



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

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

Robert S. McKinnell  
City Clerk

Kevin A. Larson  
City Treasurer

Jennifer Lampman  
City Administrator

Christian L. Bettenhausen  
City Attorney

**AGENDA  
October 7, 2025**

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

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

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

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**Mission Statement**

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

**Vision Statement**

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

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

**Procedures for Addressing the Council/Board Members**

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

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

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

**Special Accommodations**

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

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

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

**PLACENTIA CITY COUNCIL  
REGULAR MEETING AGENDA - CLOSED SESSION  
October 7, 2025 5:00 p.m. - City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:**

**Councilmember/Board Member Hummer  
Councilmember/Board Member Smith  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Wanke  
Mayor/Board Chair Kirwin**

**ORAL COMMUNICATIONS:**

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

**CLOSED SESSION PROCEEDINGS:**

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

Pursuant to Government Code Section 54956.9(d)(4)

**CONFERENCE WITH LEGAL COUNSEL – Initiation of Litigation**

(1 case)

Pursuant to Government Code Section 54957.6

**CONFERENCE WITH LABOR NEGOTIATOR**

Agency Designated Representatives: Jennifer Lampman, City Administrator

Alice Burnett, Director of Human Resources

Employee Organizations:

Placentia City Employees Association (PCEA)

Placentia Firefighters Association (PFA)

Placentia Fire Management Association (PFMA)

Placentia Police Management Association (PPMA)

Placentia Police Officers Association (PPOA)

Unrepresented Employees

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

**PLACENTIA CITY COUNCIL  
REGULAR MEETING AGENDA  
October 7, 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 Kenneth Curry**

**PLEDGE OF ALLEGIANCE: Participants in the Placentia Tiny Tots Program**

**PRESENTATIONS:**

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

Presenters: Mayor Kirwin and City Council

Recipient: Placentia Fire Marshal Amanda Horner

**B. Heritage Festival Presentation**

Presenter: Director of Community Services, Lydie Gutfeld

**CLOSED SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

**ORAL COMMUNICATIONS:**

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

**CITY COUNCIL MEMBER COMMENTS:**

**1. CONSENT CALENDAR (1.a. through 1.h.):**

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

**1.a [Consideration to Waive Reading in Full of all Ordinances and Resolutions](#)**

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

1.b Registers for October 7, 2025

**Check Register**

Fiscal Impact: \$1,052,693.42

**Electronic Disbursement Register**

Fiscal Impact: \$1,300,641.49

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

1.c Receive and File the Citywide Classification Specification and Compensation Study and Adopt a Resolution Approving the Classification Plan.

Fiscal Impact:

There is no fiscal impact to receive and file the report or adopt the classification plan.

Recommended Action: It is recommended that the City Council:

1. Receive and file the findings of the Citywide Classification and Compensation Study conducted by MGT of America Consulting, LLC (MGT); and
2. Approve Resolution No. R-2025-51, adopting the updated Classification Plan in accordance with Personnel Rules and Regulations, Rule III, Section 2 – Classification: Adoption, Amendment, and Revision of the Plan.

1.d Approval of Plans and Specifications and Award of Construction Contract to R.J. Noble Company for the Fiscal Year 2024-25 Residential Street Rehabilitation Project, City Project No. 26-104.

Fiscal Impact:

Expense:

\$2,251,280.96	Total Construction Costs
\$1,972,915.05	Construction Contract Amount
\$ 197,291.51	Construction Contingency Amount
\$ 81,074.40	Construction Inspection Costs

Available Budget:

\$4,718,909.00	Total Project Budget	Project# 26-104
\$1,414,458.00	Fiscal Year 2025-26 CIP (217-90300-9600)	State Gas Tax-RMRA
\$2,343,879.00	Fiscal Year 2025-26 CIP (102-90300-9600)	Measure U
\$ 151,548.00	Fiscal Year 2025-26 CIP (218-90300-9600)	State Gas Tax
\$ 654,176.00	Fiscal Year 2025-26 CIP (211-90300-9600)	Measure M
\$ 154,848.00	Fiscal Year 2025-26 CIP (303-90300-9800)	Traffic Impact Fee

