



Regular Meeting Agenda March 15, 2022

Placentia City Council

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

SPECIAL PROCEDURES NOTICE

On March 4, 2020, pursuant to California Government Code Section 8625, Governor Newsom declared a State of Emergency as a result of the threat of the COVID-19 virus.

On September 17, 2021, Governor Newsom signed AB 361, which went into immediate effect as urgency legislation. AB 361 added subsection (e) to Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings. As of February 9, 2022 it was reported that the COVID-19 pandemic had killed more than 81,811 Californians. Social distancing measures decrease the chance of the spread of COVID-19.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia City Council Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

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How to Submit Public Comment

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Americans with Disabilities Act Accommodation

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Until further notice the City will implement the guidelines of the California Department of Public Health regarding social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus.



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

Mayor Rhonda Shader
District 1

Mayor Pro Tem Chad P. Wanke
District 4

Craig S. Green
Councilmember
District 2

Ward L. Smith
Councilmember
District 5

Jeremy B. Yamaguchi
Councilmember
District 3

Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Damien R. Arrula
City Administrator

Christian L. Bettenhausen
City Attorney

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

Phone: (714) 993-8117
Fax: (714) 961-0283

Email:
administration@placentia.org
Website: 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 the 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

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(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. Executive Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Executive Sessions, Executive Sessions are not open to the public.

**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA - CLOSED SESSION
March 15, 2022
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Green
Councilmember/Board Member Smith
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Wanke
Mayor/Board Chair Shader

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.

1. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 312 S. Melrose Street
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Party: Damien R. Arrula, City Administrator
Under Negotiations: Price and Terms of Payment

2. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 320 S. Walnut Avenue
Agency Negotiator: Damien R. Arrula, City Administrator
Negotiating Party: Mission De Fe, Property Owner
Under Negotiations: Price and Terms of Payment

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

**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA
March 15, 2022
7:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Green
Councilmember/Board Member Smith
Councilmember/Board Member Yamaguchi
Mayor Pro Tem/Board Vice Chair Wanke
Mayor/Board Chair Shader

INVOCATION: Sterling Bennett

PLEDGE OF ALLEGIANCE: Placentia Veterans Advisory Committee Member Meredith Castillo

PRESENTATIONS:

1. **Presentation on Henry the Therapy Dog and Peer Support Crisis Comfort Canine**
Presenter: Steve Booth, Handler and Retired Orange County Sheriff's Deputy
2. **Presentation on the Orange County Fourth District Health Fair Event on April 9, 2022**
Presenter: Jesus Gaona Perez, Field Representative, Office of Chairman Doug Chaffee, Supervisor, Fourth District

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/BOARD MEMBER COMMENTS:

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

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: Approve
- 1.b. **Minutes**
Regular City Council Meeting: March 1, 2022
Recommended Action: Approve
- 1.c. **City Fiscal Year 2021-22 Register for March 15, 2022**
Check Register
Fiscal Impact: \$324,633.05
Electronic Disbursement Register
Fiscal Impact: \$1,046,376.65
Recommended Action: It is recommended that the City Council:
 1) Receive and file
- 1.d. **Making the Legally Required Findings to Continue to Authorize the Conduct of Remote "Telephonic" Meetings during the State of Emergency**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
 1) Approve Resolution R-2022-12, a Resolution of the City Council of the City of Placentia, California, making the legally required findings to continue to authorize the conduct of remote "telephonic" meetings during the state of emergency.
- 1.e. **Second Reading of Ordinance No. O-2022-02, Adjusting the Boundaries of the City Council Districts and Adopting a New Council District Map Based on the Results of the 2020 U.S. Census With the Adjusted Boundaries and Identification Number of Each Electoral District**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
 1) Waive full reading, by title only, and adopt Ordinance No. O-2022-02, an Ordinance of the City Council of the City of Placentia, California, adjusting the boundaries of the City Council districts and adopting a new council district map based on the results of the 2020 U.S. Census with the adjusted boundaries and identification number of each electoral district.
- 1.f. **Pre-annexation and Property Tax Exchange Agreement with the County of Orange for the Annexation of County "Hamer Island"**
Fiscal Impact: Upon recordation of an approved annexation the City will receive half of the County's General Fund share of property tax revenue and all the Structural Fire Fund revenues collected from within "Hamer Island" amounting to approximately \$131,873 per year as well as a one-time compensation from the County of Orange of \$1,500,000 to be used for public improvements and maintenance projects.
Recommended Action: It is recommended that the City Council:
 1) Adopt Resolution No. R-2022-13, a Resolution of the City Council of the City of Placentia, California, approving annexation and property tax exchange agreement for County unincorporated Hamer Island; and
 2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.
- 1.g. **Approval of Final Tract Map No. 19104 for the Development of an Approximate 5.6 Acre Site with 139 Residential Townhome Units Located at 443 and 455 Van Buren Street**
Fiscal Impact: There is no fiscal impact associated with the recommended actions.
Recommended Action: It is recommended that the City Council:
 1) Approve Final Tract Map No. 19104, subject to final review and approval by the County Surveyor; and
 2) Accept the offers of easement dedication for emergency access, and accept the easement dedications for the Public Roadway and Utility improvements; and

- 3) Authorize the Mayor and City Clerk to execute a Subdivision Improvement Agreement, in a form approved by the City Attorney for public improvements associated with Tract Map 19104; and
- 4) Authorize the City Clerk to sign Final Tract Map No. 19104.

1.h. **Resolution Authorizing Temporary Suspension of Regulatory Ordinances Pertaining to the Operation of the Placentia Chamber of Commerce Jazz Festival Event Fundraiser on Munoz Athletic Field at Placentia Champions Sports Complex on Sunday, May 15, 2022, Pending Receipt of Approved Insurance Documents**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Approve an agreement in a form approved by the City Attorney with the Placentia Chamber of Commerce to host the Placentia Jazz Festival fundraising event on the Munoz Athletic Field at the Placentia Champions Sports Complex and authorize the City Administrator or designee to execute all applicable documents; and
- 2) Adopt Resolution R-2022-14, a Resolution of the City Council of the City of Placentia, California, authorizing the temporary suspension of Regulatory Ordinance Sections 23.76.050 and 10.28.010 of the Placentia Municipal Code for the operation of the Placentia Jazz Festival fundraising event on May 15, 2022, from 10:00 a.m. to 8:00 p.m. at the Placentia Champions Sports Complex located at 505 Jefferson Street.

1.i. **Acceptance of Construction Work and Notice of Completion for the Renovation of the Koch Park Restrooms, CIP Project No. 7103**

Fiscal Impact: Budget: \$95,000.00 CIP Project Budget
Expense: \$83,382.45 Construction Contract
\$ 4,388.55 Retention Funds

Recommended Action: It is recommended that the City Council:

- 1) Accept the work performed by Garza Construction Inc. for the Koch Park interior restrooms project, CIP project No. 7103 in the amount of \$87,771.00; and
- 2) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
- 3) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1.j. **Memorandum of Understanding with the Placentia Community Foundation for the Kraemer Memorial Park Fountain and Plaza Legacy Brick Program**

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

Recommended Action: It is recommended that the City Council:

- 1) Approve the draft Memorandum of Understanding between the City and the Placentia Community Foundation for a commemorative legacy brick program; and
- 2) Authorize the City Administrator to execute the Memorandum of Understanding in a form approved by the City Attorney.

1.k. **Resolution Amending the 2021-22 Position Allocation Plan**

Fiscal Impact: FY 2021-22 No anticipated fiscal impact
FY 2022-23 Estimated \$540,971

Recommended Action: It is recommended that the City Council:

- 1) Adopt Resolution R-2022-15, a Resolution of the City Council of the City of Placentia, California amending the Position Allocation Plan for fiscal year 2021-22; and
- 2) Authorize the City Administrator and/or his designee, to execute all the necessary documents, in a form approved by the City Attorney.

1.l. **2021 Housing Element Annual Progress Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the 2021 Housing Element Annual Progress Report.

2. PUBLIC HEARING:

2.a. **Continued Public Hearing Regarding General Plan Amendment No. GPA 2021-02, 2021-2029 Housing Element Update (Previously Incorrectly Referred to as GPA 2021-01)**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Reopen the continued public hearing concerning General Plan Amendment No. GPA 2021-02; and
- 2) Receive the staff report and Staff presentation, and consider all public testimony and Planning Commission recommendations; and
- 3) Adopt Resolution R-2022-16, a Resolution of the City Council of the City of Placentia, California, finding that adoption of the Housing Element update is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and approving and adopting General Plan Amendment No. GPA 2021-02 (2021-2029 General Plan Housing Element Update).

3. REGULAR AGENDA:

3.a. **Consideration of Options for Ongoing Outdoor Dining Permits and Extending Relaxation of Citywide Outdoor Regulations and On-Site Parking Requirements for Restaurants and Other Businesses and Considering an Extension of the West Santa Fe Avenue Street Closure**

Fiscal Impact: Nominal expenditures related to Staff review of outdoor business and encroachment permits and working with participating businesses. Unknown revenue resulting from sales tax from restaurants serving more customers than typical occupancy standards.

Recommended Action: It is recommended that the City Council:

- 1) Receive the Staff Presentation and consider the creation of an administrative Use Permit (UP) process for existing businesses to expand operations outside (i.e. outdoor dining) and provide direction to Staff; and
- 2) Provide direction to Staff regarding the potential extension of both the Citywide Outdoor Dining program (expiring March 31, 2022) and the Old Town Placentia Street Closure (expiring June 30, 2022); and
- 3) If City Council chooses to extend the Citywide Outdoor Dining program and/or the Old Town Placentia Street Closure, direct the City Administrator, acting as the Director of Emergency Services, to extend one or both programs that are currently effective and set forth by Proclamation No. P-2021-02.

3.b. **Study Session: Recreational Vehicle Parking Policy Discussion**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Review the presentation and ask any questions of Staff and the RV Parking Ad-Hoc Committee; and
- 2) Provide policy direction on any potential municipal code amendments related to RV parking; and
- 3) Based upon said policy guidance, direct Staff to prepare the necessary amendments to be considered by the City Council at a future meeting.

3.c. **Presentation of Traffic Calming Improvements on Hemingway Avenue and Cobb Avenue**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Receive and file this report and presentation.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

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

Adjourned in Memory of

Nicholas Vella

Huntington Beach Police Officer

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, April 5, 2022 at 5:30 p.m.

TENTATIVE AGENDA FORECAST

The Tentative Agenda Forecast is subject to change up until the posting of the Agenda for the Council Meeting listed below:

- NOC: FY 2020-21 Street Resurfacing Project
- Public Art Cooperative Agreement with Caltrans
- Design Concept Plan for the La Placita Parkette Playground Renovation Prop 68 Grant and CIP Project No. 7011
- Design Concept plan for Playground Renovations at Wagner Park and Agreement with Miracle Recreation Equipment Co. for Playground Equipment
- Fiscal Recap of 2021 Heritage Festival and Approval Of 2022 Event

CERTIFICATION OF POSTING

I, Karen O’Leary, Deputy City Clerk of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Public Financing Authority hereby certify that the Agenda for the March 15, 2022 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on March 10, 2022.

Karen O’Leary
Deputy City Clerk

DRAFT

**PLACENTIA CITY COUNCIL
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PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
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REGULAR MEETING MINUTES
March 1, 2022
5:30 p.m. – City Council Chambers
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1. b.
Mar. 15, 2022

CALL TO ORDER: Mayor Shader called the meeting to order at 5:31 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Wanke, Shader
ABSENT: None

ORAL COMMUNICATIONS:

Mayor Shader opened Oral Communications for the Closed Session. City Clerk McKinnell stated that the City Clerk's Office had received no public comment for the Closed Session.

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

1. Pursuant to Government Code Section 54957(b)(1):
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Administrator
2. Pursuant to Government Code Section 54956.9 (d)(2):
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant Exposure to Litigation: (1 Case)

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

CALL TO ORDER: Mayor Shader called the meeting to order at 7:05 p.m.

ROLL CALL:

PRESENT: Councilmember/Board Member Green, Smith, Yamaguchi, Wanke, Shader
ABSENT: None

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; Police Chief Brad Butts; Fire Chief Jason Dobine; Interim Director of Finance Stephen Erlandson; Director of Community Services Karen Crocker; Director of Development Services Joe Lambert; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Clerk Robert McKinnell; Deputy City Clerk Karen O'Leary

INVOCATION: Sterling Bennett

PLEDGE OF ALLEGIANCE: Placentia Veterans Advisory Committee Member Ron Culler

PRESENTATION: None

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there were two (2) items on the Closed Session agenda, and the City Council discussed both of those items and provided direction to Staff. He noted that there was nothing further to report.

City Attorney Bettenhausen mentioned that the Public Hearing on district boundaries was publicly noticed for 7:00 p.m. and recommended that City Council proceed with that public hearing before continuing to consider other items on the agenda.

Item 2.b. was taken out of order.

Motion by Yamaguchi, seconded by Green, and carried a (5-0) vote to move Item 2.b. and consider it before other items on the agenda.

2.b. **Public Hearing to Receive Final Input from the Community Regarding the Designated City Council District Map and Introduce an Ordinance Adopting the 2022 Adjusted Map**

Fiscal Impact: Expenses: \$19,290.37 To Date for Legal, Publishing, and Translation Services
Budgeted: \$35,000.00 Legislative – Other Purchased Services (101002-6299)

Recommended Action: It is recommended that the City Council:

- 1) Open and conduct Public Hearing No. 5 to receive public comments regarding the 2022 designated map containing the proposed adjustments to the boundaries of the City Council districts, and other matters related to the adjustments of boundaries for Council district elections; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Waive full reading, read by title only, and introduce for first reading Ordinance No. O-2022-02, an Ordinance of the City Council of the City of Placentia, California, adjusting the boundaries of the City Council Districts and adopting a new Council District map based on the results of the 2020 U.S. Census with the adjusted boundaries and identification number of each electoral district.

(Approved 5-0, as recommended)

Mayor Shader opened the Public Hearing at 7:09 p.m.

City Administrator Arrula introduced Special Legal Counsel Chelsea Straus from RWG Law who gave a brief staff report. Mrs. Straus summarized the boundary review process, introduced Ordinance O-2022-02, and stated that with this final public hearing the City had fulfilled all legal and procedural requirements for the district boundary process.

City Clerk McKinnell stated that no members of the public were present wishing to speak and the City Clerk's Office had received no electronic communications for Item 2.b.

Mayor Shader closed the public hearing at 7:12 p.m.

Motion by Green, seconded by Smith, and carried a (5-0) vote to approve Item 2.b., as recommended.

The meeting resumed with City Administrator Report.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula introduced Firefighter Spencer Brandon. Spencer attended the College of Redwoods in Eureka, California. In November 2019, he opted for a career change and completed the Moreno Valley Fire Academy and worked as an Emergency Medical Technician (EMT) for CARE Ambulance in Orange County for a year and a half. During that time, he was also a Reserve Firefighter for the Placentia Fire and Life Safety Department and was recently promoted to a full-time Firefighter.

City Administrator Arrula called up Firefighter David Muro. In 2017, David graduated from the Rio Hondo Wildland Fire Academy and was a seasonal Firefighter for Stanislaus National Forest. He was an Emergency Medical Technician (EMT) for three (3) years with CARE Ambulance, and in 2019 he graduated from the Rio Hondo Fire Academy, finishing at the top of his class, and earning the Top Cadet award. David started as a Reserve Firefighter for Placentia Fire and Life Safety Department in June 2020, was promoted to a Part-Time Firefighter in October 2020, and is now a full-time Firefighter.

ORAL COMMUNICATIONS:

City Clerk McKinnell stated that no members of the public were present and wishing to speak and the City Clerk's Office had received no electronic communications.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith noted his attendance at meetings of the Orange County Council of Governments (OCCOG), the Southern California Association of Governments (SCAG), and a number of internal

meetings relative to projects and programs. He commented on the adjournment in memory of retired Placentia Police Officer John Somoya.

Councilmember Green announced that the City would be hosting a community meeting to discuss parking and traffic circulation in Old Town Placentia on Thursday, March 3, 2022 at 6:00 p.m. at the Placentia Senior Center at 143 South Bradford Avenue. The City recently completed a comprehensive traffic circulation analysis and parking study in Old Town Placentia. For additional information about this meeting, those interested could contact Luis Estevez, Deputy City Administrator, at (714) 993-8120 or lestevez@placentia.org.

Councilmember Green commented that the Orange County Mosquito and Vector Control District Director Rick Howard will do a presentation at an upcoming City Council meeting on attempts to eradicate mosquitos in Orange County.

Councilmember Yamaguchi noted that current City job vacancies are posted on the homepage of the City's website at www.placentia.org. He said he was looking forward to the City Council retreat on March 10, 2022.

Councilmember Yamaguchi announced that the City is seeking input from the community on a new citywide sign program. The goal is to improve the identity of Placentia, facilitate wayfinding to popular destinations, and provide civic information to celebrate and position our community to attract citizens, visitors, and new businesses. Those interested in taking the survey could visit the City's website at www.placentia.org.

Councilmember Yamaguchi discussed Staff's efforts in surveying burned out street lights and communicating the information to Southern California Edison to get them replaced.

Councilmember Yamaguchi announced that the City is currently accepting applications for all City Commissions and Committees; however, presently there is one (1) vacancy on the Planning Commission, one (1) vacancy on the Senior Advisory Committee, and one (1) vacancy on the Veterans Advisory Committee. All interested residents were encouraged to apply before the deadline on Thursday, March 10, 2022 at 6:00 p.m. He noted that applications were available on the City's website at www.placentia.org.

Mayor Pro Tem Wanke provided an update from the Orange County Sanitation District regarding OC SAN's participation in the COVID-19 public surveillance system.

Mayor Shader noted that she had attended five (5) internal City meetings, two (2) commission meetings, and a neighborhood meeting at the Gomez Center. She also spoke at a meeting of the Placentia American Legion Post.

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

Motion by Wanke, seconded by Green, and carried a (5-0) vote to approve the Consent Calendar items 1.a. through 1.g., as recommended.

1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**

Fiscal Impact: None

Recommended Action: Approve

(Approved 5-0, as recommended)

1.b. **Minutes**

City Council Special Meeting: February 10, and Regular City Council Meeting: February 15, 2022

Recommended Action: Approve

(Approved 5-0, as recommended)

- 1.c. **City Fiscal Year 2021-22 Register for March 1, 2022**
Check Register
Fiscal Impact: \$ 2,029,750.06
Electronic Disbursement Register
Fiscal Impact: \$ 1,337,126.07
Recommended Action: It is recommended that the City Council:
 1) Receive and file
(Received and filed, as recommended)
- 1.d. **Professional Services Agreement with Michael Baker International, Inc. for the Citywide Storm Drain Masterplan Update**
Fiscal Impact: Expense: \$249,640 Professional Services Agreement (794201-6751)
 Budget: \$250,000 FY 2021-22 CIP Budget Project No. 4201 (794201-6751)
Recommended Action: It is recommended that the City Council:
 1) Approve a Professional Services Agreement with Michael Baker International Inc. to provide a Citywide Storm Drain Master Plan in an amount not-to-exceed \$249,640; and
 2) Authorize the City Administrator to execute the above-mentioned Professional Services Agreement, in a form approved by the City Attorney.
(Approved 5-0, as recommended)
- 1.e. **Amendment No. 1 to Professional Services Agreement with Dennis Grubb and Associates, LLC. for Fire Prevention/Fire Marshal Services for Placentia Fire and Life Safety Department**
Fiscal Impact: \$25,500 Department Contract Services (103065-6290)
Recommended Action: It is recommended that the City Council:
 1) Approve Amendment No. 1 to the Professional Services Agreement with Dennis Grubb and Associates LLC. to increase the original compensation from \$24,500 to \$50,000; and
 2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.
(Approved 5-0, as recommended)
- 1.f. **Adopt Resolution in Opposition of the State Ballot Measure Restricting Voters' Input and Local Taxing Authority**
Fiscal Impact: There is no fiscal impact associated with the recommended action.
Recommended Action: It is recommended that the City Council:
 1) Adopt Resolution R-2022-08, a Resolution of the City Council of the City of Placentia, California, opposing Initiative 21-0042A1 the "Taxpayer Protection and Government Accountability Act," which would limit local revenue authority.
(Approved 5-0, as recommended)
- 1.g. **Consideration of Reappointment of John Lewis to the Citizens' Oversight Committee**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
 1) Reappointment John Lewis to the Citizens' Oversight Committee for a four-year term.
(Approved 5-0, as recommended)

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 2022-23**
Fiscal Impact: CDBG Funds in the Amount of \$377,237 for Fiscal Year 2022-23
Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing to consider proposed programs and activities for the Community Development Block Grant Funding for Fiscal Year 2022-23; 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 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 2022-23; and
- 5) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 5-0, as recommended)

Mayor Shader opened the Public Hearing at 7:28 p.m.

City Administrator Arrula introduced Assistant to the City Administrator Jeannette Ortega who gave a brief presentation on the proposed programs and activities to be submitted to the County of Orange for Community Development Block Grant (CDBG) funding for Fiscal Year 2022-23. The presentation included background, proposed programs for Fiscal Year 2022-23, and a Staff recommendation.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.a.

Mayor Shader expressed appreciation for the well-rounded recommendation.

Mayor Shader closed the public hearing at 7:32 p.m.

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

Item 2.b. was addressed earlier in the meeting.

3. REGULAR AGENDA:

3.a. City Membership in the Independent Cities Association and Appointment of Delegate and Alternate

Fiscal Impact: \$2,126.17 Annual Independent Cities Association Membership Dues

Recommended Action: It is recommended that the City Council:

- 1) Approval of the City's Membership and Participation in the Independent Cities Association; and
- 2) Appoint City Council Members to serve as a delegate and as an alternate to serve as a General Member on the Independent Cities Association; and
- 3) Adoption of Resolution R-2022-09, a Resolution of the City Council of the City of Placentia, California, appointing the City's designated delegate and alternate to serve as a General Member on the Independent Cities Association.

(Approved 5-0, as recommended)

City Administrator Arrula gave a brief staff report.

Councilmember Green nominated Mayor Pro Tem Wanke to be the City's delegate to the Independent Cities Association, and Mayor Pro Tem Wanke accepted the nomination.

Councilmember Yamaguchi volunteered to be the alternate for Mayor Pro Tem Wanke with the Independent Cities Association.

A brief discussion followed regarding the Independent Cities Association.

Motion by Wanke, seconded by Yamaguchi, and carried a (5-0) vote to approve Item 3.a., as recommended.

3.b. **Mid-Year Budget Report**

Fiscal Impact:

Fund	Revenues (Including Transfers-In)	Appropriations (Including Capital & Transfers-Out)
General Fund	\$9,786,038	\$9,022,076
Special Revenue	\$5,300,845	\$5,596,046
Internal Service	\$441,035	\$472,865
Other Agencies	\$0	\$22,571
Total	\$15,527,918	\$15,113,558

Recommended Action: It is recommended that the City Council:

- 1) Approve Resolution No. R-2022-10, a Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2021-22 in compliance with City Charter of the City of Placentia Section 1206 pertaining to appropriations for actual expenditures; and
- 2) Approve Resolution. R-2022-11, a Resolution of the City Council of the City of Placentia, California, to uncommit \$3,400,000 of fund balance designation.

(Approved 5-0, as recommended)

City Administrator Arrula introduced Interim Director of Finance Erlandson to provide a brief presentation on the Fiscal Year 2021-22 Mid-Year Budget Report. The presentation included requested budget adjustments, a 2021-22 General Fund year-end estimate, and the General Fund Reserve vs. Comprehensive Annual Financial Report (CAFR) General Fund.

Councilmember Green stated that he was pleased with the report and the financial state of the City and thanked everyone for their hard work.

Mayor Pro Tem Wanke discussed grant funding and special circumstances that the City has experienced and questioned what might be anticipated in future grant funds.

City Administrator Arrula clarified that American Rescue Plan Act of 2021 (ARPA) funds do not contribute to the City's Reserve Fund balance. He stated that the Reserve Fund balance is the result of fiscal prudence and conservative budgeting.

Motion by Green, seconded by Smith, and carried a (5-0) vote to approve Item 3.b., as recommended.

Councilmember Yamaguchi questioned whether a Position Allocation Plan would be brought back to City Council at a future meeting.

3.c. **Review of the 35% Complete Design Effort for the Proposed Placentia Public Safety Center and Amendment No. 1 to the Professional Services Agreement with PBK to Complete the Architectural and Engineering Design Services for the Project**

Fiscal Impact: Expenditure: \$513,500 Professional A&E Services
 Budget: \$560,000 FY 2021-22 Midyear CIP Budget (105213-6850-229999)

Recommended Action: It is recommended that the City Council:

- 1) Receive and file the presentation; and
- 2) Approve Amendment No. 1 to the Professional Services Agreement with PBK increasing their work scope and fee and direct Staff to complete the architectural and engineering design effort to a fully permitted, 100% complete level project design for the City Council Ad-hoc recommended project option; and
- 3) Authorize the City Administrator to approve contract change orders up to 10% or \$51,350 of the professional services agreement amount; and
- 4) Direct Staff to return to the City Council within one (1) year with a proposed project financing package for the City Council's consideration; and

5) Direct Staff to negotiate a month-to-month lease extension for the City's rented evidence storage facility.

(Approved 4-1, Yamaguchi voted no, to approve Project Option 1)

(Approved 4-1, Yamaguchi voted no, to approve Item 3.c. Recommendations 2, 3, and 4, as recommended)

(Approved 5-0, to negotiate a month-to-month lease extension for the City's rented evidence storage facility, as recommended)

(Approved 4-1, Yamaguchi voted no, direct Staff to return to City Council in nine (9) months to a year with a funding package for the Public Safety Facility Project.)

City Administrator Arrula introduced Deputy City Administrator Estevez to provide a presentation on the Placentia Public Safety Facility 35% design package review. The presentation included Public Safety Center project goals, background, a project concept timeline, the April 2021 City Council approved alternative, an April 2021 to January 2022 overview, the design team, original program spaces.

Deputy City Administrator Estevez introduced PBK-WLC Architects Senior Associate and Project Architect Frank Cuomo to continue the presentation. Mr. Cuomo discussed the original program spaces, the PBK design process, the Essential Services Act, the value engineering process, Butler buildings, project options, and building elevation options.

Mayor Pro Tem Wanke questioned the proposed shooting range design and specifications. He asked about shade cover for the outside seating area.

Deputy City Administrator Estevez continued the presentation with value-added benefits, a project options summary, recommended actions, and next steps and a timeline.

Councilmember Smith expressed appreciation for the thoroughness and detail of the presentation and for the flexibility and hard work of the architectural firm and Mr. Cuomo.

Councilmember Smith asked Police Chief Butts to comment on the proposed facility.

Chief Butts noted that he was extremely pleased with the options that had been provided and discussed the shortage of work space in the Police Department's current facility and the benefits of secure evidence storage and the City's own shooting range. He also discussed the benefits of a large training room and listed possible alternate uses for the space.

Mayor Pro Tem Wanke asked for details about the proposed shooting range configuration.

Councilmember Smith discussed the benefits and flexibility of the Police Department having a dedicated shooting range and the advantages of having a spacious facility to support large and joint investigations. He spoke about the need for secure and redundant communications capabilities in the facility for dispatch, the Police Department, and as an Emergency Operations Center or backup EOC.

Councilmember Green pointed out the additional storage that would be provided for all City departments in the proposed plans.

Councilmember Yamaguchi pointed out that he had foreseen higher construction costs than those originally presented to City Council and asked the threshold at which a building becomes an essential facility. He questioned the configurations of the options presented and asked for quotes for additional configurations.

A brief discussion followed regarding the type of storage proposed, the use of the Mobile Command Unit, and the additional construction costs for the communication center needs.

Councilmember Yamaguchi mentioned the possible lack of transparency and accountability in a department split between facilities. He stated his opinion that the proposed Public Safety Facility was not good for the City of Placentia and not a wise and prudent expenditure of the City's revenues.

Mayor Pro Tem Wanke thanked Staff, the Ad-Hoc Committee, and the architect for their work on the proposal and mentioned the dismal condition of the Police Department's current evident storage facilities and the small quarters of the Police Department staff. He commented on the different options that were proposed. He pressed for a comparison of costs for compliant versus non-compliant construction options. He expressed strong support for the City having its own shooting range.

Mayor Shader asked for further details on the proposed training area and the City's current EOC/training facility and effect of virtual training opportunities. She questioned the security concerns of renting the proposed facility. She discussed the cost of plans so far, the cost of completed plans, and grant funding opportunities.

Councilmember Smith clarified that use of the secure floor of the facility by outside organizations would be limited to law enforcement or public safety personnel.

Mayor Pro Tem Wanke asked for additional information about shooting range options and training opportunities.

Motion by Green, seconded by Smith, and carried a (4-1, Yamaguchi voted no) vote to approve Project Option 1.

Motion by Wanke, seconded by Green, and carried a (4-1, Yamaguchi voted no) vote to approve Item 3.c Recommendations 2, 3, and 4, as recommended.

Motion by Yamaguchi, seconded by Wanke, and carried a (5-0) vote to approve Item 3.c Recommendation 5 to direct Staff to negotiate a month-to-month lease extension for the City's rented evidence storage facility.

Motion by Wanke, seconded by Smith, and carried a (4-1, Yamaguchi voted no) vote to direct Staff to return to City Council in nine (9) months to a year with a funding package for the Public Safety Facility Project.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Yamaguchi reiterated his request for a Position Allocation Plan to be brought to City Council for consideration.

Mayor Pro Tem Wanke shared thoughts about adjourning in memory of Robert Ming.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 9:15 p.m. in memory of Robert Ming, former Laguna Niguel Mayor and Council Member; and John Somoya, retired Placentia Police Officer; to a regular City Council meeting on Tuesday, March 15, 2022 at 7:00 p.m.

Rhonda Shader, Mayor/Agency Chair

ATTEST:

Robert S. McKinnell, City Clerk/
Agency Secretary

City of Placentia
Check Register
For 03/15/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
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Grand Total: 324,633.05

Check Totals by ID

AP	324,633.05
EP	0.00
IP	0.00
OP	0.00

Void Total: 0.00

Check Total: 324,633.05

Fund Name	<u>Check Totals by Fund</u>
101-General Fund (0010)	269,753.88
117-Measure U Fund (0079)	5,200.00
205-State Gas Tax (0017)	9,142.92
208-Secssr Agency Ret Oblg (0054)	3,293.40
225-Asset Seizure (0021)	1,004.53
243-City Quimby In Lieu Fee (0069)	851.80
265-Landscape Maintenance (0029)	9,125.63
275-Sewer Maintenance (0048)	1,430.54
280-Misc Grants Fund (0050)	3,477.20
401-City Capital Projects (0033)	635.23
405-Afford Housing In-Lieu (0034)	4,783.75
501-Refuse Administration (0037)	13,670.33
601-Employee Health & Wifre (0039)	1,195.24
605-Risk Management (0040)	1,068.60

Check Total: 324,633.05

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

1. c.
Mar. 15, 2022

City of Placentia
Check Register
For 03/08/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	ACCESS INC V012067	ON-CALL CASP/ADA CONSULTING	103550-6015 Engineering Services	AP022522	2,160.00	1018	P12291	00110414	02/25/2022
MW OH	ACCESS INC V012067	ON-CALL CASP/ADA CONSULTING	103590-6015 Engineering Services	AP022522	3,160.00	1018	P12291	00110414	02/25/2022
					Check Total:	5,320.00			
MW OH	ADAMSON POLICE V007539	EXTERNAL VEST - FLORES	103041-6360 Uniforms	AP022522	182.10	INV369746		00110415	02/25/2022
					Check Total:	182.10			
MW OH	ALL CITY MANAGEMENT V000005	1/9-22 CROSSING GUARD SVS	103047-6290 Dept. Contract Services	AP022522	3,346.20	74884	P12137	00110416	02/25/2022
					Check Total:	3,346.20			
MW OH	AT & T V008736	2/9-3/8 FD2 INTERNET SVS	109595-6215 Telephone	AP022522	53.50	FEB FD2 22		00110417	02/25/2022
MW OH	AT & T V008736	LATE CHARGE	109595-6215 Telephone	AP022522	9.99	FEB FD2 22		00110417	02/25/2022
MW OH	AT & T V008736	RESTORE INTERNET SERVICE	109595-6215 Telephone	AP022522	37.45	KP FEB 22		00110417	02/25/2022
MW OH	AT & T V008736	LATE FEE	109595-6215 Telephone	AP022522	9.99	KP FEB 22		00110417	02/25/2022
MW OH	AT & T V008736	2/10-3/9 KOCH PARK INTERNET	109595-6215 Telephone	AP022522	42.80	KP FEB 22		00110417	02/25/2022
					Check Total:	153.73			
MW OH	AT & T MOBILITY V008709	2/8-3/7 IPAD CHARGES	109595-6215 Telephone	AP022522	623.77	X02152022		00110418	02/25/2022
					Check Total:	623.77			
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	109595-6215 Telephone	AP022522	5,441.62	021222		00110419	02/25/2022
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	296561-6215 Telephone	AP022522	1,073.52	021222		00110419	02/25/2022

**City of Placentia
Check Register
For 03/08/2022**

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	6,515.14				
MW OH	BEAR ELECTRICAL V010997	OCT ROUTINE TS MAINT SVS	103590-6099 Professional Services	AP022522	2,745.97	14171	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	OCT ROUTINE TS MAINT SVS	103590-6099 / 21009-6099 Professional Services	AP022522	219.38	14171	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	OCT ROUTINE TS MAINT SVS	103590-6099 / 21010-6099 Professional Services	AP022522	108.00	14171	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	OCT ROUTINE TS MAINT SVS	103590-6099 / 21011-6099 Professional Services	AP022522	75.00	14171	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	OCT ROUTINE TS MAINT SVS	103590-6099 / 21012-6099 Professional Services	AP022522	16.65	14171	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	JAN ROUTINE TS MAINT SVS	103590-6099 Professional Services	AP022522	2,745.97	14882	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	JAN ROUTINE TS MAINT SVS	103590-6099 / 21009-6099 Professional Services	AP022522	219.38	14882	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	JAN ROUTINE TS MAINT SVS	103590-6099 / 21010-6099 Professional Services	AP022522	108.00	14882	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	JAN ROUTINE TS MAINT SVS	103590-6099 / 21012-6099 Professional Services	AP022522	16.65	14882	P12251	00110420	02/25/2022
MW OH	BEAR ELECTRICAL V010997	JAN ROUTINE TS MAINT SVS	103590-6099 / 21011-6099 Professional Services	AP022522	75.00	14882	P12251	00110420	02/25/2022
				Check Total:	6,330.00				
MW OH	BIG TOP RENTALS V002980	3/3 CANOPY RENTAL	109595-6999 Other Expenditure	AP022522	4,012.18	91233	P12340	00110421	02/25/2022
				Check Total:	4,012.18				
MW OH	BIGGS CARDOSA V010461	AUG-DEC ENGINEERING SVS	331801-6185 Construction Services	AP022522	635.23	83141A	P12193	00110422	02/25/2022
				Check Total:	635.23				
MW OH	CALIFORNIA MARKETING	PYB WATER BOTTLES	104071-6301 / 79376-6301	AP022522	415.87	73887		00110423	02/25/2022

**City of Placentia
Check Register
For 03/08/2022**

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V009347		Special Department Expenses						
				Check Total:	415.87				
MW OH	CANON FINANCIAL SERVICES V008979	FEB COPIER LEASE & MAINT	109595-6175 Office Equipment Rental	AP022522	1,511.06	28108183		00110424	02/25/2022
				Check Total:	1,511.06				
MW OH	CITY OF ANAHEIM V010186	1/14-2/11 ELECTRICAL COSTS	109595-6330 Electricity	AP022522	58.85	021622		00110425	02/25/2022
				Check Total:	58.85				
MW OH	COAST EMS LLC V011441	EMERGENCY MEDICAL SUPPLIES	103066-6362 Emergency Medical Supples	AP022522	601.12	10463		00110426	02/25/2022
				Check Total:	601.12				
MW OH	COLANTUONO HIGHSMITH & V009754	JAN UUT LITIGATION SVS	101005-6006 Litigation	AP022522	145.65	50870		00110427	02/25/2022
				Check Total:	145.65				
MW OH	COUNTY OF ORANGE V008881	FEB AFIS SERVICES	103040-6290 Dept. Contract Services	AP022522	2,015.00	SH 61360	P12141	00110428	02/25/2022
MW OH	COUNTY OF ORANGE V008881	JAN OCATS CLETS SVS	103043-6099 Professional Services	AP022522	1,104.51	SH 61465	P12142	00110428	02/25/2022
				Check Total:	3,119.51				
MW OH	CSG CONSULTANTS INC V011609	DEC FD PLAN CHECK/INSPECT SVS	102532-6050 Fire Plan Check Services	AP022522	3,766.25	41221	P12132	00110429	02/25/2022
MW OH	CSG CONSULTANTS INC V011609	JAN FD PLAN CHECK/INSPECT SVS	102532-6050 Fire Plan Check Services	AP022522	2,415.00	41754	P12132	00110429	02/25/2022
				Check Total:	6,181.25				
MW OH	DENNIS GRUBB & V012137	FEB FIRE INSPECTOR SVS	103066-6290 Dept. Contract Services	AP022522	6,675.00	2626	P12319	00110430	02/25/2022
				Check Total:	6,675.00				
MW OH	FACTORY MOTOR PARTS V010842	OIL, FUEL FILTER	103658-6134 Vehicle Repair & Maintenance	AP022522	30.94	102-156348	P12259	00110431	02/25/2022

City of Placentia
Check Register
For 03/08/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	FACTORY MOTOR PARTS V010842	GASKET SEALER	103658-6134 Vehicle Repair & Maintenance	AP022522	31.17	12-4463212	P12259	00110431	02/25/2022
MW OH	FACTORY MOTOR PARTS V010842	LUBE FILTER, TRANS FILTER	103658-6134 Vehicle Repair & Maintenance	AP022522	76.90	12-4463214	P12259	00110431	02/25/2022
Check Total:					139.01				
MW OH	FAIRWAY FORD V000376	WHEEL COVER	103658-6134 Vehicle Repair & Maintenance	AP022522	61.93	268288	P12239	00110432	02/25/2022
MW OH	FAIRWAY FORD V000376	RADIATOR HOSE	103658-6134 Vehicle Repair & Maintenance	AP022522	128.59	268339	P12239	00110432	02/25/2022
Check Total:					190.52				
MW OH	FEDEX V000394	SHIPPING CHARGES	101512-6325 Postage	AP022522	35.05	7-658-42226		00110433	02/25/2022
Check Total:					35.05				
MW OH	FIFTH AVENUE CLEANERS V010431	JAN PD DRY CLEANING	103040-6290 Dept. Contract Services	AP022522	654.42	JANUARY 22		00110434	02/25/2022
Check Total:					654.42				
MW OH	FLORES, HERMAN V012055	PD TRAINING MEALS, MILEAGE	103041-6250 Staff Training	AP022522	101.34	HF02151622MM		00110435	02/25/2022
Check Total:					101.34				
MW OH	FUTURE PRO INC V011601	B-BALL HOOP LOWERING PARTS	104071-6301 / 79376-6301 Special Department Expenses	AP022522	266.25	17043		00110436	02/25/2022
Check Total:					266.25				
MW OH	GALLS LLC V000438	SWAT UNIFORM SHIRT - MARTINEZ	103041-6360 Uniforms	AP022522	179.36	020240512		00110437	02/25/2022
Check Total:					179.36				
MW OH	GOLDEN STATE WATER V000928	DEC-FEB WATER CHARGES	109595-6335 Water	AP022522	2,669.72	021122		00110438	02/25/2022
MW OH	GOLDEN STATE WATER V000928	DEC-FEB WATER CHARGES	109595-6335 / 21010-6335 Water	AP022522	225.38	021122		00110438	02/25/2022

City of Placentia
Check Register
For 03/08/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	2,895.10				
MW OH	HALO CONFIDENTIAL V011712	JAN PD BACKGROUND CHECKS	103040-6290 Dept. Contract Services	AP022522	6,000.00	0186	P12314	00110439	02/25/2022
				Check Total:	6,000.00				
MW OH	HUGHES, EDWARD V012174	FD TRAINING REIMBURSEMENT	103066-6250 Staff Training	AP022522	400.00	020122		00110440	02/25/2022
				Check Total:	400.00				
MW OH	IMPERIAL SPRINKLER V006506	ELECTRIC VALVES	104071-6130 Repair & Maint/Facilities	AP022522	488.21	5001245-00	P12300	00110441	02/25/2022
				Check Total:	488.21				
MW OH	JONES & MAYER V009822	JAN LEGAL SERVICES	101005-6005 Legal Services	AP022522	156.00	107951		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LITIGATION SERVICES	101005-6006 Litigation	AP022522	22.34	107952		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LITIGATION SERVICES	101005-6006 Litigation	AP022522	402.19	107956		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LEGAL SERVICES	101005-6005 Legal Services	AP022522	246.44	107957		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LEGAL SERVICES	101005-6005 Legal Services	AP022522	622.47	107959		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LITIGATION SERVICES	101005-6006 Litigation	AP022522	15.00	107964		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LITIGATION SERVICES	101005-6006 Litigation	AP022522	67.03	107965		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LEGAL SERVICES	101005-6005 Legal Services	AP022522	1,446.24	107967		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LEGAL SERVICES	101005-6005 Legal Services	AP022522	207.48	107968		00110442	02/25/2022
MW OH	JONES & MAYER	JAN LEGAL SERVICES	101005-6005	AP022522	20.75	107969		00110442	02/25/2022

City of Placentia
Check Register
For 03/08/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V009822		Legal Services						
MW OH	JONES & MAYER V009822	JAN LEGAL SERVICES	101005-6005 Legal Services	AP022522	414.96	107971		00110442	02/25/2022
MW OH	JONES & MAYER V009822	JAN LEGAL RETAINER	101005-6005 Legal Services	AP022522	27,028.79	108146		00110442	02/25/2022
Check Total:					30,649.69				
MW OH	KIMBALL MIDWEST V004867	SEALANT, BRUSH	103658-6134 Vehicle Repair & Maintenance	AP022522	53.15	94969961		00110443	02/25/2022
Check Total:					53.15				
MW OH	KOA HILLS CONSULTING LLC V011519	031-2/7 CONSULTING SVS	796103-6840 Machinery & Equipment	AP022522	962.50	8789	P12240	00110444	02/25/2022
MW OH	KOA HILLS CONSULTING LLC V011519	031 W2 SET UP SERVICES	796103-6840 Machinery & Equipment	AP022522	43.75	8790	P12240	00110444	02/25/2022
Check Total:					1,006.25				
MW OH	KOLB, CIMINO V011873	FD TRAINING REIMBURSEMENT	103066-6250 Staff Training	AP022522	380.00	021522		00110445	02/25/2022
Check Total:					380.00				
MW OH	MAKO OVERHEAD DOOR V011736	FD 1 GARAGE DOOR REPAIRS	103066-6301 Special Department Expenses	AP022522	1,287.50	33542		00110446	02/25/2022
MW OH	MAKO OVERHEAD DOOR V011736	REPAIR GARAGE DOOR OPENER	103066-6301 Special Department Expenses	AP022522	2,994.00	31727	P12328	00110446	02/25/2022
MW OH	MAKO OVERHEAD DOOR V011736	REPLACE GARAGE DOOR CABLES	103066-6301 Special Department Expenses	AP022522	1,337.50	32623	P12328	00110446	02/25/2022
MW OH	MAKO OVERHEAD DOOR V011736	FD2 GARAGE DOOR REPAIRS	103066-6301 Special Department Expenses	AP022522	243.75	32633	P12328	00110446	02/25/2022
MW OH	MAKO OVERHEAD DOOR V011736	INSTALL GARAGE DOOR OPENER	103066-6301 Special Department Expenses	AP022522	2,490.00	32825	P12328	00110446	02/25/2022
MW OH	MAKO OVERHEAD DOOR V011736	FD2 GARAGE DOOR REPAIRS	103066-6301 Special Department Expenses	AP022522	398.00	32826	P12328	00110446	02/25/2022

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				Check Total:	8,750.75				
MW OH	MAYO, BRAD V012035	FD TRUCK CLEANING/DETAILING	103066-6134 Vehicle Repair & Maintenance	AP022522	991.00	292022		00110447	02/25/2022
				Check Total:	991.00				
MW OH	NATIONAL BUSINESS V000669	FILING CABINET	103654-6130 Repair & Maint/Facilities	AP022522	771.57	MK573316		00110448	02/25/2022
				Check Total:	771.57				
MW OH	OFFICE INDUSTRIES V007477	OFFICE SUPPLIES	102534-6315 Office Supplies	AP022522	24.03	69008		00110449	02/25/2022
MW OH	OFFICE INDUSTRIES V007477	PAPER	109595-6315 Office Supplies	AP022522	96.33	69026		00110449	02/25/2022
MW OH	OFFICE INDUSTRIES V007477	OFFICE SUPPLIES	103040-6315 Office Supplies	AP022522	152.34	B68957-1		00110449	02/25/2022
MW OH	OFFICE INDUSTRIES V007477	OFFICE SUPPLIES	102533-6315 Office Supplies	AP022522	6.27	B69003-1		00110449	02/25/2022
MW OH	OFFICE INDUSTRIES V007477	OFFICE SUPPLIES	102531-6315 Office Supplies	AP022522	6.27	B69003-1		00110449	02/25/2022
MW OH	OFFICE INDUSTRIES V007477	COLORED PAPER	102020-6315 Office Supplies	AP022522	39.11	B69006-1		00110449	02/25/2022
				Check Total:	324.35				
MW OH	ORANGE COUNTY V000698	21/22 Q2 FOG/BMP INSPECTIONS	103593-6257 Licenses & Permits	AP022522	10.17	60162		00110450	02/25/2022
				Check Total:	10.17				
MW OH	ORANGE COUNTY V007306	2ND QTR ANIMAL CARE SVS	103045-6280 Animal Control Services	AP022522	58,768.13	AC2290048	P12306	00110451	02/25/2022
				Check Total:	58,768.13				
MW OH	ORIGINAL HEMS V011450	PD UNIFORM ALTERATIONS	103041-6360 Uniforms	AP022522	100.00	143489		00110452	02/25/2022
				Check Total:	100.00				

