



**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
December 2, 2025**

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

Phone: (714) 993-8117

**Email: administration@placentia.org
www.placentia.org**

Mission Statement

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

Vision Statement

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

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

Procedures for Addressing the Council/Board Members

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

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

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

Special Accommodations

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

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

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

**PLACENTIA CITY COUNCIL REGULAR
MEETING AGENDA - CLOSED SESSION
December 2, 2025
6:30 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:

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

1. Pursuant to Government Code Section 54957.6

CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives: Jennifer Lampman, City Administrator
Alice Burnett, Director of Human Resources

Employee Organizations: Placentia City Employees Association (PCEA)

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

PLACENTIA CITY COUNCIL REGULAR MEETING AGENDA

December 2, 2025

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

CALL TO ORDER:

ROLL CALL:

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

INVOCATION: Chaplain Ken Milhander

PLEDGE OF ALLEGIANCE: Director of Human Resources Alice Burnett

PRESENTATIONS:

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

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.m):

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

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

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

1.b APPROVAL OF MINUTES

Recommended Action: It is recommended that the City Council:

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

1.c **REGISTERS FOR DECEMBER 2, 2025**

Check Register

Fiscal Impact: \$709,241.89

Electronic Disbursement Register

Fiscal Impact: \$1,299,899.18

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

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

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Recommended Action: It is recommended that the City Council:

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

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

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Recommended Action: It is recommended that the City Council:

Receive and file the Fiscal Year 2024-25 Development Impact Fee Report (AB 1600).

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

Fiscal Impact:

None.

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-70, A Resolution of the City Council of the City of Placentia, California amending Resolution R-2019-23, modifying the membership requirements of the Placentia Enhanced Infrastructure Financing District Public Financing Authority; and

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

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

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Recommended Action: It is recommended that the City Council:

Adopt Resolution No. R-2025-72, a Resolution of the City Council of the City of Placentia, California, declaring its intention to grant a pipeline franchise to Crimson California pipeline L.P., a California limited partnership and setting the time when protests may be heard by the legislative body to the proposed franchise and directing the City Clerk to give notice thereof.

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

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-73, A Resolution of the City Council of the City of Placentia, California adopting a Class 32 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 - In-Fill Development Projects) and the City of Placentia CEQA Guidelines and approving Amendment No. 4 to the Design, Build Operate and Maintain Agreement between the City of Placentia and Lamar Central Outdoor, LLC for the construction and operation of one (1) Freeway-Oriented Entry Sign; and
2. Authorize the City Administrator, or her designee, to execute all necessary documents, in a form approved by the City Attorney.

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

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

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

1.j LEASE AGREEMENT AMENDMENT WITH LOS ANGELES SMSA LIMITED PARTNERSHIP DBA VERIZON WIRELESS FOR AN EXISTING WIRELESS FACILITY AT 700 TRUMPET AVENUE (APN: 336-564-01) AKA WAGNER PARK FISCAL IMPACT: REVENUE: \$75,000 ONE-TIME RENT PREPAYMENT; \$2,300/MONTH BEGINNING JANUARY 1, 2028, WITH A 10% RENT INCREASE EVERY FIVE YEARS STARTING JULY 1, 2030

Fiscal Impact:

Revenue:

- \$75,000.00 One-Time Rent Prepayment
- \$ 2,300.00 Monthly Rent (Starting 1/1/2028)
- \$ 2,530.00 Monthly Rent (7/1/2030)
- \$ 2,783.00 Monthly Rent (7/1/2035)
- \$ 3,061.30 Monthly Rent (7/1/2040)

Recommended Action: It is recommended that the City Council:

1. Approve an amendment to the existing lease agreement with Los Angeles SMSA Limited Partnership dba Verizon Wireless to operate a wireless communication facility at Wagner Park, in a form approved by the City Attorney, which provides for a one-time \$75,000 rent prepayment covering January 1, 2026 through December 31, 2027, establishes updated rent terms beginning January 1, 2028, and maintains four (4) additional five-year renewal options; and
2. Authorize the City Administrator to execute the amendment and applicable documents, in a form approved by the City Attorney.

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

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

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

approved by the City Attorney.

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

Fiscal Impact:

Expense:

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

Available Budget:

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

Recommended Action: It is recommended that the City Council:

1. Approve a Public Works Agreement with Eastridge Engineering and Construction, Inc. for the Fuel Tank Removal and Replacement Project in the amount of \$878,550.00; and
2. Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or \$87,855.00, for a total construction contract not-to-exceed amount of \$966,405.00; and
3. Authorize the City Administrator, and/or her designee, to execute all necessary documents, in a form approved by the City Attorney.

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

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

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

2. PUBLIC HEARING:

2.a CONSIDERATION OF RESOLUTION NO. R-2025-71, APPROVING DEVELOPMENT PLAN REVIEW NO. DPR 2025-01 AND USE PERMIT NO. UP 2025-02; CONSIDERATION OF RESOLUTION NO. R-2025-74, APPROVING A PURCHASE AND SALE AGREEMENT FOR A PORTION OF CITY PROPERTY; AND, CONSIDERATION OF ORDINANCE NO. O-2025-12, APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 FOR THE

DEVELOPMENT OF A FOUR-STORY, 86-ROOM HOTEL AT 450 S. PLACENTIA AVENUE.

Fiscal Impact:

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

Recommended Action: It is recommended that the City Council:

1. Open Public Hearing, concerning Development Plan Review No. DPR 2025-01, Use Permit No. UP 2025-02, and Disposition and Development Agreement No. DDA 2025-01; and,
2. Receive the Staff Report, consider all public testimony, ask any questions of Staff; and,
3. Close the Public Hearing; and,
4. Adopt Resolution No. R-2025-71, a Resolution of the City Council of the City of Placentia, California, adopting a Notice of Exemption by making the findings that the project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines, and approval of Development Plan Review No. DPR 2025-01 and Use Permit No. UP 2025-02 to permit the development of an approximately 42,631-square-foot, four-story, 86-room hotel building with an overall height of approximately 63 feet, including a 24,210-square-foot subterranean and grade level parking garage with 82 spaces, enhanced landscaping and hardscape improvements; to allow the establishment and operation of a hotel including the onsite sale and consumption of alcoholic beverages exclusively for registered hotel guests within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue (APN 339-442-04); and,
5. Adopt Resolution No. R-2025-74, a Resolution of the City Council of the City of Placentia, California, approving a Purchase and Sale Agreement for a portion of City property located at the end of the cul-de-sac fronting 450 S. Placentia Avenue and finding the action to be Categorically Exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15332 Infill Development; and,
6. Waive full reading, by title only, and introduce for first reading Ordinance No. O-2025-12, an Ordinance of the City Council of the City of Placentia, California, approving Disposition and Development Agreement No. DDA 2025-01 with CY Hospitality, LLC, to provide relief from certain development standards related to the development of a four-story, 86-room hotel within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue, Placentia, California (APN 339-442-04).

3. REGULAR AGENDA:

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

Fiscal Impact:

The fiscal impact is estimated to be under \$3,000 which consists of Public Works

Maintenance staff time to purchase and install the sign posts and channels, install the signs provided by ParkMobile, and stencil the required parking spaces as paid overnight parking.

Recommended Action: It is recommended that the City Council:

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

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, December 16, 2025, at 7:00 p.m.

CERTIFICATION OF POSTING

I, Brooke Lovell, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the December 2, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on November 25, 2025.

*Brooke Lovell
Deputy City Clerk*