Recommended Action: It is recommended that the City Council:

1. Approve the Plans and Specifications prepared by the Public Works Department - Engineering Division for the FY 2024-25 Residential Street Rehabilitation Project No. 26-104; and
2. Approve a Public Works Agreement with R.J. Noble Company for the FY 2024-25 Residential Street Rehabilitation Project in the amount of \$1,972,915.05; and
3. Reject all other bids received and authorize return of the bid bonds; and
4. Authorize the City Administrator to approve contract change orders up to ten

- percent (10%) of the contract amount, or \$197,291.51, for a total construction contract not-to-exceed amount of \$2,170,206.56; and
- 5. Approve a purchase order with Z&K Consultants to provide construction inspection services for a not-to-exceed amount of \$81,074.40; and
- 6. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

1.e [Reject All Bids for Jaycee Parkette Renovation Project and Authorize the Initiation of a New Procurement Process by Staff](#)

Fiscal Impact:

None.

Recommended Action: It is recommended that the City Council:

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

1.f [Authorization for the Submittal of Application for the Rubberized Pavement Grant Program and All Other CalRecycle Grants for the Next Five \(5\) Years for Which the City of Placentia is Eligible](#)

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Recommended Action: It is recommended that the City Council:

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

1.g [Fiscal Year 2025-26 Q1 Financial Report](#)

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

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

- 1.h [Tentative Parcel Map No. TPM 2023-143](#) pertaining to the subdivision of an +/- 0.803 acre lot into two parcels located at 200 Orange Grove Avenue within the R-1 (Single-Family Residential) Zoning District

Fiscal Impact:

None.

Recommended Action: It is recommended that the City Council:

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

## **2. PUBLIC HEARINGS (2.a. through 2.c.):**

### **2.a [Public Hearing for 2025 Sewer Rate Adoption](#)**

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

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

- 2.b [Public Hearing to consider Ordinance No. O-2025-10, an Ordinance of the City of Placentia, California, Extending an Urgency Ordinance Establishing a Moratorium on](#)

## Short-Term Rental Permits in Placentia, California.

### Fiscal Impact:

Potential for approximately \$235,000 in revenue annually from Transient Occupancy Tax, based on FY 24-25 actuals, assuming current Short-Term Rental permits remain active.

### Recommended Action: It is recommended that the City Council:

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

## 2.c Continued Public Hearing: Consideration of the Chapman Corridor Revitalization Plan Which Includes the Adoption of the Chapman Corridor Revitalization Plan, the Chapman Corridor Streetscape Master Plan, General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 to Establish the Chapman Corridor Specific Plan with New Development Standards

### Fiscal Impact:

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

### Recommend Action: It is recommended that the City Council:

1. Open the continued Public Hearing concerning the Chapman Corridor Revitalization Plan, the Chapman Corridor Streetscape Master Plan, General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01; and
2. Receive the Staff report and consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. R-2025-48, a Resolution of the City Council of the City of Placentia, California, finding that General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 are exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3); and approving General Plan Amendment (GPA) 2025-01 to change the current land use designation area from existing various designations to "Specific Plan" and to make conforming Land Use Element Amendments for the Chapman Corridor project area; and, approving the Chapman Corridor Streetscape Master Plan; and
5. Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA)

2025-01 adding Chapter 23.113 entitled “Chapman Corridor Specific Plan” to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific plan for the Chapman Corridor Project Area.

**3. REGULAR AGENDA: None**

**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, October 21, 2025, at 5:00 p.m.*

**CERTIFICATION OF POSTING**

*I, Brooke Lovell, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the October 7, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on October 2, 2025.*

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*Brooke Lovell, Deputy City Clerk*