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MW OH	PARS V006999	DEC PARS ARS FEES	395083-6025 Third Party Administration	AP022522	795.24	49921		00110453	02/25/2022
MW OH	PARS V006999	DEC PARS REP FEES	395083-6025 Third Party Administration	AP022522	400.00	50045		00110453	02/25/2022
Check Total:					1,195.24				
MW OH	PERRIN, PAUL L V010648	2/1 POLYGRAPH EXAM	103040-6099 Professional Services	AP022522	250.00	22-02		00110454	02/25/2022
MW OH	PERRIN, PAUL L V010648	2/11 POLYGRAPH EXAMS	103040-6099 Professional Services	AP022522	500.00	22-03		00110454	02/25/2022
Check Total:					750.00				
MW OH	PETE'S ROAD SERVICE INC V000767	FIRE TRUCK TIRE REPAIRS	103658-6134 Vehicle Repair & Maintenance	AP022522	6,988.34	551044-00	P12343	00110455	02/25/2022
MW OH	PETE'S ROAD SERVICE INC V000767	FIRE TRUCK TIRE REPAIRS	103658-6134 Vehicle Repair & Maintenance	AP022522	110.00	552965-00	P12343	00110455	02/25/2022
MW OH	PETE'S ROAD SERVICE INC V000767	FIRE TRUCK TIRE REPAIRS	103658-6134 Vehicle Repair & Maintenance	AP022522	1,314.60	553716-00	P12343	00110455	02/25/2022
Check Total:					8,412.94				
MW OH	PRIORITY DISPATCH CORP V011406	DISPATCH SYSTEM LICENSE	101515-6137 Repair Maint/Equipment	AP022522	4,800.71	SIN251531		00110456	02/25/2022
Check Total:					4,800.71				
MW OH	QUADIENT FINANCE USA INC V011439	POSTAGE FOR MACHINE	109595-6325 Postage	AP022522	5,010.00	021522		00110457	02/25/2022
Check Total:					5,010.00				
MW OH	R F DICKSON CO INC V011193	JAN STREET SWEEPING SVS	374386-6290 Dept. Contract Services	AP022522	12,048.47	2511205	P12122	00110458	02/25/2022
Check Total:					12,048.47				
MW OH	SELMAN CHEVROLET V009997	RADIATOR SHIELD, BOLTS	103658-6134 Vehicle Repair & Maintenance	AP022522	61.58	545208CVR		00110459	02/25/2022
Check Total:					61.58				

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRICAL CHARGES	109595-6330 Electricity	AP022522	4,437.08	021422		00110460	02/25/2022
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRICAL CHARGES	296561-6330 Electricity	AP022522	1,833.14	021422		00110460	02/25/2022
MW OH	SOUTHERN CALIFORNIA V000910	SEPT-OCT ELECTRICAL CHARGES	109595-6330 / 21009-6330 Electricity	AP022522	62.19	021422		00110460	02/25/2022
Check Total:					6,332.41				
MW OH	SPARKLETTS V000967	FEB FD1 COFFEE & WATER SVS	109595-6301 Special Department Expenses	AP022522	52.99	20551398	021922P12265	00110461	02/25/2022
MW OH	SPARKLETTS V000967	FEB FD2 COFFEE & WATER SVS	109595-6301 Special Department Expenses	AP022522	52.99	20555120	021922P12265	00110461	02/25/2022
Check Total:					105.98				
MW OH	TIME WARNER CABLE V004450	2/14-3/13 PD FIBER CHARGES	109595-6215 Telephone	AP022522	619.00	0528002021422		00110462	02/25/2022
MW OH	TIME WARNER CABLE V004450	2/14-3/13 FRIENDLY CTR INTERNE	109595-6215 Telephone	AP022522	119.99	0619546021422		00110462	02/25/2022
MW OH	TIME WARNER CABLE V004450	2/12-3/11 BACKS SPECTRUM SVS	109595-6215 Telephone	AP022522	299.98	0629685021222		00110462	02/25/2022
Check Total:					1,038.97				
MW OH	TINT PLUS V012029	WINDOW TINTING IRRIGATION TRUC	04071-6130 Repair & Maint/Facilities	AP022522	270.00	2020-7717A		00110463	02/25/2022
Check Total:					270.00				
MW OH	ULINE V006583	CHARGING CABINET	103041-6301 Special Department Expenses	AP022522	1,693.34	144316529		00110464	02/25/2022
Check Total:					1,693.34				
MW OH	V & V MANUFACTURING INC V010393	INFD BADGES	103066-6360 Uniforms	AP022522	89.01	54597		00110465	02/25/2022
MW OH	V & V MANUFACTURING INC V010393	INFD BADGES	103066-6360 Uniforms	AP022522	445.06	57598		00110465	02/25/2022

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				Check Total:	534.07			
MW OH	VACCARO, FRANK V004321	PYB OFFICIATING SVS	104071-6275 / 79376-6275 Officiating	AP022522	58.00 1238		00110466	02/25/2022
				Check Total:	58.00			
MW OH	VILLANUEVA, ELI SANTIAGO V012173	FACILITY DEPOSIT REFUND	100000-4385 Facility Rental	AP022522	150.00 2003018.002		00110467	02/25/2022
				Check Total:	150.00			
MW OH	WATERLOGIC AMERICAS LLC V010708	PD WATER SVS	103041-6301 Special Department Expenses	AP022522	102.16 1208245		00110468	02/25/2022
				Check Total:	102.16			
MW OH	YORBA LINDA FEED STORE V003242	K9 DOG FOOD	103041-6301 Special Department Expenses	AP022522	127.12 797819		00110469	02/25/2022
				Check Total:	127.12			
MW OH	YORBA LINDA WATER V001148	DEC-JAN WATER CHARGES	109595-6335 Water	AP022522	246.86 020722		00110470	02/25/2022
				Check Total:	246.86			
MW OH	CALIFORNIA STATE V004813	PE 02/06/22 PD 02/19/22	0029-2196 Garnishments W/H	PY22004	9.23 2700/2201004		00110471	03/03/2022
MW OH	CALIFORNIA STATE V004813	PE 02/06/22 PD 02/19/22	0010-2196 Garnishments W/H	PY22004	1,469.99 2700/2201004		00110471	03/03/2022
MW OH	CALIFORNIA STATE V004813	PE 02/06/22 PD 02/19/22	0048-2196 Garnishments W/H	PY22004	46.15 2700/2201004		00110471	03/03/2022
MW OH	CALIFORNIA STATE V004813	PE 02/06/22 PD 02/19/22	0037-2196 Garnishments W/H	PY22004	69.23 2700/2201004		00110471	03/03/2022
				Check Total:	1,594.60			
MW OH	FRANCHISE TAX BOARD V000404	PE 02/06/22 PD 02/19/22	0010-2196 Garnishments W/H	PY22004	406.55 2710/2201004		00110472	03/03/2022
				Check Total:	406.55			
MW OH	ORANGE COUNTY	PE 02/06/22 PD 02/19/22	0010-2176	PY22004	410.88 2610/2201004		00110473	03/03/2022

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	V000699		PCEA/OCEA Assoc Dues						
MW OH	ORANGE COUNTY V000699	PE 02/06/22 PD 02/19/22	0029-2176 PCEA/OCEA Assoc Dues	PY22004	6.44	2610/2201004		00110473	03/03/2022
MW OH	ORANGE COUNTY V000699	PE 02/06/22 PD 02/19/22	0037-2176 PCEA/OCEA Assoc Dues	PY22004	1.63	2610/2201004		00110473	03/03/2022
MW OH	ORANGE COUNTY V000699	PE 02/06/22 PD 02/19/22	0054-2176 PCEA/OCEA Assoc Dues	PY22004	0.67	2610/2201004		00110473	03/03/2022
MW OH	ORANGE COUNTY V000699	PE 02/06/22 PD 02/19/22	0048-2176 PCEA/OCEA Assoc Dues	PY22004	13.28	2610/2201004		00110473	03/03/2022
Check Total:					432.90				
MW OH	PCEA C/O NORTH ORANGE V000679	PE 02/06/22 PD 02/19/22	0029-2176 PCEA/OCEA Assoc Dues	PY22004	0.67	2615/2201004		00110474	03/03/2022
MW OH	PCEA C/O NORTH ORANGE V000679	PE 02/06/22 PD 02/19/22	0010-2176 PCEA/OCEA Assoc Dues	PY22004	42.71	2615/2201004		00110474	03/03/2022
MW OH	PCEA C/O NORTH ORANGE V000679	PE 02/06/22 PD 02/19/22	0054-2176 PCEA/OCEA Assoc Dues	PY22004	0.07	2615/2201004		00110474	03/03/2022
MW OH	PCEA C/O NORTH ORANGE V000679	PE 02/06/22 PD 02/19/22	0037-2176 PCEA/OCEA Assoc Dues	PY22004	0.17	2615/2201004		00110474	03/03/2022
MW OH	PCEA C/O NORTH ORANGE V000679	PE 02/06/22 PD 02/19/22	0048-2176 PCEA/OCEA Assoc Dues	PY22004	1.38	2615/2201004		00110474	03/03/2022
Check Total:					45.00				
MW OH	VANTAGEPOINT TRANSFER V007191	PE 02/06/22 PD 02/19/22	0037-2170 Deferred Comp Payable - ICMA	PY22004	30.25	2606/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER V007191	PE 02/06/22 PD 02/19/22	0029-2170 Deferred Comp Payable - ICMA	PY22004	13.49	2606/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER V007191	PE 02/06/22 PD 02/19/22	0048-2170 Deferred Comp Payable - ICMA	PY22004	92.77	2606/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER V007191	PE 02/06/22 PD 02/19/22	0010-2170 Deferred Comp Payable - ICMA	PY22004	1,953.19	2606/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER	PE 02/06/22 PD 02/19/22	0054-2170	PY22004	2.85	2606/2201004		00110475	03/03/2022

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	V007191		Deferred Comp Payable - ICMA						
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0029-2170 Deferred Comp Payable - ICMA	PY22004	2.34	2608/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0010-2170 Deferred Comp Payable - ICMA	PY22004	645.62	2608/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0054-2170 Deferred Comp Payable - ICMA	PY22004	9.89	2608/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0037-2170 Deferred Comp Payable - ICMA	PY22004	31.37	2608/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0048-2170 Deferred Comp Payable - ICMA	PY22004	21.57	2608/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0037-2170 Deferred Comp Payable - ICMA	PY22004	9.74	2609/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0054-2170 Deferred Comp Payable - ICMA	PY22004	6.96	2609/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0048-2170 Deferred Comp Payable - ICMA	PY22004	6.96	2609/2201004		00110475	03/03/2022
MW OH	VANTAGEPOINT TRANSFER PE 02/06/22 PD 02/19/22 V007191		0010-2170 Deferred Comp Payable - ICMA	PY22004	118.83	2609/2201004		00110475	03/03/2022
				Check Total:	2,945.83				
MW OH	ALL CITY MANAGEMENT V000005	1/23-2/5 CROSSING GUARD SVS	103047-6290 Dept. Contract Services	AP030422	3,643.64	75281	P12137	00110476	03/04/2022
				Check Total:	3,643.64				
MW OH	ALTA PLANNING + DESIGN V012171	NOV ENGINEERING DESIGN SVS	502003-6185 Construction Services	AP030422	3,407.20	00-2021-133-1	P12346	00110477	03/04/2022
MW OH	ALTA PLANNING + DESIGN V012171	NOV ENGINEERING DESIGN SVS	692003-6185 Construction Services	AP030422	851.80	00-2021-133-1	P12346	00110477	03/04/2022
				Check Total:	4,259.00				
MW OH	AT & T	2/15-3/14 CHAMPIONS INTERNET	109595-6215	AP030422	42.80	FEB LMD 22		00110478	03/04/2022

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	V008736		Telephone					
				Check Total:	42.80			
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	109595-6215 Telephone	AP030422	365.64 022522		00110479	03/04/2022
MW OH	AT&T V004144	JAN-FEB PHONE CHARGES	296561-6215 Telephone	AP030422	67.68 022522		00110479	03/04/2022
				Check Total:	433.32			
MW OH	B & M LAWN & GARDEN V000127	HAND SAWS & BLADES	103654-6137 Repair Maint/Equipment	AP030422	101.36 539332		00110480	03/04/2022
MW OH	B & M LAWN & GARDEN V000127	CHAINSAW CHAINS	103655-6130 Repair & Maint/Facilities	AP030422	119.17 539631		00110480	03/04/2022
				Check Total:	220.53			
MW OH	BADGE FRAME INC V010144	PLAQUE, ORG CHART NAMES	103040-6301 Special Department Expenses	AP030422	209.14 080786		00110481	03/04/2022
				Check Total:	209.14			
MW OH	CARPENTER ROTHANS & V012176	NOV PROFESSIONAL SVS	404582-6290 Dept. Contract Services	AP030422	1,007.10 39859		00110482	03/04/2022
MW OH	CARPENTER ROTHANS & V012176	NOV PROFESSIONAL SVS	404582-6290 Dept. Contract Services	AP030422	61.50 39860		00110482	03/04/2022
				Check Total:	1,068.60			
MW OH	COUNTY OF ORANGE V000715	7/1-9/30 FIRE/DISPATCH SYSTEM	103066-6137 Repair Maint/Equipment	AP030422	1,230.00 SC13067		00110483	03/04/2022
MW OH	COUNTY OF ORANGE V000715	10/1-12/31 FIRE/DISPATCH SYSTE	103066-6137 Repair Maint/Equipment	AP030422	1,230.00 SC13211		00110483	03/04/2022
				Check Total:	2,460.00			
MW OH	CRAFCO INC. V009329	COLD PATCH	103652-6132 Repair & Maintenance/Streets	AP030422	614.18 9402645914		00110484	03/04/2022
				Check Total:	614.18			
MW OH	DATA TICKET INC.	JAN CODE CITATION PROCESSING	102533-6290	AP030422	1,162.00 134180		00110485	03/04/2022

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	V006119		Dept. Contract Services						
				Check Total:	1,162.00				
MW OH	DEPARTMENT OF MOTOR V010558	BICYCLE LICENSE PLATES	103043-6301 Special Department Expenses	AP030422	154.00	020722		00110486	03/04/2022
				Check Total:	154.00				
MW OH	ENTENMANN-ROVIN CO V000342	DARIN LENYI BADGES	103040-6299 Other Purchased Services	AP030422	969.99	0164040-IN		00110487	03/04/2022
				Check Total:	969.99				
MW OH	FACTORY MOTOR PARTS V010842	HOSES	103658-6134 Vehicle Repair & Maintenance	AP030422	57.55	102-156627	P12259	00110488	03/04/2022
MW OH	FACTORY MOTOR PARTS V010842	BRAKE PADS	103658-6134 Vehicle Repair & Maintenance	AP030422	37.73	102-156820	P12259	00110488	03/04/2022
MW OH	FACTORY MOTOR PARTS V010842	OIL FILTER	103658-6134 Vehicle Repair & Maintenance	AP030422	11.41	102-157029	P12259	00110488	03/04/2022
MW OH	FACTORY MOTOR PARTS V010842	MINIATURE LAMPS	103658-6134 Vehicle Repair & Maintenance	AP030422	4.12	12-4479789	P12259	00110488	03/04/2022
				Check Total:	110.81				
MW OH	FIREFIGHTERS SAFETY V011346	FD DUTY UNIFORMS, NAME BADGES	03066-6360 Uniforms	AP030422	644.04	28779	P12252	00110489	03/04/2022
				Check Total:	644.04				
MW OH	GALLS LLC V000438	PD CHIEF UNIFORM STARS	103040-6360 Uniforms	AP030422	18.31	019494465		00110490	03/04/2022
MW OH	GALLS LLC V000438	FD UNIFORM SHIRT	103066-6360 Uniforms	AP030422	113.05	020381607		00110490	03/04/2022
				Check Total:	131.36				
MW OH	GOLDEN STATE WATER V000928	DEC-FEB WATER CHARGES	109595-6335 Water	AP030422	11,990.85	021522		00110491	03/04/2022
MW OH	GOLDEN STATE WATER V000928	DEC-FEB WATER CHARGES	296561-6335 Water	AP030422	34.45	021522		00110491	03/04/2022

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				Check Total:	12,025.30				
MW OH	GOLDEN WEST COLLEGE V012177	FACILITY RENTAL	103041-6160 Facility Rental	AP030422	1,020.00	2022-AAGCFH		00110492	03/04/2022
				Check Total:	1,020.00				
MW OH	GOVERNMENT TRAINING V006552	RECORDS SUPERVISOR REG	103043-6250 Staff Training	AP030422	517.00	59413 GRIFFITH		00110493	03/04/2022
				Check Total:	517.00				
MW OH	HR GREEN PACIFIC INC V010735	OCT-NOV PLAN CHECK SVS	103551-6290 Dept. Contract Services	AP030422	3,935.25	150295	P12230	00110494	03/04/2022
				Check Total:	3,935.25				
MW OH	ICMA RETIREMENT TRUST V010029	ICMA P/E 2/6 PD 2/25	0037-2170 Deferred Comp Payable - ICMA	AP030422	75.00	PR2201004		00110495	03/04/2022
MW OH	ICMA RETIREMENT TRUST V010029	ICMA P/E 2/6 PD 2/25	0054-2170 Deferred Comp Payable - ICMA	AP030422	8.00	PR2201004		00110495	03/04/2022
MW OH	ICMA RETIREMENT TRUST V010029	ICMA P/E 2/6 PD 2/25	0010-2170 Deferred Comp Payable - ICMA	AP030422	2,985.75	PR2201004		00110495	03/04/2022
MW OH	ICMA RETIREMENT TRUST V010029	ICMA P/E 2/6 PD 2/25	0048-2170 Deferred Comp Payable - ICMA	AP030422	50.00	PR2201004		00110495	03/04/2022
MW OH	ICMA RETIREMENT TRUST V010029	ICMA P/E 2/6 PD 2/25	0029-2170 Deferred Comp Payable - ICMA	AP030422	10.00	PR2201004		00110495	03/04/2022
MW OH	ICMA RETIREMENT TRUST V010029	ICMA-401 P/E 2/6 PD 2/25	0010-2170 Deferred Comp Payable - ICMA	AP030422	6,253.77	PR2201004A		00110495	03/04/2022
				Check Total:	9,382.52				
MW OH	IMPERIAL SPRINKLER V006506	VALVE REPAIR KITS	103655-6130 Repair & Maint/Facilities	AP030422	238.75	5005480-00	P12212	00110496	03/04/2022
MW OH	IMPERIAL SPRINKLER V006506	VALVE DIAPHRAGM	103655-6130 Repair & Maint/Facilities	AP030422	155.57	5012665-00	P12212	00110496	03/04/2022
MW OH	IMPERIAL SPRINKLER V006506	GRASS SEED FOR PARKS	104071-6130 Repair & Maint/Facilities	AP030422	354.43	4934827-00	P12300	00110496	03/04/2022

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	IMPERIAL SPRINKLER V006506	ELECTRIC INLINE VALVE	104071-6130 Repair & Maint/Facilities	AP030422	377.27	5003130-00	P12300	00110496	03/04/2022
Check Total:					1,126.02				
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0010-2131 Employer PARS/ARS Payable	AP030422	850.70	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0054-2131 Employer PARS/ARS Payable	AP030422	4.16	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0054-2131 Employer PARS/ARS Payable	AP030422	49.80	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0048-2131 Employer PARS/ARS Payable	AP030422	49.80	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0048-2131 Employer PARS/ARS Payable	AP030422	94.64	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0037-2131 Employer PARS/ARS Payable	AP030422	69.71	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0010-2131 Employer PARS/ARS Payable	AP030422	713.75	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0037-2131 Employer PARS/ARS Payable	AP030422	198.80	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0010-2131 Employer PARS/ARS Payable	AP030422	610.08	PR2201004		00110497	03/04/2022
MW OH	JOHN HANCOCK USA-PARS V010625	PARS P/E 2/6 PD 2/25	0029-2131 Employer PARS/ARS Payable	AP030422	16.40	PR2201004		00110497	03/04/2022
Check Total:					2,657.84				
MW OH	KEYSER MARSTON V010468	UNION PLACE FINANCIAL REVIEW	340000-6099 Professional Services	AP030422	4,783.75	0036328	P12350	00110498	03/04/2022
Check Total:					4,783.75				
MW OH	KOA HILLS CONSULTING LLC V011519	LL#14-23 CONSULTING SVS	796103-6840 Machinery & Equipment	AP030422	131.25	8836	P12240	00110499	03/04/2022

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Check Register
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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	131.25				
MW OH	KOLB, CIMINO V011873	FD TRAINING REIMBURSEMENT	103066-6250 Staff Training	AP030422	143.43	020322		00110500	03/04/2022
				Check Total:	143.43				
MW OH	KOSMONT COMPANIES V006131	JAN SUCCESSOR AGENCY SUPPORT	547525-6099 Professional Services	AP030422	3,211.00	1502.9-67	P12299	00110501	03/04/2022
				Check Total:	3,211.00				
MW OH	LIEBERT CASSIDY V000597	JAN PROFESSIONAL SVS	101512-6001 Management Consulting Services	AP030422	117.00	212061		00110502	03/04/2022
MW OH	LIEBERT CASSIDY V000597	JAN PROFESSIONAL SVS	101512-6001 Management Consulting Services	AP030422	156.00	212608		00110502	03/04/2022
MW OH	LIEBERT CASSIDY V000597	JAN PROFESSIONAL SVS	101512-6001 Management Consulting Services	AP030422	351.00	212621		00110502	03/04/2022
MW OH	LIEBERT CASSIDY V000597	JAN PROFESSIONAL SVS	101512-6001 Management Consulting Services	AP030422	1,170.00	212632		00110502	03/04/2022
				Check Total:	1,794.00				
MW OH	MARIPOSA LANDSCAPES INC V000647	LANDSCAPE MAINT - LIBRARY	103655-6115 / 21008-6115 Landscaping	AP030422	1,655.06	96736	P12124	00110503	03/04/2022
MW OH	MARIPOSA LANDSCAPES INC V000647	EB LANDSCAPE MAINT	103655-6115 Landscaping	AP030422	4,174.90	96736	P12124	00110503	03/04/2022
MW OH	MARIPOSA LANDSCAPES INC V000647	LANDSCAPE MAINT - LMD	296561-6115 Landscaping	AP030422	6,040.62	96736	P12124	00110503	03/04/2022
MW OH	MARIPOSA LANDSCAPES INC V000647	LANDSCAPE MAINT	173555-6115 Landscaping	AP030422	9,142.92	96736	P12124	00110503	03/04/2022
				Check Total:	21,013.50				
MW OH	MARTIN, ARMANDO V011735	JAN ANIMAL REMOVAL SVS	103045-6280 Animal Control Services	AP030422	600.00	0001295	P12278	00110504	03/04/2022
				Check Total:	600.00				
MW OH	MC FADDEN-DALE	WALL DIMMER, GAFFER TAPE	103654-6301	AP030422	60.18	473286/5		00110505	03/04/2022

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V000635		Special Department Expenses						
				Check Total:	60.18				
MW OH	MMASC V008471	MMASC MEMBERSHIP - ROBINSON	101512-6255 Dues & Memberships	AP030422	90.00	020922		00110506	03/04/2022
				Check Total:	90.00				
MW OH	MSA SYSTEMS INC V012151	CITATION PHONE CASES	213041-6840 Machinery & Equipment	AP030422	1,004.53	SGH17379		00110507	03/04/2022
				Check Total:	1,004.53				
MW OH	MUNICIPAL EMERGENCY V011423	FD JACKETS W/NAMETAPES	103066-6360 Uniforms	AP030422	287.10	1679347		00110508	03/04/2022
				Check Total:	287.10				
MW OH	OFFICE INDUSTRIES V007477	OFFICE SUPPLIES	103040-6315 Office Supplies	AP030422	116.42	69018		00110509	03/04/2022
MW OH	OFFICE INDUSTRIES V007477	PAPER	109595-6315 Office Supplies	AP030422	192.66	69051		00110509	03/04/2022
MW OH	OFFICE INDUSTRIES V007477	OFFICE SUPPLIES	103040-6315 Office Supplies	AP030422	192.71	B69018-1		00110509	03/04/2022
				Check Total:	501.79				
MW OH	OMEGA INDUSTRIAL SUPPLY V011740	GRAFFITI REMOVER	103652-6301 Special Department Expenses	AP030422	290.80	141997		00110510	03/04/2022
				Check Total:	290.80				
MW OH	ORIGINAL HEMS V011450	PD UNIFORM ALTERATIONS	103040-6360 Uniforms	AP030422	24.00	144619		00110511	03/04/2022
MW OH	ORIGINAL HEMS V011450	PD UNIFORM ALTERATIONS	103040-6360 Uniforms	AP030422	126.00	144620		00110511	03/04/2022
				Check Total:	150.00				
MW OH	PARKHOUSE TIRE INC V004472	TIRES	103658-6134 Vehicle Repair & Maintenance	AP030422	468.49	1020252332		00110512	03/04/2022
				Check Total:	468.49				

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount Invoice#	PO #	Check #	Check Date
MW OH	PLACENTIA YORBA LINDA V000794	VALENCIA POOL USAGE	104071-6299 Other Purchased Services	AP030422	534.00 4590	P12345	00110513	03/04/2022
MW OH	PLACENTIA YORBA LINDA V000794	EL DORADO POOL USAGE	104071-6299 Other Purchased Services	AP030422	4,518.00 4637	P12345	00110513	03/04/2022
MW OH	PLACENTIA YORBA LINDA V000794	VALENCIA POOL USAGE	104071-6299 Other Purchased Services	AP030422	3,616.00 4775	P12345	00110513	03/04/2022
Check Total:					8,668.00			
MW OH	PRO FORCE LAW V003428	UTM KITS	103043-6162 Range Training	AP030422	1,327.74 475036		00110514	03/04/2022
Check Total:					1,327.74			
MW OH	RHA LANDSCAPE V011993	12/26-1/25 LA PLACITA DESIGN	507911-6185 Construction Services	AP030422	70.00 0122026	P12201	00110515	03/04/2022
Check Total:					70.00			
MW OH	SHADER, RHONDA V010255	ACC-OC PER DIEM	101001-6245 Meetings & Conferences	AP030422	60.00 02-28-22		00110516	03/04/2022
Check Total:					60.00			
MW OH	SO CAL GAS V000909	JAN-FEB GAS CHARGES	109595-6340 Natural Gas	AP030422	1,549.40 022322		00110517	03/04/2022
Check Total:					1,549.40			
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRICAL CHARGES	109595-6330 Electricity	AP030422	9,126.47 022322		00110518	03/04/2022
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRICAL CHARGES	296561-6330 Electricity	AP030422	17.65 022322		00110518	03/04/2022
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRICAL CHARGES	109595-6330 / 21010-6330 Electricity	AP030422	208.12 022322		00110518	03/04/2022
Check Total:					9,352.24			
MW OH	STARLITE RECLAMATION INC V008845	USED OIL FILTER PICK-UP	103658-6285 Hazardous Materials Disposal	AP030422	349.60 120115		00110519	03/04/2022
MW OH	STARLITE RECLAMATION INC	USED OIL PICK-UP	103658-6285	AP030422	425.50 120141		00110519	03/04/2022

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount Invoice#	PO #	Check #	Check Date
	V008845		Hazardous Materials Disposal					
				Check Total:	775.10			
MW OH	SUPERION LLC V005987	11/17-23 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	160.00 261450	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	12/1-7 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	160.00 263478	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	12/8-14 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	160.00 264437	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	12/15-21 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	160.00 266398	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	12/29-1/4 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	160.00 267835	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	1/3-16 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	520.00 306008	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	2/28-3/6 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	40.00 320450	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	5/30-6/5 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	1,822.50 322139	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	7/4-10 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	40.00 326285	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	9/19-10/2 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	600.00 333770	P12279	00110520	03/04/2022
MW OH	SUPERION LLC V005987	11/28-12/4 PROJECT MGMT	796103-6840 Machinery & Equipment	AP030422	240.00 342333	P12279	00110520	03/04/2022
				Check Total:	4,062.50			
MW OH	TIME WARNER CABLE V012060	2/21-3/20 BWC INTERNET	109595-6215 Telephone	AP030422	500.00 11980240102222		00110521	03/04/2022
				Check Total:	500.00			
MW OH	US BANK PARS #6746022400	PARS P/E 2/6 PD 2/25	0010-2126	AP030422	1,135.96 PR2201004		00110522	03/04/2022

**City of Placentia
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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V008781		Employee PARS/ARS W/H						
MW OH	US BANK PARS #6746022400 V008781	PARS P/E 2/6 PD 2/25	0037-2131 Employer PARS/ARS Payable	AP030422	1,135.96	PR2201004		00110522	03/04/2022
				Check Total:	2,271.92				
MW OH	VERIZON WIRELESS V008735	1/21-2/20 PUMP STN INTERNET	109595-6215 Telephone	AP030422	19.00	99000005619		00110523	03/04/2022
MW OH	VERIZON WIRELESS V008735	1/21-2/20 PUMP STN INTERNET	109595-6215 / 21009-6215 Telephone	AP030422	19.01	99000005619		00110523	03/04/2022
MW OH	VERIZON WIRELESS V008735	1/21-2/20 PD DEVICES	109595-6215 Telephone	AP030422	3,704.85	9900001378		00110523	03/04/2022
MW OH	VERIZON WIRELESS V008735	1/21-2/20 CA IPAD CHARGES	109595-6215 Telephone	AP030422	38.01	9900001379		00110523	03/04/2022
MW OH	VERIZON WIRELESS V008735	1/21-2/20 REC PHONE CHARGES	109595-6215 Telephone	AP030422	2,104.48	9900001380		00110523	03/04/2022
				Check Total:	5,885.35				
MW OH	WELLS FARGO VENOR FIN V010076	MARCH COPIER LEASE PMT	109595-6175 Office Equipment Rental	AP030422	219.89	5018981825		00110524	03/04/2022
				Check Total:	219.89				
MW OH	YORBA LINDA WATER V006633	FEB SEWER CHARGES	484356-6297 Billing Services	AP030422	1,053.99	543963		00110525	03/04/2022
				Check Total:	1,053.99				
MW OH	YORBA REGIONAL ANIMAL V008472	9/12-16 K9 BOARDING - CHAMP	103041-6301 Special Department Expenses	AP030422	176.05	882791404		00110526	03/04/2022
				Check Total:	176.05				
				Type Total:	324,633.05				
				Check Total:	324,633.05				

City of Placentia
Electronic Disbursement Register
For 03/15/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount Invoice#	PO #	Ref #	Ref Date
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Grand Total: 594,879.75

<u>EDR Totals by ID</u>	
AP	0.00
EP	594,879.75
IP	0.00
OP	0.00

Fund Name	<u>EDR Totals by Fund</u>
101-General Fund (0010)	314,300.29
208-Secssr Agency Ret Oblg (0054)	1,046.93
211-PEG Fund (0058)	44.85
228-NOC-Public Safety Grant(0061)	2,348.17
243-City Quimby In Lieu Fee (0069)	530.00
265-Landscape Maintenance (0029)	677.35
275-Sewer Maintenance (0048)	4,685.39
501-Refuse Administration (0037)	2,758.53
601-Employee Health & Wlfre (0039)	268,488.24

Void Total: 0.00
EDR Total: 594,879.75

Electronic Disbursement Sub Totals: 594,879.75

ACH Payroll Direct Deposit for 02/25/2022: 451,496.90

Electronic Disbursement Total: 1,046,376.65

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

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For 03/08/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Ref #	Ref Date
EP	ALDWIR, MAMOUN E000113	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,295.00	MARCH 22		00015601	03/01/2022
				Check Total:	1,295.00				
EP	ANDERSON, MARLA E000071	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015602	03/01/2022
				Check Total:	535.78				
EP	ARMSTRONG, JOHN T E000046	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,080.65	MARCH 22		00015603	03/01/2022
				Check Total:	1,080.65				
EP	AUDISS, JAY SCOTT E000125	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,745.00	MARCH 22		00015604	03/01/2022
				Check Total:	1,745.00				
EP	BABCOCK, CHARLES A E000015	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	312.00	MARCH 22		00015605	03/01/2022
				Check Total:	312.00				
EP	BEALS, SHARLENE E000076	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	193.39	MARCH 22		00015606	03/01/2022
				Check Total:	193.39				
EP	BERMUDEZ, ALBERT E000124	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	527.48	MARCH 22		00015607	03/01/2022
				Check Total:	527.48				
EP	BUNNELL, DONALD E000062	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015608	03/01/2022
				Check Total:	535.78				
EP	BURGNER, ARTHUR E000074	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015609	03/01/2022
				Check Total:	535.78				
EP	BUSSE, MICHAEL E000131	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,326.00	MARCH 22		00015610	03/01/2022

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Ref #	Ref Date
				Check Total:	1,326.00				
EP	CHANDLER, JOHN P E000109	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,393.00	MARCH 22		00015611	03/01/2022
				Check Total:	1,393.00				
EP	CHANG, ROBERT E000107	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,290.00	MARCH 22		00015612	03/01/2022
				Check Total:	1,290.00				
EP	COBBETT, GEOFFREY E000007	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015613	03/01/2022
				Check Total:	535.78				
EP	COOK, ARLENE M E000018	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015614	03/01/2022
				Check Total:	535.78				
EP	D'AMATO, ROBERT E000056	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	193.39	MARCH 22		00015615	03/01/2022
				Check Total:	193.39				
EP	DAVID, PRESTON E000112	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015616	03/01/2022
				Check Total:	535.78				
EP	DAVIS, CAROLYN E000005	APRIL MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015617	03/01/2022
				Check Total:	535.78				
EP	DEAN, ANDREW E000135	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,823.00	MARCH 22		00015618	03/01/2022
				Check Total:	1,823.00				
EP	DELOS SANTOS, JAMIE E000045	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	153.53	MARCH 22		00015619	03/01/2022
				Check Total:	153.53				
EP	DICKSON, ROBERTA JO	MARCH MEDICAL REIMBURSEMENT	395083-5161	ACH030122	193.39	MARCH 22		00015620	03/01/2022

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Electronic Disbursement Register
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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Ref #	Ref Date
	E000011		Health Insurance Premiums						
				Check Total:	193.39				
EP	DOWNEY, CAROL E000082	APRIL MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015621	03/01/2022
				Check Total:	535.78				
EP	ECKENRODE, NORMAN E000029	APRIL MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015622	03/01/2022
				Check Total:	535.78				
EP	ESCOBOSA, LILLIAN E000055	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015623	03/01/2022
				Check Total:	535.78				
EP	ESPINOZA, ROSALINDA E000016	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	573.00	MARCH 22		00015624	03/01/2022
				Check Total:	573.00				
EP	FRICKE, JUERGEN E000075	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	770.00	MARCH 22		00015625	03/01/2022
				Check Total:	770.00				
EP	FULLER, GLENN H E000081	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	770.00	MARCH 22		00015626	03/01/2022
				Check Total:	770.00				
EP	GALLANT, KAREN E000008	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015627	03/01/2022
				Check Total:	535.78				
EP	GARNER, JO ANN E000047	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015628	03/01/2022
				Check Total:	535.78				
EP	GARNER, KITTY E000080	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	878.44	MARCH 22		00015629	03/01/2022

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				Check Total:	878.44				
EP	GRIMM, DENNIS L E000042	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	586.00	MARCH 22		00015630	03/01/2022
				Check Total:	586.00				
EP	HOLTSCLAW, KATHERINE E000121	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	557.02	MARCH 22		00015631	03/01/2022
				Check Total:	557.02				
EP	IRVINE, SUZETTE E000019	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015632	03/01/2022
				Check Total:	535.78				
EP	JENKINS, ROBERT E000084	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	614.88	MARCH 22		00015633	03/01/2022
				Check Total:	614.88				
EP	JOHNSON, SHARON E000099	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	193.39	MARCH 22		00015634	03/01/2022
				Check Total:	193.39				
EP	JONES, ROBERT E000053	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	145.65	MARCH 22		00015635	03/01/2022
				Check Total:	145.65				
EP	JUAREZ, JANET E000134	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	145.65	MARCH 22		00015636	03/01/2022
				Check Total:	145.65				
EP	JUDD, TERRELL E000115	APRIL MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	887.67	MARCH 22		00015637	03/01/2022
				Check Total:	887.67				
EP	KIRKLAND, RICHARD L E000110	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	145.65	MARCH 22		00015638	03/01/2022
				Check Total:	145.65				
EP	LITTLE, DIANE M	MARCH MEDICAL REIMBURSEMENT	395083-5161	ACH030122	586.00	MARCH 22		00015639	03/01/2022

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	E000098		Health Insurance Premiums						
				Check Total:	586.00				
EP	LOOMIS, CORINNE E000122	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	563.43	MARCH 22		00015640	03/01/2022
				Check Total:	563.43				
EP	LOWREY, B J E000041	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	312.00	MARCH 22		00015641	03/01/2022
				Check Total:	312.00				
EP	MAERTZWEILER, MICHAEL E000032	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015642	03/01/2022
				Check Total:	535.78				
EP	MANNING, VEDA M E000063	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	193.39	MARCH 22		00015643	03/01/2022
				Check Total:	193.39				
EP	MILANO, JAMES E000054	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015644	03/01/2022
				Check Total:	535.78				
EP	MILLER, RICHARD E000106	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,124.00	MARCH 22		00015645	03/01/2022
				Check Total:	1,124.00				
EP	OLEA, ARLENE J E000014	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015646	03/01/2022
				Check Total:	535.78				
EP	PALMER, GEORGE E000094	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,145.00	MARCH 22		00015647	03/01/2022
				Check Total:	1,145.00				
EP	PASCARELLA, RICHARD E000129	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,745.00	MARCH 22		00015648	03/01/2022

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				Check Total:	1,745.00				
EP	PASCUA, RAYNALD E000114	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,728.00	MARCH 22		00015649	03/01/2022
				Check Total:	1,728.00				
EP	PASPALL, MIHAJLO E000085	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	440.30	MARCH 22		00015650	03/01/2022
				Check Total:	440.30				
EP	PEREZ, ROBERT E000111	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	145.65	MARCH 22		00015651	03/01/2022
				Check Total:	145.65				
EP	PICHON, WALTER E000103	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	232.94	MARCH 22		00015652	03/01/2022
				Check Total:	232.94				
EP	PINEDA, MATEO E000127	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	456.06	MARCH 22		00015653	03/01/2022
				Check Total:	456.06				
EP	PISCHEL, STEPHEN E000130	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,026.56	MARCH 22		00015654	03/01/2022
				Check Total:	1,026.56				
EP	POINT, ERIC E000133	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,823.00	MARCH 22		00015655	03/01/2022
				Check Total:	1,823.00				
EP	REDIFER, KIM R E000022	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	770.00	MARCH 22		00015656	03/01/2022
				Check Total:	770.00				
EP	RENDEN, BRIAN E000083	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	917.50	MARCH 22		00015657	03/01/2022
				Check Total:	917.50				
EP	REYES, ROGER T	MARCH MEDICAL REIMBURSEMENT	395083-5161	ACH030122	535.78	MARCH 22		00015658	03/01/2022

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	E000024		Health Insurance Premiums						
				Check Total:	535.78				
EP	REYNOLDS, MATTHEW E000132	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	563.43	MARCH 22		00015659	03/01/2022
				Check Total:	563.43				
EP	RICE, RUSSELL J E000059	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,393.00	MARCH 22		00015660	03/01/2022
				Check Total:	1,393.00				
EP	RISHER, THOMAS A E000013	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015661	03/01/2022
				Check Total:	535.78				
EP	RIVERA, AIDA E000026	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	193.39	MARCH 22		00015662	03/01/2022
				Check Total:	193.39				
EP	ROACH, MICHAEL E000105	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,393.00	MARCH 22		00015663	03/01/2022
				Check Total:	1,393.00				
EP	ROBB, SANDRA E000043	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015664	03/01/2022
				Check Total:	535.78				
EP	ROSE, RICHARD D E000050	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,123.51	MARCH 22		00015665	03/01/2022
				Check Total:	1,123.51				
EP	SALE, LEE R E000031	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015666	03/01/2022
				Check Total:	535.78				
EP	SANCHEZ, LAURA E000058	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	193.39	MARCH 22		00015667	03/01/2022

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				Check Total:	193.39				
EP	SCHLIEDER, BEVERLY E000120	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	878.44	MARCH 22		00015668	03/01/2022
				Check Total:	878.44				
EP	SMITH, WARD E000128	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,393.00	MARCH 22		00015669	03/01/2022
				Check Total:	1,393.00				
EP	SOMOYA, JOHN P E000089	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	770.00	MARCH 22		00015670	03/01/2022
				Check Total:	770.00				
EP	SOTO, PHILIP J E000052	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015671	03/01/2022
				Check Total:	535.78				
EP	SPRAGUE, GARY A E000064	FEB MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	352.00	FEBRUARY 22A		00015672	03/01/2022
EP	SPRAGUE, GARY A E000064	JAN MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	352.00	JANUARY 22A		00015672	03/01/2022
EP	SPRAGUE, GARY A E000064	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,393.00	MARCH 22		00015672	03/01/2022
				Check Total:	2,097.00				
EP	STEPHEN, JEFFREY E000119	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,283.16	MARCH 22		00015673	03/01/2022
				Check Total:	1,283.16				
EP	TAYLOR, DAVID M E000088	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	586.00	MARCH 22		00015674	03/01/2022
				Check Total:	586.00				
EP	TAYLOR, LINDA E000126	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	426.56	MARCH 22		00015675	03/01/2022
				Check Total:	426.56				

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EP	THOMANN, DARYLL L E000101	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	535.78	MARCH 22		00015676	03/01/2022
				Check Total:	535.78				
EP	TRIFOS, WILLIAM E000104	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	770.00	MARCH 22		00015677	03/01/2022
				Check Total:	770.00				
EP	VALENTINE, THOMAS E000118	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	586.00	MARCH 22		00015678	03/01/2022
				Check Total:	586.00				
EP	VERSTYNEN, WILLIAM E000092	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	145.65	MARCH 22		00015679	03/01/2022
				Check Total:	145.65				
EP	WAHL, KATHLEEN A E000030	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	193.00	MARCH 22		00015680	03/01/2022
				Check Total:	193.00				
EP	WIEST, STEPHEN E000079	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	536.00	MARCH 22		00015681	03/01/2022
				Check Total:	536.00				
EP	WORDEN, LARRY M E000116	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	586.00	MARCH 22		00015682	03/01/2022
				Check Total:	586.00				
EP	YAMAGUCHI, BRIAN E000123	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,393.00	MARCH 22		00015683	03/01/2022
				Check Total:	1,393.00				
EP	ZINN, JOHN E000009	MARCH MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	ACH030122	1,290.56	MARCH 22		00015684	03/01/2022
				Check Total:	1,290.56				
EP	CALIFORNIA PUBLIC V006234	MARCH MEDICAL INSURANCE PMT	395083-5161 Health Insurance Premiums	ACH022822	14,823.89	10000001671487		00015685	03/01/2022

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EP	CALIFORNIA PUBLIC V006234	MARCH MEDICAL INSURANCE PMT	395000-4715 ISF Health Ins Reimbursement	ACH022822	161,165.92	10000001671487		00015685	03/01/2022
EP	CALIFORNIA PUBLIC V006234	MARCH FIRE MEDICAL INSURANCE	395000-4715 ISF Health Ins Reimbursement	ACH022822	30,195.27	10000001671490		00015685	03/01/2022
EP	CALIFORNIA PUBLIC V006234	FEB FIRE UAL PAYMENT	105525-6916 CalPERS-Fire Term Interest	ACH022822	1,942.91	FEBRUARY 22		00015685	03/01/2022
EP	CALIFORNIA PUBLIC V006234	FEB FIRE UAL PAYMENT	105525-6906 CalPERS-Fire Term. Principal	ACH022822	29,721.05	FEBRUARY 22		00015685	03/01/2022
Check Total:					237,849.04				
EP	ICMA RETIREMENT TRUST V000496	PE 02/06/22 PD 02/19/22	0029-2170 Deferred Comp Payable - ICMA	PY22004	30.50	2995/2201004		00015686	03/03/2022
EP	ICMA RETIREMENT TRUST V000496	PE 02/06/22 PD 02/19/22	0037-2170 Deferred Comp Payable - ICMA	PY22004	159.75	2995/2201004		00015686	03/03/2022
EP	ICMA RETIREMENT TRUST V000496	PE 02/06/22 PD 02/19/22	0010-2170 Deferred Comp Payable - ICMA	PY22004	21,980.86	2995/2201004		00015686	03/03/2022
EP	ICMA RETIREMENT TRUST V000496	PE 02/06/22 PD 02/19/22	0048-2170 Deferred Comp Payable - ICMA	PY22004	638.01	2995/2201004		00015686	03/03/2022
EP	ICMA RETIREMENT TRUST V000496	PE 02/06/22 PD 02/19/22	0054-2170 Deferred Comp Payable - ICMA	PY22004	82.63	2995/2201004		00015686	03/03/2022
Check Total:					22,891.75				
EP	PLACENTIA FIREFIGHTERS V011878	PE 02/06/22 PD 02/19/22	0010-2178 Placentia Police Assoc Dues	PY22004	800.00	2680/2201004		00015687	03/03/2022
Check Total:					800.00				
EP	PLACENTIA POLICE V000839	PE 02/06/22 PD 02/19/22	0010-2180 Police Mgmt Assn Dues	PY22004	804.14	2625/2201004		00015688	03/03/2022
Check Total:					804.14				
EP	PLACENTIA POLICE V003519	PE 02/06/22 PD 02/19/22	0010-2178 Placentia Police Assoc Dues	PY22004	2,689.00	2620/2201004		00015689	03/03/2022
EP	PLACENTIA POLICE	PE 02/06/22 PD 02/19/22	0061-2178	PY22004	87.17	2620/2201004		00015689	03/03/2022

