the event of ambiguity concerning the content or application of the Corridor Plan, the ambiguity shall be resolved by the development services director or his/her designee. The development services director or his/her designee may review and determine whether a proposed use that is not otherwise specified in Table 3-2 conforms to the intent of the CCRP. The following shall guide an interpretation:

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- The interpretation is consistent with the purposes and intent of the CCRP.
- The interpretation does not alter the intent of the CCRP as defined by the vision, development standards, and design guidelines.

7.2.5 Minor Alterations

The Chapman Corridor Revitalization Plan includes a process to grant minor relief from development standards. The development services director or his/her designee shall have the authority to approve minor alterations to a development application as defined herein. Minor alterations may also be negotiated as part of a development agreement, which may require a developer to provide or finance any public projects deemed agreeable to both the developer and the City Council.

Minor alterations may include:

- Adjustments to development standards by no more than 10 percent (including parking).
- Adjustments to allowable projections and encroachments if consistent with PMC Title 20 Building Codes and Regulations.
- Modifications necessary to comply with final Conditions of Approval or mitigation measures when adopted under subsequent action.
- Addition of information to the CCRP (text or map changes) for purposes of clarification, provided that the additions do not change the intent of the Plan or regulations.
- Adjustments to the alignment, location, and sizing of utilities and facilities, or a change in utility and/or service provider, as approved by the public works department.

Findings:

- In approving a minor alteration, the development services director or his/her designee must make at least one of the following findings:
    - The minor alteration is consistent with the purposes and intent of the CCRP.
    - The minor alteration is consistent with the purposes and intent of the General Plan.
    - The minor alteration will not be detrimental to the public health, safety, and welfare of the existing or future development in the surrounding area.

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7.2.6 Amendments to the Specific Plan

Any deviation or relief from the requirements of the CCRP that cannot be accommodated by an Interpretation or Minor Alteration, according to Sections 7.2.4 and 7.2.5, shall require a Plan Amendment. An amendment shall be required if the following is proposed:

- Change in the CCRP boundary.
- An increase or decrease of more than 10 percent in the quantitative development standards.
- An increase in the maximum buildout of residential units and nonresidential square footage (not including any applicable density bonus units).
- A change in use not allowed in the CCRP that was determined (through Section 7.2.4) not to be consistent with the Permitted Use or Conditional Use (Chapter 3 Land Use, Table 3-2, Land Use and Permit Requirements).

An amendment to the CCRP shall be processed as specified in PMC 23.96 and require approval of City Council.

7.2.7 Development Plan Review

Construction of new buildings and exterior additions within the CCRP area shall require that the development services director first makes a finding that the proposed new building or exterior addition is in conformity with both the intent and provisions of this Plan.

The development services director or designee shall have the authority to approve the application for site development approval only if all the following conditions are met:

1. The proposed development is consistent with the permitted uses in Table 3-2, Land Use and Permit Requirements, of this Plan.
2. The proposed development meets or exceeds the criteria established in PMC Section **23.75.020** and Chapter 4, Development Standards, of this Plan.
3. There have been attached any other conditions necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city.
4. The proposed development will be consistent with the latest adopted general plan.
5. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

7.2.8 Conditionally Permitted Uses

Conditionally permitted uses established in Table 3-2, Land Use and Permit Requirements, of the CCRP are subject to the approval of a use permit and require a public hearing before the planning commission in

compliance with Chapter 23.87 of the PMC. The planning commission or the City Council Housing, Community, and Economic Development Committee may approve the use permit only if these three conditions are met.

1. The proposed use will not be: (A) detrimental to the general health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city.

2. The proposed use will be consistent with the latest adopted general plan.

3. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the use permit approval

7.2.9 Appeals

Appeals shall be pursuant to PMC 23.75, Development Plan Review, and PMC 23.87, Use Permits. The decision of the development services director shall be final unless appealed to the planning commission. The decision of the planning commission shall be final unless appealed to the city council. The city council or planning commission shall make its own determination as to whether the proposed development conforms to land use regulations and meets the developments standards in the CCRP, and may approve, modify, or disapprove the decision of the planning commission or development services director.