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	V003519		Placentia Police Assoc Dues						
				Check Total:	2,776.17				
EP	AMERICAN FIDELITY V010011	P/E 2/6 PD 2/25	0010-2188 Health Care SSA	ACH030222	582.58	6045562		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/6 PD 2/25	0037-2188 Health Care SSA	ACH030222	7.83	6045562		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/6 PD 2/25	0010-2190 Dependent Care SSA	ACH030222	529.46	6045562		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/6 PD 2/25	0048-2188 Health Care SSA	ACH030222	7.88	6045562		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/6 PD 2/25	0054-2190 Dependent Care SSA	ACH030222	9.37	6045562		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/6 PD 2/25	0048-2190 Dependent Care SSA	ACH030222	2.50	6045562		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/6 PD 2/25	0054-2188 Health Care SSA	ACH030222	14.18	6045562		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/5 PD 2/11	0048-2155 Per Sec Plan - Opt. Life	ACH030222	116.30	D423629		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/5 PD 2/11	0029-2155 Per Sec Plan - Opt. Life	ACH030222	14.90	D423629		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/5 PD 2/11	395000-2187 Voluntary Plan Life	ACH030222	1,719.90	D423629		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/5 PD 2/11	0054-2155 Per Sec Plan - Opt. Life	ACH030222	10.26	D423629		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/5 PD 2/11	0037-2155 Per Sec Plan - Opt. Life	ACH030222	18.00	D423629		00015690	03/03/2022
EP	AMERICAN FIDELITY V010011	P/E 2/5 PD 2/11	0010-2155 Per Sec Plan - Opt. Life	ACH030222	2,449.10	D423629		00015690	03/03/2022
				Check Total:	5,482.26				
EP	EMPLOYMENT	STATE TAX P/E 2/6 PD 2/25	0029-2135	ACH030222	43.64	PR2201004		00015691	03/03/2022

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	V010052		Calif Income Tax W/H						
EP	EMPLOYMENT V010052	STATE TAX P/E 2/6 PD 2/25	0010-2135 Calif Income Tax W/H	ACH030222	27,913.72	PR2201004		00015691	03/03/2022
EP	EMPLOYMENT V010052	STATE TAX P/E 2/6 PD 2/25	0037-2135 Calif Income Tax W/H	ACH030222	336.11	PR2201004		00015691	03/03/2022
EP	EMPLOYMENT V010052	STATE TAX P/E 2/6 PD 2/25	0061-2135 Calif Income Tax W/H	ACH030222	169.10	PR2201004		00015691	03/03/2022
EP	EMPLOYMENT V010052	STATE TAX P/E 2/6 PD 2/25	0048-2135 Calif Income Tax W/H	ACH030222	462.08	PR2201004		00015691	03/03/2022
EP	EMPLOYMENT V010052	STATE TAX P/E 2/6 PD 2/25	0054-2135 Calif Income Tax W/H	ACH030222	120.40	PR2201004		00015691	03/03/2022
				Check Total:	29,045.05				
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0010-2115 Employee Medicare W/H	ACH030222	9,058.00	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0010-2120 Employer Medicare Payable	ACH030222	9,058.00	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0029-2110 Federal Income Tax W/H	ACH030222	162.81	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0029-2115 Employee Medicare W/H	ACH030222	33.35	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0029-2120 Employer Medicare Payable	ACH030222	33.35	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0010-2110 Federal Income Tax W/H	ACH030222	71,630.24	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0037-2110 Federal Income Tax W/H	ACH030222	863.09	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0061-2120 Employer Medicare Payable	ACH030222	73.73	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0037-2115 Employee Medicare W/H	ACH030222	110.51	PR2201004		00015692	03/03/2022

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EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0037-2120 Employer Medicare Payable	ACH030222	110.51	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0048-2110 Federal Income Tax W/H	ACH030222	1,196.69	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0048-2115 Employee Medicare W/H	ACH030222	182.61	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0048-2120 Employer Medicare Payable	ACH030222	182.61	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0054-2110 Federal Income Tax W/H	ACH030222	322.00	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0054-2115 Employee Medicare W/H	ACH030222	38.17	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0054-2120 Employer Medicare Payable	ACH030222	38.17	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0061-2110 Federal Income Tax W/H	ACH030222	463.08	PR2201004		00015692	03/03/2022
EP	INTERNAL REVENUE V010054	FED/MED/SS P/E 2/6 PD 2/25	0061-2115 Employee Medicare W/H	ACH030222	73.73	PR2201004		00015692	03/03/2022
Check Total:					93,630.65				
EP	WASHINGTON STATE V011597	P/E 2/6 PD 2/25	0010-2196 Garnishments W/H	ACH030222	401.53	PR2201004		00015693	03/03/2022
Check Total:					401.53				
EP	BANK OF AMERICA V008741	FLIGHT CHANGE FEE - SHADER	101001-6245 Meetings & Conferences	ACH022522	24.99	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	COUNCIL, STAFF SUPPLIES	101001-6245 Meetings & Conferences	ACH022522	267.49	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	COUNCIL, STAFF SUPPLIES	101001-6245 Meetings & Conferences	ACH022522	268.61	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	COUNCIL SUPPLIES	101001-6245 Meetings & Conferences	ACH022522	23.87	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	ICSC CONF REG - SMITH	101001-6245 Meetings & Conferences	ACH022522	660.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ICSC CONF REG - WANKE	101001-6245 Meetings & Conferences	ACH022522	660.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ICSC MEMBERSHIP - WANKE	101001-6255 Dues & Memberships	ACH022522	125.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	GET WELL PLANT - ZAMBRANO	101001-6301 Special Department Expenses	ACH022522	59.25	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	COUNCIL PICTURE NAME PLATE	101001-6301 Special Department Expenses	ACH022522	26.94	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MAYORS OFFICE FLOOR MAT	101001-6301 Special Department Expenses	ACH022522	49.55	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MAYORS OFFICE CHAIR FLOOR MAT	101001-6301 Special Department Expenses	ACH022522	49.91	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	COUNCIL SUPPLIES	101001-6301 Special Department Expenses	ACH022522	32.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BRIEFCASE - GREEN	101001-6301 Special Department Expenses	ACH022522	226.20	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PLAQUE ENGRAVING SVS	101001-6301 Special Department Expenses	ACH022522	41.16	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MAYORS OFFICE PICTURE FRAME	101001-6301 Special Department Expenses	ACH022522	155.16	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BUSINESS CARDS - SHADER	101001-6301 Special Department Expenses	ACH022522	9.14	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MAYORS OFFICE ARTIFICIAL TREE	101001-6301 Special Department Expenses	ACH022522	55.18	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MAYORS OFFICE ARTIFICIAL TREE	101001-6301 Special Department Expenses	ACH022522	95.69	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	WORKING LUNCH MEAL	101511-6245 Meetings & Conferences	ACH022522	4.82	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	OCCMA CONF DINNER - ARRULA	101511-6245 Meetings & Conferences	ACH022522	100.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CSMFO CONF REG - ARRULA	101511-6245 Meetings & Conferences	ACH022522	380.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	WORKING LUNCH MEALS	101511-6245 Meetings & Conferences	ACH022522	15.76	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	WORKING LUNCH MEALS	101511-6245 Meetings & Conferences	ACH022522	4.86	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	INTERVIEW PANEL MEALS	101511-6245 Meetings & Conferences	ACH022522	60.16	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BUSINESS MEETING MEALS	101511-6245 Meetings & Conferences	ACH022522	49.87	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ICSC CONF REG - ARRULA	101511-6245 Meetings & Conferences	ACH022522	660.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	WORKING LUNCH MEAL	101511-6245 Meetings & Conferences	ACH022522	4.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CERTIFICATE FRAME	101511-6301 Special Department Expenses	ACH022522	32.30	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	16.30	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	36.98	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	20.65	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	-16.30	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	-36.98	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	39.14	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	ACC-OC MTG AIRFARE - SHADER	101001-6245 Meetings & Conferences	ACH022522	362.97	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	17.21	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FACE MASKS	104071-6301 Special Department Expenses	ACH022522	228.38	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	14.84	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	-10.75	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	6.49	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	25.87	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	20.65	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	101511-6315 Office Supplies	ACH022522	40.91	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	NOTARY OATH, REGISTRATION	101512-6250 Staff Training	ACH022522	35.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MMASC MEMBERSHIP - ORTEGA	101512-6255 Dues & Memberships	ACH022522	90.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	NOTARY MEMBERSHIP - PEREZ	101512-6255 Dues & Memberships	ACH022522	25.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	INTERVIEW PANEL MEALS	101512-6301 Special Department Expenses	ACH022522	53.74	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	INTERVIEW PANEL MEALS	101512-6301 Special Department Expenses	ACH022522	79.25	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	INTERVIEW PANEL MEALS	101512-6301 Special Department Expenses	ACH022522	94.72	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	HR LABOR LAW BOOKS	101512-6320 Books & Periodicals	ACH022522	814.38	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	DISPATCH CONSOLE CABLES	101515-6137 Repair Maint/Equipment	ACH022522	250.22	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	LOCKING LATERAL CABINET	101515-6137 Repair Maint/Equipment	ACH022522	704.04	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BOOKSHELVES	101515-6137 Repair Maint/Equipment	ACH022522	318.82	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FLOOR MATS	101515-6137 Repair Maint/Equipment	ACH022522	260.68	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PROQA TRAINING REG - DISPATCH	101515-6250 Staff Training	ACH022522	200.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	DISPATCH HEADSETS	101515-6301 Special Department Expenses	ACH022522	798.99	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	USB PLUGS	101515-6301 Special Department Expenses	ACH022522	92.40	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - USB PLUGS	101515-6301 Special Department Expenses	ACH022522	-92.40	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	JAN CONFERENCE CALL SVS	101523-6136 Software Maintenance	ACH022522	239.92	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ANNUAL ZOOM SUBSCRIPTION	101523-6136 Software Maintenance	ACH022522	569.15	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BATTERIES FOR IT	101523-6301 Special Department Expenses	ACH022522	195.72	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	TOLL ROAD PENALTY PMT	102020-5199 Other Employee Benefits	ACH022522	100.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	GFOA TRAINING REG - GALVAN	102020-6250 Staff Training	ACH022522	280.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CSMFO MEMBERSHIP - GALVAN	102020-6255 Dues & Memberships	ACH022522	110.00	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	CSMFO MEMBERSHIP - MARISCAL	102020-6255 Dues & Memberships	ACH022522	110.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	102020-6315 Office Supplies	ACH022522	29.42	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	102020-6315 Office Supplies	ACH022522	17.17	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	STAPLER	102020-6315 Office Supplies	ACH022522	86.34	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	WORKING LUNCH MTG MEALS	102531-6245 Meetings & Conferences	ACH022522	197.63	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CACEO WEBINAR - PIVAROFF	102533-6250 Staff Training	ACH022522	38.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CACEO WEBINAR - MONTELONGO	102533-6250 Staff Training	ACH022522	38.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CACEO WEBINAR - EADY	102533-6250 Staff Training	ACH022522	38.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FLASH MEMORY CARDS	102533-6315 Office Supplies	ACH022522	11.19	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CODE ENFORCEMENT HATS	102533-6360 Uniforms	ACH022522	22.83	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FLYER DESIGN SUBSCRIPTION	102534-6225 Advertising/Promotional	ACH022522	319.95	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ICSC CONF REG - ORTEGA	102534-6245 Meetings & Conferences	ACH022522	660.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ICSC CONF REG - LAMBERT	102534-6245 Meetings & Conferences	ACH022522	660.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ICSC MEMBERSHIP - DRULIAS	102534-6255 Dues & Memberships	ACH022522	125.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MISC SUPPLIES	102534-6315 Office Supplies	ACH022522	44.00	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	MISC SUPPLIES	102534-6315 Office Supplies	ACH022522	24.37	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MISC SUPPLIES	102534-6315 Office Supplies	ACH022522	54.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PD COMMAND MTG SUPPLIES	103040-6245 Meetings & Conferences	ACH022522	12.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BREAKFAST MTG MEALS	103040-6245 Meetings & Conferences	ACH022522	40.60	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PLAQUE	103040-6301 Special Department Expenses	ACH022522	22.57	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CD CASE & MOUSE	103040-6315 Office Supplies	ACH022522	25.62	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PRESENTATION FOLDERS	103040-6315 Office Supplies	ACH022522	6.93	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	257.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	257.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	257.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	257.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	257.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	257.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	15.20	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	SHIPPING CHARGES	103040-6325 Postage	ACH022522	7.60	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - SHIPPING CHARGES	103040-6325 Postage	ACH022522	-12.90	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SCREENCLOUD SUBSCRIPTION	103041-6136 Software Maintenance	ACH022522	400.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	INTERNATIONAL TRANSACTION FEB	03041-6136 Software Maintenance	ACH022522	4.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - PD TRAINING REG	103041-6250 Staff Training	ACH022522	-249.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - PD TRAINING REG	103041-6250 Staff Training	ACH022522	-299.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	K9 DOG FOOD	103041-6301 Special Department Expenses	ACH022522	59.05	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	JAN PD MAPPING SOFTWARE SVS	103042-6290 Dept. Contract Services	ACH022522	15.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING SUPPLIES	103043-6162 Range Training	ACH022522	231.91	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	RANGE SUPPLIES	103043-6162 Range Training	ACH022522	33.66	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	RANGE SUPPLIES	103043-6162 Range Training	ACH022522	83.26	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	RANGE SUPPLIES	103043-6162 Range Training	ACH022522	14.28	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PD TRAINING REG - KENNICUTT	103043-6250 Staff Training	ACH022522	532.51	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CAPE MEMBERSHIP - RODRIGUEZ	103043-6255 Dues & Memberships	ACH022522	50.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHREDDER	103043-6301 Special Department Expenses	ACH022522	293.61	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	RECEIPT TAPE	103043-6315 Office Supplies	ACH022522	21.74	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	EMPLOYMENT LAW CONF - DOBINE	103065-6245 Meetings & Conferences	ACH022522	650.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	INTERVIEW PANEL SUPPLIES	103065-6245 Meetings & Conferences	ACH022522	17.95	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FD CONF AIRFARE - DOBINE	103065-6250 Staff Training	ACH022522	38.60	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FD CONF AIRFARE - DOBINE	103065-6250 Staff Training	ACH022522	38.98	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	WARDROBE CABINET - DOBINE	103065-6301 Special Department Expenses	ACH022522	219.96	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	AIRTAGS FOR FD ADMIN	103065-6301 Special Department Expenses	ACH022522	112.01	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	103065-6315 Office Supplies	ACH022522	66.05	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	103065-6315 Office Supplies	ACH022522	61.96	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FD VEHICLE CHARGING ADAPTOR	103066-6134 Vehicle Repair & Maintenance	ACH022522	176.39	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	TINT ON FD CHIEF'S VEHICLE	103066-6134 Vehicle Repair & Maintenance	ACH022522	250.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CLEANING SUPPLIES	103066-6301 Special Department Expenses	ACH022522	90.14	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CLEANING SUPPLIES	103066-6301 Special Department Expenses	ACH022522	65.15	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FD STATION LAUNDRY SUPPLIES	103066-6301 Special Department Expenses	ACH022522	24.45	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PAGING ADAPTERS	103066-6301 Special Department Expenses	ACH022522	826.50	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	FD STATION LAUNDRY SUPPLIES	103066-6301 Special Department Expenses	ACH022522	59.01	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CLEANING SUPPLIES	103066-6301 Special Department Expenses	ACH022522	121.67	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	TRAFFIC CONES	103066-6301 Special Department Expenses	ACH022522	67.45	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	TRAFFIC CONES	103066-6301 Special Department Expenses	ACH022522	202.36	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FD TOLL ROAD CHARGES	103066-6301 Special Department Expenses	ACH022522	61.07	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - LAUNDRY SUPPLIES	103066-6301 Special Department Expenses	ACH022522	-65.15	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FD STATION LAUNDRY SUPPLIES	103066-6301 Special Department Expenses	ACH022522	65.04	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	IPAD KEYBOARD, COVER, CABLES	103066-6315 Office Supplies	ACH022522	215.47	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	IPAD KEYBOARD, COVER, CABLES	103066-6315 Office Supplies	ACH022522	187.45	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SPARK OF LOVE TOYS	103066-6401 / 22852-6401 Community Programs	ACH022522	35.55	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OCCMA DINNER REG - ESTEVEZ	103550-6245 Meetings & Conferences	ACH022522	100.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ICMA CONF REG - ESTEVEZ	103550-6245 Meetings & Conferences	ACH022522	660.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SWANA MEMBERSHIP - NGUYEN	103550-6245 Meetings & Conferences	ACH022522	100.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	103550-6315 Office Supplies	ACH022522	75.79	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CREDIT - DIGITAL RECORDER	103550-6315 Office Supplies	ACH022522	-43.73	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	DIGITAL VOICE RECORDER	103550-6315 Office Supplies	ACH022522	43.73	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	DIGITAL VOICE RECORDER	103550-6315 Office Supplies	ACH022522	44.03	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE CHAIR - ESTEVEZ	103550-6855 Furniture & Fixtures	ACH022522	521.99	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE CHAIR - ENGINEER	103550-6855 Furniture & Fixtures	ACH022522	610.38	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ACIA MEMBERSHIP - BURNETT	103550-6855 Furniture & Fixtures	ACH022522	100.71	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	GRAFFITI REMOVAL PAINT	103652-6301 Special Department Expenses	ACH022522	197.10	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	GRAFFITI REMOVAL PAINT	103652-6301 Special Department Expenses	ACH022522	376.26	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	AMERICAN FLAGS	103652-6301 Special Department Expenses	ACH022522	469.44	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PROPANE	103652-6301 Special Department Expenses	ACH022522	47.48	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	GRAFFITI REMOVAL SUPPLIES	103652-6301 Special Department Expenses	ACH022522	579.46	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SIGN SHOP SUPPLIES	103652-6310 Street Signs	ACH022522	554.97	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OUTLETS & LIGHT SWITCHES	103654-6130 Repair & Maint/Facilities	ACH022522	492.04	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PARK LIGHTS REPAIR SUPPLIES	103654-6130 Repair & Maint/Facilities	ACH022522	200.46	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FD MONUMENT LIGHTS	103654-6130 Repair & Maint/Facilities	ACH022522	85.93	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	LIGHTS FOR PW YARD	103654-6130 Repair & Maint/Facilities	ACH022522	41.57	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	FACILITY REPAIR SUPPLIES	103654-6130 Repair & Maint/Facilities	ACH022522	284.77	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FACILITY REPAIR SUPPLIES	103654-6130 Repair & Maint/Facilities	ACH022522	149.40	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	TOUCHLESS FAUCET	103654-6130 Repair & Maint/Facilities	ACH022522	94.28	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	TOUCHLESS FAUCETS	103654-6130 Repair & Maint/Facilities	ACH022522	384.74	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FACILITY REPAIR SUPPLIES	103654-6130 Repair & Maint/Facilities	ACH022522	175.23	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FACILITY REPAIR SUPPLIES	103654-6130 Repair & Maint/Facilities	ACH022522	69.52	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CHAIR WHEELS	103654-6301 Special Department Expenses	ACH022522	80.36	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PW AMAZON PRIME MEMBERSHIP	103654-6301 Special Department Expenses	ACH022522	129.41	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FACILITY REPAIR SUPPLIES	103654-6301 Special Department Expenses	ACH022522	169.96	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FACILITY REPAIR SUPPLIES	103654-6301 Special Department Expenses	ACH022522	474.03	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	LOCKS, PW SUPPLIES	103654-6301 Special Department Expenses	ACH022522	166.75	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FACILITY REPAIR SUPPLIES	103654-6301 Special Department Expenses	ACH022522	116.24	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	HAND SANITIZER	103654-6301 Special Department Expenses	ACH022522	21.03	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	JANITORIAL SUPPLIES	103654-6301 Special Department Expenses	ACH022522	108.50	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	COMMERCIAL VACUUM	103654-6350 Small Tools/Equipment	ACH022522	312.21	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	PALM SANDER & BUFFER	103654-6350 Small Tools/Equipment	ACH022522	137.82	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PARK WALKWAY LIGHTS	103655-6130 Repair & Maint/Facilities	ACH022522	125.05	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BACKFLOW REPAIR KIT	103655-6301 Special Department Expenses	ACH022522	72.10	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	GOMEZ PARK REPAIR SUPPLIES	103655-6301 Special Department Expenses	ACH022522	58.54	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FLOWERS FOR DOWNTOWN	103655-6301 Special Department Expenses	ACH022522	308.13	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BRAKE PADS	103658-6134 Vehicle Repair & Maintenance	ACH022522	144.58	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL TRANSFER PUMP	103658-6134 Vehicle Repair & Maintenance	ACH022522	317.46	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PROPANE	103658-6134 Vehicle Repair & Maintenance	ACH022522	27.58	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	92.70	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	76.46	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	66.12	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	97.72	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	83.29	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	77.73	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	80.72	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	90.74	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FUEL FOR UNIT 71	103658-6345 Gasoline & Diesel Fuel	ACH022522	96.08	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	JAN REC SCHEDULING SVS	104070-6099 Professional Services	ACH022522	98.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	GLOVES, CABLE TIES	104071-6130 Repair & Maint/Facilities	ACH022522	82.42	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BLUE TARP	104071-6130 Repair & Maint/Facilities	ACH022522	20.41	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BALLFIELD PLATES	104071-6130 Repair & Maint/Facilities	ACH022522	125.01	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CLEANING SUPPLIES	104071-6130 Repair & Maint/Facilities	ACH022522	39.29	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	JAN SPOTIFY SERVICES	104071-6299 Other Purchased Services	ACH022522	15.99	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	JAN NETFLIX SERVICES	104071-6299 Other Purchased Services	ACH022522	17.99	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	STORAGE CONTAINERS	104071-6301 Special Department Expenses	ACH022522	156.13	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BUBBLE WRAP	104071-6301 Special Department Expenses	ACH022522	18.32	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	STORAGE CONTAINERS	104071-6301 Special Department Expenses	ACH022522	99.09	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	63.90	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	134.14	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	46.97	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	STORAGE CONTAINERS	104071-6301 Special Department Expenses	ACH022522	123.86	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	STORAGE CONTAINERS	104071-6301 Special Department Expenses	ACH022522	148.63	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	POPCORN MACHINE WARRANTY	104071-6301 Special Department Expenses	ACH022522	44.99	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FLYER DISPLAY HOLDERS	104071-6301 Special Department Expenses	ACH022522	31.53	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	POPCORN MACHINE	104071-6301 Special Department Expenses	ACH022522	306.97	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	10.86	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	STORAGE FACILITY LOCKS	104071-6301 Special Department Expenses	ACH022522	1,986.68	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MLA HANDBOOKS	104071-6301 Special Department Expenses	ACH022522	27.51	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	44.58	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	POWER STRIPS,EXTENSION CORDS	104071-6301 Special Department Expenses	ACH022522	642.19	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	76.37	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	POPCORN KITS	104071-6301 Special Department Expenses	ACH022522	50.38	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	37.58	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FRAUD CHARGE	104071-6301 Special Department Expenses	ACH022522	2,498.90	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SPECIAL EVENT SUPPLIES	104071-6301 Special Department Expenses	ACH022522	103.07	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	191.06	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	FIRST AID BACKPACKS	104071-6301 Special Department Expenses	ACH022522	516.50	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	CARABINGER CLIPS	104071-6301 / 79376-6301 Special Department Expenses	ACH022522	101.07	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BASKETBALL HOOP TIES	104071-6301 / 79376-6301 Special Department Expenses	ACH022522	34.68	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BASKETBALL HOOP TIES	104071-6301 / 79376-6301 Special Department Expenses	ACH022522	34.68	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	ZIP TIES	104071-6301 / 79376-6301 Special Department Expenses	ACH022522	67.73	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104072-6315 Office Supplies	ACH022522	55.43	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104072-6315 Office Supplies	ACH022522	15.87	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SR CENTER SUPPLIES	104079-6301 Special Department Expenses	ACH022522	168.48	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SR CTR COUNTER SNEEZE GUARD	104079-6301 Special Department Expenses	ACH022522	58.72	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SR CENTER SUPPLIES	104079-6301 Special Department Expenses	ACH022522	67.27	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SR CENTER SUPPLIES	104079-6301 Special Department Expenses	ACH022522	28.44	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	PD TESLA PROJECT ORDER FEE	108206-6842 Vehicles	ACH022522	250.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MEETING SUPPLIES	109595-6301 Special Department Expenses	ACH022522	16.06	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	REPLACEMENT GIFTCARDS	109595-6301 Special Department Expenses	ACH022522	511.90	JANUARY 22		00015694	03/03/2022

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EP	BANK OF AMERICA V008741	REPLACEMENT GIFTCARDS	109595-6301 Special Department Expenses	ACH022522	106.95	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MEETING SUPPLIES	109595-6301 Special Department Expenses	ACH022522	28.18	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	REPLACEMENT GIFTCARDS	109595-6301 Special Department Expenses	ACH022522	105.95	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	OFFICE SUPPLIES	104071-6301 Special Department Expenses	ACH022522	38.36	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	MEETING SUPPLIES	109595-6301 Special Department Expenses	ACH022522	13.75	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	BCIP PROJECT PERMIT FEE	692003-6185 Construction Services	ACH022522	530.00	JANUARY 22		00015694	03/03/2022
EP	BANK OF AMERICA V008741	SHIPPING CHARGES	581573-6301 Special Department Expenses	ACH022522	44.85	JANUARY 22		00015694	03/03/2022
Check Total:					39,288.29				
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0010-2140 Employee PERS W/H	ACH030722	38,441.91	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0010-2150 Survivor Benefit Package	ACH030722	121.60	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0010-2195 PERS Uniform	ACH030722	27.03	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0029-2140 Employee PERS W/H	ACH030722	202.31	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0029-2140 Employee PERS W/H	ACH030722	155.59	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0029-2150 Survivor Benefit Package	ACH030722	0.90	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0037-2140 Employee PERS W/H	ACH030722	647.75	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC	PERS P/E 2/19 PD 2/25	0037-2140	ACH030722	503.01	PR2201004		00015695	03/07/2022

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	V010053		Employee PERS W/H						
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0037-2150 Survivor Benefit Package	ACH030722	1.97	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0010-2140 Employee PERS W/H	ACH030722	57,435.72	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0048-2140 Employee PERS W/H	ACH030722	1,071.59	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0061-2195 PERS Uniform	ACH030722	1.04	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0048-2140 Employee PERS W/H	ACH030722	821.26	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0048-2150 Survivor Benefit Package	ACH030722	3.26	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0048-2195 PERS Uniform	ACH030722	0.60	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0054-2140 Employee PERS W/H	ACH030722	233.78	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0054-2140 Employee PERS W/H	ACH030722	177.47	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0054-2150 Survivor Benefit Package	ACH030722	0.50	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0061-2140 Employee PERS W/H	ACH030722	1,028.64	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0061-2140 Employee PERS W/H	ACH030722	450.64	PR2201004		00015695	03/07/2022
EP	CALIFORNIA PUBLIC V010053	PERS P/E 2/19 PD 2/25	0061-2150 Survivor Benefit Package	ACH030722	1.04	PR2201004		00015695	03/07/2022

Check Total: 101,327.61

Type Total: 594,879.75

City of Placentia
Electronic Disbursement Register
For 03/08/2022

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Ref #	Ref Date
				Check Total:	594,879.75				



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / SUPPORT AND EMERGENCY SERVICES

DATE: MARCH 15, 2022

SUBJECT: **MAKING THE LEGALLY REQUIRED FINDINGS TO CONTINUE TO AUTHORIZE THE CONDUCT OF REMOTE "TELEPHONIC" MEETINGS DURING THE STATE OF EMERGENCY**

FISCAL
IMPACT: None

SUMMARY:

On Friday, September 17, 2021, the Governor signed Assembly Bill (AB) 361. AB-361 allows local agencies to continue to conduct remote ("Zoom") meetings during a declared state of emergency, provided local agencies comply with specified requirements. Absent this legislation, local agencies would have had to return to traditional meetings beginning on October 1, 2021.

Starting October 1, 2021 and running through the end of 2023, to participate in remote meetings, public agencies must comply with the requirements of new subsection (e) of Government Code section 54953. By majority vote the City Council must determine that "as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees," and that a state of emergency remains active and continues to directly impact the ability of the members to meet safely in person.

Staff recommended that that both the initial determination, and all subsequent determinations be made by City Council resolution. At the January 18, 2022 meeting, City Council approved Resolution R-2022-01 making the initial determination. At the February 15, 2022 meeting, City Council approved Resolution R-2022-04 making the determination to continue to authorize the conduct of remote meetings. Approval of Resolution R-2022-12 (Attachment 1) would continue to confirm the subsequent determination to continue remote meetings in 2022.

RECOMMENDATION:

It is recommended that the City Council take the following action:

Approve Resolution R-2022-12, a Resolution of the City Council of the City of Placentia, California, making the legally required findings to continue to authorize the conduct of remote "telephonic" meetings during the state of emergency.

1. d.
Mar. 15, 2022

DISCUSSION:

On March 4, 2020, Governor Newsom declared a state of emergency. That declaration is still in effect. Since March 12, 2020, Executive Orders from the Governor have relaxed various Brown Act meeting requirements to allow remote meetings and to temporarily suspended the Brown Act provisions requiring the physical presence of members at the public meetings. The most recent extension of that authorization expired at the end of September 2021.

Starting October 1, 2021 and running through the end of 2023, to participate in remote meetings, public agencies must comply with the requirements of new subsection (e) of Government Code section 54953.

The first remote public meeting of a legislative body on or after October 1, 2021 is allowed only if it is during a state of emergency proclaimed by the Governor, and at least one of the following is true:

1. State or local officials have imposed or recommended measures to promote social distancing; or
2. The legislative body is holding a meeting for the purpose of determining “whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.” That is, the legislative body will be determining whether there is such risk; or
3. By “majority vote” the legislative body determines that “as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.” That is, the legislative body already determined there is such risk.

Any time after the first remote meeting of the legislative body, it can meet remotely if both of the following apply:

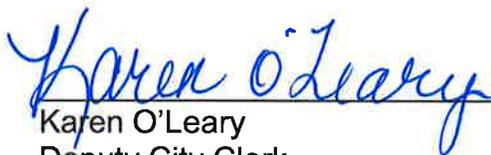
1. State/local emergency/social distancing. Either:
 - a. “A state of emergency remains active;” or
 - b. State or local officials have imposed or recommended measures to promote social distancing;” and
2. 30 days. Within the last 30 days (which vote may occur at that meeting) the legislative body has made the following findings by majority vote:
 - a. The legislative body has reconsidered the circumstances of the state of emergency; and
 - b. Any of the following circumstances exist:
 - i. The state of emergency continues to directly impact the ability of the members to meet safely in person; or
 - ii. State or local officials continue to impose or recommend measures to promote social distancing.

Subsection (e)(3) of Government Code section 54953 states that after the legislative body makes this determination, the legislative body must make this determination “every 30 days thereafter.”

The City Council made the initial determination to conduct remote meetings in 2022 at the January 18, 2022 meeting by adopting Resolution R-2022-01, and the City Attorney and Staff recommend that for each subsequent meeting (until there is no longer a desire to meet remotely), the City Council approve a Consent Calendar item to make the legally required finding described in subsection (e)(3), and thereby allow the City Council and all boards, commissions, and committees to continue to meet remotely.

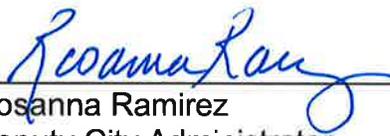
Approval of Resolution R-2022-12 (Attachment 1) would confirm the subsequent determination to continue remote meetings for an additional 30 days.

Prepared by:



Karen O'Leary
Deputy City Clerk

Reviewed and approved:



Rosanna Ramirez
Deputy City Administrator

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachment:

Resolution R-2022-12 – Authorizing Continued Remote Meeting Participation

RESOLUTION NO. R-2022-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, MAKING THE LEGALLY REQUIRED FINDINGS TO CONTINUE TO AUTHORIZE THE CONDUCT OF REMOTE “TELEPHONIC” MEETINGS DURING THE STATE OF EMERGENCY

A. Recitals.

(i). On March 4, 2020, pursuant to California Gov. Code Section 8625, the Governor declared a state of emergency.

(ii). On September 17, 2021, Governor Newsom signed AB-361, which bill went into immediate effect as urgency legislation.

(iii). AB-361 added subsection (e) to Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings.

(iv). As of February 9, 2022, the COVID-19 pandemic has killed more than 81,811 Californians.

(v). Social distancing measures remain to decrease the chance of the spread of COVID-19.

(vi). The City Council of the City of Placentia previously adopted Resolution R-2022-01 and R-2022-04 to authorize this body and subservient bodies of boards, commissions, and committees to conduct remote “telephonic” meetings.

(vi). Government Code Section 54953(e)(3) authorizes this legislative body to continue to conduct remote “telephonic” meetings provided that it has timely made the findings specified therein.

B. Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACENTIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

1. In all respects as set forth in the Recitals, Part A., of this Resolution.
2. This legislative body declares that it has reconsidered the circumstances of the state of emergency declared by the Governor and at least one of the following is true: (1) the state of emergency continues to directly impact the ability of the members of this legislative body and subservient bodies of boards, commissions, and committees

to meet safely in person; and/or (2) State or local officials continue to impose or recommend measures to promote social distancing.

3. The Mayor shall sign this resolution, and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, ADOPTED AND APPROVED this 15th day of March 2022.

Rhonda Shader, 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 resolution was adopted at a regular meeting of the City Council of the City of Placentia held on the 15th day of March 2022 by the following vote:

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

Robert S. McKinnell, City Clerk

Approved as to Form:

Christian L. Bettenhausen, City Attorney



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL
VIA: CITY ADMINISTRATOR
FROM: DEPUTY CITY ADMINISTRATOR
DATE: MARCH 1, 2022
SUBJECT: PUBLIC HEARING TO RECEIVE FINAL INPUT FROM THE COMMUNITY REGARDING THE DESIGNATED CITY COUNCIL DISTRICT MAP AND INTRODUCE AN ORDINANCE ADOPTING THE 2022 ADJUSTED MAP

SECOND READING AND ADOPTION	
Ord No. <u>O-2022-02</u>	Date <u>03/15/2022</u> Item No. <u>1.e.</u>
First reading approved on <u>03/01/2022</u> Item <u>2.b.</u>	
(Date)	
Reviewed and Approved	
Department Head <u><i>Roanna Ray</i></u>	
Deputy City Clerk <u><i>Helen O'Dea</i></u>	

FISCAL IMPACT: Expenses: \$19,290.37 To Date for Legal, Publishing, and Translation Services
Budgeted: \$35,000.00 Legislative – Other Purchased Services (101002-6299)

SUMMARY:

Following each federal Census, the City of Placentia is required to review new population data and to rebalance, if necessary, the population of its City Council election districts. Per the California Elections Code, the City Council is required to adopt a new district map or, if appropriate, readopt the existing district map following a series of public hearings. As required by law, the City Council districts must be "substantially equal in population" based upon the results of the 2020 Census. The districts are also required to comply with the United States Constitution, the California Constitution, the California Elections Code, and the federal Voting Rights Act of 1965. This public hearing is the last of a series of public hearings to receive input from the Placentia community regarding the revised City Council district boundaries.

Staff and the City's consultant National Demographics Corporation ("NDC") provided information to the City Council and public regarding the process during the first four (4) required public hearings. Extensive information regarding the process and considerations are available on the City's website. At the public hearings conducted on February 10 and 16 2022, respectively the City Council received public input and a presentation from NDC. NDC's written and oral reports indicated that some of the maps that have been proposed had deficiencies under either state or federal legal principles regarding redistricting, and the City Council elected not to move forward with those maps. The City Council asked for additional information and designated three (3) maps for further consideration. Subsequently, at the public hearing on February 16, 2022, the City Council received public input and an additional presentation from NDC. The City Council then designated Public Map No. 3 (Revised and Renumbered by Council) as the proposed City Council district map to be adopted.

The purpose of tonight's hearing is to receive final input from the public regarding the draft map designated by City Council and to introduce Ordinance O-2022-02, adopting the designated district boundary map and adjusting the boundaries of the City Council Districts.

1. e. Mar. 15, 2022 **2. b. Mar. 1, 2022**

As always, the City Council’s deliberations and choice of district boundaries is guided by the U.S. and California Constitutions, the redistricting priorities under California’s Fair Maps Act, and other elements of state and federal law. The legal considerations have been explained to the City Council in prior public hearings, and the maps NDC has provided comply with those requirements.

The schedule for the public hearings is as follows:

Public Hearings	Date
Public Hearing No. 1 – Council Meeting	Tuesday, October 5, 2021
Public Hearing No. 2 – Special Meeting	Wednesday, January 19, 2022
Public Hearing No. 3 – Special Meeting	Thursday, February 10, 2022
Public Hearing No. 4 – Special Meeting Final Map Designated	Wednesday, February 16, 2022
Public Hearing No. 5 - Council Meeting Introduction of Ordinance Adjusting Council District Map and Final Map Approval	Tuesday, March 1, 2022
Council Meeting Second Reading and Adoption of Ordinance Adjusting Council District Map - Tentative	Tuesday, March 15, 2022

RECOMMENDATION:

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

1. Open and conduct Public Hearing No. 5 to receive public comments regarding the 2022 designated map containing the proposed adjustments to the boundaries of the City Council districts, and other matters related to the adjustments of boundaries for Council district elections; and
2. Receive the Staff Report, consider all public testimony, ask questions of Staff; and
3. Close the Public Hearing; and
4. Waive full reading, read by title only, and introduce for first reading Ordinance No. O-2022-02, an Ordinance of the City Council of the City of Placentia, California, adjusting the boundaries of the City Council Districts and adopting a new Council District map based on the results of the 2020 U.S. Census with the adjusted boundaries and identification number of each electoral district.

DISCUSSION:

The City of Placentia adopted a district-based voting system in 2016. Following the 2020 Census, the City is required to review new population data and to rebalance the population of its City Council election districts. Per the California Elections Code, the City Council is required to adopt a new district map or, if appropriate, readopt the existing district map following a series of public

hearings. As required by law, the City Council districts must be “substantially equal in population” based upon the results of the 2020 Census. The districts are also required to comply with the United States Constitution, the California Constitution, California Elections Code, and the federal Voting Rights Act of 1965. The districts must now also be in compliance with the Fair Maps Act (“Act”), which was adopted by the California Legislature as AB 849 and took effect January 1, 2020. Under the Act the City Council must, to the extent practicable, draw and adopt City Council district boundaries using the following criteria in the listed order of priority (Elections Code 21621(c)):

1. Comply with the federal requirements of equal population and the Voting Rights Act
2. Geographically contiguous
3. Undivided neighborhoods and “communities of interest”
4. Easily identifiable boundaries
5. Compact (do not bypass one group of people to get to a more distant group of people)
6. Shall not favor or discriminate against a political party

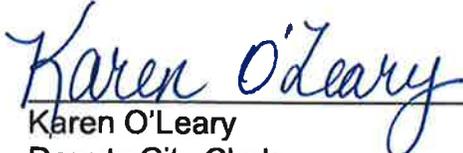
The process to redraw the district boundaries is set forth in the California Elections Code. District boundary maps have been drawn by the City’s professional demographer, NDC, in consultation with the City’s legal counsel and the City Clerk’s Office based upon the 2020 Census data, criteria in the law, and public input. This public hearing is the fifth of several public hearings to receive input from the Placentia community regarding the review of the proposed City Council district boundaries. A total of at least four (4) hearings are required; at least one (1) hearing must be held before a map is proposed, and two (2) public hearings are required after the City Council has proposed a map or maps. This meeting is the second of those hearings. Assuming the City Council does not designate a different map; the public hearing requirements will have been met and the Council may move forward with adopting an ordinance.

The City has also created a redistricting page on the City’s website at <https://www.placentia.org/944/City-Council-District-Boundaries>, which has been used as a central location for all information related to the redistricting process. This page contains a link to a mapping tool which can assist the community in submitting draft district maps. Map submissions and inquiries about the redistricting process may be sent to cityclerk@placentia.org. The City has met all of the public outreach requirements of state law.

FISCAL IMPACT:

The fiscal impact to the City will consist of a demographer, special legal counsel, newspaper publishing of public hearing notices for two (2) languages, and translation of public hearing notices and agendas into Spanish. The cost to date has been \$19,290.37. The final cost to the City will not be realized until completion of the process to adjust the district boundaries.

Prepared by:



Karen O'Leary
Deputy City Clerk

Reviewed and approved:



Rosanna Ramirez
Deputy City Administrator

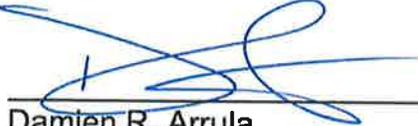
Reviewed and approved:



Craig A. Steele
Special Counsel, RWG Law

For

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Draft Map – Public Map 3 (Revised and Renumbered)
2. 2019 Adjusted Map and Corresponding Demographic Data
3. Notice of Public Hearing No. 5 and Spanish Translation
4. NDC Report on Placentia Redistricting, February 15, 2022
5. Proposed Ordinance O-2022-02, Adopting a Map with Adjusted Boundaries
 - a. Exhibit A – 2022 Adjusted Map and Demographics

ORDINANCE NO. O-2022-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, ADJUSTING THE BOUNDARIES OF THE CITY COUNCIL DISTRICTS AND ADOPTING A NEW COUNCIL DISTRICT MAP BASED ON THE RESULTS OF THE 2020 U.S. CENSUS WITH THE ADJUSTED BOUNDARIES AND IDENTIFICATION NUMBER OF EACH ELECTORAL DISTRICT

City Attorney Summary

This Ordinance would amend Section 2.10.010 of Chapter 2.10 of the City of Placentia Municipal Code to adjust the boundaries of the City Council voting districts based on the results of the 2020 U.S. Census. Pursuant to Elections Code Section 21621 and subsection (D) of Section 600 of the City Charter, the City Council is required to review the boundaries of voting districts and re-adopt district boundaries following each U.S. Census to ensure that voting districts remain substantially equal in population and still protect the rights of members of communities of interest to vote for the candidates of their choice. This Ordinance adjusts the boundaries of the City Council districts and adopts a new City Council district map based on the results of the 2020 Census with adjusted boundaries and an identification number for each City Council district.

A. Recitals

(i) At the City's General Municipal Election held on November 8, 2016, the City's electorate approved a Charter amendment to establish by-district elections for the five members of the City Council.

(ii) On June 19, 2018, the City Council adopted Ordinance No. O-2018-02 adding Chapter 2.10 to the Placentia Municipal Code entitled "City Council District Boundaries" and adopting the Olive Map, renamed "Council District Map," establishing the boundaries and identification number of each electoral district.

(iii) On July 23, 2019, the City Council adopted Ordinance No. O-2019-04 to amend Section 2.10.010 of the Placentia Municipal Code and adjust the City Council district boundaries as set forth in the 2019 Adjusted Map.

(iv) Pursuant to Elections Code Section 21621 and subsection (D) of Section 600 of the City Charter, the City Council is required to review the boundaries of voting districts and re-adopt district boundaries following each decennial U.S. Census to ensure that voting districts remain substantially equal in population and still protect the rights of members of communities of interest to vote for the candidates of their choice.

(vi) City Council district boundaries must comply with the United States Constitution, the California Constitution, the California Elections Code, and the federal Voting Rights Act of 1965.

(vii) The Fair Maps Act, which was passed by the California Legislature as AB 849 and became effective on January 1, 2020, requires the City Council to adopt district boundaries based on the current Census data using the following four criteria set forth in order of priority: (1) voting districts must be geographically contiguous; (2) voting district boundaries must respect and incorporate local neighborhoods or local communities of interest; (3) voting district boundaries should be easily identifiable and understandable by residents; and (4) voting district boundaries should encourage geographical compactness.

(viii) In accordance with Elections Code Sections 21627 and 21627.1, the City Council held multiple duly-noticed public hearings to receive input from the Placentia community regarding the composition of the City Council district boundaries. These public hearings were held on October 5, 2021, January 19, 2022, February 10, 2022, February 16, 2022, and March 1, 2022. The proposed maps of the district boundaries were all published on the City's redistricting webpage. Notice of each redistricting public hearing was published in the Placentia News Times pursuant to the requirements of Elections Code Section 21628(c).

(ix) On February 16, 2022, the City Council selected one of the proposed district maps establishing the district boundaries and identification number of each electoral district, which is attached hereto as Exhibit "A" with demographic data supporting the map based on 2020 U.S. Census data. Pursuant to Elections Code Section 21628(d)(1), the selected district map was published on the City's redistricting webpage on February 18, 2022

B. Ordinance

NOW, THEREFORE, the City Council of the City of Placentia does hereby find, determine and ordain as follows:

SECTION 1. Section 2.10.010 of Chapter 2.10 of the Municipal Code is hereby amended to read as follows:

"2.10.010 District Boundaries. Pursuant to Section 600 of the City Charter, the boundaries for the five (5) City Council districts and the identification number of each district shall be as described on the Council District Map attached hereto as Exhibit "A" and incorporated herein by this reference."

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or Section 2.10.010 is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council of the City of Placentia hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 3. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on March 1, 2022.

PASSED, APPROVED AND ADOPTED this 15th day of March 2022.

Rhonda Shader, Mayor

ATTEST:

Robert S. McKinnell, City Clerk

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 1st day of March 2022 and adopted at a regular meeting of the City Council of the City of Placentia, held on the 15th day of March 2022 by the following vote:

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

Robert S. McKinnell, City Clerk

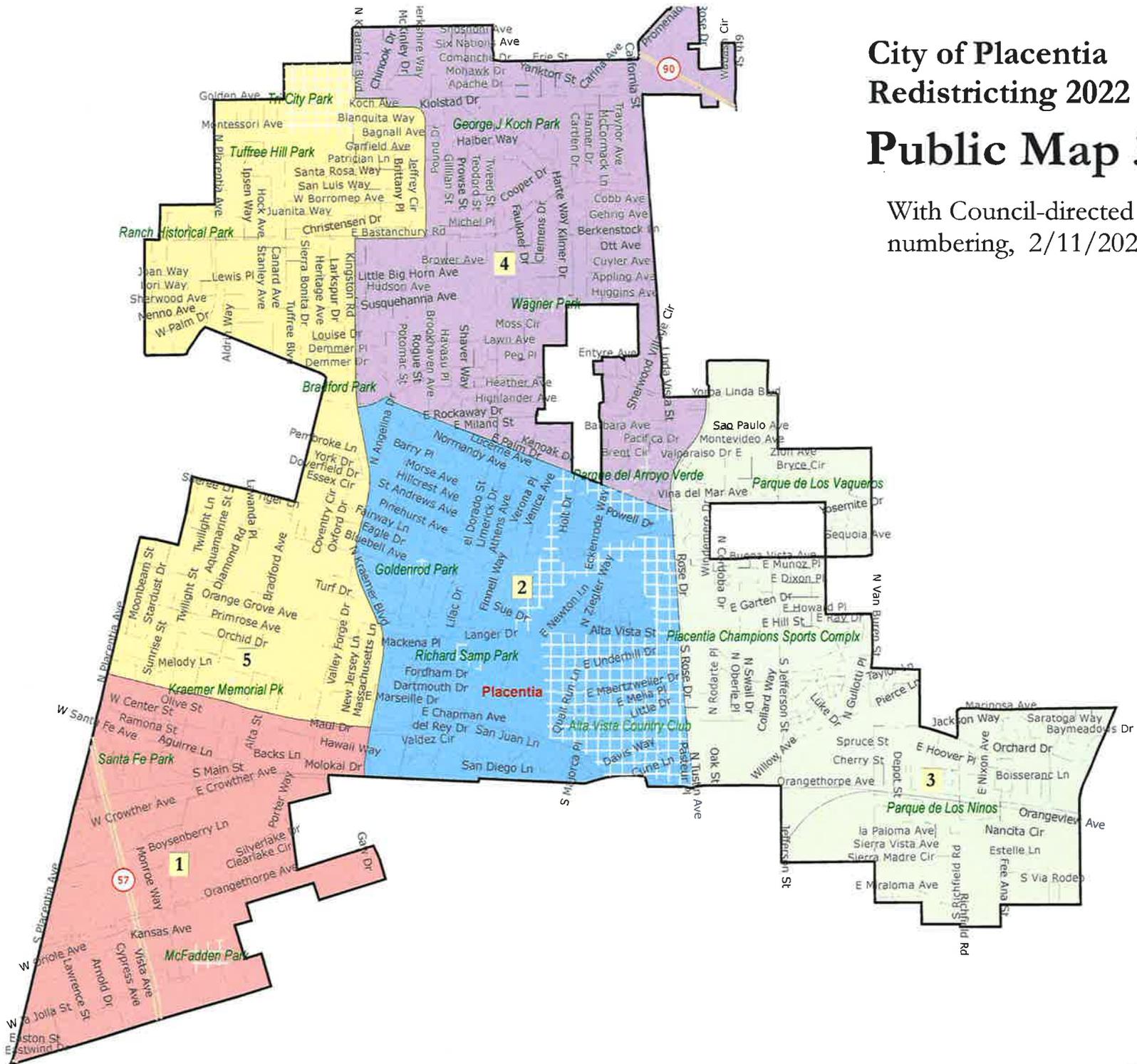
APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney

**Exhibit A
City of Placentia
Council District Map
with Demographics**

City of Placentia Redistricting 2022 Public Map 3

With Council-directed
numbering, 2/11/2022



Public Map 3 Revised - Renumbered

District		1	2	3	4	5	Total
	Total Pop	10,547	10,443	10,599	9,923	10,414	51,926
	Deviation from ideal	162	58	214	-462	29	676
	% Deviation	1.56%	0.56%	2.06%	-4.45%	0.28%	6.51%
Total Pop	% Hisp	75.7%	25%	30%	23%	36%	38%
	% NH White	14%	38%	37%	55%	40%	37%
	% NH Black	2%	2%	3%	2%	2%	2%
	% Asian-American	6%	33%	27%	18%	20%	21%
Citizen Voting Age Pop	Total	4,815	7,158	7,952	7,740	7,288	34,954
	% Hisp	62%	18%	22%	24%	39%	31%
	% NH White	26%	50%	51%	60%	47%	48%
	% NH Black	2%	1%	5%	4%	1%	3%
	% Asian/Pac.Isl.	9%	31%	23%	12%	13%	18%
Voter Registration (Nov 2020)	Total	3,743	6,774	6,341	6,862	6,674	30,394
	% Latino est.	59%	19%	26%	18%	30%	27%
	% Spanish-Surnamed	54%	17%	24%	16%	27%	25%
	% Asian-Surnamed	5%	18%	14%	9%	10%	12%
	% Filipino-Surnamed	2%	2%	2%	1%	2%	2%
	% NH White est.	26%	61%	55%	70%	59%	57%
	% NH Black	3%	1%	4%	3%	1%	2%
Voter Turnout (Nov 2020)	Total	2,864	5,986	5,530	6,197	5,853	26,430
	% Latino est.	56%	18%	25%	17%	29%	26%
	% Spanish-Surnamed	52%	17%	23%	16%	26%	24%
	% Asian-Surnamed	5%	17%	14%	9%	10%	12%
	% Filipino-Surnamed	2%	2%	2%	1%	2%	2%
	% NH White est.	28%	63%	57%	71%	60%	59%
	% NH Black	3%	1%	4%	3%	1%	2%
Voter Turnout (Nov 2018)	Total	1,794	4,299	3,668	4,664	4,423	18,848
	% Latino est.	55%	15%	22%	15%	27%	23%
	% Spanish-Surnamed	50%	14%	20%	14%	25%	21%
	% Asian-Surnamed	4%	14%	12%	7%	8%	9%
	% Filipino-Surnamed	1%	2%	1%	1%	1%	1%
	% NH White est.	30%	68%	62%	74%	64%	64%
	% NH Black est.	3%	1%	4%	4%	1%	2%
ACS Pop. Est.	Total	10,767	9,550	11,088	10,588	9,951	51,942
Age	age0-19	32%	24%	25%	25%	22%	25%
	age20-60	55%	48%	61%	51%	55%	54%
	age60plus	12%	29%	14%	24%	23%	20%
Immigration	immigrants	37%	27%	21%	15%	23%	25%
	naturalized	27%	79%	77%	67%	55%	56%
Language spoken at home	english	30%	66%	69%	77%	66%	62%
	spanish	63%	11%	14%	7%	21%	24%
	asian-lang	3%	17%	11%	11%	7%	10%
	other lang	4%	7%	5%	4%	5%	5%
Language Fluency	Speaks Eng. "Less than Very Well"	29%	14%	12%	8%	9%	14%
Education (among those age 25+)	hs-grad	39%	33%	43%	40%	42%	40%
	bachelor	13%	35%	26%	28%	24%	26%
	graduatedegree	5%	19%	13%	16%	14%	14%
Child in Household	child-under18	45%	32%	41%	34%	33%	37%
Pct of Pop, Age 16+	employed	69%	64%	76%	64%	68%	68%
Household Income	income 0-25k	22%	9%	6%	8%	9%	11%
	income 25-50k	27%	15%	8%	10%	15%	14%
	income 50-75k	19%	8%	16%	15%	17%	15%
	income 75-200k	29%	46%	54%	54%	47%	47%
	income 200k-plus	3%	22%	15%	13%	12%	13%
Housing Stats	single family	47%	84%	72%	90%	75%	74%
	multi-family	53%	16%	28%	10%	25%	26%
	rented	69%	23%	36%	21%	33%	35%
	owned	31%	77%	64%	79%	67%	65%

Total population data from the 2020 Decennial Census.
Surname-based Voter Registration and Turnout data from the California Statewide Database.
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES AND INFRASTRUCTURE

DATE: MARCH 15, 2022

SUBJECT: **PRE-ANNEXATION AND PROPERTY TAX EXCHANGE AGREEMENT WITH THE COUNTY OF ORANGE FOR THE ANNEXATION OF COUNTY "HAMER ISLAND"**

FISCAL

IMPACT: Upon recordation of an approved annexation the City will receive half of the County's General Fund share of property tax revenue and all the Structural Fire Fund revenues collected from within "Hamer Island" amounting to approximately \$131,873 per year as well as a one-time compensation from the County of Orange of \$1,500,000 to be used for public improvements and maintenance projects.

SUMMARY:

On February 15, 2022, the City Council considered and approved a resolution to annex County unincorporated Hamer Island into the City of Placentia. As part of the annexation application process the City must submit a formal application to the Orange County Local Agency Formation Commission (OC LAFCO) under the small island provisions, along with an approved resolution to OC LAFCO initiating the proceedings for the annexation of the Island. In addition, the City Council must consider and approve the adoption of a property tax agreement and resolution with the County. All these items must be provided to OC LAFCO before it may consider and approve the annexation. Once approved by OC LAFCO, the annexation of the small island is not subject to protests by the community or an election.

RECOMMENDATION:

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

1. Adopt Resolution No. R-2022-13, a Resolution of the City Council of the City of Placentia, California, approving annexation and property tax exchange agreement for County unincorporated Hamer Island; and
2. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1. f.
Mar. 15, 2022

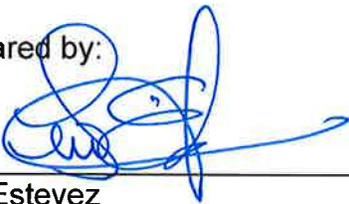
DISCUSSION:

On February 15, 2022, the City Council considered and approved a resolution to annex County unincorporated Hamer Island into the City of Placentia. As part of the annexation application process the City must submit a formal application to OC LAFCO under the small island provisions, along with an approved resolution to OC LAFCO initiating the proceedings for the annexation of the Island. In addition, the City Council must consider and approve the adoption of a property tax agreement and resolution with the County. All these items must be provided to OC LAFCO before it may consider and approve the annexation. Once approved by OC LAFCO, the annexation of the small island is not subject to protests by the community or an election.

Pursuant to the terms of the proposed agreement, the City will receive upon final annexation 52.6624 percent of the property tax and the County shall receive 47.3376 percent of the County's share of the 1% basic levy of property tax generated within the area to be annexed, pursuant to Master Property Tax Agreement 80-1975 between the County of Orange and the City of Placentia. In addition, the City will receive all Structural Fire Fund revenues collected from within Hamer Island to offset proportional Fire and EMS costs, which amounts to approximately \$131,873 per year. Additionally, a one-time compensation of \$1,500,000 from the County of Orange for public improvements and maintenance projects. Staff is in the process of completing the formal annexation application for submission to OC LAFCO and has recorded the adopted Categorical Exemption pursuant to Section 15319 of the California Environmental Quality Act.

FISCAL IMPACT:

Upon recordation of an approved annexation the City will receive half of the County's General Fund share of property tax revenue and all the Structural Fire Fund revenues collected from within "Hamer Island" amounting to approximately \$131,873 per year as well as a one-time compensation from the County of Orange of \$1,500,000 to be used for public improvements and maintenance projects.

Prepared by:


Luis Estevez
Deputy City Administrator

Reviewed and approved:


Damien R. Arrula
City Administrator

Attachments:

1. Pre-Annexation Property Tax Agreement
2. Resolution No. R-2022-13 – Annexation and Property Tax Agreement

**PRE-ANNEXATION AGREEMENT BY AND BETWEEN
COUNTY OF ORANGE AND CITY OF PLACENTIA**

The County of Orange, hereinafter referred to as "COUNTY", and the City of Placentia, hereinafter referred to as "CITY", with both parties collectively referred to hereinafter as "parties", enter into this pre-annexation agreement ("Agreement"), with reference to the annexation of a certain unincorporated island that falls within CITY'S sphere of influence;

WHEREAS, an unincorporated area of the COUNTY, known as the "Hamer Island," is located entirely within the CITY's geographic boundaries and sphere of influence, is comprised of approximately 76 acres of inhabited property depicted in Exhibit 1 hereto, and the COUNTY is proposing the annexation of "Hamer Island" into the CITY; and

WHEREAS, Revenue and Taxation Code section 99 provides that prior to the effective date of any jurisdictional change, the affected agencies of such change shall negotiate the amount of property tax revenues to be changed; and

WHEREAS, the CITY and COUNTY have met and negotiated both a property tax exchange and other consideration, all of which is conditional upon the annexation of the Hamer Island becoming final and effective; and

WHEREAS, upon recordation of the approved annexation and assumption of services by the CITY, the CITY shall receive a one-time compensation of \$1,500,000 to be used for public improvements and maintenance projects; and

NOW, THEREFORE, based on the foregoing recitals which are hereby incorporated into this agreement, and in consideration of the parties' mutual agreements

and promises hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Purpose.

The parties have determined that annexation of Hamer Island would benefit both the COUNTY and CITY. Policies of the Orange County Local Agency Formation Commission ("LAFCO") favor the annexation of unincorporated areas so as to encourage the orderly and efficient provision of municipal services. The CITY has the capacity and authority to provide all required municipal services to Hamer Island, including but not limited to fire and safety services and reviews; waste and recycling services; land use reviews; acceptance of applications and processing, review, approval, conditional approval, modification, amendment and/or disapproval of any and all land use entitlements, building and grading permits and development approvals; inspection of any construction work and improvement as normally conducted by a city to determine compliance with any development approval, and issuance of final clearances or certificates of occupancy. The CITY shall assume and provide all such municipal services upon the effective date of annexation, unless otherwise provided herein.

2. CITY'S Application.

Within 90 days of the execution of this Agreement, the CITY will file an application for and diligently pursue annexation of the Hamer Island with LAFCO. The parties assert Hamer Island qualifies for the streamlined change of organization provisions of California Government Code Section 56375.3(a), LAFCO cannot deny a proper application for annexation submitted by the CITY, and protest proceedings would

be waived.

3. Property Tax Exchange.

Upon recordation of LAFCO's resolution approving the annexation of the Hamer Island and the assumption of services by the CITY, the COUNTY and CITY agree to exchange of property taxes generated within Hamer Island as follows:

(a) The COUNTY shall receive 47.3376 percent and the CITY shall receive 52.6624 percent of the COUNTY's share of the 1 percent basic levy of property tax from the annexations, with the re-allocation taking effect after LAFCO approval of the annexation. These proportional shares shall remain as the allocation of tax revenues between the CITY and the COUNTY for the annexations for all future years unless the CITY and COUNTY agree by written resolution to adjust the allocation proportions.

(b) The CITY shall receive a one-time compensation of \$1,500,000 to be used for public improvements and maintenance projects.

(c) As the CITY provides its own fire protection services and does not contract with the Orange County Fire Authority, the CITY shall receive one hundred percent (100%) of the Structural Fire Fund generated from the annexed area and facilities for all future years.

4. Open Code Enforcement Cases.

The COUNTY commits to making its best effort to close out open code enforcement and building safety/planning cases prior to the date of annexation, with the understanding that CITY agrees that COUNTY shall be entitled to charge, receive and retain all code enforcement fine amounts, which shall be the

COUNTY's sole consideration for all services performed in closing such open cases. For code enforcement cases that still remain open on the date of annexation, the COUNTY shall administer the cases to completion, using COUNTY ordinances and code enforcement procedures. Otherwise, the CITY assumes these responsibilities upon the effective date of annexation.

5. Permits and Plan Check Issues.

CITY agrees that COUNTY shall be entitled to charge, receive and retain all customary fees for open cases that continue past the date of annexation, including planning application, building permit fees, grading fees, and inspection fees. The fees shall be the COUNTY's sole consideration for all services performed in closing such open cases. Otherwise, the City assumes these responsibilities upon the effective date of annexation.

6. Fees.

CITY will request that LAFCO allow this annexation to be processed under the former "small island annexation program" so that LAFCO fees and map and legal fees are waived for the CITY.

7. Right, Title, Other Responsibilities and Deeds.

COUNTY and CITY agree to execute, in recordable form, such documents as may be required to effectuate the annexation. All right, title and interest of the COUNTY, including but not limited to underlying fee title where owned by the COUNTY in any public places, infrastructure, roads, streets, bridges, storm drains, utilities, sidewalks, trails, bikeways, landscaped areas, street lights, traffic signals, signs, open space and parks shall vest in the CITY and the CITY shall assume all

ownership and maintenance responsibilities thereto upon the effective date of annexation. If any transfer of ownership of real property that would not automatically result from the annexation is necessary to carry out the objectives of this agreement, the COUNTY will execute, in recordable form, such deeds or other documents as may be required to accomplish those objectives.

8. Remedies.

In the event of a breach of this Agreement, the non-breaching party shall have the right to pursue against the breaching party, any and all remedies that are available at law or in equity for breach of a contractual agreement.

9. Organization.

The various headings and numbers herein, the grouping of provisions of this Agreement into separate clauses and paragraphs, and the organization thereof, are for the purpose of convenience only and shall not be considered otherwise.

10. Amendments.

Any changes to this Agreement shall be in writing and shall be properly executed by both parties.

11. Partial Invalidity.

If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

12. Governing Law and Venue.

This Agreement has been negotiated and executed in the County of Orange, State

of California and shall be governed by and construed under the laws of the State of California. In the event of any legal action to enforce or interpret this agreement, the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California, and the parties hereto agree to and do hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure section 394.

13. Termination.

This Agreement may terminate upon the failure of either party to fail to fulfill its obligations under Sections 1 through 4 as provided herein.

14. No Third-Party Beneficiaries.

The parties expressly acknowledge and agree that they do not intend, by their execution of this Agreement, to benefit any person or entities not signatory to this Agreement. No person or entity not a signatory to this Agreement will have any rights or causes of action against the CITY or COUNTY, or any combination thereof, arising out of or due to CITY'S or COUNTY'S entry into this Agreement.

15. Notices.

All notices or other communications required hereunder shall be in writing and shall be personally delivered (including by means of professional messenger service), or sent by registered or certified mail, postage prepaid, return receipt required, or by electronic facsimile transmission followed by delivery of a "hard" copy, and shall be deemed received on the date of receipt thereof. Unless otherwise indicated in writing, such notice shall be sent addressed as follows:

To CITY:

City of Placentia
401 E. Chapman
Avenue Placentia,
CA 92870 Attn:
City Administrator
Telephone: (714) 993-8118
Facsimile: (714) 961-0283

To COUNTY:

County Executive Officer
Attn. Frank Kim
333 W. Santa Ana Blvd.
Santa Ana, CA 92701

16. Counterparts.

This Agreement may be executed in two (2) or more counterparts, each of which shall constitute an original.

17. Entire Agreement.

This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements, either written or oral, express or implied.

18. Further Acts.

The parties agree to execute such additional documents and to take such further actions as are reasonably necessary to accomplish the objectives and intent of this Agreement.

19. Indemnification.

Each party agrees to indemnify, defend with counsel approved in writing by the other party, and hold the other party, and their officials, officers, employees and agents free and harmless from any claim, loss, damage, or injury to property or persons, including wrongful death, in any manner arising out of or incident to any negligent act, omission or willful misconduct of the agreeing party, their respective officers, employees or agents, arising out of or in connection with the execution or performance of this Agreement, including without limitation the payment of attorney fees.

20. Waiver.

The failure of any party to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or any party's waiver of any breach hereunder, whether unless in writing, shall not relieve any other party of any obligations hereunder, whether of the same or similar type. The foregoing shall be true whether the waiving party's actions are intentional or unintentional.

21. Authorization to Execute.

The signatories to this Agreement warrant that they have been lawfully authorized by their respective parties to execute this Agreement on their behalf.

22. Recordation.

The CITY shall cause this Agreement to be recorded with the Orange County Recorder's Office within 60 days of the last signature required on this Agreement, or upon receipt of LAFCO's resolution approving this annexation, whichever occurs last.

23. Severability.

If any provision or clause of this Agreement or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Agreement which can be given effect without the invalid provision or application. To this end, the provisions of this Agreement are declared to be severable.

24. Prohibition Against Assignment.

Neither CITY nor COUNTY may assign this Agreement or any interest in it without the prior written consent of the other.

25. Exhibit.

This Agreement incorporates by this reference, the following Exhibit, which is attached hereto:

Exhibit 1 – Hamer Island Description/Depiction

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates set forth below:

CITY OF PLACENTIA

By _____
Damien R. Arrula
City Administrator, City of Placentia

Date _____

COUNTY OF ORANGE, a political
subdivision of the State of California

By _____
Chairman, Board of Supervisors

Date _____

APPROVED AS TO FORM
OFFICE OF COUNTY COUNSEL

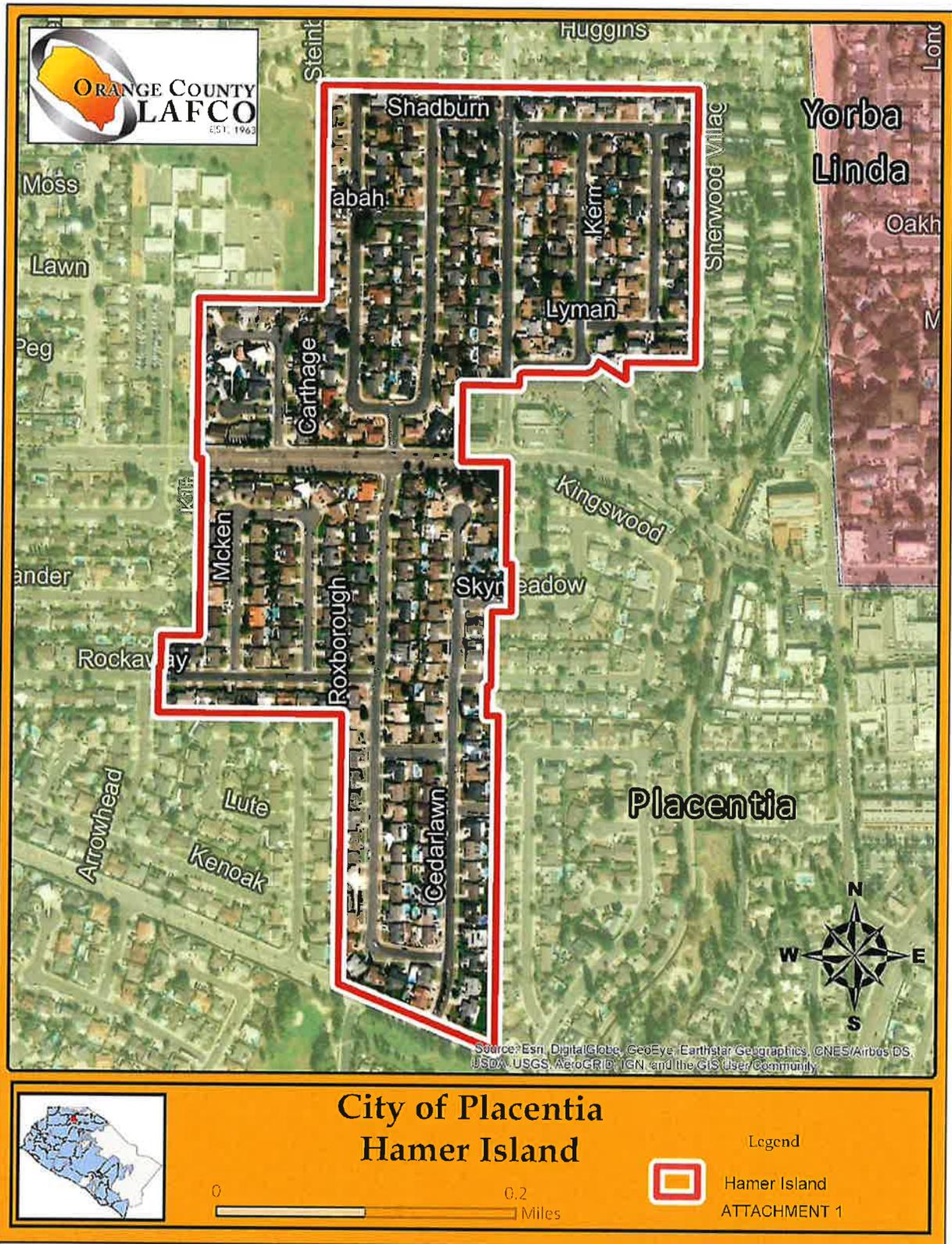
By _____
Deputy

Date: _____

EXHIBIT 1
Hamer Island Description/Depiction

EXHIBIT A

Map



RESOLUTION NO. R-2022-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING ANNEXATION AND PROPERTY TAX EXCHANGE AGREEMENT FOR COUNTY UNINCORPORATED HAMER ISLAND

A. Recitals

(i). The City of Placentia ("City") initiated proceedings pursuant to the Cortese-Knox-Hertzberg Local government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, and filed a petition with the Orange County Local Agency Formation Commission for the annexation of unincorporated territory known as "Hamer Island" to the City (Exhibit A); and

(ii). Section 95(e) of the Revenue and Taxation Code provides that an annexation to a city represents a jurisdictional change; and

(iii). Section 99 of the Revenue and Taxation Code provides that prior to the effective date of any jurisdictional change, the affected entities, i.e., the County and City, are required to negotiate and agree to the amount of property tax revenues to be exchanged; and

(iv). Section 99 of the Revenue and Taxation Code allows cities and counties to adopt and approve property tax exchange agreements to set forth the exchange of such revenues following the addition to a city of previously unincorporated territory; and

(v). County and City staffs have reached agreement, subject to Board and City Council approval, regarding the exchange of property tax as a result of the annexation of the unincorporated territory by the City, whereby upon annexation by the City, the City shall receive 52.6624 percent of the property tax and the County shall receive 47.3376 percent of the County's share of the 1% basic levy of property tax generated within the area to be annexed, pursuant to Master Property Tax Transfer Agreement 80-1975 between the County of Orange and the City of Placentia; and

(vi). The City provides its own fire protection services and has been providing fire protection and EMS services to Hamer Island under an Out of Area Service Agreement with the County since July 1, 2020; and

(vii). The City shall receive 100% of the Structural Fire Fund generated in the annexed areas upon annexation; and

(vi). Hamer Island is approximately 76 acres of unincorporated territory with 346 single family homes and approximately 1,045 County residents; and

(vii). Hamer Island is located within the City's Sphere of Influence and entirely within the City's municipal boundaries.

B. Resolution

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACENTIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

1. In all respects as set forth in the Recitals, Part A., above.

2. The City Council of the City of Placentia, California, does hereby approve and adopt this resolution approving the property tax exchange agreement reached between the City and the County whereby, upon completion of the annexations of the Hamer Island to the City, the County shall receive 47.3376 percent and the City shall receive 52.6624 percent of the County's share of the one percent basic levy of property tax from the annexed area pursuant to Master Property Tax Transfer Agreement 80-1975 and 100 percent of the Structural Fire Fund generated in the annexed areas upon annexation.

3. If any section, subsection, sentence, clause, or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

APPROVED and ADOPTED this 15th day of March 2022

Rhonda Shader, 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 Resolution was adopted at a regular meeting of the City Council held on the 15th day of March 2022 by the following vote:

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

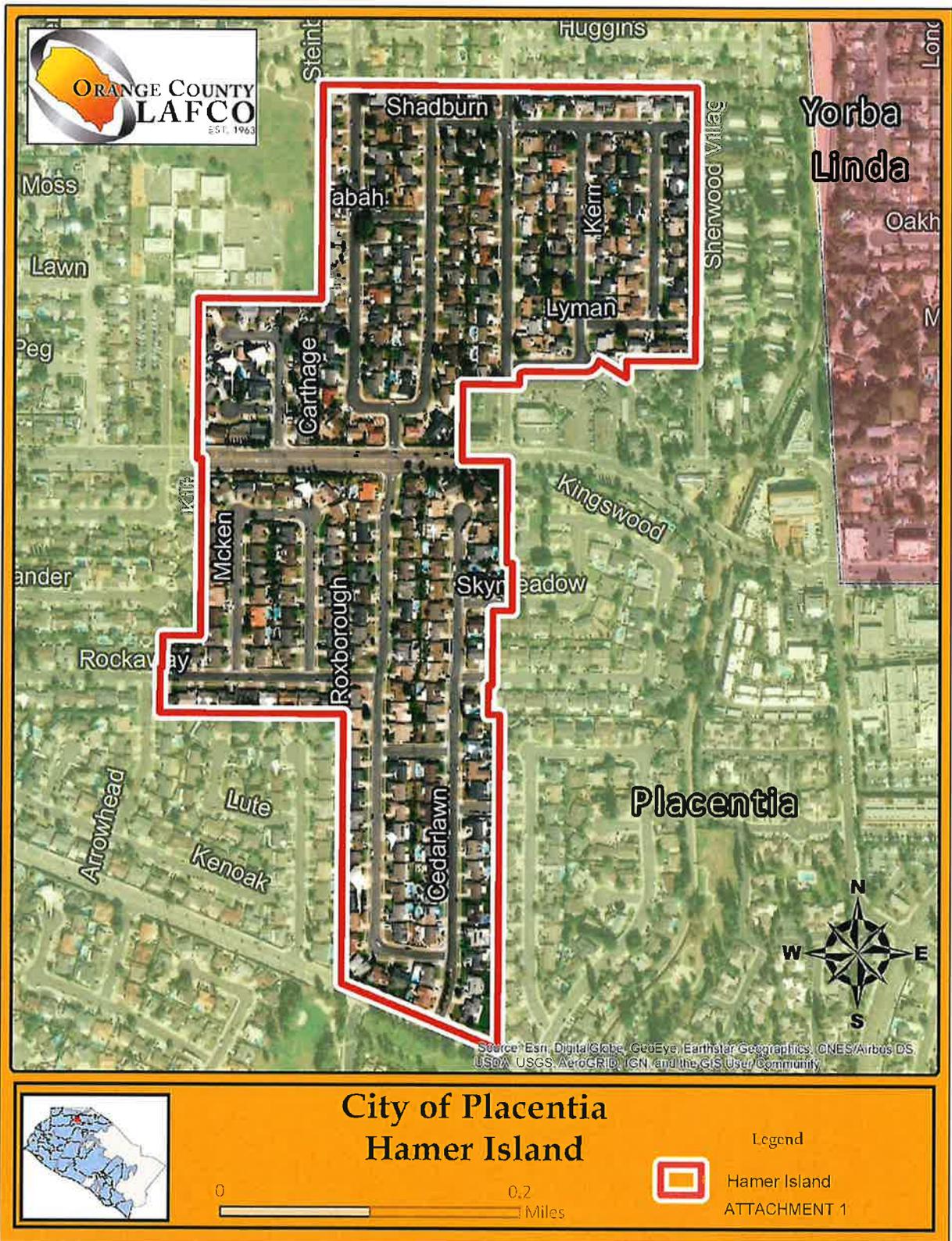
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney

EXHIBIT A

Map





Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 15, 2022

SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 19104 FOR THE DEVELOPMENT OF AN APPROXIMATE 5.6 ACRE SITE WITH 139 RESIDENTIAL TOWNHOME UNITS LOCATED AT 443 and 455 VAN BUREN STREET**

FISCAL

IMPACT: There is no fiscal impact associated with the recommended actions.

SUMMARY:

On April 20, 2021, the City Council approved Tentative Tract Map No. TTM 19104 for the development of an approximate 5.6 gross acre site with 139 residential townhome units located at 443 and 455 Van Buren Street. This development includes 22 three-story, multi-family buildings consisting of 139 for-sale residential town-home units and associated hardscape and landscaping improvements that will be utilized for a private internal street system, outdoor parking, and pedestrian walkways, including landscaping for the property perimeter and passive and non-passive open space areas.

RECOMMENDATION:

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

1. Approve Final Tract Map No. 19104, subject to final review and approval by the County Surveyor; and
2. Accept the offers of easement dedication for emergency access, and accept the easement dedications for the Public Roadway and Utility improvements; and
3. Authorize the Mayor and City Clerk to execute a Subdivision Improvement Agreement, in a form approved by the City Attorney for public improvements associated with Tract Map 19104; and
4. Authorize the City Clerk to sign Final Tract Map No. 19104.

1. g.
Mar. 15, 2022

DISCUSSION:

Placentia Municipal Code (PMC) Section 22.76.070 requires the Planning Commission to take action to recommend to the City Council conditional approval or denial of a proposed subdivision map. On April 13, 2021, the Planning Commission voted 6-0-1, to recommend approval of Zone Change No. ZC 2018-01, Development Plan Review No. DPR 2018-0 and Tentative Tract Map No. TTM 19104 to the City Council and recommended that the City Council adopt Mitigated Negative Declaration No. MND 2020-01 related to the project. On April 20, 2021, the project developer, Toffoli Investments received City Council approval of Vesting Tentative Tract Map (VTM) 19104 as a single-phase subdivision project upon an existing unimproved 5.6-gross acre site located at 443 and 455 South Van Buren Street (APN: 346-164-22, 25 & 26), directly south of the Burlington Northern Santa Fe, LLC (BNSF) railroad track.

All conditions imposed upon the subject tract have been met pursuant to Section 66473.5 of the California Government Code, including the provisions for the design and improvements of the proposed subdivision. 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 Tract Map No. 19104 and all the easement dedications for emergency access and the Public Roadway and Utility improvements, as shown and documented on the final map.

Prepared by:



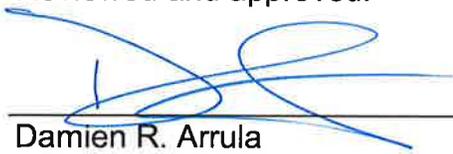
Masoud Sepahi, P.E.
City Engineer

Reviewed and approved:



Luis Estevez
Deputy City Administrator

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Final Map
2. Subdivision Improvement Agreement

SHEET 1 OF 5 SHEETS
(ALL OF TENTATIVE
TRACT NO., 19104)
1 NUMBERED LOT
GROSS AREA: 5,572 ACRES
NET AREA: 5,560 ACRES

TRACT NO. 19104

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

BEING A SUBDIVISION OF PARCEL 1 PER PARCEL MAP NO. 87-180, FILED IN BOOK 233, PAGES 39 AND 40, OF PARCEL MAPS, TOGETHER WITH ALL THAT PORTION OF THE NORTH ONE-HALF OF LOT 37 OF HAZARD'S SUBDIVISION, AS PER MAP OF RICHFIELD FILED IN BOOK 1, PAGE 26 OF RECORDS OF SURVEY, DESCRIBED IN A QUITCLAIM DEED RECORDED OCTOBER 23, 2018 AS INST. NO. 2018000383570 OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EDWARD L. REYNOLDS
L.S. 7725



DATE OF SURVEY: AUGUST
2017 & MAY 2021

ACCEPTED AND FILED
AT THE REQUEST OF
CHICAGO TITLE INSURANCE 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 DEDICATE TO THE PUBLIC FOR STREET PURPOSES: VAN BUREN STREET

WE HEREBY DEDICATE TO THE CITY OF PLACENTIA:

AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1 AS SHOWN ON THIS MAP.

LCG-PLACENTIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LANDSEA CAPITAL GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY:
NAME: YITU WANG
TITLE: CHIEF INVESTMENT OFFICER
LCG-PLACENTIA, LLC

SURVEYOR'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 LCG-PLACENTIA, LLC ON APRIL 1, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

EDWARD L. REYNOLDS
L.S. 7725



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT, RELATIVE TO THE TRACT MAP BOUNDARY.

DATED THIS _____ DAY OF _____, 2022.

KEVIN R. HILLS, COUNTY SURVEYOR L.S. 6617



BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

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 AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED BY THE COUNTY SURVEYOR.

DATED THIS 14 DAY OF FEBRUARY, 2022.

MASOUD SEPAH, P.E. 0359
CITY ENGINEER, CITY OF PLACENTIA

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 SAID MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED TO BY THE COUNTY SURVEYOR.

DATED THIS 14 DAY OF FEBRUARY, 2022.

DENNIS W. JANDA, L.S. 6359
CITY SURVEYOR, CITY OF PLACENTIA



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF PLACENTIA }

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 _____, 2022 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC: THE DEDICATION FOR STREET PURPOSES OF VAN BUREN STREET.

THE EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1, AS DEDICATED.

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 _____, 2022.

ROBERT S. MCKINNEL
CITY CLERK OF PLACENTIA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

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 _____, 2022.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California }
COUNTY OF Orange } SS

ON THIS 11 DAY OF February, 2022, BEFORE ME, Terri L. Piligian
A NOTARY PUBLIC, PERSONALLY APPEARED Yitu wang

_____, 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/IT EXECUTED THE SAME IN OTHER/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
Terri L. Piligian
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION NO. 2272997
MY COMMISSION EXPIRES Dec. 24, 2022

OPTIONEE

LS-PLACENTIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS OPTIONEE PER DOCUMENT ENTITLED "MEMORANDUM OF OPTION AGREEMENT" RECORDED JULY 30, 2021 AS INSTRUMENT NO. 2021000484217 OF OFFICIAL RECORDS.

NAME: DAVID J. MELLO, JR.
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

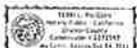
STATE OF California }
COUNTY OF Orange } SS

ON THIS 11 DAY OF February, 2022, BEFORE ME, Terri L. Piligian
A NOTARY PUBLIC, PERSONALLY APPEARED David J. Mello Jr.

_____, 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/IT EXECUTED THE SAME IN OTHER/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.

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MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION NO. 2272997
MY COMMISSION EXPIRES Dec. 24, 2022

SIGNATURE OMISSIONS

SEE SHEET 2

SHEET 2 OF 5 SHEETS
(ALL OF TENTATIVE)
TRACT NO. 19104)
1 NUMBERED LOT
GROSS AREA: 5.572 ACRES
NET AREA: 5,560 ACRES

TRACT NO. 19104

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

EDWARD L. REYNOLDS
L.S. 7725



DATE OF SURVEY: AUGUST
2017 & MAY 2021

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 0478 AND GPS NO. 0477 BEING NORTH 85°31'16" WEST 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, 1983 N.A.D. (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99999091, (MEAN VALUE).

LEGEND

- R1 - PARCEL MAP NO. 86-101, P.M.B. 219/18-19.
- R2 - RECORD OF SURVEY 82-1126, R.S.B. 104/11.
- R3 - PARCEL MAP NO. 87-180, P.M.B. 233/39-40.
- R4 - R.S.B. 1/26.
- R5 - R.S.B. 100/8-13.
- R6 - GRANT DEED RECORDED MARCH 30, 2011 AS INST. NO. 2011000163804 O.R.
- R7 - QUITCLAIM DEED RECORDED OCTOBER 23, 2018 AS INST. NO. 2018000383570 O.R.
- R8 - GRANT DEED RECORDED SEPTEMBER 19, 1975 IN BOOK 11516, PG 386 O.R.
- [] - INDICATES RECORD OR CALCULATED DATA PER R1 UNLESS OTHERWISE NOTED.
- M&R - INDICATES MEASURED AND RECORD DATA PER R1 UNLESS OTHERWISE NOTED

SYMBOLS & ABBREVIATIONS

- ⊕ CENTERLINE
- C.R. CORNER RECORD
- EST. ESTABLISHED
- FD. FOUND
- INT. INTERSECTION
- I.P. IRON PIPE
- LT&T LEAD, TACK & TAG
- M&R MEASURED & RECORD
- REC. RECORD
- S&W SPIKE AND WASHER
- SFN SEARCHED, FOUND NOTHING.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436, (a) (3) (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. CONTINENTAL OIL COMPANY & ARIZONA CORPORATION HOLDERS OF AN OIL & GAS LEASE RECORDED NOVEMBER 18, 1927 AS INSTRUMENT NO. 37245, IN BOOK 96, PAGE 306 OF OFFICIAL RECORDS. NOTE: THE SURFACE AND THE TOP 500 FEET OF THE SUBSURFACE WAS QUITCLAIMED BY DOCUMENT RECORDED OCTOBER 12, 2017 AS INSTRUMENT NO. 2017000434349 OF OFFICIAL RECORDS.

2. THE STERN REALTY COMPANY HOLDERS OF RIGHTS TO ALL PETROLEUM, OIL, ASPHALTUM, GAS AND OTHER HYDROCARBONS IN, ON OR UNDER SAID LAND, WITH THE SOLE AND EXCLUSIVE RIGHT OF GRANTOR TO BORE, DRILL, DIG AND WORK IN, ON OR UPON SAID LAND AND SUBJECT TO THE PROVISIONS REGARDING DEVELOPMENT OF SAID SUBSTANCES AS RESERVED IN THE DEED RECORDED APRIL 28, 1925 IN BOOK 574, PAGE 341 OF DEEDS. NOTE: THE SURFACE AND THE TOP 500 FEET OF THE SUB-SURFACE WAS QUITCLAIMED BY DOCUMENT RECORDED JUNE 25, 1971 IN BOOK 9692, PAGE 470, AND BY DOCUMENT RECORDED OCTOBER 12, 2017 AS INSTRUMENT NO. 2017000434349, AND BY DOCUMENT RECORDED NOVEMBER 07, 2017 AS INSTRUMENT NO. 2017000472841, ALL OF OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-vii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

3. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND RIGHTS INCIDENTAL THERETO RECORDED JANUARY 14, 1965 IN BOOK 7380, PAGE 257 OF OFFICIAL RECORDS.

4. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND/OR CONDUITS AND RIGHTS INCIDENTAL THERETO RECORDED MARCH 17, 1977 IN BOOK 12108, PAGE 673 OF OFFICIAL RECORDS.

5. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND/OR CONDUITS AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 20, 1977 IN BOOK 12155, PAGE 1512 OF OFFICIAL RECORDS.

MONUMENT NOTES

- ① OCS GPS POINT NO. 0477 N 2262935.42 E 6083265.20
FD PUNCHED BOLT & O.C.S. WASHER STAMPED "RCE 6978" DOWN 0.1' AT THE C/L INT. OF ORANGETHORPE AVENUE & RICHFIELD ROAD PER RSB 149/1-9.
- ② OCS GPS POINT NO. 0478 N 2263109.66 E 6079891.78
FD SPIKE & O.C.S. BRASS WASHER STAMPED "RCE 6978" DOWN 0.1', PER RSB 149/1-9.
- ③ FD. SPIKE & OCS BRASS WASHER STAMPED "RCE 6978" DOWN 0.2', AT THE C/L INT. OF ORANGETHORPE AVENUE & JEFFERSON STREET PER R1 & R2.
- ④ FD. PUNCHED BRASS CAP IN CITY OF ANAHEIM WELL MON., PER R1 & R2, DN. 2.0' AT THE C/L INT. OF MIRALOMA AVENUE & JEFFERSON STREET.
- ⑤ FD. GEAR S&W, ILLEG., PER R5, DN. 0.1' AT THE C/L INT. OF SIERRA VISTA AVENUE & VAN BUREN STREET.
- ⑥ FD. SPIKE & OCS WASHER STAMPED DOWN 0.2', AT THE C/L INT. OF ORANGETHORPE AVENUE & VAN BUREN STREET PER R5.
- ⑦ FD. GEAR S&W, ILLEG., PER R2 & R5, DN. 0.2' AT THE C/L INT. OF OAK & VAN BUREN STREETS.
- ⑧ FD. 2" IP & TAG "LS 3999" PER R1, DN. 0.2'
- ⑨ FD. 2" IP & TAG, ILLEG., ACCEPTED AS 2" IP "LS 2477" PER R1, N09°19'47"E 0.42' [0.31'] DN. 1.5'
- ⑩ FD. 2" IP & TAG, ILLEG., ACCEPTED AS 2" IP "LS 2477" PER R2 500'18'46"W 0.47' [0.57' R2], DN. 0.4'
- FOUND MONUMENT AS NOTED.
- ▲ FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES 2" I.P. TAGGED "LS 7725", TO BE SET FLUSH; OR NUT "LS 7725" TO BE SET IN TOP OF WALL SECURED WITH EPOXY.
- INDICATES 8" S&W STAMPED "LS 7725" TO BE SET IN ASPHALT, FLUSH.

BOUNDARY ESTABLISHMENT NOTES

- (A) SFN - EST. BY PRORATION PER R1.
- (B) SFN - EST. SW COR LOT 36 OF R4 BY PRORATION PER R2.
- (C) SFN - EST. THE C/L INT. OF VAN BUREN STREET & THE OLD C/L OF ORANGETHORPE AVENUE BY HOLDING REC. DIST. OF 5.75' PER R5.
- (D) SFN - EST THE C/L INT. OF VAN BUREN STREET & THE A.T. & S.F. RAILROAD RY, BY HOLDING REC. DIST. OF [118.83'] PER R1 & R2.
- (E) SFN - EST. BY PRORATION PER R1.
- (F) FST THE C/L OF THE A.I. & S.F. R/W BY HOLDING THE REC. RADIUS [1910.0R] & REC. RADIAL ANGLE FROM (D).
- (G) HELD BY REC. ANGLE [176°45'11" R2].
- (H) SFN - EST. BY REC. MEASUREMENTS PER R6.
- (I) SFN - EST. BY REC. MEASUREMENTS PER R7.
- (J) SFN - EST. BY REC. MEASUREMENTS PER R8.
- (K) SFN - EST BY COMPASS RULE ADJUSTMENT PER R1 BETWEEN (E) & (B)
- (L) SFN - EST. BY INT.

SHEET 5 OF 5 SHEETS
 (ALL OF TENTATIVE
 TRACT NO. 19104)
 1 NUMBERED LOT
 GROSS AREA: 5.572 ACRES
 NET AREA: 5.560 ACRES

TRACT NO. 19104

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

EDWARD L. REYNOLDS
 L.S. 7725



DATE OF SURVEY: AUGUST
 2017 & MAY 2021

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
 STATEMENT, LEGEND, SYMBOLS & ABBREVIATIONS,
 SIGNATURE OMISSIONS, MONUMENT NOTES &
 BOUNDARY ESTABLISHMENT NOTES.