7.2.10 Review Authority

Table 7-1 summarizes the review authority for each type of approval that will or might be required after the CCRP is approved.

Table 7-1: Review Authority

Reviewing Body Designation	Approval Type
Development Services Director or his/her Designee	• Site Plan Review • Interpretations and Use Conformity • Minor Alterations • Shared Parking Agreements and Parking Management Plans (also reviewed by the Public Works Department)
Planning Commission or City Council Housing, Community and Economic Development Committee	• Development Plan Review • Tentative Tract Map(s) Recommendation/Tentative Parcel Map(s) Recommendation • Appeal of Development Services Director action • Variance • Conditional Use Permits
City Council	• Corridor Plan Adoption/Amendment • Tentative Tract Map(s) Approval/Tentative Parcel Map(s) Approval • Environmental Certification • Appeal of Planning Commission Action • Development Agreement Adoption/Amendment

7.3 Implementation

The CCRP area is expected to undergo sizable growth in housing, employment, commercial retail, and other supporting uses. There are a number of implementation and financing strategies that could or will be applied—both public and private—to realize the vision and potential of the CCRP area. These resources and action items are described below.

7.3.1 CEQA Exemption

The CCRP will be adopted in compliance with the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code, §§ 21000 et seq.). The City of Placentia finds that the adoption of this plan will not cause a significant impact on the environment and is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

Also known as the "general rule" exemption, CEQA Guidelines Section 15061(b)(3) exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The Guidelines state that "A project is exempt from CEQA if… The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

7.3.2 Phasing

The phasing of new development and revitalization of existing buildings on private properties will occur incrementally, over time as landowners and developers respond to new market opportunities. Redevelopment of opportunity sites, noted in Chapter 3 of this Plan, is expected to occur in the short term (1 to 5 years).

To attract and spur mixed-use residential development in the CCRP area, development incentives for a catalytic project are included in this Plan. The intent of the catalytic project, once approved, is to attract interest and investment in other parts of the corridor. Following the catalytic project, new development or adaptive reuse of existing buildings, such as those in the Single Family Flex zone, will ensue over time in response to market demand and the availability of financing. Improvements along the corridor are identified in Table7-2, along with a general time frame for when they are expected based on funding.

Table 7-2: Phasing

Corridor Plan Revitalization Action Items	Time Frame	Primary Responsibility	Potential Funding Sources
Establish and Adopt CCRP Development Fees	Short (1–5 years)	City	City General Fund
Prepare Nexus Study, Create and Adopt Development Impact Fees	Short (1–5 years)	City	City General Fund
Approval of Catalyst Project	Short (1–5 years)	Developer, City	Private Funding
Redevelopment of Vacant and Underutilized Lots	Short (1–5 years)	Developer	Private Funding

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Table 7-2: Phasing			
Corridor Plan Revitalization Action Items	**Time Frame**	**Primary Responsibility**	**Potential Funding Sources**
Chapman Avenue Streetscape Improvement Plan	Short (1–5 years)	City	City, general fund or grant
Streetscape Improvements (Street trees, landscaping, lighting)	Medium (5–10 years)	City	Community Facilities District, City, Grant funding
Gateway Signage	Medium (5–10 years)	City	Community Facilities District, City, Grant funding
Roadway Restriping	Medium (5–10 years)	City	Community Facilities District, City, Grant funding

7.4 Funding

Several potential funding sources are identified in Table 7-2, these sources are further described below. In general options include grants, private loans, and value capture funding mechanisms. Depending on the project type funding may come from multiple sources.

7.4.1 Community Facilities District

The City intends to require the catalyst site developer and/or the first entitled new development to initiate a Chapman Corridor Community Facilities District (CFD). A Community Facilities District is a special tax district provided by State Law that funds public improvements and ongoing services within an identified area. Generally, these districts fund a wide variety of services, such as parks and open space maintenance, and finance public infrastructure projects. The City currently administers two CFDs in Placentia—CFD 2014-04 (Public Safety Services) and CFD 2018-01 (Transit Oriented Development Maintenance Services).