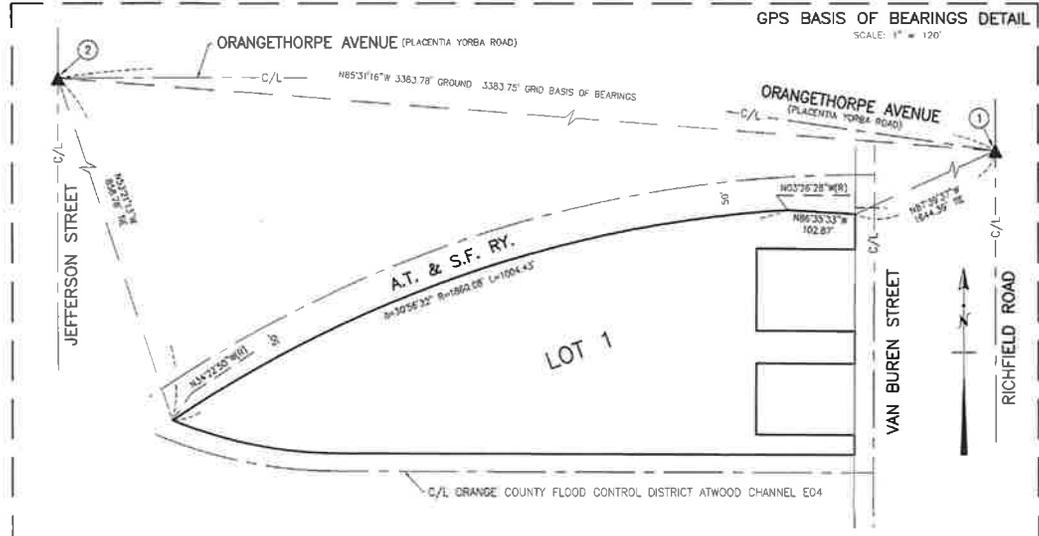
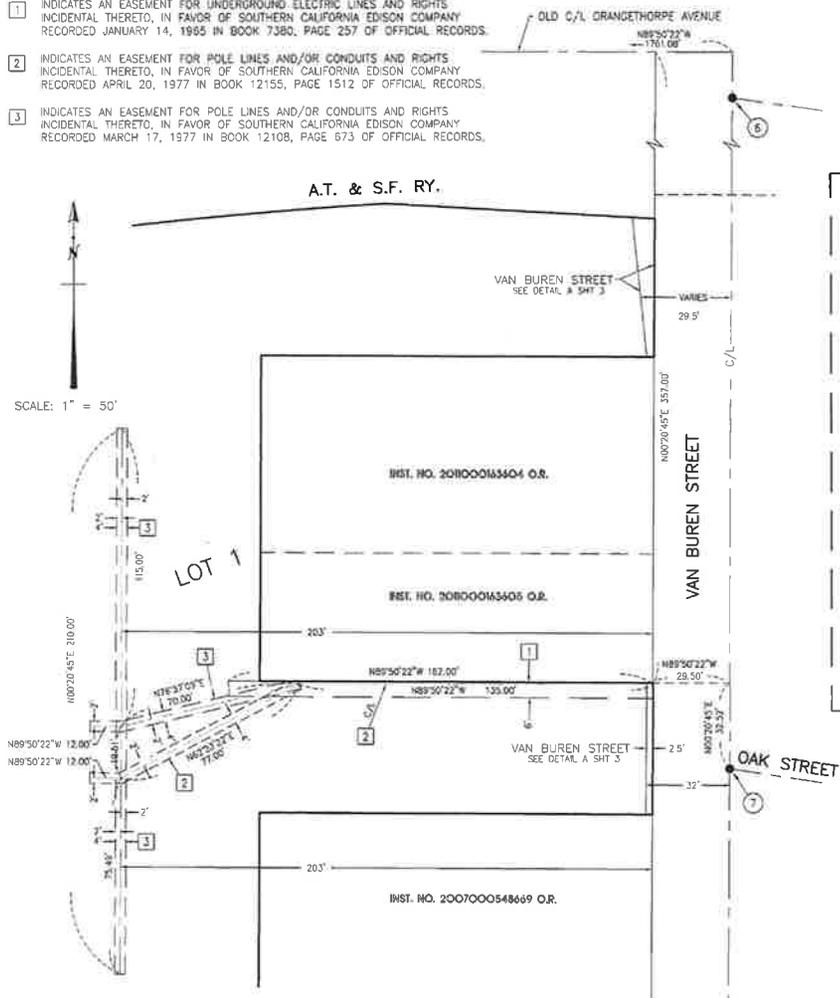
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.

SEE SHEET 4 FOR EASEMENT DETAILS.

GPS & EASEMENT DETAIL SHEET

EASEMENT NOTES

- 1 INDICATES AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JANUARY 14, 1965 IN BOOK 7380, PAGE 257 OF OFFICIAL RECORDS.
- 2 INDICATES AN EASEMENT FOR POLE LINES AND/OR CONDUITS AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED APRIL 20, 1977 IN BOOK 12155, PAGE 1512 OF OFFICIAL RECORDS.
- 3 INDICATES AN EASEMENT FOR POLE LINES AND/OR CONDUITS AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 17, 1977 IN BOOK 12108, PAGE 673 OF OFFICIAL RECORDS.



CITY OF PLACENTIA
SUBDIVISION IMPROVEMENT AGREEMENT
PUBLIC IMPROVEMENTS – TRACT MAP 19104

THIS SUBDIVISION IMPROVEMENT AGREEMENT (“Agreement”) is made and entered into as of this 15-day March 2022, by and between the CITY OF PLACENTIA, a Charter City and municipal corporation (“CITY”), and LS-Placentia LLC, a Delaware Limited Liability Company (“DEVELOPER”). In consideration of the approval and recordation by CITY of the final map of the subdivision described below and the mutual covenants and agreements contained herein, CITY and DEVELOPER agree as follows:

A. Recitals.

(i). CITY has previously approved a Tentative Tract Map for Tract No. 19104, in the City of Placentia, California.

(ii) DEVELOPER seeks approval and recordation of a final tract map concerning that certain real property more particularly described in Exhibit “A,” attached hereto, pursuant to provisions of the California Subdivision Map Act (California Government Code § 66410, *et seq.*, and CITY ordinances and regulations relating to the filing, approval and recordation of subdivision maps. The Subdivision Map Act and CITY ordinances and regulations pertaining to the filing, approval and recordation of subdivision maps are collectively referred to in this Agreement as the “Subdivision Laws.”

(iii) In consideration of the approval of a final tract map DEVELOPER desires to enter into this Agreement, whereby DEVELOPER covenants to install and complete, at DEVELOPER’S own expense, all public improvement work required by CITY in connection with the proposed subdivision (“Improvements”).

(iv) Improvement plans for the construction, installation and completion of the Improvements have been prepared by DEVELOPER and approved by the City Engineer.

(v) All legal prerequisites to the making of this Agreement have occurred.

B. Agreement.

NOW, THEREFORE, in consideration of the approval and recordation of the Final Tract Map identified herein and other good and valuable consideration, receipt of which is hereby acknowledged, DEVELOPER and CITY agree as follows:

1. In consideration of CITY’S approval and filing of Tentative Subdivision Tract Map No. 19104 and Final Tract No. 19104, DEVELOPER undertakes and agrees that it will, at DEVELOPER’S sole cost and expense, make all the Improvements upon and in connection with said Tract in accordance with plans and specifications therefore on file with City (“Approved Plans”), incorporated herein and made a part hereof, and including all conditions of approval

required by the Planning Commission and City Council of CITY ("Conditions") in connection with the various steps leading to approval of said Tentative Tract No. 19104. DEVELOPER further undertakes and agrees upon the same consideration to comply with all ordinances and regulations of CITY, and to do all other and further acts required of it pursuant to this Agreement. DEVELOPER agrees in connection therewith to pay or cause to be paid all amounts becoming due to contractors, subcontractors, and persons renting equipment or furnishing labor or materials to the foregoing Final Tract with respect to such Improvements, or to DEVELOPER with respect thereto. DEVELOPER agrees that all such Improvements shall be constructed and completed in accordance with the Approved Plans, City standards as determined by the City Engineer and in accordance with any Conditions as hereinabove referred to, and in accordance with the remaining provisions of this Agreement. In case of any dispute, the good faith judgment of the City Engineer shall be final and binding upon the parties.

2. Subject to the provisions of § 28, below, DEVELOPER shall commence the construction and installation of the Improvements within 90 days from the approval of said map by CITY and shall complete said work within 365 days from the date of execution of this Agreement.

3. DEVELOPER shall acquire and dedicate, or pay the cost of acquisition by CITY, of all rights-of-way, easements and other interests in real property for construction or installation of the Improvements, free and clear of all liens and encumbrances. DEVELOPER'S obligations with regard to acquisition by CITY of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between DEVELOPER and CITY. DEVELOPER shall also be responsible for obtaining any public or private drainage easements or authorizations.

4. If any of the Improvements and/or land development work contemplated by this Agreement are to be constructed or installed on land not owned by DEVELOPER, no construction or installation shall be commenced prior to:

a. Receipt and conditional acceptance of the offer of dedication to CITY of appropriate rights-of-way, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the Improvements or work, in form approved by CITY'S City Attorney; or

b. The dedication to, and acceptance by, CITY of appropriate rights-of-way, easements or other interests in real property, as determined by the City Engineer; or

c. The issuance by a court of competent jurisdiction pursuant to the Eminent Domain Law of the State of California of an order of possession. DEVELOPER shall comply in all respects with the order of possession. Nothing contained in this § 4 shall be construed as authorizing or granting an extension of time to DEVELOPER.

5. DEVELOPER shall at all times guarantee DEVELOPER'S performance of this Agreement by furnishing to CITY, and maintaining, good and sufficient security as required by the Subdivision Laws on forms approved by CITY for the purposes and in the amounts as follows:

a. To assure faithful performance of this Agreement in regard to said Improvements in an amount of 100% of the estimated cost of the Improvements;

b. To secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor and materials for the Improvements required to be constructed or installed pursuant to this Agreement in the additional amount of 100% of the estimated cost of the Improvements;

c. To guarantee or warranty the work done pursuant to this Agreement for a period of one (1) year following acceptance thereof by CITY against any defective work or labor done or defective materials furnished in the additional amount of 25% of the estimated cost of the Improvements; and

d. DEVELOPER shall also furnish to CITY good and sufficient security in the amount of 100% of the estimated cost of setting subdivision monuments.

6. The securities required by this Agreement shall be maintained in the Office of the City Clerk. The terms and provisions of the security documents referenced herein are incorporated into this Agreement by this reference. If any security is replaced by another approved security, the replacement shall be filed with the City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this Agreement. Upon filing of a replacement security with the City Clerk, the former security may be released. The City Engineer shall approve replacement of security, in writing.

7. While no action of DEVELOPER shall be required in order for CITY to realize on its security under any security document, DEVELOPER agrees to cooperate with CITY to facilitate CITY'S realization under any security, and to take no action to prevent CITY from such realization under any such security. Notwithstanding the giving of any security or the subsequent expiration of any security or any failure by any surety or financial institution to perform its obligations with respect thereto, DEVELOPER shall be personally liable for performance under this Agreement and for payment of the cost of the labor and materials for the Improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefore, deliver to City such substitute security as CITY shall require satisfying the requirements in this § 7.

8. DEVELOPER shall, at all times, maintain proper facilities and safe access for inspection of the Improvements by CITY and to the shops wherein any work is in preparation. Upon completion of the work, DEVELOPER may request a final inspection by the City Engineer. If the City Engineer determines that the work has been completed in accordance with the provisions of this Agreement, then the City Engineer shall certify the completion of the Improvements to the City Council. No Improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in conformance with the Approved Plans, Conditions and CITY standards. DEVELOPER shall bear all costs of plan check, inspection and certification.

9. Subject to approval by the City Council of CITY, the securities required by this Agreement shall be released as follows:

a. Security for faithful performance of any act, obligation, work or agreement shall be released upon the final completion and acceptance of the act or work, subject to the provisions of subsection (b) hereof.

b. The City Engineer may authorize release of a portion of the security given for faithful performance of Improvements work as the improvement progresses upon application therefore by the DEVELOPER; provided; however, that no such release shall be for an amount less than 25% of the total improvement security given for faithful performance of the improvement work. In no event shall the City Engineer authorize a release of the improvement security, which would reduce such security to an amount below that required to guarantee the completion of the improvement work and any other obligation imposed by this Agreement.

c. Security to secure payment to the contractor, his or her subcontractors and to persons furnishing labor, materials or equipment shall, six (6) months after the completion and acceptance of the work, be reduced to an amount equal to the total claimed by all claimants for whom liens have been filed and of which notice has been given to the City Council of CITY, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the security. The balance of the security shall be released upon the settlement of all claims and obligations for which the security was given.

d. No security given for the guarantee or warranty of work shall be released until the expiration of the warranty period and until any claims filed during the warranty period have been settled. As provided in § 5, the warranty period shall not commence until final acceptance of all the work and Improvements by the City Council.

e. CITY may retain from any security released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorneys' fees.

10. DEVELOPER shall promptly replace, or cause to be replaced, or repair or have repaired, as the case may be, any public improvements, public utility facilities and surveying or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. DEVELOPER shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by CITY or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

11. DEVELOPER shall, at DEVELOPER'S sole cost and expense, obtain any and all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices and pay all fees and taxes required by law.

12. Default of DEVELOPER shall include, but not be limited to, DEVELOPER'S failure to timely commence construction pursuant to the provisions of this Agreement; DEVELOPER'S failure to timely complete construction of the Improvements; DEVELOPER'S failure to timely cure any defect in the Improvements; DEVELOPER'S failure to perform substantial construction work for a period of twenty (20) days after commencement of the work; DEVELOPER'S insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which DEVELOPER fails to discharge within thirty (30) days after the filing thereof; the commencement of a foreclosure action against the SUBDIVISION or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or DEVELOPER'S failure to perform any other obligation under this Agreement.

13. CITY reserves to itself all remedies available to it at law or in equity for breach of DEVELOPER'S obligations under this Agreement. CITY shall have the right, subject to this section, to draw upon or utilize the appropriate security to mitigate CITY damages in event of default by DEVELOPER. The right of CITY to draw upon or utilize such security is in addition to and not in lieu of any other remedy available to CITY. It is specifically understood by DEVELOPER that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the Improvements and, therefore, CITY'S damages due to DEVELOPER'S default shall be measured by the actual cost of completing the required Improvements. The sums provided by the improvement security may be used by CITY for the completion of the Improvements in accordance with the improvement plans and specifications contained herein.

14. In the event DEVELOPER defaults under this Agreement, DEVELOPER authorizes CITY to perform such obligation twenty (20) days after mailing written notice of default to DEVELOPER and to DEVELOPER'S Surety, and agrees to pay the entire cost of such performance by CITY.

15. CITY may take over the work and prosecute the same to completion, by contract or by any other method CITY deems advisable, for the account and at the expense of DEVELOPER, and DEVELOPER'S surety shall be liable to CITY for any excess cost or damages occasioned CITY thereby. In such event, CITY, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to DEVELOPER as may be on the site of the Improvements and necessary for performance of the work.

16. Failure of DEVELOPER to comply with the terms of this Agreement shall constitute consent to the filing by CITY of a notice of violation against all the lots in the property contained within the area of the Final Map or to rescind the approval or otherwise revert said property to acreage. The remedy provided by this § 16 is in addition to and not in lieu of other remedies available to CITY. DEVELOPER agrees that the choice of remedy or remedies for DEVELOPER'S breach shall be within the discretion of CITY.

17. In the event DEVELOPER fails to perform any obligation hereunder, DEVELOPER agrees to pay all costs and expenses incurred by CITY in securing performance of such obligations, including costs of suit and reasonable attorneys' fees.

18. The failure of CITY to take enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or breach or subsequent default or breach of DEVELOPER.

19. DEVELOPER understands and agrees that by approval of the Final Map, CITY has conferred substantial rights upon DEVELOPER, including the right to sell, lease, or finance lots within the property covered by the Final Map, and has taken the final act necessary to subdivide said property. As a result, CITY will be damaged to the extent of the cost of installation of the Improvements by DEVELOPER'S failure to perform its obligations under this Agreement, including, but not limited to, DEVELOPER'S obligation to complete construction of the Improvements by the time established in this Agreement. CITY shall be entitled to all remedies available to it pursuant to this Agreement and the Subdivision Laws in the event of a default by DEVELOPER. DEVELOPER understands and agrees that the determination of whether a reversion to acreage or rescission of the said property constitutes an adequate remedy for default by the DEVELOPER shall be within the sole discretion of CITY.

20. DEVELOPER hereby warrants and guarantees all work hereunder against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all landscaping within the Property in a vigorous and thriving condition reasonably acceptable to CITY, for a period of one (1) year following completion of the work and acceptance by CITY ("Warranty Period"). During the Warranty Period, DEVELOPER shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Improvements, in accordance with the then-current ordinances, resolutions, regulations, codes, standards, or other requirements of CITY, and to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty Period shall be at the sole cost, expense, and liability of DEVELOPER and its surety. As to any Improvements which have been repaired, replaced, or reconstructed during the Warranty Period, DEVELOPER and its surety hereby agree to extend the Warranty Period for an additional one (1) year period following CITY'S acceptance of the repaired, replaced, or reconstructed improvement(s). Nothing herein contained shall relieve DEVELOPER from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any such improvement following expiration of the Warranty Period or any extension thereof. DEVELOPER'S warranty obligation under this section shall survive the expiration or termination of this Agreement.

21. Neither DEVELOPER nor any of DEVELOPER'S agents or contractors are or shall be considered to be agents of CITY in connection with the performance of DEVELOPER'S obligations under this Agreement.

22. Until such time as the Improvements are accepted by CITY, DEVELOPER shall be responsible for and bear the risk of loss to any of the Improvements constructed or installed hereunder. Until such time as all Improvements required by this Agreement are fully completed and accepted by CITY, DEVELOPER will be responsible for the care, maintenance of, and any

damage to such Improvements. CITY shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or Improvements specified in this Agreement prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by DEVELOPER.

23. Nothing contained herein shall preclude CITY from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other persons for the apportionment of costs of water and sewer mains, or other Improvements, pursuant to the provisions of CITY ordinances providing therefore, nor shall anything in this Agreement commit CITY to any such apportionment.

24. Until final acceptance of the Improvements, DEVELOPER shall give good and adequate warning to the public of each and every dangerous condition existing in, about or around said Improvements, and will take all reasonable actions to protect the public from any such dangerous condition.

25. Upon acceptance of the work by CITY and recordation of a Notice of Completion, ownership of the Improvements constructed pursuant to this Agreement shall vest in CITY.

26. DEVELOPER shall defend, indemnify, and hold harmless CITY, and its elected and appointed officials, officers, employees, and agents from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of DEVELOPER, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Improvements, or performance of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of CITY, and its elected and appointed officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the gross negligence or willful misconduct of CITY as determined by a court or administrative body of competent jurisdiction. DEVELOPER'S obligation to indemnify hereunder shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by CITY, its elected and appointed officials, officers, employees, or agents.

27. Time is of the essence of this Agreement.

28. DEVELOPER shall commence substantial construction of the Improvements required by this Agreement as specified in § 2, above. In the event good cause exists, as determined by the City Administrator or his or her designee, the time for commencement of construction or completion of the Improvements hereunder may be extended. The request for extension shall be made in writing to the City Administrator. Any approval of the extension shall be in writing,

executed by the City Administrator. Any such extension may be granted without notice to DEVELOPER'S surety and shall not affect the validity of this Agreement or release the surety or sureties on any security given for this Agreement. The City Administrator shall be the sole and final judge as to whether or not good cause has been shown to entitle DEVELOPER to an extension. Delay, other than delay in the commencement of work, or by strikes, boycotts, similar actions by employees or labor organizations, which prevent the conducting of work, and which were not caused by or contributed to by DEVELOPER, shall constitute good cause for an extension of the time for completion. As a condition of such extension, the City Administrator may require DEVELOPER to furnish new security guaranteeing performance of this Agreement as extended in an increased amount as necessary to compensate for any increase in construction costs as determined by the City Engineer.

29. Performance by DEVELOPER of this Agreement shall not be construed to vest DEVELOPER'S rights with respect to any change in any zoning or building law or ordinance.

30. If DEVELOPER fails to construct and install all or any part of the Improvements within the time required by this Agreement, or if DEVELOPER fails to comply with any other obligation contained herein, DEVELOPER and its surety shall be jointly and severally liable to CITY for all administrative expenses, fees, and costs, including reasonable attorneys' fees and costs, incurred in obtaining compliance with this Agreement or in prosecuting any legal action or for any other remedies permitted by law.

31. All notices required or permitted under this Agreement shall be in writing and delivered in person or sent by mail, postage prepared, and addressed as follows:

To CITY: City of Placentia
401 E. Chapman Ave.
Placentia, California 92870-6101
Attention: City Administrator

With a copy to: Christian Bettenhausen
City Attorney
City of Placentia
3777 N. Harbor Blvd
Fullerton, CA 92835
Email clb@jones-mayer.com

To DEVELOPER: Landsea Homes
7525 Irvine Center Dr., Suite 200
Irvine, CA 92618
Attention: Thuan Vo

With a copy to: Thuan Vo
Forward Planner

Landsea Homes
7525 Irvine Center Dr., Suite 200
Irvine, CA 92618
Email: tvo@landseahomes.com

Any such notice, by mail, shall be deemed to have been received by the addressee forty-eight (48) hours after deposit thereof in the United States mail, postage prepaid and properly addressed as set forth above.

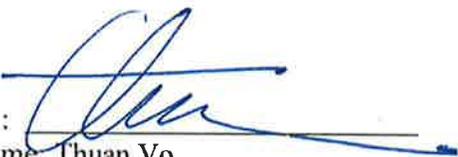
32. In the event that suit or arbitration is brought to enforce the terms of this Agreement, the prevailing party shall be entitled to litigation costs and reasonable attorneys' fees.

33. This Agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above:

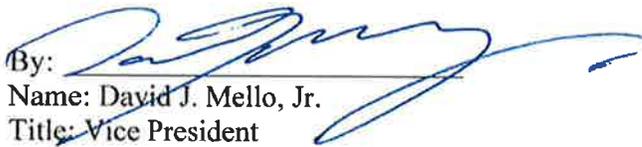
Dated: 2/28/2028

The LS-Placentia LLC.

By: 
Name: Thuan Vo
Title: Assistance Secretary

Approved as to form:

Christian Bettenhausen,
City Attorney

By: 
Name: David J. Mello, Jr.
Title: Vice President

CITY OF PLACENTIA,
A Charter City and municipal corporation

Rhonda Shader, Mayor

ATTEST:

Robert S. McKinnell, City Clerk

DEVELOPER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER'S BUSINESS ENTITY.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On February 28, 2022 before me, Terri L. Piligian, Notary Public
(insert name and title of the officer)

personally appeared Thuan Vo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Terri L. Piligian (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On February 28, 2022 before me, Terri L. Piligian, Notary Public
(insert name and title of the officer)

personally appeared David J. Mello, Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Terri L. Piligian (Seal)



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL
VIA: CITY ADMINISTRATOR
FROM: DIRECTOR OF COMMUNITY SERVICES
DATE: MARCH 15, 2022

SUBJECT: **RESOLUTION AUTHORIZING TEMPORARY SUSPENSION OF REGULATORY ORDINANCES PERTAINING TO THE OPERATION OF THE PLACENTIA CHAMBER OF COMMERCE JAZZ FESTIVAL EVENT FUNDRAISER ON MUNOZ ATHLETIC FIELD AT PLACENTIA CHAMPIONS SPORTS COMPLEX ON SUNDAY, MAY 15, 2022, PENDING RECEIPT OF APPROVED INSURANCE DOCUMENTS**

FISCAL
IMPACT: None

SUMMARY:

Over the past five (5) years the City of Placentia ("City") and the Placentia Chamber of Commerce ("Chamber") have worked collaboratively to host a variety of special events including Tacos and Tequila, the "Taste of Placentia" events, and the first ever Placentia Jazz and Art Festival ("Placentia Jazz Festival") which was held in May 2021. These special events have been successful due to the excellent working relationship between the City and the Chamber.

This year the Chamber is requesting to partner once again with the City to plan and implement the Jazz Festival event and fundraiser to be held on Sunday, May 15, 2022, from 10:00 a.m. to 8:00 p.m. on the Munoz Athletic Field at Placentia Champions Sports Complex ("Sports Complex") located at 505 Jefferson Street.

The Placentia Jazz Festival event will encompass the parking areas and the open grass space of the field. The event will not utilize any space upon the infield and Staff will limit the amount of vehicles that can drive upon the field. Additionally, the Chamber will provide a deposit, in the event there is any potential damage to the field. The event will feature crawfish as the main food option, a beer and wine garden, and live entertainment. Additionally, as part of the fundraiser, a portion of the proceeds will benefit the Placentia Yorba Linda Unified School District music and arts programs.

This item requests the adoption of a resolution temporarily suspending certain regulatory ordinances of the Placentia Municipal Code to allow for music and alcohol to be permitted at the "Placentia Jazz Festival" event in collaboration with the Chamber located at the Sports Complex from 10:00 a.m. to 8:00 p.m. on Sunday, May 15, 2022.

1. h.
Mar. 15, 2022

RECOMMENDATION:

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

1. Approve an agreement in a form approved by the City Attorney with the Placentia Chamber of Commerce to host the Placentia Jazz Festival fundraising event on the Munoz Athletic Field at the Placentia Champions Sports Complex and authorize the City Administrator or designee to execute all applicable documents; and
2. Adopt Resolution R-2022-14, a Resolution of the City Council of the City of Placentia, California, authorizing the temporary suspension of Regulatory Ordinance Sections 23.76.050 and 10.28.010 of the Placentia Municipal Code for the operation of the Placentia Jazz Festival fundraising event on May 15, 2022, from 10:00 a.m. to 8:00 p.m. at the Placentia Champions Sports Complex located at 505 Jefferson Street.

DISCUSSION:

In 2021, the Chamber approached the City with a request to host the first annual Placentia Jazz and Art Festival fundraising event at Bradford Park. The event was very successful and greatly benefited local music and arts programs. This year, the Chamber is requesting to partner once again with the City to plan and implement the Placentia Jazz Festival event and fundraiser to be held on Sunday, May 15, 2022, from 10:00 a.m. to 8:00 p.m. on the Munoz Athletic Field at the Sports Complex located at 505 Jefferson Street.

The event will feature live Jazz music, community art displays, and local business displays. Boiled crawfish, shrimp, and gumbo will be the main dishes. Food trucks may also participate along with business vendors. The goal of the event is to raise funds to support music and art programs in Placentia schools. The fundraising portion of the event would include sales of pre-sold online tickets for entry and crawfish meals. Proposed alcohol sales will be conducted during the event and will require proof of valid identification.

As the COVID-19 pandemic continues, the Chamber understands that the event must comply with the Center for Disease Control's (CDC's) recommended safety protocols. Signage will be posted encouraging participants who are unvaccinated against COVID-19 to wear a face mask when not eating or drinking. Additionally, the Chamber shall contact the Orange County Health Department (OC Health) to review any other recommended guidelines for the prevention of spreading the COVID-19 virus. The Chamber will also be required to submit event applications to OC Health and the State Department of Alcohol Beverage Control (ABC) to gain approvals for the safe operation of the food booths and beer and wine garden.

Furthermore, due to the limited parking at the Sports Complex, the Chamber understands that they will need to provide a parking plan to the City and utilize shuttle transportation for participants. Any rental fees or permit fees associated with securing a parking location will be paid for by the Chamber.

The attached resolution suspends (for the duration of the event) the Municipal Code sections pertaining to the controlled use of alcohol upon public property and to the use of amplified music which may exceed the noise standards during the Placentia Jazz Festival event. The Chamber has met with City staff and agreed to follow all City guidelines, obtain all necessary permits, and follow associated regulations from the State Department of ABC and OC Health. City staff supports the implementation of the Placentia Jazz Festival and recommends approval of the event.

FISCAL IMPACT:

Per the City's Facilities Use Policy (Policy No. 815), the Director of Community Services maintains the discretion to waive facility use fees and Staff fees for the benefit of the community programs and events. As identified by the Chamber, proceeds from the Placentia Jazz Festival will support music and art programs within Placentia schools and directly benefit local students thereby further enhancing the quality of life of the Placentia community.

Staff supports the implementation of the event and recommends following Policy No. 815 and waiving the facility use and staff fees. A Memorandum of Understanding (MOU) between the City and the Chamber will be required for the implementation of the event. Other details of the MOU will include the requirement for the Chamber to name the City as additionally insured for use of the Sports Complex, provide all Staff and volunteers for the event, provide a parking plan including an alternate parking location and shuttle transportation, and rent all necessary equipment for the event at their own expense.

Prepared by:

Reviewed and approved by:



Veronica Ortiz
Community Services Supervisor



Karen Crocker
Director of Community Services

Reviewed and approved by:



Damien R. Arrula
City Administrator

Attachments:

1. Resolution R-2022-14 - Temporary Suspension of Regulatory Sections
2. Placentia Chamber of Commerce Letter Requesting Event Approval
3. MOU Between the City and Chamber for The Implementation of the Event

RESOLUTION NO. R-2022-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, AUTHORIZING THE TEMPORARY SUSPENSION OF REGULATORY ORDINANCE SECTIONS 23.76.050 AND 10.28.010 OF THE PLACENTIA MUNICIPAL CODE FOR THE OPERATION OF THE JAZZ FESTIVAL EVENT ON MAY 15TH AT THE PLACENTIA CHAMPIONS SPORTS COMPLEX, 505 JEFFERSON STREET

A. Recitals

(i). The City of Placentia adopted Ordinance No. O-2008-10 which amended Title 1 of the Placentia Municipal Code by adding Chapter 1.14 allowing the City Council the discretion to temporarily suspend specific Ordinances during special events when it has been determined that the public welfare and interest will be served by such suspension.

(ii). The City Council finds that certain events of broad public interest may benefit the City and the City's economy by attracting large numbers of visitors, by generating favorable publicity, and by enhancing a marketable image for the City.

B. Resolution

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACENTIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

1. In all respects as set forth in the Recitals, Part A., of this Resolution.
2. The City temporarily suspends Placentia Municipal Code Section 23.76.050 relative to use of amplified music which may exceed the noise standards during the Jazz Festival event at The Placentia Champions Sports Complex on May 15th from 10:00 a.m. to 8:00 p.m., 505 Jefferson Street.
3. The City temporarily suspends Placentia Municipal Code Section 10.28.010 relative to the controlled use of alcohol in a public place during the Jazz Festival event at the Placentia Champions Sports Complex, 505 Jefferson Street on May 15th from 10:00 a.m. to 8:00 p.m.
4. The specified sections of the Placentia Municipal Code (Sections 23.76.050 and 10.28.010) shall remain in full force and effect throughout the remainder of the City.
5. This Resolution shall take effect from and after its date of adoption.

APPROVED and ADOPTED this 15th day of MARCH 2022.

Rhonda Shader, 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 Resolution was adopted at a regular meeting of the City Council held on the 15th day of March 2022 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney



Board of Directors

President

Matthew Wolfe

The Mortgage Wolfe

Vice President

Walt Lynch

Lynch Ambulance Services

Past President

Joe Rasic

Craftsman Wood Fired Pizza

Treasurer

Aaron McLennan

Chatterton & Associates

Secretary

Tina Maraj

RE/MAX ONE

Ambassador Liaison

Shirley Thiele

Board Members

Laurie Arroyo

Placentia Roundtable

Women's Club

Kenny Binnings

Perimeter Protection &

Surveillance Services

Eric Holmgren

Gryphon Fencing & Archery

Michael Johnson

Republic Services

Alison Martin

Yorba Linda Water District

Bob Robinson

Empire Energy Solutions

Beverly Thomson

Hosting OC

Paul VanSomeren

Banc of California

February 24, 2022

City of Placentia

401 E. Chapman Avenue

Placentia, CA 92870

Attn: Matt Brand, Veronica Ortiz

Dear Matt & Veronica,

We are hopefully going to be able to hold our upcoming Jazz & Art Festival at Champions Sports Complex this year and wanted to give you the details for approval:

When: Sunday, May 15th – probably from 10:00am ^{8:00 am} to 8:00pm. Eventually, our vision is to have this event be a two-day festival, but baby steps for now. We had this event last year for the first time and it was a great success, so we are encouraged to make this one of our annual, signature events.

Who: The event is being put on by the Chamber to partially benefit the PYLUSD jazz and art programs, probably veterans and one other charity TBD.

The bands that will be playing this year will be from Tuffree, El Dorado, Kraemer, Valencia, CSUF, FJC, Mt. Sac during the day and several professional bands in the evening. We may open it up to more PYLUSD schools if time permits. Eventually, we want to include them all if they are able to participate. Each jazz program will get 50% of all ticket sales they are responsible for and the art programs will get a stipend for participating in the art contest. Plus we will award 1st, 2nd and 3rd place gift cards to Blick for the winning middle and high schools (six certificates total).

We will be having food vendors, business vendors, beer and wine for sale like we did last May. The signature food will be crawfish and other Louisiana foods like gumbo, jambalaya, po boys plus Americana food.

We will charge admission to get into the event. Food and drink purchase is optional and extra. Because we are selling tickets, we feel that Champions is a better venue than Tri City Park for crowd control and inclusiveness. Because the ticket sales are benefitting our schools, it is vital that we discourage people from listening for free, which would be hard to do at Tri City Park.

Thank you for your help. Please let me know if this day, time and location are approved.


Michele Severson

The Mission of the Placentia Chamber of Commerce is to provide leadership for the advancement of economic vitality and quality of life for the total community

117 N. Main Street, Placentia CA 92870

714-528-1873 fax 714-528-1879

PlacentiaChamber.com

ATTACHMENT 2

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made and entered into this 15th day of May 2022 by and between the City of Placentia ("City") located at 401 E. Chapman Ave., Placentia, and the Placentia Chamber of Commerce ("PCC") located at 117 N. Main St., Placentia, Ca, 92870.

RECITALS

WHEREAS, the PCC wishes to hold the Placentia Jazz and Art Festival event ("Event") in the City; and

WHEREAS the City desires provide a space for the PCC to facilitate the Event that will benefit residents, and

WHEREAS, the City is a rightful possessor with a right to transfer use of Munoz Athletic Field at the Placentia Champions Sports Complex ("Space"), described in Exhibit "A", to PCC during the term of this MOU for the Event.

NOW, THEREFORE, the parties hereto agree as follows:

1. TERM

This MOU shall commence on the Effective Date and continue for a period of one day, ending on May 16, 2022, unless previously terminated as provided herein or otherwise agreed to in writing by the parties.

The City may terminate this MOU with or without cause any time after the effective date, by providing written notice to PCC.

2. SCOPE OF USE

City hereby grants to PCC, including its officers, employees, agents, contractors and volunteers, clients, invitees, visitors, and other users of the Space ("Users"), during the term of this MOU, the right to enter onto, access, occupy and use the Space for the duration of the MOU during the hours of use referenced below. The Space is to be utilized by PCC and Users for the Event.

3. SCOPE OF SERVICES

A. PLACENTIA CHAMBER OF COMMERCE RESPONSIBILITIES

1. Designate a PCC member to act as the PCC representative for all matters related to the Event and its participation in the Event. Designee will communicate directly with the designated City staff representative
2. Ensure that any food vendors and/or food booths at the event comply with all Orange County Health Care Agency and City Requirements, including, but not

limited to having current and valid Health Care Agency Permits and a City Business License.

3. Operate the Beer and Wine Garden in compliance with all State and City regulations including obtaining appropriate permits from the Department of Alcoholic Beverage Control (ABC)
4. Obtain private security to secure the Beer and Wine Garden area.
5. The PCC at their own expense will provide the participants of the Event, the necessary items such as all canopies, tables, chairs, decorations, and other needed equipment to facilitate the Event in a uniform and professional business manner per the City's approval (unless otherwise specified below).
6. Coordinate all set up starting no earlier than 8:00 a.m., with the event open to the public from 10:00 a.m. to 8:00 p.m., and clean-up of all Event related booths and supplies no later than 10:00 p.m. Any questions regarding set-up procedures to be pre-arranged with the City staff representative.
7. Coordinate with designated City staff representatives the Event layout and submit a scale plot map of the layout to City staff by Thursday, May 5, 2022. Event booths cannot obstruct walkways and cannot be placed in parking areas, driveways, or areas with vehicle traffic.
8. Coordinate with designated City staff representatives' arrival times and procedures for Event participants including arrival time of vendors, offsite parking for vendors, and parking areas for participants.
9. Ensure all participants of the Event are informed of and follow any logistical set-up and egress of the event established by the City.
10. Utilize professional and business-like decorations and signage for the Event.
11. Provide City a copy of all promotional material for the Event.
12. Obtain an encroachment permit from the City for additional parking at the Space.
13. Provide the City a parking plan including an alternate parking location and utilize shuttles to transport participants. Any fees associated to the rental of shuttle services or securing a parking location will be paid for by the PCC.
14. Provide comprehensive general liability insurance policy in the amount of one million dollars (\$1,000,000) covering Event related activities naming City and their respective elected and appointed officials, officers, employees, agents, and representatives as additional insured by endorsement to the policy. Worker's compensation insurance shall be required to be maintained in accordance with state law.

15. To the extent allowable by law, PCC shall indemnify, defend, and hold harmless the City, its officers, employees, contractors and volunteers from and against any and all liability, loss, damage, expense, costs (including reasonable attorneys' fees) or claims for injury or property damages to the extent arising out of or in connection with PCC's acts and/or omissions arising from or related to this MOU, including use of the City's property by PCC the performance of this MOU, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury and/or damages and/or losses of property, regardless of severity and including death, are caused by or result from the negligent or intentional acts or omissions of the PCC, its officers, agents or employees.
16. Be responsible for its independent operation, execution, planning and accounting of the event as a separately governed operation by the PCC.
17. This MOU is by and between the City and the PCC and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association as between the City and the PCC. Each of City and the PCC understands and agrees to bear the sole responsibility and liability for administering the Workers' Compensation benefits to any person deemed legally entitled to such benefits for injuries arising from or connected with this MOU.

B. CITY'S RESPONSIBILITIES

1. Provide Space to the PCC to host the Event and access to the facility (Aguirre Building).
2. Ensure the field lights are turned on from dusk until the end of the Event at the Space.
3. Coordinate with a designated PCC representative all arrival and set up information for all Event participants.
4. Provide one (1) Community Services Staff and from 10:00 a.m. to 10:00 p.m. to assist with event coordination and monitoring. As well as operate a station for minor First Aid needs during the Event.
5. Assist with advertising for the event through Placentia's Weekly Newsletter and social media. The City will also advertise for the event through the City's website, Placentia Palm Quarterly Newsletter, and with targeted emails if and/or when possible.

4. CONTACT INFORMATION

PCC Designee:

Michele Severson
Executive Director
117 N. Main Street,
Placentia, Ca, 92870
Office: 714-528-1783
Fax: 714-528-1879
Email: michele@placentiachamber.com

City Staff Representatives:

Karen Crocker, Director of Community Services
Veronica Ortiz, Community Services Supervisor
Matthew Brand, Community Services Coordinator

401 E. Chapman Ave.
Placentia, CA 92870
Office: (714) 993-8222
Fax: (714) 961-0283
Email: vortiz@placentia.org

IN WITNESS WHEREOF, the parties herein have caused this MOU to be executed by and through their respective officers, as of the date last written below.

CITY OF PLACENTIA

Damien Arrula
City Administrator

Date

Placentia Chamber of Commerce

Michele Severson

Michele Severson
Executive Director

Date *3/4/2022*

APPROVED AS TO FORM:

Christian Bettenhausen, City Attorney



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/22/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Jennifer Lamb Insurance Agency 949 Williams Ave Placentia CA 92870		CONTACT NAME: Jennifer Lamb PHONE (A/C, No, Ext): (714) 209-9911 E-MAIL ADDRESS: jennifer@insurancelamb.com FAX (A/C, No): 7149488140	
INSURED Placentia Chamber of Commerce 117 N Main St Placentia CA 92870		INSURER(S) AFFORDING COVERAGE INSURER A : SENTINEL INS CO LTD NAIC # 11000 INSURER B : USLI 25895 INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 3

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	72 SBA BC7422	10/16/2021	10/16/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X		72 SBA BC7422	10/16/2021	10/16/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			72 WECAD8MLC	09/27/2021	09/27/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	D & O			ND01581054	10/10/2021	10/10/2022	D & O 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Placentia and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: Liability arising out of activities performed by or on behalf of the consultant pursuant to its contract with the City; products and completed operations of the consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant.

CERTIFICATE HOLDER**CANCELLATION**

City of Placentia Attn: City Administrator 401 E Chapman Ave Placentia CA 92870	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

POLICY CHANGE

This endorsement changes the policy effective on the Inception Date of the policy unless another date is indicated below:

Policy Number: 72 SBA BC7422 SC

Named Insured and Mailing Address; PLACENTIA CHAMBER OF COMMERCE

117 NORTH MAIN STREET
PLACENTIA CA 92870

Policy Change Effective Date: 03/02/22

**Effective hour is the same as stated in the
Declarations Page of the Policy.**

Policy Change Number: 001

Agent Name: JENNIFER LAMB INSURANCE AGENCY

Code: 253333

POLICY CHANGES:

SENTINEL INSURANCE COMPANY, LIMITED

ANY CHANGES IN YOUR PREMIUM WILL BE REFLECTED IN YOUR NEXT BILLING STATEMENT. IF YOU ARE ENROLLED IN REPETITIVE EFT DRAWS FROM YOUR BANK ACCOUNT, CHANGES IN PREMIUM WILL CHANGE FUTURE DRAW AMOUNTS.

THIS IS NOT A BILL.

NO PREMIUM DUE AS OF POLICY CHANGE EFFECTIVE DATE

FORM NUMBERS OF ENDORSEMENTS REVISED AT ENDORSEMENT ISSUE:

IH12001185 ADDITIONAL INSURED - MANAGER/LESSOR

PRO RATA FACTOR: 0.625

THIS ENDORSEMENT DOES NOT CHANGE THE POLICY EXCEPT AS SHOWN.

Form SS 12 11 04 05 T

Process Date: 03/02/22

Page 001

Policy Effective Date: 10/16/21

Policy Expiration Date: 10/16/22

POLICY NUMBER: 72 SBA BC7422



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - MANAGER/LESSOR

LOC 001 BLDG 001
CITY OF PLACENTIA
401 E. CHAPMAN AVE,
PLACENTIA, CA 92870

COUNTY OF ORANGE, OC PARKS
117 N MAIN ST,
PLACENTIA, CA 92870

THE CITY OF PLACENTIA AND ITS ELECTED & APPOINTED BOARDS, OFFICERS,
OFFICIALS, AGENTS, EMPLOYEES AND VOLUNTEERS ARE ADDITIONAL INSUREDS
WITH RESPECT TO: LIABILITY ARISING OUT OF ACTIVITIES PERFORMED BY OR
ON BEHALF OF THE CONSULTANT PURSUANT TO CONTRACT WITH THE CITY:
PRODUCTS AND COMPLETED OPERATIONS OF THE CONSULTANT: PREMISES OWNED,
OCCUPIED OR USED BY THE CONSULTANT: AUTOMOBILES OWNED, LEASED, HIRED
OR BORROWED BY THE CONSULTANT
401 E. CHAPMAN AVE,
PLACENTIA, CA 92870

(Policy Provisions: WC000000C)

**INFORMATION PAGE
WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY**

INSURER: Sentinel Insurance Company Ltd.
ONE HARTFORD PLAZA HARTFORD CT 06155



NCCI Company Number:
Company Code: A

POLICY NUMBER:
Previous Policy Number:

Suffix	
LARS	RENEWAL
	9

1. Named Insured and Mailing Address: PLACENTIA CHAMBER OF COMMERCE
(No., Street, Town, State, Zip Code) 117 N MAIN ST
PLACENTIA CA 92870

FEIN Number: 95-2224033

State Identification Number(s):

The Named Insured is: Non Profit
Business of Named Insured: Business Associations
Other workplaces not shown above: 117 N MAIN STREET
PLACENTIA CA 92870

2. Policy Period: **From** 09/27/20 **To** 09/27/21 **ANNUAL**
12:01 a.m., Standard time at the insured's mailing address.

Producer's Name: JENNIFER LAMB INSURANCE AGENCY
949 WILLIAMS AVENUE
PLACENTIA CA 92870

Producer's Code: 72186924
Issuing Office: THE HARTFORD BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251
(877) 853-2582

Total Estimated Annual Premium: \$630
Deposit Premium:
Policy Minimum Premium: \$600 CA

Audit Period: ANNUAL **Installment Term:** Twelve Pay (8.33%Down+11@8.33%)
The policy is not binding unless countersigned by our authorized representative.

Countersigned by Susan F. Castaneda 08/18/20
Authorized Representative Date

INFORMATION PAGE (Continued)

Policy Number: 72 WEC AD8MLC

3. A. Workers Compensation Insurance: Part one of the policy applies to the Workers Compensation Law of the states listed here: CA

B. Employers Liability Insurance: Part Two of the policy applies to work in each state listed in Item 3.A. The limits of our liability under Part Two are:

Bodily injury by Accident	\$1,000,000	each accident
Bodily injury by Disease	\$1,000,000	policy limit
Bodily injury by Disease	\$1,000,000	each employee

C. Other States Insurance: Part Three of the policy applies to the states, if any , listed here:

ALL STATES EXCEPT NORTH DAKOTA, OHIO, WASHINGTON, WYOMING, U.S.TERRITORIES AND STATES DESIGNATED IN ITEM 3.A. OF THE INFORMATION PAGE.

D. This policy includes these endorsements and schedule:

SEE ENDORSEMENT-WC 99 03 68

4. The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates and Rating Plans. All information required below is subject to verification and change by audit.

Classifications Code Number and Description	Premium Basis Total Estimated Annual Remuneration	Rates Per \$100 of Remuneration	Estimated Annual Premium
Total Standard Premium			\$400
Extended Broad Form Coverage			\$3
Expense Constant			\$200
Terrorism Risk Insurance Program Reauthorization Act Disclosure Endorsement			\$7
Estimated Annual Premium (before Surcharges)			\$610
Total Estimated Surcharges			\$20

*See the attached Schedule(s) of Operations for Location and State Level Premium Information

Total Estimated Annual Premium: \$630
Deposit Premium:
Policy Minimum Premium: \$600 CA

Interstate/Intrastate Identification Number: Refer to Schedule of Operations

Labor Contractors Policy Number:

NAICS: 813910
SIC: 8611



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF COMMUNITY SERVICES

DATE: MARCH 15, 2022

SUBJECT: **ACCEPTANCE OF CONSTRUCTION WORK AND NOTICE OF COMPLETION FOR THE RENOVATION OF THE KOCH PARK RESTROOMS, CIP PROJECT NO. 7103**

FISCAL
IMPACT: BUDGET: \$95,000.00 CIP PROJECT BUDGET
EXPENSE: \$83,382.45 CONSTRUCTION CONTRACT
\$ 4,388.55 RETENTION FUNDS

SUMMARY:

On July 6, 2021, the City Council awarded a Public Works Contract to Garza Construction Inc. ("Garza Construction") in the amount of \$87,771.00 for the renovation of the Koch Park restroom project, which included the addition of an indoor restroom facility inside the park building. The total construction cost of the project was \$83,382.45. Following the release of the retention funds in the amount of \$4,388.55 to Garza Construction, the final project cost is \$87,771.00. Funding for the restroom renovation project, was approved as part of the Capital Improvement Program (CIP) budget for Fiscal Year 2020-21 and carried over into Fiscal Year 2021-22 for completion of the project. The project has been completed to the satisfaction of the City. This action concludes the project and authorizes filing a Notice of Completion with the Orange County Clerk-Recorder's Office in the amount of \$87,771.00.

RECOMMENDATION:

It is recommended that City Council take the following actions:

1. Accept the work performed by Garza Construction Inc. for the Koch Park interior restrooms project, CIP project No. 7103 in the amount of \$87,771.00; and
2. Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
3. Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

1. i.
Mar. 15, 2022

DISCUSSION:

The City Council approved park and recreation development impact fees (DIF) for the addition of interior restrooms at the Koch Park Community Building, as part of the Placentia Parks Initiative ("PPI"). In alignment with the PPI, \$95,000 in available DIF funding was budgeted for the Fiscal Year 2020-21 Capital Improvement Program for the Koch restrooms project.

The general scope of work proposed for this project included the demolition of existing concrete restroom walls, framing of new walls, installation of new ADA compliant doors, new electrical fixtures, new sewer and water lines, new sinks and toilets, and new paint and fixtures.

Additionally, as part of the Fiscal Year 2020-21 budget, the City Council approved the creation of a new Tiny Tot Community Services Program to be implemented at the Koch Park Community Building, as a revenue-neutral program. Pre-School programs are in high demand, are very popular, and are usually enrolled to full capacity. The new program provided by the Community Services Department, will focus upon youth ages 3-4 years old and will be located at the Koch Park Community Building. The restroom project at Koch will provide a dedicated interior restroom for the youth programs held at the site.

Approval of the Notice of Completion is the final step in this project and, if approved by the City Council, will be recorded with the Orange County Clerk-Recorder's Office starting the 30-day window to file any construction claims against the contractor. At the conclusion of the 30-day window, if no claims have been filed with the City against the contractor, the City can release the retention funds which amount to 5% of the total construction cost.

FISCAL IMPACT:

The final project construction amounts to \$87,771.00. This cost consists of the construction costs of \$83,382.45 and the retention costs for the project in the amount of \$4,388.55. A total of \$95,000 in developer fees was budgeted in the Capital Improvement Program Budget for Fiscal Year 2020-21 for this project and was carried over into Fiscal Year 2021-22 for the completion of the project. As such, sufficient funds exist for the recommended actions.

Prepared by:

Reviewed and approved by:

Veronica Ortiz

Veronica Ortiz

Community Services Supervisor

K Crocker

Karen Crocker

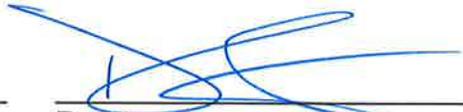
Director of Community Services

Reviewed and approved by:



Stephen Erlandson
Interim Director of Finance

Reviewed and approved by:



Damien R. Arrula
City Administrator

Attachment:

Notice of Completion – Garza Construction Inc. for Koch Park

<p>RECORDING REQUESTED BY</p> <p>AND WHEN RECORDED MAIL TO</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p>Name City Clerk</p> <p>Street City of Placentia</p> <p>Address 401 E. Chapman Ave.</p> <p>City & Placentia, CA 92870</p> <p>State</p> </div>	
--	--

City Council Approval:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Free Recording Per Government Code Section 27363 & 6103.

Deputy City Clerk

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for Complete requirements.)

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of Placentia
3. The full address of the owner is 401 East Chapman Avenue
Placentia, CA 92870

4. The nature of the interest or estate of the owner is: In fee.
N/A
(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
<u>N/A</u>	

6. A work of improvement on the property hereinafter described was completed on September 13, 2021. The work done was:
The renovation of the Koch Park Restrooms, CIP Project No. 7103.

- The name of the contractor, if any, for such work of improvement was Garza Construction INC.
7. PO Box 993 Glendora, CA 91740 09/01/2021
(If no contractor for work of improvement as a whole, insert "none".) (Date of Contract)

8. The property on which said work of improvement was completed is in the city of Placentia
County of Orange, State of California, and is described as follows: Renovation of the Koch Park Restrooms, CIP Project NO. 7103

9. The street address of said property is "none"
(If no street address has been officially assigned, insert "none".)

CITY OF PLACENTIA

Dated: 09/21/2021
Verification for Individual Owner

Signature of owner or corporate officer of owner
named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the City Administrator the declarant of the foregoing
("President of", "Manager of", "Owner of", etc.)

Notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, at Placentia, California.
(Date of Signature.) (City where signed.)

(Personal signature of the individual who is swearing that the contents of the notice of completion are true.)



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES AND INFRASTRUCTURE

DATE: MARCH 15, 2022

SUBJECT: **MEMORANDUM OF UNDERSTANDING WITH THE PLACENTIA COMMUNITY FOUNDATION FOR THE KRAEMER MEMORIAL PARK FOUNTAIN AND PLAZA LEGACY BRICK PROGRAM**

FISCAL

IMPACT: There is no immediate fiscal impact associated with the recommended actions.

SUMMARY:

The City Council allocated funds in the Fiscal Year ("FY") 2021-22 Capital Improvement Program ("CIP") Budget to completely renovate the Kraemer Memorial Park Fountain and surrounding plaza area. A study session presentation outlining the conceptual plans prepared for the fountain and plaza renovations along with a proposal for consideration of a Legacy Brick Program to incorporate into the project was presented to the City Council for its consideration and policy direction on October 5, 2021. At that time, the City Council approved the conceptual plans and directed Staff to proceed with the project as well as to return later with an agreement with the Placentia Community Foundation ("Foundation") to consider incorporating a Legacy Brick Program into this project. The proposed Memorandum of Understanding (MOU) with the Foundation outlines the proposed partnership between the City and the Foundation to sell commemorative legacy bricks to the community to be incorporated into the fountain plaza as a fundraiser as well as to further include the community's participation in this legacy project.

RECOMMENDATION:

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

1. Approve the draft Memorandum of Understanding between the City and the Placentia Community Foundation for a commemorative legacy brick program; and
2. Authorize the City Administrator to execute the Memorandum of Understanding in a form approved by the City Attorney.

DISCUSSION:

The City Council allocated a total of \$607,500 in the FY 2021-22 CIP Budget to fund the cost of renovating the Kraemer Memorial Park fountain and surrounding plaza space. A Study Session

1. j.
Mar. 15, 2022

presentation outlining the conceptual plans prepared for the fountain and plaza renovations along with a proposal for consideration of a Legacy Brick Program to incorporate into the project was presented to the City Council for its consideration and policy direction on October 5, 2021. At that time, the City Council approved the conceptual plans and directed Staff to proceed with the project and to return later with a separate agreement with the Foundation for its consideration.

The Foundation is a registered 501(3)(c) non-profit dedicated to providing grant funds to local Placentia-based non-profits and service organizations. Staff has been working with the Foundation on developing a partnership to sell personalized commemorative bricks to the community for incorporation into this legacy project. The purpose of the proposed program is to help the Foundation raise additional funds to invest further in local organizations benefitting the Placentia community, to help the City offset some construction costs, and to provide an opportunity for the larger community to participate in this legacy project.

In December 2021, Staff released an online survey asking the community to provide input regarding the proposed Legacy Brick Program as part of the fountain renovation project. The survey was designed to gauge the community's interest in participating in such a program, to determine how much the community would be willing to spend upon commemorative bricks, and to provide additional input as to how the program should be structured and who could participate. The survey results are attached for reference.

The proposed MOU between the City and Foundation outlines the roles and responsibilities of both parties and how the revenues generated from brick sales would be shared. The Foundation will be responsible for administering the brick sales program and will contract and coordinate directly with the brick manufacturer and engraver. The Foundation is also responsible for collecting the revenues generated by the brick sales. The City's responsibility will be to oversee the design and construction of the fountain and plaza as well as the installation of the bricks within the plaza space. The City is also responsible for the marketing and communications aspect of the brick sales and will maintain the bricks along with all the fountain and plaza improvements in perpetuity.

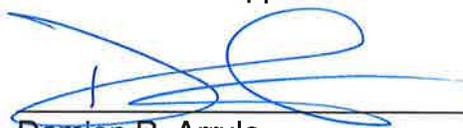
The proposed brick sales price is \$130 for each brick with senior citizens allowed to purchase bricks at a discounted rate of \$95 each. The proposed net revenue split between the City and Foundation is 60/40 in favor of the Foundation. The Foundation has committed in the MOU to return 40% of the net revenues it receives from brick sales back to the Community Services Department to help fund various programs and special events in the City throughout the year. The specific programs the Foundation would like to support are outlined in Exhibit A of the MOU. The Foundation will further reinvest an additional 15% of the net revenues it receives in new grant programs for Placentia-based non-profits and service groups and will be allowed to keep 5% of net revenues to cover administrative and tax filing costs. The City will commit all its revenue share towards offsetting project construction costs. In addition, \$5 from each brick sold will be placed into a capital maintenance account to fund future repairs and maintenance for the fountain plaza.

Prepared by:



Luis Estevez
Deputy City Administrator

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Survey Results
2. Memorandum of Understanding



City of Placentia

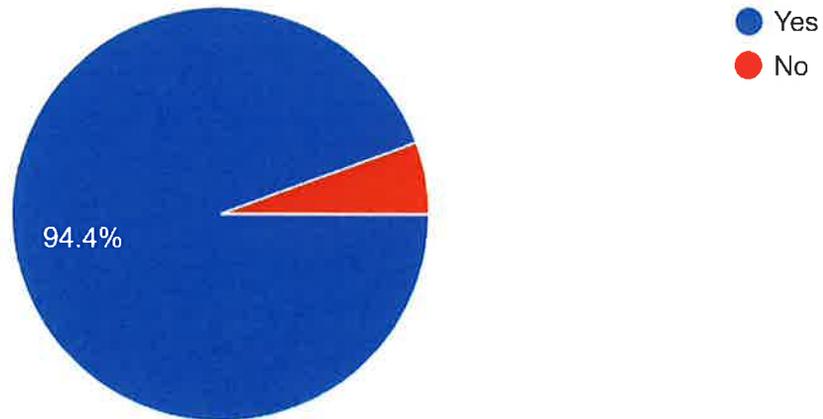
Legacy Brick Program Survey Results

March 2022

ATTACHMENT 1

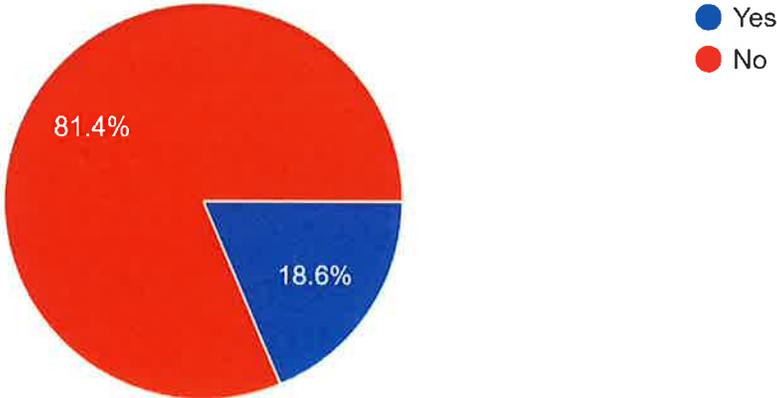
Are you a current or former Placentia resident?

177 responses



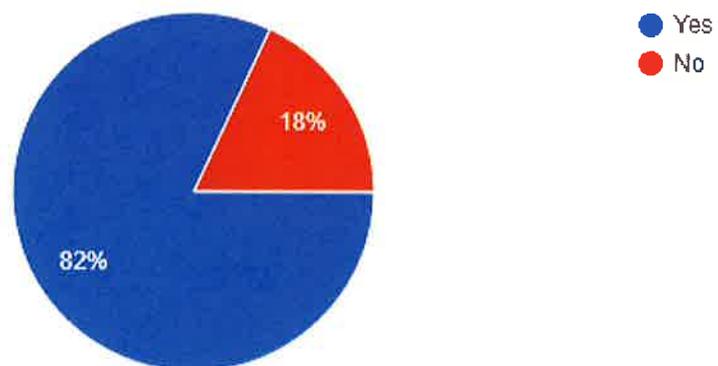
Do you represent a current Placentia-based business, non-profit, or community service group?

177 responses



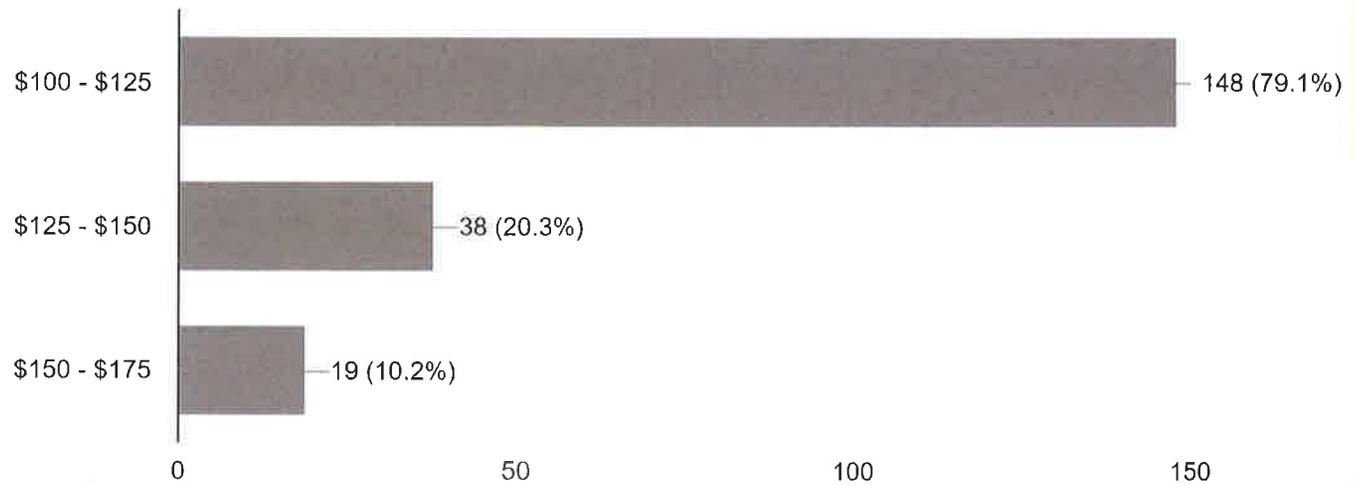
Would you be interested in purchasing a legacy brick as a part of the new Kraemer Memorial Park Fountain and Plaza Restoration Project? Please note: the purchasing of a legacy brick would be a one time opportunity.

205 responses



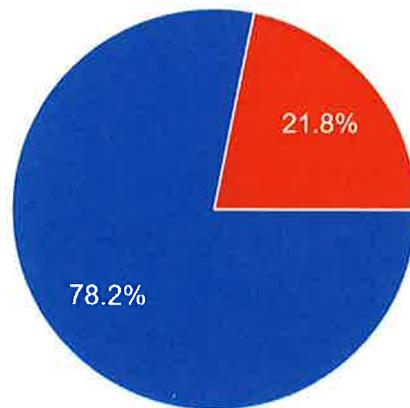
How much would you feel comfortable paying for a legacy brick?

187 responses



Would you support local Placentia based businesses, non-profits, and services groups participating in the legacy brick program?

206 responses

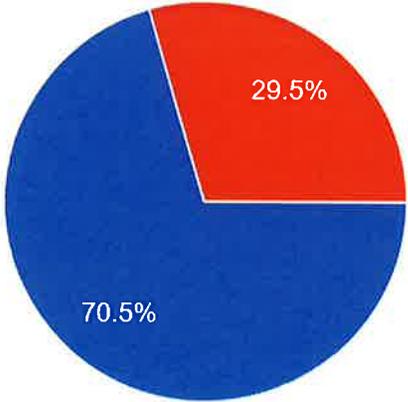


- Yes, I would support local Placentia based small businesses, non-profits, and services groups participating in the legacy brick program
- No, I would prefer it be just for Placentia residents



Would you support non-Placentia or former Placentia residents participating in this project?

207 responses

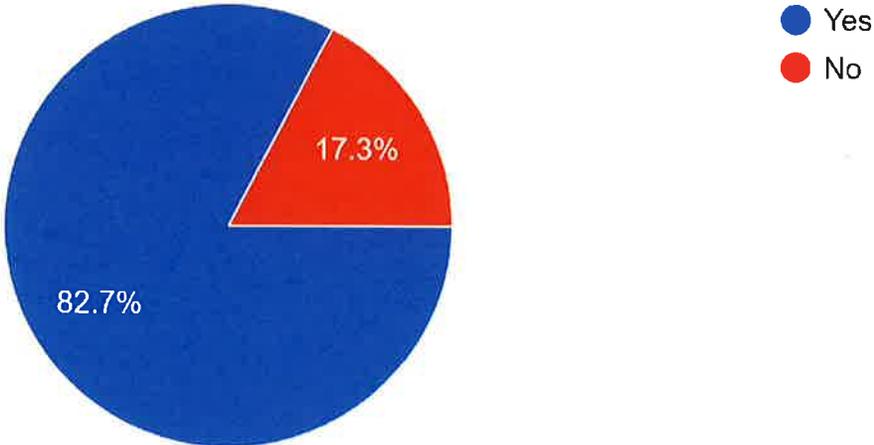


- Yes, we should allow anyone who would like to participate to purchase a legacy brick
- No, this opportunity should be limited to current residents only



Would you support a discounted purchase price for Placentia seniors?

208 responses



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“Memorandum”) dated as of the ____ day of _____, 2022, is between the City of Placentia, a municipal corporation (“City”); and Placentia Community Foundation which is a private 501(3)(c) non-profit organization (“PCF”). The City and PCF are referred to herein individually as a “Party” and collectively as the “Parties”.

RECITALS

- A. The City is currently undertaking a project to restore and refurbish the Kraemer Memorial Park Fountain (the “Fountain Restoration Project”) which has been inoperable now for over 25 years.
- B. To raise funds to help offset construction costs for the Fountain Restoration Project as well as provide a fundraising opportunity for PCF, City and PCF desire to implement a Legacy Brick Program that will allow members of the community to purchase and have installed dedication bricks around the refurbished fountain.
- C. The purpose of this Memorandum is to provide the basic understanding between the Parties with respect to the general terms and principles regarding the Legacy Brick Program.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and promises herein contained, the Parties hereto agree as follows:

AGREEMENT

I. Purpose and Scope:

- A. To partially offset the cost of restoring the Kraemer Memorial Park Fountain, the City is looking to partner with the Placentia Community Foundation, which is a private 501(3)(c) non-profit organization, dedicated to funding grant programs that benefit the Placentia community.
- B. During the term of this MOU, the Parties will coordinate a fundraising effort through a Legacy Brick Program to partially offset the cost of restoring the Kraemer Memorial Park Fountain as well as provide new revenues to PCF to reinvest back into the Placentia community.
- C. All funds raised through the Legacy Brick Program will be split 60/40 with PCF receiving 60% and the City receiving 40% of the net proceeds collected from the brick sales pursuant to the responsibilities for each party as noted below.
- D. Bricks will be sold for \$130 each and senior citizens will be able to purchase bricks at a discounted rate of \$95 each.

- E. The City will receive Five Dollars (\$5.00) from each brick sold to be placed in a maintenance fund to fund future repairs and maintenance of the newly renovated fountain plaza space.

II. Term and Termination:

- A. Term: This Memorandum shall be effective as of the date the last of the Parties has executed the same, or the date on which the PCF Board of Directors approves the Memorandum, whichever occurs later (“Effective Date”). This Memorandum shall remain in full force and effect for 10 years (“Term”) subsequent to the Effective Date, or until all funds raised under this program are expended, whichever comes first, unless otherwise terminated pursuant to the provisions of paragraph B below.
- B. Termination: Each Party has the right to terminate this Memorandum with or without cause by providing six (6) months written notice to the other Party. Upon the issuance of such notice of termination, this Memorandum shall thereafter terminate as to the Party providing notice on 12:00 a.m. on a date that is six (6) months from the date of the notice, and termination of the Memorandum shall relieve the terminating Party of all further obligations.

CITY’S RESPONSIBILITIES:

- C. City is the lead on the design and construction of the Fountain Renovation Project and final installation of Legacy Bricks.
- D. City will have primary responsibility for marketing and communications of the Legacy Brick Program in partnership with PCF.
- E. City will receive 40% of the net revenues collected from the brick sales to be used to offset project construction costs.
- F. City shall manage the money provided by PCF to support ongoing City community and recreation programs in separate funds and shall carry over any unspent funds into future fiscal years to support additional programming needs.

III. PCF’S RESPONSIBILITY:

- A. PCF will administer the Legacy Brick Program, coordinate with a brick manufacturer for brick sales and orders, review brick messaging on all bricks sold, and coordinate delivery of bricks to the project site for installation by the City’s fountain contractor.
- B. As the cost of Legacy Bricks sold in the program to citizens are tax deductible charitable donations, PCF will provide citizens with appropriate purchase receipts.

- C. PCF will collect payments for the bricks sold and remit payment to the City within 60 days of closing brick sales to the public.
- D. PCF agrees to reinvest its share of the funds received from Legacy Brick sales back into the Placentia community pursuant to the following provisions:
 - a. PCF shall reinvest 40% of the net revenue it receives back into recreation and community programs managed and provided by the City's Community Services Department. The specific programs and events PCF wishes to support are outlined in Exhibit A.
 - b. PCF shall reinvest 15% of the net revenue it receives in new grant programs in Placentia-based non-profits and community groups for the benefit of Placentia residents.
 - c. PCF may use a total of 5% of the net revenue it receives to cover administrative and tax filing costs.

IV. MISCELLANEOUS

A. Neither Party shall have the right to assign this Memorandum without the express written approval of the other Party. This Memorandum shall be binding upon and inure to the benefit of the Parties and their permitted successors, assigns and legal representatives.

B. This Memorandum (including for the purpose of clarity, the recitals, to this Memorandum), and the exhibits (which are specifically incorporated by referenced herein), collectively contain the entire agreement between the Parties with respect to the matters herein, and there are no restrictions, promises, warranties or undertakings other than those set forth herein or referred to herein.

C. No alteration or variation of the terms of this Memorandum shall be valid unless made in writing and signed by the Parties.

D. The City warrants, represents, and covenants that performance required of the City individually and collectively under this Memorandum shall fully comply with all standards, laws, statutes, restrictions, ordinances, requirements, and regulations.

E. Notices or other communications, which may be required or provided under the terms of this Memorandum, shall be given as follows:

City: City of Placentia
401 E. Chapman Ave.
Placentia, CA
Attention: City Administrator

PCF: Placentia Community Foundation
401 E. Chapman Ave.
Placentia, Ca 92870
Attention:

All notices shall be in writing and deemed effective when delivered in person or deposited in the United States mail, first class, postage prepaid and addressed as above. Notwithstanding the above, the Parties may also provide notices by facsimile transmittal, and any such notice so given shall be deemed to have been given upon receipt during normal business hours or, in the event of receipt after business, on the following business day. Any notices, correspondence, reports and/or statements authorized or required by this Memorandum, addressed in any other fashion shall be deemed not given.

F. In any action or proceeding to enforce or interpret any provision of this Memorandum, or where any provision hereof is validly asserted as a defense, the Parties shall bear their own attorney's fees, costs and expenses.

G. Each Party warrants, represents, and covenants that the execution, delivery and performance of this Memorandum have been duly authorized by all necessary action of such Party's governing board, and the person executing this Memorandum on behalf of such Party has been duly authorized and empowered to do so on behalf of such Party.

H. The laws of the State of California and applicable local and federal laws, regulations and guidelines shall govern this Memorandum. In the event of any legal action to enforce or interpret this Contract, the laws of state of California shall apply.

I. Any Party shall be excused from performing its obligations under this Memorandum during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to any incidence of fire or flood; acts of God; pandemic or epidemic; commandeering of material, products, plants or facilities by the federal, state or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other Party, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the Party not performing.

J. Each Party agrees that the insurance held by the other, whether commercial or self-insurance, is sufficient for the purpose of this Memorandum. The City acknowledges and agrees that in its performance under this Memorandum it shall require all of its contractors and subcontractors to carry adequate insurance as specified in any and all applicable local, state and federal laws, and regulations depending on the source of the funds.

K. The City shall remain independent from the PCF and neither the City, their employees, nor anyone working under the City shall be considered an agent or an employee of PCF. Neither the City, their employees nor anyone working under the City shall qualify for workers' compensation or other fringe benefits of any kind through the PCF. Neither the PCF, their employees, and volunteers, nor anyone working under PCF shall qualify for workers' compensation or other fringe benefits of any kind through the City.

L. This Memorandum may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute the same agreement.

M. Authority and Signatures: The individuals signing this Memorandum, and its exhibits, which are incorporated herein by reference, have the authority to commit the Party they represent to the terms of this Memorandum, and do so commit by signing.

CITY OF PLACENTIA, CALIFORNIA

By: _____
Damien R. Arrula
City Administrator

PLACENTIA COMMUNITY FOUNDATION

By: _____

Approved as to Form:

By: _____
Christian L. Bettenhausen
City Attorney

Exhibit A
City of Placentia Community Service and Recreation Programs

1. Movies in the Park
2. Concerts in the Park
3. Holiday Tree Lighting
4. Senior Programs and Services
5. Neighborhood Services Food Programs
6. Heritage Day Parade and Festival

DRAFT



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: INTERIM DIRECTOR OF FINANCE

DATE: MARCH 15, 2022

SUBJECT: **RESOLUTION AMENDING THE 2021-22 POSITION ALLOCATION PLAN**

FISCAL
IMPACT: FY 2021-22 No anticipated fiscal impact
FY 2022-23 Estimated \$540,971

SUMMARY:

As presented with the Mid-Year Budget Report on March 1, 2022 the City Council approved the following classification actions:

- Addition of one (1) Director of Human Resources, one (1) Risk Manager, and one (1) IT Manager.
- Reclassification of one (1) Part Time HR Clerical Aide to one (1) Full Time HR Office Clerk.
- Reclassification of one (1) Human Resources Tech to one (1) Senior Human Resources Tech.
- Reclassification of one (1) Human Resources Analyst to one (1) Senior Human Resources Analyst.
- Reclassification of one (1) Office assistant (City Clerk) to one (1) Administrative Specialist.
- Reclassification of one (1) Office Assistant (Administration) to one (1) Administrative Assistant.
- Reclassification of one (1) IT Management Analyst to one (1) IT Tech – GIS.

Additionally, it was brought to Staff's attention that a reclassification action for one (1) Associate Planner to one (1) Planning Technician was not previously presented to City Council. Staff noted in the Mid-Year Budget Review staff report that an item would be agendized for a Council meeting for approval of an amended Position Allocation Plan to encompass all the classification actions above.

RECOMMENDATION:

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

1. k.
Mar. 15, 2022

- 1) Adopt Resolution R-2022-15, a Resolution of the City Council of the City of Placentia, California amending the Position Allocation Plan for fiscal year 2021-22; and
- 2) Authorize the City Administrator and/or his designee, to execute all the necessary documents, in a form approved by the City Attorney.

DISCUSSION:

On March 1, 2022, the City Council received the Mid-Year Budget Report. The agenda report included a request for the following classification actions:

- Addition of one (1) Director of Human Resources, one (1) Risk Manager and one (1) IT Manager.
- Reclassification of one (1) Part Time HR Clerical Aide to one (1) Full Time HR Office Clerk.
- Reclassification of one (1) Human Resources Tech to one (1) Senior Human Resources Tech.
- Reclassification of one (1) Human Resources Analyst to one (1) Senior Human Resources Analyst.
- Reclassification of one (1) Office assistant (City Clerk) to one (1) Administrative Specialist.
- Reclassification of one (1) Office Assistant (Administration) to one (1) Administrative Assistant.
- Reclassification of one (1) IT Management Analyst to one (1) IT Tech – GIS.

The classification actions are requested to enhance the City of Placentia's operations as it continues to mature and grow. These positions will ensure that the Human Resources, Information Technology, and City Clerk functions continue to provide efficient and effective services in support of all the City's various departments.

Staff does not anticipate the need for additional funding in this fiscal year. Adequate funding is available in subsequent fiscal years to cover the costs of the aforementioned positions.

FISCAL IMPACT:

The cost associated with the approval of this item is estimated to be \$540,971 for a full fiscal year. Due to the timing of when the positions were approved and when the positions will be filled, as well as vacancy savings anticipated within the FY 2021-22 budget, there will be no additional fiscal impact to the FY 2021-22 budget.

Prepared by:

Reviewed and Approved:



Gavin Houn
Senior Financial Analyst



Stephen Erlandson
Interim Director of Finance

Reviewed and Approved:



Rosanna Ramirez
Deputy City Administrator

Reviewed and Approved:



Damien R. Arrula
City Administrator

Attachment:

Resolution No. R-2021-15 – Position Allocation Plan

RESOLUTION NO. R-2022-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA AMENDING THE POSITION ALLOCATION PLAN FOR FISCAL YEAR 2021-22

A. Recitals.

(i). The City of Placentia Position Allocation Plan and Compensation Plan, effective July 1, 2021, for Fiscal Year 2021-22, are components of the annual budget process.

(ii). The City Council desires to amend said Position Allocation Plan to for the following classification actions.

- Addition of one (1) Director of Human Resources, one (1) Risk Manager and one (1) IT Manager.
- Reclassification of one (1) Part Time HR Clerical Aide to one (1) Full Time HR Office Clerk
- Reclassification of one (1) Human Resource Tech to one (1) Senior Human Resource Tech
- Reclassification of one (1) Human Resource Analyst to one (1) Senior Human Resource Analyst
- Reclassification of one (1) Office assistant (City Clerk) to one (1) Administrative Specialist
- Reclassification of one (1) Office Assistant (Administration) to one (1) Administrative Assistant.
- Reclassification of one (1) IT Management Analyst to one (1) IT Tech – GIS
- Reclassification of one (1) Associate Planner to one (1) Planning Technician

(iii). All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution

NOW, THEREFORE, BE IT RESOLVED that the CITY COUNCIL OF THE CITY OF PLACENTIA does hereby resolve as follows:

1. The Position Allocation Plan is being amended to reflect the following classification actions
 - Addition of one (1) Director of Human Resources (\$152,112 to \$184,893), one (1) Risk Manager (\$108,257 to \$131,587) and one (1) IT Manager (\$108,257 to \$131,587).
 - Reclassification of one (1) Part Time HR Clerical Aide (\$18.54/hr to \$19.67/hr) to one (1) Full Time HR Office Clerk (\$39,714 to \$44,220)
 - Reclassification of one (1) Human Resource Tech (\$52,276 to \$64,516) to one (1) Senior Human Resource Tech (\$54,862 to \$67,707)
 - Reclassification of one (1) Human Resource Analyst (\$71,190 to \$86,532) to one (1) Senior Human Resource Analyst (\$82,995 to \$100,881)

- Reclassification of one (1) Office assistant (\$35,831 to \$44,220) to one (1) Administrative Specialist (\$49,662 to \$61,290)
- Reclassification of one (1) Office Assistant (\$35,831 to \$44,220) to one (1) Administrative Assistant (\$44,834 to \$55,331).
- Reclassification of one (1) IT Management Analyst (\$71,190 to \$86,532) to one (1) IT Tech – GIS (\$52,277 to \$64,517)
- Reclassification of one (1) Assistant Planner (\$56,388 to \$69,590) to one (1) Planning Technician (\$46,657 to \$57,581)

2. The amended Position Allocation Plan is attached hereto as Appendix “A” and hereby is approved.

PASSED, ADOPTED AND APPROVED this 15th day of March 2022.

Rhonda Shader, 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 Resolution was introduced and adopted at a regular meeting of the City Council of the City of Placentia, held on the 15th day of March 2022 by the following vote:

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

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
LEGISLATIVE				
MAYOR	1	1	1	1
CITY COUNCIL	4	4	4	4
PLANNING COMMISSION	7	7	7	7
CULTURAL ARTS COMMISSION	5	5	5	5
RECREATION & PARKS COMMISSION	7	7	7	7
TRAFFIC SAFETY COMMISSION	7	7	7	7
CITY CLERK	1	1	1	1
CITY TREASURER	1	1	1	1
TOTALS	33	33	33	33

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
ADMINISTRATION				
CITY ADMINISTRATOR	1	1	1	1
DEPUTY CITY ADMINISTRATOR	0	1	1	1
DIRECTOR OF ADMINISTRATIVE SERVICES	1	0	0	0
DIRECTOR OF HUMAN RESOURCES	0	0	0	1
ASSISTANT TO THE CA/ECONOMIC DEVELOPMENT MANAGER	0.5	0.45	0.45	0.45
MANAGEMENT ANALYST (IT)	1	1	1	0
RISK MANAGER	0	0	0	1
INFORMATION TECHNOLOGY MANAGER	0	0	0	1
HUMAN RESOURCES ANALYST	2	2	2	1
SENIOR HUMAN RESOURCES ANALYST	0	0	0	1
HUMAN RESOURCES OFFICE CLERK	0	0	0	1
EXECUTIVE ADMINISTRATIVE ASSISTANT TO THE CA	1	1	1	1
DEPUTY CITY CLERK	1	1	1	1
ADMINISTRATIVE SPECIALIST	0	0	0	1
ADMINISTRATIVE ASSISTANT	0	0	0	1
HUMAN RESOURCES TECHNICIAN	1	1	1	0
SENIOR HUMAN RESOURCES TECHNICIAN	0	0	0	1
INFORMATION TECHNOLOGY TECHNICIAN	0	0	0	1
OFFICE ASSISTANT	2.5	2	2	0
SENIOR MANAGEMENT ANALYST	0	1	1	1
PUBLIC SAFETY COMMUNICATIONS MANAGER	0	1	1	1
PUBLIC SAFETY COMMUNICATIONS SUPERVISOR	0	3	3	3
PUBLIC SAFETY DISPATCHER (1 OVERHIRE)	0	11	13	13
TOTALS	11	26.45	28.45	32.45

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
FINANCE				
DIRECTOR OF FINANCE	1	1	1	1
ACCOUNTING MANAGER	1	1	1	1
SENIOR ACCOUNTANT	0	1	1	1
SR. FINANCIAL ANALYST	1	1	1	1
ACCOUNTANT	1	0	0	0
ACCOUNTING TECHNICIAN	3	3	3	3
ACCOUNT CLERK	2	2	2	2
OFFICE ASSISTANT	0	0	0	0
TOTALS	9	9	9	9

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
DEVELOPMENT SERVICES				
DIRECTOR OF DEVELOPMENT SERVICES	1	1	1	1
OFFICE ASSISTANT	0	1	1	1
ADMINISTRATIVE ASSISTANT	1	0	0	0
ASSISTANT TO THE CA/ECONOMIC DEVELOPMENT MANAGER	0.5	0.55	0.55	0.55
SENIOR PLANNER	1	1	1	1
MANAGEMENT ANALYST	1	1	1	1
SR. CODE ENFORCEMENT OFFICER	1	1	1	1
BUILDING INSPECTOR	1	1	1	1
DEVELOPMENT SERVICES COORDINATOR	0	0	1	1
PLANNING TECHNICIAN	0	0	0	1
ASSOCIATE PLANNER	0	0	1	1
ASSISTANT PLANNER	1	1	1	0
BUILDING PERMIT TECHNICIAN	1	1	1	1
TOTALS	8.5	8.55	10.55	10.55

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
POLICE SERVICES				
CHIEF OF POLICE	1	1	1	1
CAPTAIN	2	2	2	2
LIEUTENANT	3	3	3	3
SERGEANT	9	9	9	9
IT SERGEANT	0	1	1	1
SR. MANAGEMENT ANALYST	1	1	1	1
MANAGEMENT ANALYST	1	0	0	0
DISPATCH MANAGER	1	0	0	0
CRIME ANALYST	1	1	1	1
POLICE OFFICER (3 OVERHIRE)	39	39	38	39
POLICE SERVICES SUPERVISOR	4	2	3	3
POLICE DISPATCHER / RECORDS CLERK (MOVED TO ADMIN)	11	0	0	0
PARKING CONTROL OFFICER	2	2	2	2
SR. ADMINISTRATIVE ASSISTANT	1	1	1	1
POLICE CIVILIAN INVESTIGATOR	2	3	3	3
PROPERTY TECHNICIAN	1	1	1	1
POLICE ACADEMY TRAINEE	1	1	1	1
POLICE SERVICES OFFICER	2	2	2	2
COMMUNITY SERVICES OFFICER	2	1	1	1
OFFICE SPECIALIST - RECORDS	0	2	2	2
TOTALS	84	72	72	73

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
FIRE & LIFE SAFETY				
FIRE CHIEF	1	1	1	1
DEPUTY FIRE CHIEF	0	1	1	1
BATTALION CHIEF	3	3	3	3
TRAINING OFFICER	0	1	0	0
MANAGEMENT ANALYST	1	1	1	1
MANAGEMENT ASSISTANT	0	1	0	0
FIRE CAPTAIN	6	6	6	6
FIRE ENGINEER	6	6	6	6
FIRE MARSHALL (ADDED Q1 FY21/22)	0	0	1	1
FIRE PREVENTION SPECIALIST (ADDED Q1 FY21/22)	0	0	1	1
PATROL ENGINEER	0	1	1	1
FIREFIGHTER	6	6	6	6
TOTALS	23	27	27	27

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
PUBLIC WORKS				
DEPUTY CITY ADMINISTRATOR	1	1	1	1
CITY ENGINEER	1	1	1	1
ENGINEERING AIDE	0	0	1	1
ENVIRONMENTAL COMPLIANCE OFFICER (REFUSE)	0	0	1	1
ASSOCIATE CIVIL ENGINEER (SEWER)	0	0	1	1
MANAGEMENT ANALYST	1	1	1	1
TRANSPORTATION MANAGER	1	1	1	1
PUBLIC WORKS SUPERINTENDENT	1	1	1	1
PUBLIC WORKS SUPERVISOR	2	2	2	2
PUBLIC WORKS INSPECTOR	1	1	1	1
MECHANIC	1	1	2	2
FACILITY MAINTENANCE TECHNICIAN	2	2	2	2
MAINTENANCE WORKER	8	8	8	8
CUSTODIAN	2	2	2	2
OFFICE ASSISTANT	1.5	1	1	1
TOTALS	22.5	22	26	26

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
COMMUNITY SERVICES				
DIRECTOR OF COMMUNITY SERVICES	1	1	1	1
OFFICE ASSISTANT	1	1	1	1
COMMUNITY SERVICES SUPERVISOR	1	1	1	1
COMMUNITY SERVICES COORDINATOR	4	4	4	4
MAINTENANCE WORKER	0	0	1	1
TOTALS	7	7	8	8

SUMMARY				
FULL-TIME FUNDED PERSONNEL	162	168	177	182
UNFUNDED OVERHIRES	3	4	4	4
ELECTED & APPOINTED PERSONNEL	33	33	33	33
GRAND TOTAL	198	205	214	219

*Overhires are not funded

Placentia City Employees Association (PCEA)
Job Class and Annual Salary Schedule
Effective July 1, 2021

JOB CLASS	STEPS				
	A	B	C	D	E
ACCOUNT CLERK	39,714	41,859	44,119	46,502	49,013
ACCOUNTING TECHNICIAN	46,657	49,176	51,832	54,631	57,581
ADMINISTRATIVE ASSISTANT	44,834	47,255	49,807	52,496	55,331
ADMINISTRATIVE SPECIALIST	49,662	52,344	55,171	58,150	61,290
BUILDING INSPECTOR	59,234	62,433	65,804	69,357	73,103
BUILDING PERMIT TECHNICIAN	46,657	49,176	51,832	54,631	57,581
COMMUNITY SERVICES COORDINATOR	49,662	52,344	55,171	58,150	61,290
COMMUNITY SERVICES OFFICER	44,334	46,728	49,251	51,911	54,714
CUSTODIAN	38,372	40,444	42,628	44,930	47,356
ENGINEERING AIDE	36,790	38,776	40,870	43,077	45,403
ENVIRONMENTAL COMPLIANCE OFFICER	55,667	58,673	61,841	65,181	68,701
EQUIPMENT MECHANIC	50,168	52,877	55,733	58,742	61,914
EXEC ASST TO CITY ADMINISTRTR	56,798	59,865	63,097	66,509	70,096
FACILITIES MAINTENANCE TECH	49,879	52,572	55,411	58,404	61,557
INFORMATION TECHNOLOGY TECH	52,277	55,100	58,075	61,211	64,517
MAINTENANCE WORKER	45,497	47,954	50,543	53,273	56,149
OFFICE ASSISTANT	35,831	37,766	39,805	41,955	44,220
OFFICE CLERK	39,714	41,859	44,119	46,502	49,013
OFFICE SPECIALIST	42,304	44,588	46,996	49,534	52,209
PARKING CONTRL	38,372	40,444	42,628	44,930	47,356
PATROL ENGINEER	70,137	73,925	77,917	82,124	86,559
PLANNING TECH	46,657	49,176	51,832	54,631	57,581
POLICE CIVIL INVESTIGATOR	61,448	64,766	68,263	71,949	75,834
POLICE OFFICER	75,337	79,405	83,693	88,212	92,976
POLICE PROPERTY TECHNICIAN	54,862	57,824	60,947	64,238	67,707
POLICE SERVICE OFFICER	44,334	46,728	49,251	51,911	54,714
POLICE SERVICES SUP-DISPATCH	67,750	71,408	75,264	79,328	83,612
POLICE SERVICES SUPERVISOR	53,722	56,623	59,681	62,904	66,301
PUBLIC SAFETY DISPATCHER	60,306	63,562	66,995	70,613	74,426
PUBLIC WORKS INSPECTOR	58,459	61,616	64,943	68,450	72,146
SENIOR HUMAN RESOURCE TECH	54,862	57,824	60,947	64,238	67,707
SENIOR CODE ENFORCEMENT OFFICER	59,234	62,433	65,804	69,357	73,103

Placentia Police Officer Association (PPOA)
Job Class and Annual Salary Schedule
Effective July 1, 2021

JOB CLASS	STEPS				
	A	B	C	D	E
POLICE OFFICER	75,337	79,405	83,693	88,212	92,976
POLICE ACADEMY TRAINEE	49,891				

Placentia Police and Fire Management Association (PPFMA)
Job Class and Annual Salary Schedule
Effective July 1, 2021

JOB CLASS	STEPS				
	A	B	C	D	E
FIRE BATTALION CHIEF ¹	114,865	121,068	127,605	134,496	141,758
IT POLICE SERGEANT	100,241	105,654	111,359	117,372	123,710
POLICE CAPTAIN	140,761	148,362	156,374	164,818	173,718
POLICE LIEUTENANT	121,281	127,830	134,733	142,009	149,677
POLICE SERGEANT	95,105	100,241	105,654	111,359	117,372

NOTE:

1. Position Hourly rates are based on a 56 hour work week (2,912 annual hours)

Placentia Firefighters Association (PFA)
Job Class and Annual Salary Schedule
Effective July 1, 2021

JOB CLASS	STEPS				
	A	B	C	D	E
FIRE CAPTAIN ¹	81,732	86,146	90,797	95,700	100,867
FIRE ENGINEER ¹	70,136	73,924	77,916	82,123	86,558
FIRE FIGHTER ¹	61,641	64,970	68,478	72,176	76,073
FIRE PATROL ENGINEER ²	70,136	73,924	77,916	82,123	86,558

NOTE:

1. Position Hourly rates are based on a 56 hour work week (2,912 annual hours)
2. Position Hourly rates are based on a 4/12 hour work week (2,496 annual hours)

**Placentia Unrepresented Employees
Job Class and Annual Salary Schedule
Effective July 1, 2021**

CITY ADMINISTRATOR	271,065
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EXECUTIVE MANAGEMENT STAFF JOB CLASS	STEPS				
	A	B	C	D	E
DEPUTY CITY ADMINISTRATOR	189,405	198,875	208,819	219,260	230,223
DIRECTOR OF COMMUNITY SERVICE	152,112	159,718	167,704	176,089	184,893
DIRECTOR OF DEVELOPMENT SVCS	152,112	159,718	167,704	176,089	184,893
DIRECTOR OF FINANCE	152,112	159,718	167,704	176,089	184,893
DIRECTOR OF HUMAN RESOURCES	152,112	159,718	167,704	176,089	184,893
FIRE CHIEF	152,112	159,718	167,704	176,089	184,893
POLICE CHIEF	169,801	178,291	187,206	196,566	206,395

MID-MANAGEMENT STAFF JOB CLASS	STEPS				
	A	B	C	D	E
ACCOUNTING MANAGER	97,653	102,536	107,663	113,046	118,698
ASSIST TO CA / ECON DEV MANGR	108,257	113,670	119,353	125,321	131,587
ASSOCIATE CIVIL ENGINEER	84,677	88,900	93,351	98,010	102,919
ASSOCIATE PLANNER	73,445	77,118	80,973	85,022	89,273
CITY ENGINEER	122,148	128,255	134,668	141,401	148,471
COMMUNITY SERVICES SUPERVISOR	71,190	74,750	78,487	82,412	86,532
CRIME ANALYST	71,190	74,750	78,487	82,412	86,532
DEPUTY CITY CLERK	64,869	68,112	71,518	75,094	78,848
FIRE DEPUTY CHIEF	129,509	135,984	142,783	149,922	157,418
FIRE MARSHALL	98,775	103,714	108,900	114,345	120,062
FIRE PREVENTION SPECIALIST	57,509	60,614	63,887	67,337	70,973
HUMAN RESOURCE ANALYST	71,190	74,750	78,487	82,412	86,532
INFORMATION TECHNOLOGY MANAGER	108,257	113,670	119,353	125,321	131,587
MANAGEMENT ANALYST	71,190	74,750	78,487	82,412	86,532
PUBLIC SAFETY COMM MANAGER	101,739	106,825	112,167	117,775	123,664
PUBLIC WORKS SUPERVISOR	66,923	70,269	73,782	77,471	81,345
PUBLIC WORKS SUPERINTENDENT	83,542	87,719	92,105	96,708	101,545
RISK MANAGER	108,257	113,670	119,353	125,321	131,587
SENIOR ACCOUNTANT	82,288	86,402	90,722	95,259	100,021
SENIOR FINANCIAL ANALYST	82,995	87,145	91,502	96,077	100,881
SENIOR HUMAN RESOURCE ANALYST	82,995	87,145	91,502	96,077	100,881
SENIOR PLANNER	93,477	98,151	103,059	108,211	113,622
SENIOR MANAGEMENT ANALYST	82,995	87,145	91,502	96,077	100,881
TRANSPORTATION MANAGER	101,739	106,825	112,167	117,775	123,664

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
FINANCE				
DIRECTOR OF FINANCE	1	1	1	1
ACCOUNTING MANAGER	1	1	1	1
SENIOR ACCOUNTANT	0	1	1	1
SR. FINANCIAL ANALYST	1	1	1	1
ACCOUNTANT	1	0	0	0
ACCOUNTING TECHNICIAN	3	3	3	3
ACCOUNT CLERK	2	2	2	2
OFFICE ASSISTANT	0	0	0	0
TOTALS	9	9	9	9

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
DEVELOPMENT SERVICES				
DIRECTOR OF DEVELOPMENT SERVICES	1	1	1	1
OFFICE ASSISTANT	0	1	1	1
ADMINISTRATIVE ASSISTANT	1	0	0	0
ASSISTANT TO THE CA/ECONOMIC DEVELOPMENT MANAGER	0.5	0.55	0.55	0.55
SENIOR PLANNER	1	1	1	1
MANAGEMENT ANALYST	1	1	1	1
SR. CODE ENFORCEMENT OFFICER	1	1	1	1
BUILDING INSPECTOR	1	1	1	1
DEVELOPMENT SERVICES COORDINATOR	0	0	1	1
PLANNING TECHNICIAN	0	0	0	1
ASSOCIATE PLANNER	0	0	1	1
ASSISTANT PLANNER	1	1	1	0
BUILDING PERMIT TECHNICIAN	1	1	1	1
TOTALS	8.5	8.55	10.55	10.55

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
POLICE SERVICES				
CHIEF OF POLICE	1	1	1	1
CAPTAIN	2	2	2	2
LIEUTENANT	3	3	3	3
SERGEANT	9	9	9	9
IT SERGEANT	0	1	1	1
SR. MANAGEMENT ANALYST	1	1	1	1
MANAGEMENT ANALYST	1	0	0	0
DISPATCH MANAGER	1	0	0	0
CRIME ANALYST	1	1	1	1
POLICE OFFICER (3 OVERHIRE)	39	39	38	39
POLICE SERVICES SUPERVISOR	4	2	3	3
POLICE DISPATCHER / RECORDS CLERK (MOVED TO ADMIN)	11	0	0	0
PARKING CONTROL OFFICER	2	2	2	2
SR. ADMINISTRATIVE ASSISTANT	1	1	1	1
POLICE CIVILIAN INVESTIGATOR	2	3	3	3
PROPERTY TECHNICIAN	1	1	1	1
POLICE ACADEMY TRAINEE	1	1	1	1
POLICE SERVICES OFFICER	2	2	2	2
COMMUNITY SERVICES OFFICER	2	1	1	1
OFFICE SPECIALIST - RECORDS	0	2	2	2
TOTALS	84	72	72	73

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
FIRE & LIFE SAFETY				
FIRE CHIEF	1	1	1	1
DEPUTY FIRE CHIEF	0	1	1	1
BATTALION CHIEF	3	3	3	3
TRAINING OFFICER	0	1	0	0
MANAGEMENT ANALYST	1	1	1	1
MANAGEMENT ASSISTANT	0	1	0	0
FIRE CAPTAIN	6	6	6	6
FIRE ENGINEER	6	6	6	6
FIRE MARSHALL (ADDED Q1 FY21/22)	0	0	1	1
FIRE PREVENTION SPECIALIST (ADDED Q1 FY21/22)	0	0	1	1
PATROL ENGINEER	0	1	1	1
FIREFIGHTER	6	6	6	6
TOTALS	23	27	27	27

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
PUBLIC WORKS				
DEPUTY CITY ADMINISTRATOR	1	1	1	1
CITY ENGINEER	1	1	1	1
ENGINEERING AIDE	0	0	1	1
ENVIRONMENTAL COMPLIANCE OFFICER (REFUSE)	0	0	1	1
ASSOCIATE CIVIL ENGINEER (SEWER)	0	0	1	1
MANAGEMENT ANALYST	1	1	1	1
TRANSPORTATION MANAGER	1	1	1	1
PUBLIC WORKS SUPERINTENDENT	1	1	1	1
PUBLIC WORKS SUPERVISOR	2	2	2	2
PUBLIC WORKS INSPECTOR	1	1	1	1
MECHANIC	1	1	2	2
FACILITY MAINTENANCE TECHNICIAN	2	2	2	2
MAINTENANCE WORKER	8	8	8	8
CUSTODIAN	2	2	2	2
OFFICE ASSISTANT	1.5	1	1	1
TOTALS	22.5	22	26	26

**CITY OF PLACENTIA
POSITION ALLOCATION PLAN
FISCAL YEAR 2021-22**

	Amended 2019-20	Amended 2020-21	Adopted 2021-22	Midyear 2021-22
COMMUNITY SERVICES				
DIRECTOR OF COMMUNITY SERVICES	1	1	1	1
OFFICE ASSISTANT	1	1	1	1
COMMUNITY SERVICES SUPERVISOR	1	1	1	1
COMMUNITY SERVICES COORDINATOR	4	4	4	4
MAINTENANCE WORKER	0	0	1	1
TOTALS	7	7	8	8

SUMMARY				
FULL-TIME FUNDED PERSONNEL	162	168	177	182
UNFUNDED OVERHIRES	3	4	4	4
ELECTED & APPOINTED PERSONNEL	33	33	33	33
GRAND TOTAL	198	205	214	219

*Overhires are not funded



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: MARCH 15, 2022

SUBJECT: **2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

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 Planning and Research, and the California Department of Housing and Community Development prior to April 1 of each year. This action receives and files the 2021 Housing Element Annual Progress Report which subsequently will be sent to the State.