In addition to City baseline impact fees, Chapman Corridor will require additional public realm improvements, and projects are subject to a Chapman Corridor community facilities district fee that ensures all public sector infrastructure improvements can be provided. In addition to the Chapman Corridor CFD fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the City's Parkway Design Guide, an adopted Chapman Corridor streetscape plan, and implementation of area gateway signage.

7.4.2 Development Impact Fees

A future Chapman Corridor specific development impact fee program may be initiated in addition to a citywide development impact fee. Development impact fees are a potential funding source for affordable housing, parks, recreational open space, and infrastructure upgrades. These fees, paid by new residential and commercial development projects, may only be used to pay for improvements necessitated by the new development and only in an amount proportionate to the new development's share of the benefit. The fees can be combined with other funding sources to pay for an improvement that serves both new and existing residents or businesses. A nexus study—which calculates the new increment of development, estimates the portion of an improvement

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project attributable to that increment of growth, and allocates the fee among the new development projects by land use—is required by state law for implementation. Cities can, and usually do, have more than one impact fee, with each fee dedicated to an individual category of improvements, such as roads, water, sewer, parks, affordable housing, etc.

7.4.3 Enhanced Infrastructure Financing District

The enhanced infrastructure financing district (EIFD) is a funding mechanism designed to finance a wide array of infrastructure projects with "communitywide significance," such as parks, transit improvements, and affordable housing.

An EIFD can be created by a city, county, or joint powers authority to fund specific infrastructure and economic development projects as outlined in a financing plan. An EIFD is established with a set boundary, which may include the Plan area or a portion thereof, a larger part of the city, or more than one separate area in the city. If approved by the voters, an EIFD's financing plan may include tax increment financing, in which the EIFD can collect the property tax revenue from increases in property values associated with new development. An EIFD can collect the tax revenue that would otherwise have gone to the city's general fund and revenue from any other taxing entity (such as the county general fund, flood control, etc.) except school districts. The tax increment revenue can be used to secure bond funding for EIFD improvements, which may facilitate the new development. EIFDs can also leverage other funding streams, such as assessment revenues, fees, and state and federal grants.

The City of Placentia in partnership with the County of Orange has already established an EFID near the city's future Metrolink Station that includes the Old Town Placentia area and Transit Oriented Development Packing House District. The purpose of this district is to create a funding mechanism that can facilitate the construction of public infrastructure improvements in the area. In 2020, the city council established a public financing authority to oversee the creation and adoption of an infrastructure financing plan.

7.4.4 Private Sector Financing

New development in the corridor will largely be financed by private-sector developers. This will include the extension of water, sewer, and stormwater infrastructure; building construction; grading; and other site improvements and amenities. Improvements and adaptive reuse of existing buildings that are privately owned will also be largely financed by the building owners or developers.

The private sector has the widest access to capital to fund new investment in Chapman Corridor, provided that potential investors see opportunities for reasonable returns on investment without undue risk and uncertainty. Other sources of funding, including grants by the state or federal government, can leverage and supplement private investment by supporting reasonable returns on investment and reducing uncertainty and risk. In addition, a local jurisdiction can pursue public financing mechanisms to assist with the costs of certain kinds of public infrastructure improvements to help incentivize economic development within an area. These sources of public financing mechanisms are described further.

7.4.5 Regional and State Grant Funding

Several regional and state agencies may provide grant opportunities that could be utilized to support the revitalization of Chapman Corridor. Some examples include: CalTrans Active Transportation Program; Golden

State Acquisition Fund, administered by the California Housing and Community Development Department; Southern California Association of Governments; and the Infrastructure State Revolving Loan Fund (ISRF), administered by the California Infrastructure and Economic Development Bank.

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