RECOMMENDATION:

It is recommended that the City Council take the following action:

Receive and file the 2021 Housing Element Annual Progress Report.

DISCUSSION:

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 ("HCD"). 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

1. I.
Mar. 15, 2022

number of housing units permitted (that is, how many building permits were pulled by developers) by defined income level, as well as the status of programs in the housing element and efforts to remove governmental constraints.

The APR is to be provided to the Governor's Office of Planning and Research ("OPR") and to HCD prior to April 1 of every year. Once reviewed and received and filed by the City Council, Staff will electronically submit the APRs to the OPR and the HCD.

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 as assigned by the Southern California Association of Governments (SCAG). As detailed in the City's Amendment to the Housing Element for the 2013-2021 Planning Period, which was adopted by the City Council on January 7, 2014, the City's RHNA is 492 units. These numbers are based upon proposed housing units to be built in addition to employment and population statistics. Those 492 units, which must be achieved in the planning period of 2013 to 2021, are broken down into the following income categories:

Income Level	2006-2014 Unfulfilled RHNA Units	2013-2021 RHNA Units	2013-2021 Total RHNA Units	2013-2021 Total Remaining RHNA by Income Level
Extremely Low	10	56	49	63
Very Low Income	11	56	0	
Low Income	17	81	0	79
Moderate/Above Mod Income	0	90	40	43
Above Moderate Income	0	209	343	0
Totals	38	492	432	185
FINAL RHNA TOTAL				223

During the prior Housing Element planning period of 2006-2014, Placentia was assigned a RHNA allocation of 98 units, of which 38 units were in the Extremely Low, Very Low, and Low Income categories. Collectively, these three income categories are referred to as "low income." The City's total remaining RHNA by income level is 223, which are largely assigned to the "Moderate, Low, Very Low and Extremely Low Income" categories.

Under state law, a density of 30 units/acre is considered necessary to facilitate low income housing. Because the City did not have adequate sites with zoning that allowed this density in the prior planning period, those 38 lower-income units must be carried over and accommodated in the new planning period. Therefore, the City's obligation for the 2013-2021 planning period is to provide sites with appropriate zoning to accommodate at least 231 lower-income units at a density of 30 units/acre or more. This requirement was satisfied within the newly adopted Old Town Placentia Revitalization Plan near the proposed Metrolink station, as described in Program 1.8 on page 4-4 of the Housing Element for the 2013-2021 planning period. In addition, the City will be

examining the City-owned lots at Baker Street for workforce housing and Staff will be working with the Council Housing, Community and Economic Development Ad-Hoc Committee in soliciting Request for Proposals from qualified developers to build a high-quality workforce housing development in this area.

Regarding affordable housing production during the planning period, the City worked with the County of Orange, and in partnership with Mercy Housing California in 2018, to begin construction of a 49-unit affordable 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. This development, known as Placentia Veterans Village, was completed in 2020. As a result, the City total RHNA allocation for this development is 49 "Very Low" affordable housing units for this development for the 2013-2021 planning period as directed by Tom Brinkhuis from the State Department of Housing and Community Development, plus one "Above Moderate" unit for the on-site caretaker/manager's unit. This was reflected in the 2018 Housing Element Annual Progress Report and is still indicated in Table B of Attachment 1 under 2018.

However, to compensate for the County-approved funding utilized for Mercy Housing in the amount of \$2,754,000, the City Council discussed its intent to absorb a number of agreed upon RHNA units from the County's RHNA unit allocation based upon the successful development of Placentia Veterans Village. On June 22, 2021, the Board approved the Memorandum of Understanding (MOA) between the County and City regarding allocations for future housing element planning periods to provide for the transfer of RHNA allocation shares between the County and City. After the MOA was approved by the Board of Supervisors, SCAG also approved the RHNA transfer which will reduce the County's RHNA allocation of very low-income units by 12 units and increase the City's RHNA share of very-low income units by 12 units. Additionally, the County's RHNA allocation of moderate-income units would be reduced by 12 units and the City's RHNA share of the moderate-income units would increase proportionally by 12 units in accordance with state law. These adjustments will be reflected in the RHNA for the 2021-2029 planning period.

Regarding additional affordable housing approved during the 2013-2021 planning period, on December 1, 2020, the City of Placentia City Council voted to approve a General Plan Amendment and Zone Change, including associated development permits, that approved the construction of 64 affordable senior housing units and one (1) manager's unit on property owned and operated by the Church of the Blessed Sacrament located at 1314 N. Angelina Avenue. In partnership with the church, the National Community Renaissance of California (National CORE) will develop and operate the senior housing development. National CORE will also facilitate the transformation of the existing church campus with two (2) two-story residential buildings that will provide age-restricted rental housing for individuals 62 years of age or older. The 64 units will be restricted to households earning less than 60% of the area median income for Orange County based upon the latest State income limits established by the State of California Department of Housing and Community Development. This development is currently in Building plan check.

In addition to the aforementioned residential developments, in 2021, the City entitled several developments. Of note, USA Properties was approved to construct 189 housing units, 187 will be

income restricted affordable workforce housing units, and two will be manager units. The affordability mix of the units will be between 30% AMI (Area Median Income) and 80%. Also in 2021, Toffoli Investments was approved to construct 139 for-sale residential townhomes. Regarding significant developments obtaining building permits in 2021, JPI was issued building permits for 418 residential apartment units, which are currently under construction. All of the aforementioned developments are reflected in the attached spreadsheet which will be sent to the State subsequent to City Council taking action on this item.

Prepared by:



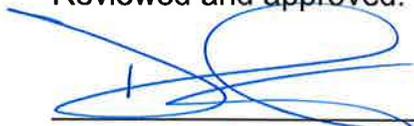
Jeannette Ortega
Assistant to the City Administrator/
Economic Development Manager

Reviewed and approved:



Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. 2021 Housing Element Annual Progress Report
2. Tab A2 of Attachment 1, Printer Friendly Format

Jurisdiction	Placenta	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

(CCR Title 25 §6202)

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes	
1					2	3	4	5							6	7	8	9	10		11	12
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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes
Summary Row: Start Data Entry Below								0	0	0	2	6	0	3	11	11	1					
340-231-14	340-231-14	331 Alta Vista	331 Alta Vista	ADU 2020-01	ADU	O	3/27/2020							1	1	1	No					
339-292-18	339-292-18	117 Ruby Dr.	117 Ruby Dr.	ADU 2020-02	ADU	O	5/5/2020							1	1	1	No					
336-042-12	336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.	ADU 2020-03	ADU	O	5/27/2020							1	1	1	No					
344-157-03	344-157-03	814 Tafolla	814 Tafolla	ADU 2020-04	ADU	O	10/12/2020							1	1	1	No					
340-145-11	340-145-11	602 Heather Ave.	602 Heather Ave.	ADU 2020-05	ADU	O	9/24/2020							1	1	1	No					
339-043-02	339-043-02	144 Pimrose Dr	144 Pimrose Dr	ADU 2020-06	ADU	O	11/4/2020							2	2	2	No					
339-322-38	339-322-38	528 Sunrise St.	528 Sunrise St.	ADU 2020-07	ADU	O	11/1/2020							1	1	1	No					
336-413-14	336-413-14	736 Royal Stewart Dr.	736 Royal Stewart Dr.	ADU 2020-08	ADU	O	11/24/2020							1	1	1	No					
336-442-47	336-442-47	425 Armstrong Dr.	425 Armstrong Dr.	ADU 2020-09	ADU	O	12/14/2020							1	1	1	No					
344-282-29	344-282-29	1014 Cypress St.	Collette's House	SPR 2021-07	SPR	R	2/15/2021				2			1	1	0	No	No	N/A	Approved		
339-354-19	339-354-19	119 S. Main St.	119 S. Main St.	SPR 2021-06	SPR	O	6/21/2021							2	2	0	No	No	N/A	Approved		
346-181-19	346-181-19	1663 Oak St.	1663 Oak St.	SPR 2021-01	SFD	O	1/12/2021							1	1	0	No	No	N/A	Approved		
339-321-03	339-321-03	616 N. Placenta	616 N. Placenta	ADU 2021-02	ADU	O	3/22/2021							1	1	0	No	No	N/A	Approved		
340-691-81	340-691-81	309 Robertson Ct.	309 Robertson Ct.	ADU 2021-01	ADU	O	1/25/2021							1	1	0	No	No	N/A	Approved		
344-142-06	344-142-06	930 Arnold Dr.	930 Arnold Dr.	ADU 2021-03	ADU	O	1/3/2021							1	1	0	No	No	N/A	Approved		
339-022-09	339-022-09	107 Orchard Dr.	107 Orchard Dr.	ADU 2021-04	ADU	O	8/20/2021							2	2	1	No	No	N/A	Approved	Applicant submitted for 2 det	
340-242-08	340-242-08	430 Eve Circle	430 Eve Circle	ADU 2021-05	ADU	O	1/3/2021							1	1	0	No	No	N/A	Approved		

Jurisdiction	Placentia	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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

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	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	112	-	-	-	-	-	49	-	-	-	49	63
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	81	-	-	-	-	-	-	-	-	-	2	79
	Non-Deed Restricted		-	-	-	-	-	-	-	-	2		
Moderate	Deed Restricted	90	-	-	-	-	-	2	2	5	7	47	43
	Non-Deed Restricted		-	11	10	10	-	-	-	-	-		
Above Moderate		209	-	35	45	23	9	3	218	10	432	775	-
Total RHNA		492											
Total Units			-	46	55	33	9	54	220	15	441	873	185

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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.

Jurisdiction	Placentia	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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

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																	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Placentia		
Reporting Year	2021	(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
HE-1.1: Manufactured Housing	Use of Manufactured Housing	6/1/2010	Completed. Staff reviewed the use of manufactured housing and is encouraging manufactured housing use through contacting distributors for information.
HE-1.2: Locate Housing Near Transportation, Employment and Services	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 scheduled to start late 2019. 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. 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.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Ongoing	Ongoing. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit oriented development. The City successfully applied for and received SB2 and LEAP Grant funding.

HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Zoning for Emergency Shelters, transitional and supportive housing	12/1/2009	Completed. 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 Therefore.
HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Ongoing	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is a strong candidate for competitive grant funding. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit oriented development.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing	Completed/Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years. Ordinance No. O-2017-05 adopted by City Council in July 2017 codifies Old Town Development Standards including a sub-area allowing high density housing by right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre.
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. In FY 17-18, 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.
HE-1.8: Adequate Sites for Housing Development	Rezone a minimum of 1.27 acres to permit residential development at a minimum density of 30 du/ac	12/1/2009	Completed. Ordinance No. O-2017-05 adopted by the City Council in July 2017 codifies the Old Town District Development Standards which includes a sub-area allowing high density residential housing by right without a discretionary review nor public hearing, at a density up to 65 dwelling units per acre for an area exceeding 1.27 acres. The maximum density for this sub-area is up to 65 dwelling units/acre.
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.

HE-1.10: Encourage Development of Housing for Extremely Low-Income Households	11 Extremely low income units by 2014	6/1/2010	Completed. The issuance of permits for 49 very low income units in 2018 (the Veteran's Village development) contributes 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.
HE-1.11: Amend the Density Bonus Ordinance	Review and Revise Density Bonus Ordinance	12/1/2009	Completed. The City's density bonus ordinance was reviewed and the City will follow changes in State law relating to such bonuses.
HE-1.12: Development of Senior Housing	Senior Housing Development	Ongoing	Ongoing. The City provides incentives and density bonuses for senior housing development.
HE-1.13: Development of Housing for Larger Families	Housing Units with larger bedroom counts	6/1/2010	Ongoing. The City has not implemented an incentive program. The elimination of redevelopment funds severely restricts this effort. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities.
HE-1.14: Housing for Persons with Special Needs	Housing Units for households with special needs	6/1/2010	Completed/Ongoing. The City has not implemented an incentive program at this time, however the issuance of permits for 49 very low income units in 2018 (the Veteran's Village development) contributes to this as qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-1.15: Redevelopment Agency Housing Set-Aside Fund	20% of tax increment for Housing Set-Aside	Eliminated	Eliminated by the Governor and State Legislature. The elimination of redevelopment funds severely restricts our ability to create affordable housing.

HE-1.16: Transit-Oriented Development	Encourage Transit-Oriented Development	12/1/2009	Completed and ongoing. 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. 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 and allow Transit Oriented Development. The City continues to work with developers on Transit Oriented Development 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, both of which surround the proposed facility.
HE-1.17: Single-Room Occupancy Units (SROs)	Amend Zoning Code to include SRO's	12/1/2009	Completed. 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 thereto.
HE-1.18: Review and Revise Residential Parking Requirements	Review/Revise residential parking requirements	12/1/2009	Partially completed. The City will review and propose amendments to its city-wide residential parking requirements during the forthcoming General Plan and Zoning Code updates. The City has already adopted significantly reduced parking requirements for the newly adopted Transit Oriented Development (TOD) Zone and Old Town District Zone, both of which were adopted in 2017.
HE-1.19: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	6/1/2010	Completed and Ongoing. The City will address potential regulatory incentives through the General Plan, Zoning Code, and newly adopted Transit Oriented Development (TOD) Zone and Old Town Zone, both of which were adopted in 2017 and both of which encourage lot consolidation. To date, 633 units have been entitled in the TOD District. One development consists of two lots being consolidated to accommodate the new TOD development and the other consists of seven lots consolidated to accommodate the new TOD development.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.

HE-2.2: Section 8 Rental Assistance	167 Vouchers	Annual	Ongoing. The City continues to partner with the Orange County Housing Authority to receive vouchers for Placentia residents.
HE-2.3: Reasonable Accommodation Procedures	Adopt reasonable accommodation procedures	12/1/2009	Completed. 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 Therefore.
HE-2.4: Comprehensive Housing Resource Directory	Housing Resource Directory	6/1/2010	Completed. The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.
HE-3.1: Community Based Neighborhood Rehabilitation	Conserve and Improve existing residential neighborhoods	Ongoing	Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. This Office is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.
HE-3.2: Neighborhood Identity	Creation of Neighborhood Identity	Ongoing	Ongoing. Through the City's Neighborhood Services Division, the City continues to work with neighborhoods to foster their sense of identification.
HE-3.3: Placentia Rehabilitation Grant Program	72 units provided rehabilitation grants	6/1/2014	Ongoing/Completed. The City is very successful in implementing the CDBG rehabilitation program. The City is on track to exceed the identified number of units rehabilitated.
HE-3.4: Acquisition and Rehabilitation	18 units of acquired and/or rehabbed affordable housing units	6/1/2014	Ongoing, but severely restricted due to the elimination of redevelopment. Due to demise of redevelopment, the City may not meet this goal.
HE-3.5: Energy Conservation	Programs for energy conservation/reduced utility costs	12/1/2009	Completed. The City has utilized federal Energy Efficiency & Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally, on December 6, 2016, the City Council adopted Ordinance No. O-2016-07 adopting the new 2016 California Building Codes, including the latest Green Building Code and the City Council has authorized incentivizing increased compliance with Title 24 through building permit fee reduction.
HE-3.6. Sustainable Building Practices	Encourage Green Building practices	12/1/2010	Completed. The City has reviewed Green Building best practices and adopted the 2019 Green Building Code and the 2019 California Energy Code among other updated Codes adopted in late 2020. As more information is made available, the City has made it available on its website and at the Development Services counter for public consumption, including publicizing streamlined requirements for permitted electric vehicle charging permits and solar panel permits.

HE-3.7: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units. Prevent blight and deterioration in neighborhoods	12/1/2010	Ongoing. The City continues to work with the County of Orange Community Resources department to target at-risk projects and seek assistance from the County and non-profit housing groups to continue monitoring and implementing a strategy to preserve such units. Separately, the City is currently partnering with a non-profit to possibly apply for a Federal grant.
HE-3.8: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Completed and ongoing. On May 7, 2013 the City Council adopted Ordinance No. O-2013-02 pertaining to the maintenance and rehabilitation of long term boarded and vacant buildings. In addition, in late 2020, the City adopted the International Property Maintenance Code, 2018 Edition (latest edition). The City continues to enforce the Vacant Building Ordinance through its Code Enforcement, Planning, and Building Divisions.
HE-4.1 Partnerships with Housing Industry	Establish partnerships with non-profit and for-profit housing developers	Ongoing	Ongoing. The City began to establish, and continues to do establish, relationships with non-profit and for-profit housing partners. The City issued building permits for 49 very low income units in 2018 (the Veteran's Village development) and qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-4..2: Participation in Continuum of Care Forum	Continue participating in the County of Orange Continuum of Care Forum	Ongoing	The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the County in providing letters of support and other requested material in support of funding applications to the Federal government.

Jurisdiction	Placentia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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

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 to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									Housing Rehabilitation Program
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									No rehabilitated units were conducted this reporting year.

Jurisdiction	Placentia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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 year.

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

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

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	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

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 Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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	2
Moderate	Deed Restricted	7
	Non-Deed Restricted	0
Above Moderate		438
Total Units		447

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	1	20	18
2 to 4	4	2	0
5+	328	418	26
ADU	6	7	6
MH	0	0	0
Total	339	447	50

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	11
Total Housing Units Approved:	11
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 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

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							94	0	93	2	6	0	144		339		
334-021-12	334-021-12	1049 Golden Avenue	Brandywine Homes	DPR 2019-02; TTM 19014	5+	R									0		
339-355-04	339-355-04	114 S. Main St.	114 S. Main St.	SPR 2019-01	SFD	O									0		
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI	DPR 2018-04	5+	R							418	5/8/2018	418		
336-042-12	336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.	ADU 2020-03	ADU	O									0		
341-324-1	341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development	DPR 2017-03	SFD	O							54	7/24/2018	54		
341-324-01	341-324-01	1269 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1271 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1272 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1273 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1275 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1264 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1265 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1266 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1267 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1268 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1270 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1255 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1257 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1259 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1261 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1263 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1249 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1250 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1251 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		
341-324-01	341-324-01	1252 E. Providence Loop	SC Development	DPR 2017-03	SFD	O									0		

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits <u>Date Issued</u>	# 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		
			0	0	0	2	7	0	438		447
334-021-12	1049 Golden Avenue	Brandywine Homes							26	10/8/2019	26
339-355-04	114 S. Main St.	114 S. Main St.							1	6/3/2019	1
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI							418	3/17/2021	418
336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.					1			7/13/2020	1
341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development									0
341-324-01	1269 E. Providence Loop	SC Development									0
341-324-01	1271 E. Providence Loop	SC Development									0
341-324-01	1272 E. Providence Loop	SC Development									0
341-324-01	1273 E. Providence Loop	SC Development									0
341-324-01	1275 E. Providence Loop	SC Development									0
341-324-01	1264 E. Providence Loop	SC Development									0
341-324-01	1265 E. Providence Loop	SC Development									0
341-324-01	1266 E. Providence Loop	SC Development									0
341-324-01	1267 E. Providence Loop	SC Development									0
341-324-01	1268 E. Providence Loop	SC Development									0
341-324-01	1270 E. Providence Loop	SC Development									0
341-324-01	1255 E. Providence Loop	SC Development									0

341-324-01	1257 E. Providence Loop	SC Development										0
341-324-01	1259 E. Providence Loop	SC Development										0
341-324-01	1261 E. Providence Loop	SC Development										0
341-324-01	1263 E. Providence Loop	SC Development										0
341-324-01	1249 E. Providence Loop	SC Development							1	6/29/2021		1
341-324-01	1250 E. Providence Loop	SC Development							1	6/29/2021		1
341-324-01	1251 E. Providence Loop	SC Development							1	6/29/2021		1
341-324-01	1252 E. Providence Loop	SC Development							1	6/29/2021		1
341-324-01	1253 E. Providence Loop	SC Development							1	6/29/2021		1
341-324-01	1239 E. Providence Loop	SC Development							1	9/9/2021		1
341-324-01	1241 E. Providence Loop	SC Development							1	9/9/2021		1
341-324-01	1243 E. Providence Loop	SC Development							1	9/9/2021		1
341-324-01	1245 E. Providence Loop	SC Development							1	9/9/2021		1
341-324-01	1247 E. Providence Loop	SC Development							1	9/9/2021		1
341-324-01	1248 E. Providence Loop	SC Development							1	9/9/2021		1
341-324-01	1233 E. Providence Loop	SC Development							1	11/10/2021		1
341-324-01	1234 E. Providence Loop	SC Development							1	11/10/2021		1
341-324-01	1235 E. Providence Loop	SC Development							1	11/10/2021		1
341-324-01	1236 E. Providence Loop	SC Development							1	11/10/2021		1
341-324-01	1237 E. Providence Loop	SC Development							1	11/10/2021		1
341-324-01	1238 E. Providence Loop	SC Development							1	11/10/2021		1
346-181-19	1663 Oak St	1663 Oak St										0
344-282-29	1014 Cypress St.	Collette's House				2				9/15/2021		2
339-354-19	119 S. Main St.	119 S. Main St.										0
346-013-03	1723 Vincente	1723 Vincente										0
339-321-03	616 N. Placentia	616 N. Placentia					1			5/4/2021		1
344-157-03	814 Tafolla	814 Tafolla										0
340-145-11	602 Heather Ave.	602 Heather Ave.					1			5/6/2021		1
339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave.	USA Properties										0
339-043-02	144 Primrose	144 Primrose					2			2/4/2021		2
336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.					1			2/4/2021		1

336-442-47	425 Armstrong Dr.	425 Armstrong Dr.					1			12/14/2020	1
346-172-24	17000 La Paloma	La Paloma Subdivision							3	1/12/2021	3
340-691-81	309 Robertson Ct.	309 Robertson Ct.					1			5/3/2021	1
344-142-06	930 Arnold Dr.	930 Arnold Dr.									0
339-022-09	107 Orchid Dr	107 Orchid Dr									0
340-232-08	430 Eve Circle	430 Eve Circle					1			2/11/2021	1
346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren Blvd.	The Hudson									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name ⁺	10						11	12		
			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) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	0	0	0	6	0	44		50	
334-021-12	1049 Golden Avenue	Brandywine Homes							26	11/2/2021	26	
339-355-04	114 S. Main St.	114 S. Main St.							1	8/25/2021	1	
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI									0	
336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.					1			12/16/2021	1	
341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development									0	
341-324-01	1269 E. Providence Loop	SC Development							1	8/23/2021	1	
341-324-01	1271 E. Providence Loop	SC Development							1	8/23/2021	1	
341-324-01	1272 E. Providence Loop	SC Development							1	8/23/2021	1	
341-324-01	1273 E. Providence Loop	SC Development							1	8/23/2021	1	
341-324-01	1275 E. Providence Loop	SC Development							1	8/23/2021	1	
341-324-01	1264 E. Providence Loop	SC Development							1	11/17/2021	1	
341-324-01	1265 E. Providence Loop	SC Development							1	11/17/2021	1	
341-324-01	1266 E. Providence Loop	SC Development							1	11/17/2021	1	
341-324-01	1267 E. Providence Loop	SC Development							1	11/17/2021	1	
341-324-01	1268 E. Providence Loop	SC Development							1	11/17/2021	1	
341-324-01	1270 E. Providence Loop	SC Development							1	11/17/2021	1	

341-324-01	1255 E. Providence Loop	SC Development							1	11/17/2021	1
341-324-01	1257 E. Providence Loop	SC Development							1	12/15/2021	1
341-324-01	1259 E. Providence Loop	SC Development							1	12/15/2021	1
341-324-01	1261 E. Providence Loop	SC Development							1	12/15/2021	1
341-324-01	1263 E. Providence Loop	SC Development							1	12/15/2021	1
341-324-01	1249 E. Providence Loop	SC Development									0
341-324-01	1250 E. Providence Loop	SC Development									0
341-324-01	1251 E. Providence Loop	SC Development									0
341-324-01	1252 E. Providence Loop	SC Development									0
341-324-01	1253 E. Providence Loop	SC Development									0
341-324-01	1239 E. Providence Loop	SC Development									0
341-324-01	1241 E. Providence Loop	SC Development									0
341-324-01	1243 E. Providence Loop	SC Development									0
341-324-01	1245 E. Providence Loop	SC Development									0
341-324-01	1247 E. Providence Loop	SC Development									0
341-324-01	1248 E. Providence Loop	SC Development									0
341-324-01	1233 E. Providence Loop	SC Development									0
341-324-01	1234 E. Providence Loop	SC Development									0
341-324-01	1235 E. Providence Loop	SC Development									0
341-324-01	1236 E. Providence Loop	SC Development									0
341-324-01	1237 E. Providence Loop	SC Development									0
341-324-01	1238 E. Providence Loop	SC Development									0
346-181-19	1663 Oak St	1663 Oak St									0
344-282-29	1014 Cypress St.	Collette's House									0
339-354-19	119 S. Main St.	119 S. Main St.									0
346-013-03	1723 Vincente	1723 Vincente							1	5/18/2021	1
339-321-03	616 N. Placentia	616 N. Placentia									0
344-157-03	814 Tafolla	814 Tafolla						1		6/16/2021	1
340-145-11	602 Heather Ave.	602 Heather Ave.						1		10/18/2021	1
339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave.	USA Properties									0
339-043-02	144 Primrose	144 Primrose						2		9/21/2021	2

336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.									0
336-442-47	425 Armstrong Dr.	425 Armstrong Dr.				1				4/26/2021	1
346-172-24	17000 La Paloma	La Paloma Subdivision									0
340-691-81	309 Robertson Ct.	309 Robertson Ct.									0
344-142-06	930 Arnold Dr.	930 Arnold Dr.									0
339-022-09	107 Orchid Dr	107 Orchid Dr									0
340-232-08	430 Eve Circle	430 Eve Circle									0
346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren Blvd.	The Hudson									0

Table A2

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

Project Identifier			13	14	15	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			
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	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						0		0				
334-021-12	1049 Golden Avenue	Brandywine Homes		N	Y											
339-355-04	114 S. Main St.	114 S. Main St.		N	Y											
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI		N	Y											
336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.		N	Y		Other									
341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development		N												
341-324-01	1269 E. Providence Loop	SC Development		N	Y											
341-324-01	1271 E. Providence Loop	SC Development		N	Y		Other									
341-324-01	1272 E. Providence Loop	SC Development		N	Y											
341-324-01	1273 E. Providence Loop	SC Development		N	Y		Other									
341-324-01	1275 E. Providence Loop	SC Development		N	Y											
341-324-01	1264 E. Providence Loop	SC Development		N	Y											
341-324-01	1265 E. Providence Loop	SC Development		N	Y											
341-324-01	1266 E. Providence Loop	SC Development		N	Y											
341-324-01	1267 E. Providence Loop	SC Development		N	Y											
341-324-01	1268 E. Providence Loop	SC Development		N	Y											
341-324-01	1270 E. Providence Loop	SC Development		N	Y											
341-324-01	1255 E. Providence Loop	SC Development		N	Y											
341-324-01	1257 E. Providence Loop	SC Development		N	Y											
341-324-01	1259 E. Providence Loop	SC Development		N	Y											
341-324-01	1261 E. Providence Loop	SC Development		N	Y											
341-324-01	1263 E. Providence Loop	SC Development		N	Y											
341-324-01	1249 E. Providence Loop	SC Development		N	Y											
341-324-01	1250 E. Providence Loop	SC Development		N	Y											
341-324-01	1251 E. Providence Loop	SC Development		N	Y											
341-324-01	1252 E. Providence Loop	SC Development		N	Y											
341-324-01	1253 E. Providence Loop	SC Development		N	Y											
341-324-01	1239 E. Providence Loop	SC Development		N	Y											
341-324-01	1241 E. Providence Loop	SC Development		N	Y											
341-324-01	1243 E. Providence Loop	SC Development		N	Y											
341-324-01	1245 E. Providence Loop	SC Development		N	Y											
341-324-01	1247 E. Providence Loop	SC Development		N	Y											
341-324-01	1248 E. Providence Loop	SC Development		N	Y											
341-324-01	1233 E. Providence Loop	SC Development		N	Y											
341-324-01	1234 E. Providence Loop	SC Development		N	Y											
341-324-01	1235 E. Providence Loop	SC Development		N	Y											
341-324-01	1236 E. Providence Loop	SC Development		N	Y											
341-324-01	1237 E. Providence Loop	SC Development		N	Y											
341-324-01	1238 E. Providence Loop	SC Development		N	Y											
346-181-19	1663 Oak St	1663 Oak St		N	Y											

344-282-29	1014 Cypress St.	Collette's House		N	Y				project is a women's home for those at risk of homelessness								
339-354-19	119 S. Main St.	119 S. Main St.		N	Y												
346-013-03	1723 Vincente	1723 Vincente		N	Y												
339-321-03	616 N. Placencia	616 N. Placencia		N	Y												
344-157-03	814 Tafolla	814 Tafolla		N	Y												
340-145-11	602 Heather Ave.	602 Heather Ave.		N	Y												
339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave.	USA Properties		N	Y												
339-043-02	144 Primrose	144 Primrose		N	Y												
336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.		N	Y												
336-442-47	425 Armstrong Dr.	425 Armstrong Dr.		N	Y												
346-172-24	17000 La Paloma	La Paloma Subdivision		N	Y												
340-691-81	309 Robertson Ct.	309 Robertson Ct.		N	Y												
344-142-06	930 Arnold Dr.	930 Arnold Dr.		N	Y												
339-022-09	107 Orchid Dr.	107 Orchid Dr.		N	Y												
340-232-08	430 Eve Circle	430 Eve Circle		N	Y												
346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren Blvd.	The Hudson		N	Y												



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: MARCH 15, 2022

SUBJECT: **CONTINUED PUBLIC HEARING REGARDING GENERAL PLAN AMENDMENT NO. GPA 2021-02, 2021-2029 HOUSING ELEMENT UPDATE (Previously Incorrectly Referred to As GPA 2021-01)**

FISCAL
IMPACT: None

SUMMARY:

The City of Placentia General Plan was comprehensively updated in October 2019, with the exception of the Housing Element which was adopted in 2014. State planning law mandates that jurisdictions review and update their Housing Elements every eight (8) years in order to remain relevant and useful, and to reflect the community's changing housing needs via their Regional Housing Needs Assessment (RHNA). The 2021-2029 Housing Element will be the "Sixth Cycle" Housing Element. The Fifth Cycle Housing Element covers the planning period from October 2013 to October 2021, and the Sixth Cycle Housing Element will cover the planning period from October 2021 to October 2029. On October 19, 2021, the City Council reviewed the draft Housing Element for the Sixth Cycle and directed Staff to transmit the draft Element to the State for review. Staff has obtained comments from the State, and on January 18, 2022, this item was heard by City Council at a noticed Public Hearing. Council provided direction to Staff regarding strategies for creating additional housing capacity to accommodate the RHNA over the next eight (8) years. On January 18, 2022, the City Council continued the public hearing until March 15, 2022, and at this time, the revised draft Housing Element will be considered for adoption.

RECOMMENDATION:

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

1. Reopen the continued public hearing concerning General Plan Amendment No. GPA 2021-02; and
2. Receive the staff report and Staff presentation, and consider all public testimony and Planning Commission recommendations; and
3. Adopt Resolution R-2022-16, a Resolution of the City Council of the City of Placentia, California, finding that adoption of the Housing Element update is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and

2. a.
Mar. 15, 2022

approving and adopting General Plan Amendment No. GPA 2021-02 (2021-2029 General Plan Housing Element Update).

BACKGROUND:

Every eight (8) years, each city within the Southern California Association of Governments (“SCAG”) region is required to prepare an update to the Housing Element of the City’s General Plan. The current update is referred to as the “sixth planning cycle” which spans the 2021-2029 period. The City commenced the sixth cycle Housing Element update effort last year, and the following public meetings have been conducted to review Housing Element requirements and issues in Placentia:

- June 8, 2021 Planning Commission meeting
- August 24, 2021 Public workshop
- September 14, 2021 Planning Commission meeting
- September 16, 2021 Public workshop
- September 21, 2021 City Council meeting
- October 12, 2021 Planning Commission meeting
- October 19, 2021 City Council meeting
- January 11, 2022 Planning Commission public hearing
- January 18, 2022 City Council public hearing
- March 8, 2022 Planning Commission public hearing
- March 15, 2022 City Council public hearing

An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, land use and development is generally within the authority of cities through the adoption of policies and regulations in General Plans and municipal codes. However, State law establishes many specific limitations and requirements upon city land use authority with regard to housing.

The State legislature has also declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to the California Department of Housing and Community Development (“HCD”) to review local government Housing Elements and issue opinions regarding their compliance with State law. Cities must submit Housing Elements to HCD for review both prior to and after final adoption by the City Council. A finding of Housing Element compliance by HCD is referred to as “certification” of the Housing Element. Certification is important to enhance cities’ eligibility for grant funds and also to support local land use authority. Recent amendments to State law allow HCD and the California Attorney General to file litigation against cities upon the grounds of Housing Element non-compliance, and courts are also authorized to impose fines upon non-compliant cities and order land use changes or limit the issuance of building permits.

On October 21, 2021 the City’s draft Housing Element was submitted to HCD for review, and on December 20, 2021 HCD issued its review letter (Attachment 3) finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law.

In January 2022 the Planning Commission and City Council conducted public hearings to review HCD's comments, receive public testimony, and discuss potential strategies to address HCD's comments. The focus of those meetings was identifying appropriate land use strategies for creating additional capacity for housing development to accommodate the City's assigned share of regional housing need. Since then, Staff have prepared a revised draft Housing Element (Attachment 2) incorporating Planning Commission comments and City Council direction.

The purpose of this public hearing is to provide the City Council and community stakeholders an opportunity to review the revised draft Housing Element and identify any further revisions to address HCD's comments. Additional background information and the staff reports for previous meetings are posted on the City's Housing Element website at: <https://placentia.org/943/2021-2029-Housing-Element-Update>.

HCD COMMENTS AND PROPOSED RESPONSES

All cities are receiving lengthy Housing Element comment letters from HCD, reflecting the high level of State concern related to the "housing crisis." At this time, only six (6) of the 197 jurisdictions in the SCAG region (3%) have received State Housing Element certification. No Orange County jurisdiction currently has a certified Housing Element.

The revised draft Housing Element shows changes to the draft that was submitted to HCD in ~~strikeout~~/underline format. In addition, a summary of HCD comments and the proposed revisions to the Housing Element addressing those comments is provided in Attachment 4.

Many of HCD's comments required only clerical or technical revisions to the data and analysis in the Housing Element, while other comments involve more substantive policy issues. A new appendix has been added with extensive analysis of fair housing issues (Appendix D). Some of the most significant comments from HCD also involve how the City will accommodate future housing needs as assigned through the RHNA process. Because of the exceptionally high RHNA allocations in this Housing Element cycle, many Orange County cities including Placentia do not currently have sufficient land zoned for housing to fully accommodate the RHNA. As noted in previous meetings, Placentia's sixth cycle RHNA allocation is 4,398 units compared to 492 units in the prior cycle. Under State law, if a city's land use plans and zoning do not demonstrate adequate capacity to accommodate the RHNA, zoning must be amended to create additional capacity.

LAND USE POLICY OPTIONS

The revised draft Housing Element (see Table B-1, below) estimates that there is currently a shortfall of approximately 1,137 potential housing units as compared to the RHNA based upon current zoning. The Housing Element must identify land use strategies and potential sites that could be rezoned to bridge this shortfall.

Table B-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Approved Projects (Table B-2)	-	252	-	774	1,026
Vacant Sites (Table B-3)	-	-	394	65	459
Underutilized Sites (Table B-4)	698	404	371	247	1,720
ADUs	14	24	17	1	56
Total Capacity	712	680	782	1,087	3,196
RHNA	1,243	680	782	1,693	4,398
Surplus (Shortfall)	(531)	-	-	(606)	(1,137)

Source: City of Placentia, 2021

A key policy question considered by the Planning Commission and City Council at previous meetings was the most appropriate land use strategies for increasing potential housing capacity. Based upon that discussion, the draft Housing Element has been revised to include the following rezoning strategies:

Strategy	Description
1. TOD Zone Expansion	The TOD zoning district currently allows up to 95 units/acre in some subareas. This strategy would expand the boundaries of the TOD district.
2. Increase R-3 density	The current R-3 maximum density is 25 units/acre. Under State law, a density of 30 units/acre is considered sufficient to accommodate lower-income housing. Increasing the allowable density from 25 to at least 30 units/acre would accomplish 2 things: 1) create additional housing capacity; and 2) allow R3 properties to accommodate lower-income housing for RHNA purposes.

In addition to identifying areas where additional housing could be accommodated through rezoning, State law requires the rezoning of those properties by October 15, 2022. General Plan and zoning amendments to implement the Transit Oriented Development District (“TOD”) expansion and the increased allowable R-3 density are relatively straightforward and Staff believes they can be completed by October. However, another zoning strategy discussed at previous meetings regarding the Chapman Avenue corridor would be much more complex and involve different standards and regulations for different areas within the corridor (e.g., allowable uses, densities, height limits, design criteria). Preparation of a specific plan or similar zoning document and CEQA analysis for this kind of project typically requires more than a year. Therefore, Staff recommends that the Housing Element rezoning commitments focus upon the TOD area and R-3 district at this time. Concurrent with HCD review of the revised Housing Element, Staff will commence the preliminary planning studies needed to prepare a new specific plan for the Chapman Avenue corridor.

In addition to these land use amendments, the following Zoning Code amendments are necessary to address HCD comments and comply with changes in State law:

Emergency Shelters: Program 1.4 has been revised to include an amendment to emergency shelter parking requirements consistent with AB 139 (Government Code sec 65583(a)(4)(A)).

Employee housing: Program 1.4 has been revised to include a Code amendment consistent with current law regarding agricultural employee housing.

Permanent supportive housing: Program 1.4 has been revised to demonstrate consistency with Government Code section 65651 regarding supportive housing.

Off-street parking: Program 1.17 has been revised to include a Code amendment to reduce required parking for studio and 1-bedroom units in the R-3 district to 1 space in either a garage or a carport.

PLANNING COMMISSION RECOMMENDATION:

On March 8, 2022, the Planning Commission conducted a continued public hearing concerning General Plan Amendment No. GPA 2021-02. The Planning Commission concluded the public hearing and adopted Resolution PC 2022-02 recommending that City Council find that adoption of the Housing Element update is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and recommending that City Council approve the 2021-2029 Housing Element.

CEQA COMPLIANCE:

Adoption of the Housing Element update would not approve any development project, zoning amendment, or any other physical change to the environment; therefore, it is covered by the "common sense" exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects that have the potential for causing a significant effect upon the environment. Subsequent to adoption of the Housing Element, amendments to the Zoning Ordinance will be necessary in order to implement Housing Element programs, and appropriate CEQA analysis will be prepared in connection with those amendments.

NEXT STEPS:

If the draft Housing Element is approved by City Council, the adopted Housing Element must be submitted to HCD for review. Zoning amendments to implement Housing Element programs will be subject to additional public review, CEQA analysis, and public hearings conducted by the Planning Commission and City Council. No land use or zoning amendments would be approved by the adoption of the Housing Element.

Prepared by:



Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Resolution R-2022-16 – Housing Element Update
2. Revised Draft 2021-2029 Housing Element (Tracked Changes)
3. HCD Review Letter Dated December 20, 2021
4. Summary of HCD Comments and Proposed Responses

RESOLUTION NO. R-2022-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, FINDING THAT ADOPTION OF THE HOUSING ELEMENT UPDATE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA SECTION 15061(B)(3), AND APPROVING AND ADOPTING GENERAL PLAN AMENDMENT NO. GPA 2021-02 (2021-2029 GENERAL PLAN HOUSING ELEMENT UPDATE)

A. Recitals.

Whereas, every 8 years, each city within the Southern California Association of Governments ("SCAG") region is required to prepare an update to the Housing Element of the City's General Plan. The current update is referred to as the "6th planning cycle" which spans the 2021-2029 period. The City of Placentia ("City") has undertaken a review and update of the City's Housing Element of the General Plan as part of the "6th planning cycle" which spans the 2021-2029 period; and

Whereas, on on January 11, 2022 and continued to March 8, 2022, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, to review and make a recommendation to the City Council regarding General Plan Amendment (GPA 2021-02): an update to the City of Placentia General Plan to adopt the 2021-2029 General Plan Housing Element Update; and

Whereas, on January 18, 2022 and continued to March 15, 2022, the City Council of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, to review and take action on General Plan Amendment (GPA 2021-02): an update to the City of Placentia General Plan to adopt the 2021-2029 General Plan Housing Element Update; and

Whereas, on December 20, 2021, HCD provided written correspondence indicating that the draft Element addressed many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Government Code); and

Whereas, the Draft Housing Element has been revised to address HCD's comments from correspondence dated December 20, 2021 as described in the City Council staff reports dated January 18, 2022 and March 15, 2022, in compliance with State law; and

Whereas, the City as Lead Agency determined that the proposed General Plan Amendment (Housing Element update) is covered by the common sense CEQA exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the

environment, and therefore is not subject to CEQA; and

Whereas, City staff is recommending changes to the General Plan as a result of the public input and comments that were received; and

Whereas, the Planning Commission is responsible for reviewing updates to the General Plan and forwarding a recommendation to the City Council on the adoption; and

Whereas, the Planning Commission and City Council have reviewed and considered information from a variety of sources, including, but not limited to, City staff, outside agencies, and the recommendations of the and members of the public; and

Whereas, the City of Placentia provided notice of public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code by ad publication in a local newspaper at least 10 days prior to the public hearing; and

Whereas, all other legal prerequisites to the adoption of this Ordinance have occurred.

B. Resolution.

NOW, THEREFORE, the City Council of the City of Placentia does hereby find, determine and resolve as follows:

SECTION 1. In all respects, as set forth in the Recitals, Part A, of this Resolution.

SECTION 2. The City Council finds that the proposed General Plan Amendment (Housing Element update, GPA 2021-02) is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and therefore is not subject to CEQA.

SECTION 3. The City Council hereby approves and adopts an amendment to the City of Placentia General Plan Housing Element (GPA 2021-02) as described in Exhibit "A" of this Resolution and by this reference incorporated as though fully set forth herein, which contains a thorough and adequate treatment of housing and all required components of a State compliant Housing Element.

SECTION 4. The proposed General plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the city.

SECTION 5. The proposed General Plan Amendment has been prepared in accordance with the California Government Code, and in accordance with the provisions of the California Environmental Quality Act.

SECTION 6. 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 7. Prior to taking this action, the City Council reviewed, considered and has exercised its independent judgment based on substantial evidence regarding this decision and all of the information and data in the administrative record, all oral and written testimony received and finds that the proposed General Plan Amendment (Housing Element update, GPA 2021-02) is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Sec. 15061(b)(3)), and therefore, GPA 2021-02 is in full compliance with the California Environmental Quality Act.

SECTION 8. 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 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, ADOPTED AND APPROVED this 15th day of March 2022.

Rhonda Shader, 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 Resolution was adopted at an adjourned regular meeting of the City Council of the City of Placentia, held on the 15th day of March 2022 by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney

Exhibit A: 2021-2029 GENERAL PLAN HOUSING ELEMENT UPDATE

EXHIBIT A

GPA 2021-02, 2021-2029 Housing Element Update:

https://www.placentia.org/DocumentCenter/View/9649/Placentia-6th-Housing-Element_2022-03-08a_revised-draft-tracked

City of Placentia Housing Element 2021-2029



REVISED DRAFT

March~~October~~ 2021~~+~~



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Chapter 1: Introduction

This Housing Element provides the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Placentia for the 2021-2029 planning period.

1.1 Purpose and Content

The City of Placentia's Housing Element addresses adequate housing opportunities for present and future residents through 2029 and provides the primary policy guidance for local decision-making related to housing.

California Government Code §65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

1.2 Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (*California Government Code* §65302(c)).

This Housing Element update covers the planning period from October 2021 to October 2029. State planning law mandates that jurisdictions review and update their Housing Elements every 8 years in order to remain relevant and useful and reflect the community's changing housing needs.



1.3 State Law and Local Planning

Consistency with State Law

The Housing Element is one of the seven General Plan elements required by the State of California, as articulated in §65580 to §65589.8 of the *California Government Code*. It is the only General Plan Element that requires review by the State of California. State law requires that each jurisdiction’s Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the *Government Code* sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table 1-1 – State Housing Element Requirements	
Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Placentia in relation to countywide trends	Chapter 2
2. Analysis of employment trends in Placentia in relation to regional trends	Chapter 2
3. Projections and quantification of Placentia’s existing and projected housing needs for all income groups	Chapter 2
4. Analysis and documentation of the city’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter 2
b. Overcrowding	Chapter 2
c. Housing stock condition	Chapter 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
8. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Chapter 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3
11. Analysis of assisted housing developments that are eligible to convert from lower-income housing to market rate housing during the next 10 years	Chapter 2
B. Goals and Policies	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter 4
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B



Table 1-1 – State Housing Element Requirements

Required Housing Element Component	Reference
14. Programs to assist in the development of adequate housing to meet the needs of Extremely Low, Very Low, Low and Moderate-Income households.	Chapter 4
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter 4
17. Conserve and improve the condition of the existing affordable housing stock in Placentia	Chapter 4
18. Promote housing opportunities for all persons	Chapter 4
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 4
20. Program actions to identify zones where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Chapter 4

General Plan Consistency

The *California Government Code* requires internal consistency among the various elements of a General Plan. Section 65300.5 of the *Government Code* states that the General Plan’s various Elements shall provide an integrated and internally consistent and compatible statement of policy. The City has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other Elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and action programs for the next eight years that directly address the housing needs of Placentia. Other City plans and programs that work to implement the goals and policies of the Housing Element include the City’s Municipal Code, Specific Plans, Capital Improvement Program and the annual budget process.

1.4 Housing Element Organization

The Housing Element is organized into four sections:

- Chapter 1: Introduction describes the purpose, organization and requirements of the Housing Element;
- Chapter 2: Housing Profile analyzes the demographic, economic and housing trends in Placentia and describes the housing needs of the city;
- Chapter 3: Resources and Constraints Analysis analyzes the governmental and non-governmental constraints to and resources for housing; and,



- Chapter 4: Housing Policy Program provides goals and policy actions for the construction, conservation, rehabilitation, and preservation of housing in Placentia.

Supporting background material is included in the following appendices:

- Appendix A: Community Outreach
- Appendix B: Residential Land Inventory
- [Appendix C: Review of Housing Element Performance](#)
- [Appendix D: Affirmatively Furthering Fair Housing](#)
- Appendix E: Glossary

1.5 Citizen Participation

This Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council, and the City's residents and stakeholders. Citizen input was received through website postings, public workshops and public hearings conducted by City staff, the Planning Commission and City Council. The notices for these workshops and hearings were sent directly to a list of interested parties, published in a local newspaper, on the City's website and prominently posted at City Hall and other public facilities. Throughout the process, organizations that represent the interests of lower-income and special needs households, or are otherwise involved in the development of housing, were invited to participate in the preparation and review of the Housing Element. The list of stakeholders who were invited to participate in the Housing Element update process is provided in Appendix A.

Comments received through the City's outreach activities have been considered in the development of the Housing Policy Program provided in Chapter 4 of this Housing Element. Additional information regarding the public participation process is provided in Appendix A.



Chapter 2: Housing Needs Assessment

2.1 Introduction

When preparing the Housing Element, jurisdictions must evaluate existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure, and special needs groups. Finally, the City's projected housing growth needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

Primary data sources include the U.S. Census, the California Department of Finance, the Southern California Association of Governments, and other relevant data sources. These data sources are the most reliable for assessing existing conditions and provide a basis for comparison with historical trends.

It is important to note that different data may appear inconsistent for a variety of reasons. Some data reflect a "snapshot in time" while other such as Census American Community Survey ("ACS") estimates are based on a sample survey conducted over a period of several years. Also, many data sources are based on self-reporting, which can lead to variations. Because of these factors, statistics reported in this chapter should be viewed as estimates rather than precise counts.

2.2 Community Profile

Population Trends and Characteristics

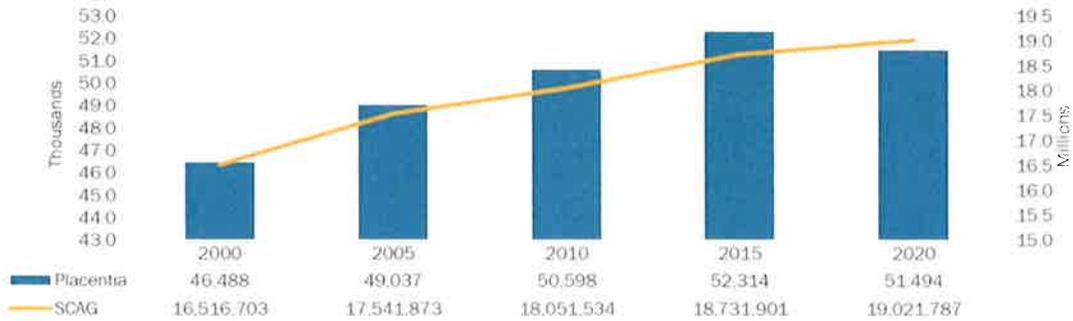
Housing needs are generally influenced by population and employment trends. This section provides a summary of population characteristics in Placentia.

Historical, Existing and Forecast Growth

The City of Placentia is one of the 34 cities within Orange County. Placentia had an estimated 2020 total population of 51,494 including 337 living in group quarters according to the California Department of Finance (DOF). Figure 2-1 shows population trends in Placentia from 2000 to 2020. Over this period Placentia had an annual growth rate of about 0.5% compared to 0.7% for the region.



Figure 2-1 – Population Growth– 2000-2020, Placentia vs. SCAG Region

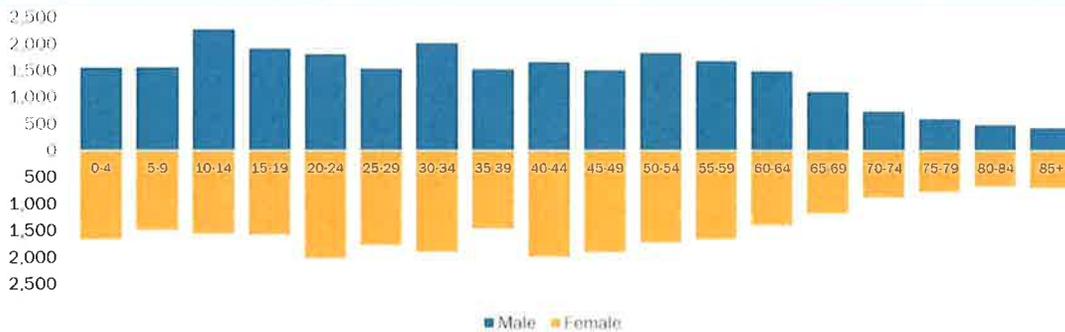


CA DOF E-5 Population and Housing Unit Estimates

Age Composition

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. According to recent Census estimates the population of Placentia is approximately 49.3% male and 50.7% female (Figure 2-2). The share of the population of Placentia under 18 years of age is 23.7%, which is higher than the regional share of 23.4%. Placentia’s seniors (65 and above) make up 14.5% of the population, which is higher than the regional share of 13%.

Figure 2-2 – Population by Age and Gender, Placentia



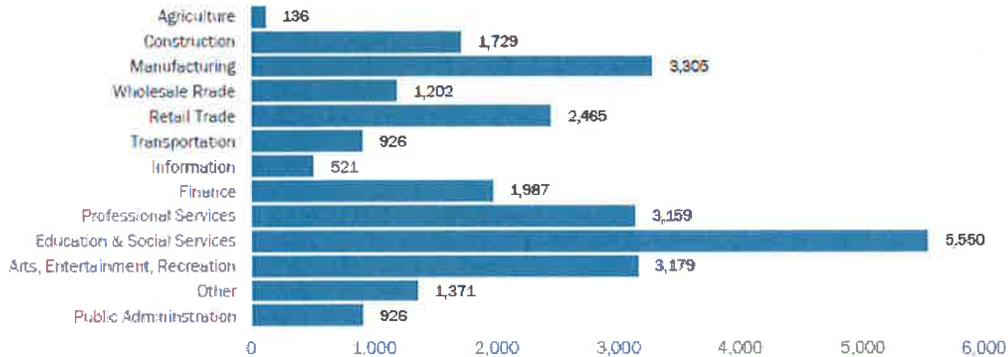
American Community Survey 2014-2018 5-year estimates

Employment Trends

Current employment and projected job growth have a significant influence on housing needs during this planning period. Recent employment estimates reported that Placentia has 26,456 workers living within its borders who work across 13 major industrial sectors (Figure 2-3). The most prevalent industry is Education & Social Services with 5,550 employees (21% of total) and the second most prevalent industry is Manufacturing with 3,305 employees (12.5% of total).



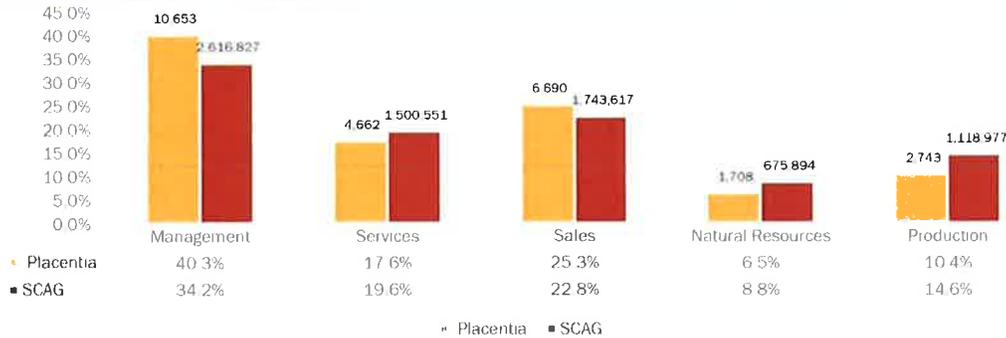
Figure 2-3 – Employment by Industry, Placentia



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The most prevalent occupational category in Placentia is Management, in which 10,653 (40.3% of total) employees work. The second-most prevalent type of work is in Sales, which employs 6,690 (25.3% of total) in Placentia (Figure 2-4).

Figure 2-4 – Employment by Occupation, Placentia



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Household Characteristics

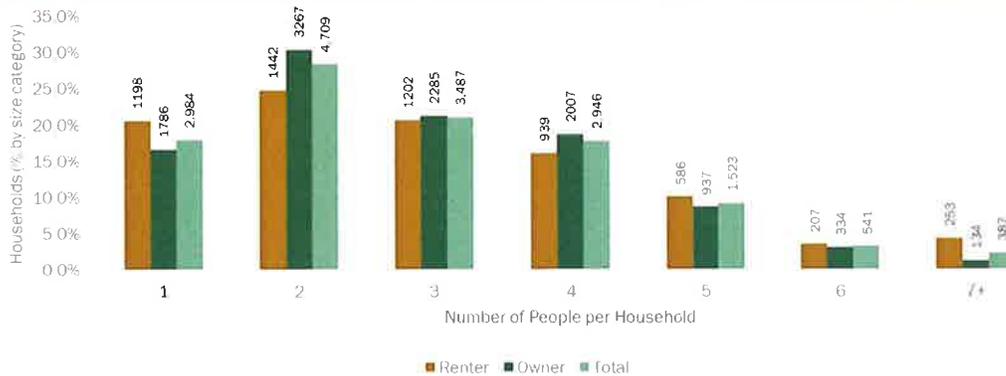
This section describes Placentia’s household characteristics, which are important indicators of the type and size of housing needed in the city. The U.S. Census Bureau defines a “household” as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Persons in group quarters, such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households. The U.S. Census Bureau defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.”



Household Size and Overcrowding

Figure 2-5 shows recent estimates of household size for Placentia. The most commonly occurring household size is two people (28.4%) and the second-most commonly occurring household is three people (21%). Placentia has a lower share of single-person households than the SCAG region overall (18% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2.3% vs. 3.1%). The special needs of large families are discussed in the Special Needs section later in this chapter).

Figure 2-5 – Household Size, Placentia



American Community Survey 2014-2018 5-year estimates.

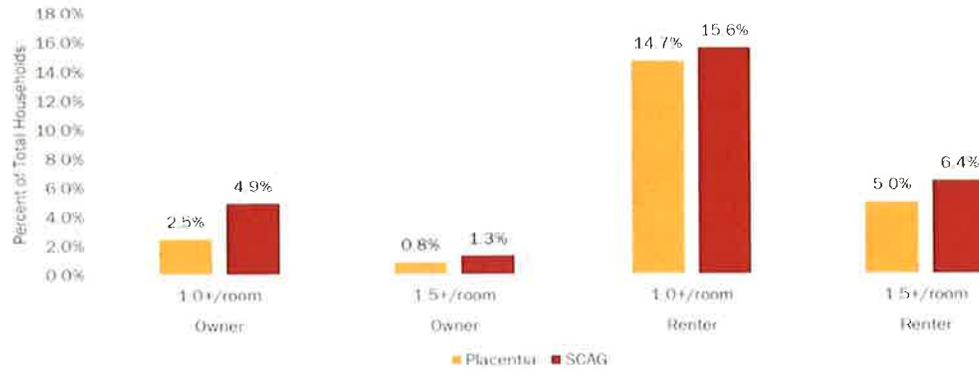
Overcrowding is defined as households having more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowding can affect the health and well-being of residents, reduce the quality of the physical environment and contribute to physical deterioration of housing units.

Figure 2-6 summarizes recent Census estimates of overcrowding in Placentia compared to the SCAG region as a whole. In Placentia, 266 owner-occupied and 855 renter-occupied households had more than 1.0 occupants per room, while 90 owner-occupied households and 289 renter-occupied households had more than 1.5 occupants per room.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).



Figure 2-6 – Overcrowding, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overpayment

Housing cost burden, or overpayment, is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for "severe cost burden." However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true "cost burden." Figure 2-7 shows HUD estimates of the number of households in Placentia by tenure, their income category and their share of income spent on housing. This data shows that households in the lower income categories, especially renters, typically spend a higher portion of their incomes for housing.

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).

Figure 2-7 – Overpayment by Income Category and Tenure, Placentia

Income	Households by Share of Income Spent on Housing Cost:		
	< 30%	30-50%	> 50%
< 30% HAMFI	400	325	1,240
30-50% HAMFI	534	810	765
50-80% HAMFI	1,580	1,185	539
80-100% HAMFI	1,275	590	70
> 100% HAMFI	6,215	830	70
Total Households	10,004	3,740	2,684

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.



Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	845	785	1,015
Household Income >30% to less-than or= 50% HAMFI	850	465	1,015
Household Income >50% to less-than or= 80% HAMFI	870	195	1,360
Household Income >80% to less-than or= 100% HAMFI	295		855
Household Income >100% HAMFI	80		1,575
Total	2,940	1,445	5,825
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	605	400	865
Household Income >30% to less-than or= 50% HAMFI	345	170	695
Household Income >50% to less-than or= 80% HAMFI	870	345	1,750
Household Income >80% to less-than or= 100% HAMFI	465	65	1,115
Household Income >100% HAMFI	975	30	6,320
Total	3,260	1,010	10,750

Extremely-Low-Income Households

Extremely-low-income (ELI) households are defined as households with incomes less than 30 percent of median family income (MFI). State law requires quantification and analysis of existing and projected housing needs of ELI households. As noted in Figure 2-7 above, recent Census data estimated that approximately 1,965 Placentia households were within the ELI category. As noted in Figure 2-8 below, approximately 19 percent of renters were ELI and about 8 percent of owners were ELI. The race/ethnicity with the highest share of extremely-low-income households in Placentia is Hispanic (19.7% compared to 12.1% of total population). ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings. As seen in Figure 2-7, 845 ELI renter households and 605 ELI owner households were paying more than 30% of income for housing. In addition, 785 ELI renter households and 400 ELI owner households were paying over 50% of income for housing.



Figure 2-8 – Extremely-Low-Income Households by Race and Tenure, Placentia

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	8,870	830	9.4%
Black, non-Hispanic	169	30	17.8%
Asian and other, non-Hispanic	2,978	260	8.7%
Hispanic	4,435	875	19.7%
TOTAL	16,452	1,995	12.1%
Renter-occupied	5,680	1,100	19.4%
Owner-occupied	10,780	905	8.4%
TOTAL	16,460	2,005	12.2%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The projected needs of ELI households are discussed below as part of the Future Housing Needs analysis.

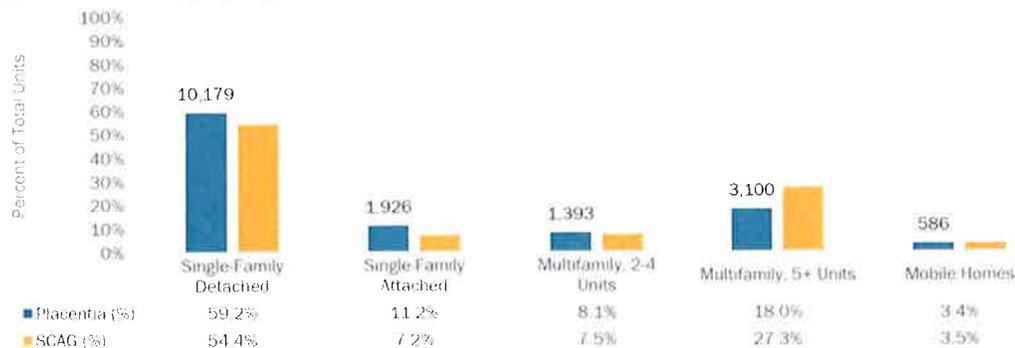
Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Placentia.

Housing Stock Profile

Figure 2-9 provides recent estimates of the housing stock in Placentia, which has a total of approximately 17,184 housing units. The most prevalent housing type in Placentia is single-family detached with about 59% of all units. The share of all single-family units, including condos, in Placentia is 70.4%, which is higher than the 61.7% share in the SCAG region. The estimated total vacancy rate in the city is 2.8% while the average household size (as expressed by the population to housing unit ratio) is about 3.1 persons.

Figure 2-9 – Housing by Type, Placentia vs. SCAG Region

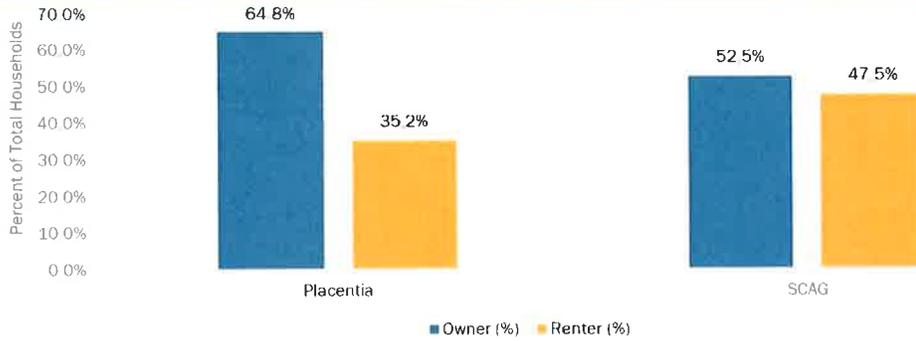


CA DOF E-5 Population and Housing Unit Estimates



Approximately 65 percent of Placentia’s housing units were owner-occupied and 35 percent of the units were renter-occupied. As shown in Figure 2-10, the percentage of owner-occupied units in Placentia is higher than in the SCAG region as a whole.

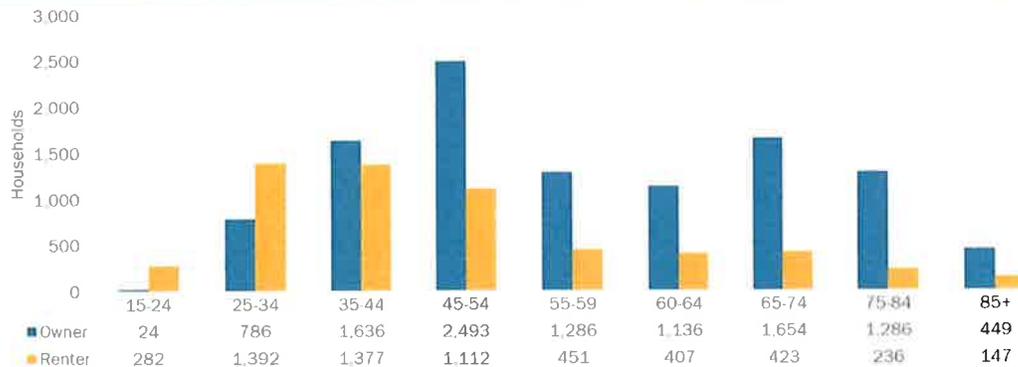
Figure 2-10 – Housing by Tenure, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

As shown in Figure 2-11, Placentia residents under age 35 are more likely to be renters than those in older age groups.

Figure 2-11 – Housing Tenure by Age of Householder, Placentia



American Community Survey 2014-2018 5-year estimates.

Housing Age and Conditions

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.



The age of housing units in Placentia compared to the SCAG region as a whole is shown in Figure 2-12. Nearly two-thirds of Placentia’s housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of The City building inspectors and code enforcement staff, it is estimated there are more than 200 substandard housing units currently in the City, which are primarily concentrated in the La Jolla and Santa Fe areas. Less than 5% of those (10 units) may have structural problems that are not feasible to repair and therefore are in need of total replacement. Housing programs to assist lower-income households with needed repairs are described in Chapter 4.

Figure 2-12 – Housing by Year Built, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing Costs and Affordability

This section evaluates housing cost and affordability in Placentia.

1. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31%-50% of AMI), low (51%-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, such as Orange County, these income limits may be increased to adjust for high housing costs.

Table 2-1 shows affordable rent levels and estimated affordable purchase prices for housing in all areas of Orange County² by income category. Based on State standards,

1 HCD memo of 2/1/2012 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>)

2 Affordable rent and purchase prices are based on county median income.



the maximum affordable monthly rent (including utilities) for extremely-low-income households is \$1,009, while the maximum affordable rent for very-low-income households is \$1,681. The maximum affordable rent for low-income households is \$2,689, while the maximum for moderate-income households is \$3,201.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates, qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category shown in Table 2-1 have been estimated based on typical conditions.

Table 2-1 – Income Categories and Affordable Housing Costs, 2021 – Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	*
Very Low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

*For-sale affordable housing is typically at the moderate income level

Source: Cal. HCD; JHD Planning LLC

2. Home Price Trends

Between 2000 and 2018, median home sales prices in Placentia increased 150% while prices in the SCAG region increased 151%. 2018 median home sales prices in Placentia were \$655,500 and the highest experienced since 2000 was \$655,500 in 2018. Prices in Placentia have ranged from a low of 105.1% of the SCAG region median in 2007 and a high of 141.9% in 2010 (Figure 2-13). The most common monthly cost for homeowners in Placentia is \$2,000-3,000 (Figure 2-14).

Figure 2-13– Median Sale Price for Existing Homes, Placentia vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick, SCAG median home sales price calculated as household-weighted average of county medians.



Figure 2-14– Monthly Owner Cost for Mortgage Holders, Placentia vs. SCAG Region

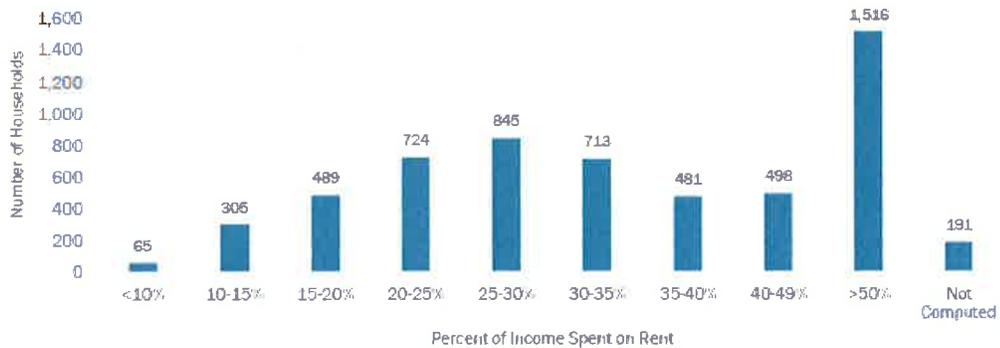


American Community Survey 2014-2018 5-year estimates.

3. Rental Cost

About 55% of Placentia renters spend 30% or more of gross income on housing, which is similar to the SCAG region as a whole (Figure 2-15). About 26% of renter households in Placentia spend 50% percent or more of gross income on housing, compared to 29% in the SCAG region as a whole. According to recent Census estimates the median rent in Placentia is approximately \$1,792 per month.

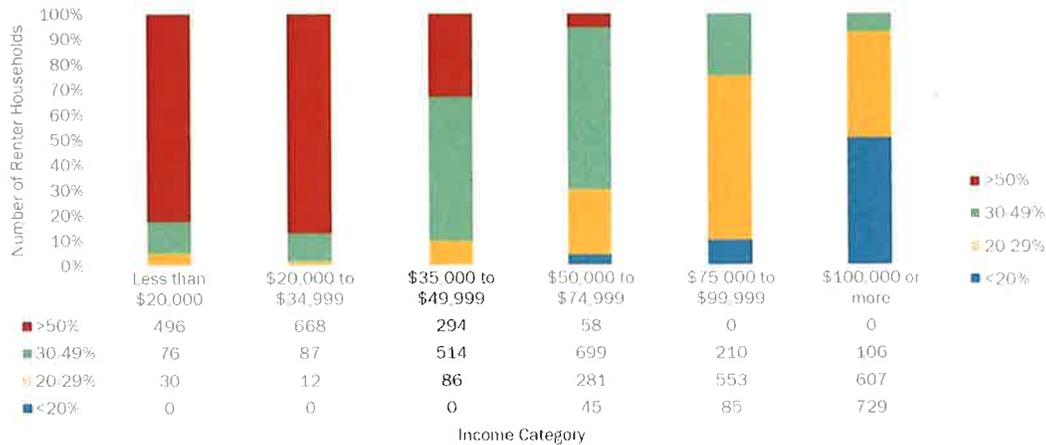
Figure 2-15– Rental Cost, Placentia



(Figure 2-16) shows that renters in the lower income categories typically spend a much higher percentage of their incomes on housing expenses compared to those with higher incomes.



Figure 2-16 – Rental Cost by Income Category, Placentia



American Community Survey 2014-2018 5-year estimates.

Special Needs Groups

Certain segments of the population may have more difficulty in finding affordable and suitable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, persons who are homeless, and farmworkers.

Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes and often have special needs related to housing location and construction. Because of limited mobility, elderly persons may need convenient access to services (e.g., medical and shopping) and public transit. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Recent Census estimates (Figure 2-17) reported that about 19% of elderly households in Placentia have incomes less than 30% of median, (compared to 24% in the SCAG region as a whole), while about 36% of Placentia's senior households earn less than 50% of the median income (compared to 31% in the region).

While sometimes viewed as a homogeneous group, seniors have a wide variety of circumstances and needs. For example, senior homeowners often have more financial resources and stable housing expenses than renters. Younger seniors under age 75 generally have fewer disability issues than those who are older and may require residential care or supportive housing options. As homeowners age, many may have difficulty maintaining their homes.

As shown in Figure 2-21, among seniors 65 and older the most common disability was ambulatory, experienced by about 18% of Placentia's seniors (and 23% of seniors in the entire SCAG region). The installation of grab bars and other features may be necessary to address mobility issues.



The California Community Care Licensing Division identifies 48 licensed residential care homes for the elderly with a total of 940 beds in Placentia. Most of these are small facilities for up to 6 persons, although there are five larger facilities.

As discussed in Chapter 3, City regulations encourage a range of housing options to address the diverse needs of the growing senior population, including the residential care facilities, supportive housing, accessory dwelling units and reasonable accommodation for persons with disabilities. Program 1.12 in the Housing Plan also includes efforts to encourage development of additional senior housing.

Figure 2-17 – Elderly Households by Income and Tenure, Placentia

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	435	380	815	19.0%
	30-50% HAMFI	540	190	730	17.1%
	50-80% HAMFI	910	155	1,065	24.9%
	80-100% HAMFI	355	105	460	10.7%
	> 100% HAMFI	1,145	65	1,210	28.3%
TOTAL		3,385	895	4,280	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Large Households

Large households are defined as having five or more persons living within the same housing unit. Large households are considered a special needs group because they require more space and more bedrooms. Large households are vulnerable to overcrowding, particularly among renters, due to the relatively small percentage of apartments with 3 or more bedrooms. As noted previously in the analysis of household size (Figure 2-5) According to recent Census data, about 1,046 (18%) of renter households (18%) and 1,405 (13%) of owner households (13%) in Placentia had at least five persons – a total of 2,451 households. According to recent Census estimates there are approximately 11,000 housing units with 3+ bedrooms (65%) and of those, about 5,957 (35%) had at least 4 bedrooms). In terms of the total housing stock, there appears to be a sufficient number of larger homes to meet the needs of large households, but many of those households may not have sufficient financial resources to afford a large enough home to avoid overcrowding. The needs of large households are addressed through City efforts (see Program 1.13 in the Housing Plan) to facilitate production of housing with 3 or more bedrooms as well as through State and Federal programs such as Section 8 and affordable housing subsidies such as Low Income Housing Tax Credits.

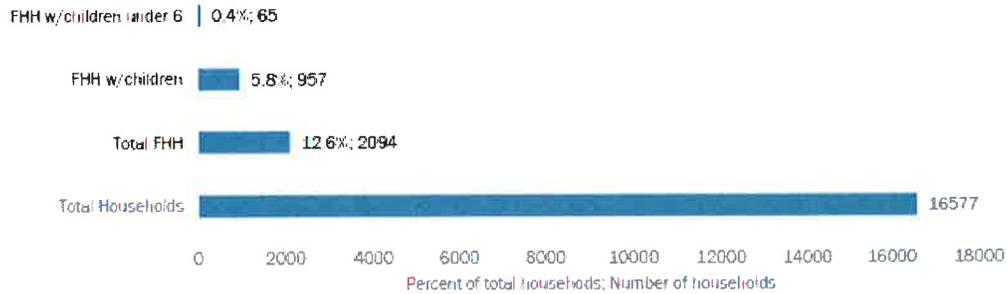
Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. According to recent Census data (Figure 2-18), 12.6% of Placentia households are



female-headed (compared to 14.3% in the SCAG region), 5.8% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.4% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Figure 2-18– Female Headed Households, Placentia

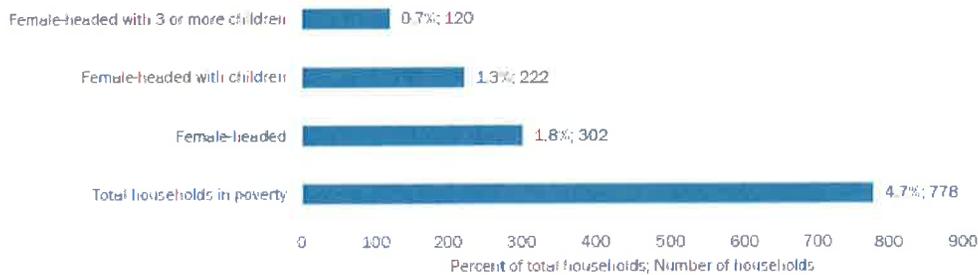


American Community Survey 2014-2018 5-year estimates.

Approximately 5% of Placentia's households are experiencing poverty, compared to 8% in the SCAG region as a whole. Poverty thresholds vary by household type. In 2018, a single individual under 65 was considered in poverty with an income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. Figure 2-19 shows recent estimates of poverty status for female-headed households in Placentia.

The needs of female-headed households are addressed through City programs to facilitate affordable housing development as well as through State and Federal programs such as Section 8 and affordable housing subsidies such as Low Income Housing Tax Credits.

Figure 2-19– Households by Poverty Status, Placentia



American Community Survey 2014-2018 5-year estimates.

Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to care for them self. Persons with disabilities include those

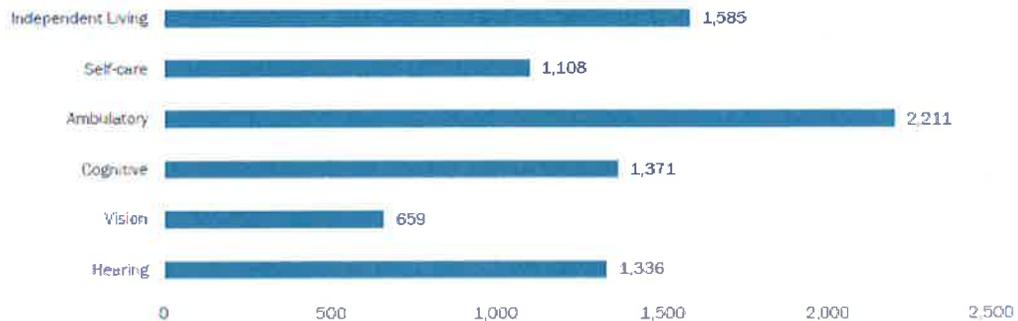


with physical, mental, or emotional disabilities. Access and affordability are the two major housing needs for persons with disabilities. This often requires specially designed dwelling units typically not found in market-rate housing, or supportive housing that also provides personal services and assistance with daily activities. Additionally, locating near public facilities and public transit is important for this special needs group.

According to recent ACS estimates (Figure 2-20), the most commonly occurring disabilities for Placentia residents are ambulatory and independent living. Among seniors 65 and older the most common disability was ambulatory, experienced by about 18% of Placentia's seniors (and 23% of seniors in the entire SCAG region).

To assist persons with disabilities the City has adopted reasonable accommodation procedures to allow modifications to regulations to accommodate the needs of persons with disabilities (see Program 2.3 in the Housing Plan). The City also continues to expand accessible housing options to persons living with disabilities by including accessibility features in new developments, and Program 1.4 includes amendments to City regulations for supportive housing.

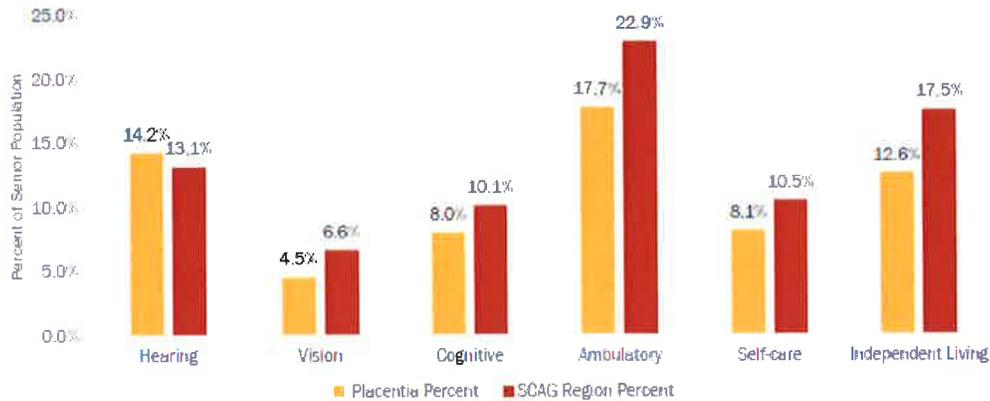
Figure 2-20– Disabilities by Type, Placentia



American Community Survey 2014-2018 5-year estimates.



Figure 2-21– Disabilities by Type for Seniors 65+, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.



The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. Figure 2-22 shows recent DDS data for persons with developmental disabilities in Placentia.

Figure 2-22 – Developmental Disabilities, Placentia

		Placentia
By Residence:	Home of Parent/Family/Guardian	349
	Independent/Supported Living	5
	Community Care Facility	5
	Intermediate Care Facility	17
	Foster/Family Home	11
	Other	5
	By Age:	0 - 17 Years
	18+ Years	224
TOTAL		1008

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center’s main office is located in Garden Grove, approximately 7 miles south of Placentia.



Homeless Population and Transitional Housing

The Orange County homeless population includes many working families and individuals who live in cars, parks, under bridges, in motels and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden. The most recent available Orange County Point-in-Time Count and Survey report of the Homeless (2019) reported 55 unsheltered and 108 sheltered homeless persons in Placentia.

Regional strategies to combat homelessness are developed through Orange County's Continuum of Care System. The goal of the Continuum of Care Strategic Plan is to work toward a seamless system of care through advocacy, homeless prevention, outreach and assessment, emergency shelter, transitional shelter and permanent affordable housing.

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent.

The nonprofit 2-1-1 Orange County organization is a 24-hours-a-day, 7 days-a-week, toll-free number that people in need of assistance can call to obtain comprehensive information and referrals to health and human services. Available services include food, shelter, government assistance programs, urgent care, substance abuse and treatment programs, and workforce development.

In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts had reached an important milestone. A regional partnership of 13 cities located in northern Orange County (Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park and Yorba Linda) came together to share intelligence and resources to address regional homelessness. Their concept was to promote greater regional coordination on homeless issues while reducing the span of control regarding working with the County of Orange and others.

After months of extensive discussions, negotiations and assessments, two locations within the North Orange County Service Planning Area were identified for the development of "navigation centers" based on a number of factors including zoning, proximity to related services and site availability. The navigation centers are a multi-jurisdictional approach to guiding underserved residents back into society by increasing access to a shelter with basic needs, health and job resources, and opportunities to reunite with friends and family. Each center was planned to accommodate 100 beds, thereby increasing the regional bed count to 525 additional beds available to homeless individuals in conjunction with a project in the city of Anaheim that accommodated 325 new beds.

Funding for the Navigation Centers was secured through application and governmental meetings with state, regional, county and local officials resulting in the \$12 million in State of California Homeless Emergency Aid Program (HEAP) funds dedicated for the site acquisitions and construction of these Navigation Centers. Each of the North Orange County Service Planning Area cities also committed funds for construction and



ongoing operation of the Navigation Centers. A Memorandum of Understanding was prepared and presented to the City Councils of all thirteen city governments for execution in May 2019. Construction began in 2019 and the opening of the first 100-bed Navigation Center in Placentia occurred on March 31, 2020. This groundbreaking success story was born of the regional need and public official desire to come together to address homelessness and pioneer the way to create and operate a multi-jurisdictional homelessness facility. Programs 1.4, 1.14 and 2.3 identify actions the City is taking to address homelessness.

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Recent Census data (Figure 2-23) estimated that there were approximately 136 total jobs in the farming, fishing and forestry occupations in Placentia and 80 full-time year-round jobs in those occupations.

According to SCAG’s dataset, just 0.2 percent of jobs in all of Orange County are in agriculture and the USDA estimates there were just 340 migrant farmworkers in the County in 2017. Given that Placentia has no remaining land in commercial agriculture, the City has not identified a need for farmworker housing beyond general programs to support housing affordability.

Figure 2-23 – Agricultural Employment, Placentia

Farmworkers by Occupation:

Placentia	Percent of total Placentia workers:	SCAG Total	
136	0.51%	57,741	Total jobs: Farming, fishing, and forestry occupations
80	0.44%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Placentia	Percent of total Placentia workers:	SCAG Total	
136	0.51%	73,778	Total in agriculture, forestry, fishing, and hunting
80	0.44%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

2.3 Assisted Units “At-Risk” of Conversion

Jurisdictions are required to analyze government-assisted low-income rental housing that is eligible to convert to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.



This section addresses:

- An inventory of assisted housing units that are at-risk of converting to market rate housing during 2021-2031;
- An analysis of the costs of preserving and/or replacing these units;
- Resources that can be used to preserve at-risk units;
- Program efforts for preservation of at-risk housing units; and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period

Inventory of At-Risk Units

Three projects with lower-income rental units are located in Placentia (Table 2-2). According to the California Housing Partnership Corporation (CPHC), the Imperial Villas project could convert to market rate within the next 10 years and is therefore considered to be “at-risk.” [Program HE 3.5 describes actions the City will take to encourage the preservation of this project.](#)

Table 2-2 – Lower-Income Rental Units

Project	Address	Program	Earliest Conversion Date	Total Units	Assisted Units
Imperial Villas	1050 E. Imperial Hwy.	HUD	2022	58	58
Veterans Village	1924 Orangeview Ave	LIHTC	2072	50	49
Villa La Jolla	734 W. La Jolla St.	LIHTC, HUD	2055	55	54
Total				113	113

Source: California Housing Partnership Corporation, 2021

Preservation Versus Replacement

According to CPHC, preservation of existing affordable housing has significant advantages over new construction, including:

- It generally costs half as much and takes half the time than building it new.
- On average it serves much lower income households than new construction.
- New construction alone cannot produce enough affordable housing to meet demand in most markets in California.

Preservation Strategies

There are several options for preserving affordable units, including providing local subsidies to offset the difference between the affordable and market rent, acquisition/rehabilitation by a non-profit or public agency, or construction of new affordable housing to replace units lost.

Local Rental Subsidy. One strategy for preserving the units at-risk is to provide a local rental subsidy to residents if their affordable units convert to market rate. Assuming an average rent subsidy of \$1,500 per month per unit, the total subsidy that would be needed to extend affordability for the 58-unit Imperial Villas project would be approximately \$1,044,000 per year.



Acquisition/Rehabilitation. Acquisition/rehabilitation costs – depends on size, location, current sales figures. Assuming an average cost of \$350,000 per unit, acquisition/rehabilitation of 58 low-income units would cost approximately \$20 million.

Replacement Through New Construction. Affordable units lost to conversion can be replaced through new construction. Construction cost would depend on many factors including site acquisition, site preparation, construction and a variety of “soft” costs such as architecture, permit processing, financing and administration. Based on an average cost of \$500,000 per unit, the total cost of replacing 58 affordable units would be approximately \$29 million.

Resources for Preservation

A variety of programs exist to assist cities in acquiring, replacing or subsidizing at-risk affordable housing units. The following summarizes the available financial resources.

- Community Development Block Grant (CDBG) – CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing activities. Placentia is a participating city in the County of Orange’s Urban County. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development, and public services.
- HOME Investment Partnership – HOME funds are awarded on a formula basis for housing activities. The flexible grant program takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. The County of Orange allocates funds to participating cities on a competitive basis.
- Section 8 Rental Assistance Program – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance is provided through the Orange County Housing Authority.
- California Housing Finance Agency (CalHFA) Multifamily Programs- CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate-income families and individuals. One of the programs is the Preservation Acquisition Finance Program which is designed to facilitate the acquisition of at-risk affordable housing developments provide low-cost funding to preserve affordability.
- Low-Income Housing Tax Credit (LIHTC)- This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition of properties.



- California Community Reinvestment Corporation (CCRC)- The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

Qualified Entities to Develop or Operate Affordable Housing

A number of non-profit corporations currently working in Orange County have the experience and capacity to assist in preserving at-risk units. These non-profits include:

- BRIDGE Housing Corporation (San Francisco)
- Civic Center Barrio Housing Corporation (Santa Ana)
- Jamboree Housing Corporation (Irvine)
- Mercy Housing Corporation (San Francisco)

Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element projection period extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6th cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and overpayment. The housing need for new households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county’s income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG’s website at <https://scag.ca.gov/rhna>.

The total assigned housing need for the City of Placentia during the 2021-2029 planning period is 4,374 units, which is distributed by income category as shown in Table 2-3. Chapter 3 includes a discussion of how the City will accommodate this need for additional housing during the planning period.

Table 2-3– Regional Housing Needs Assessment, 2021-2029

	Extremely Low-Income ¹	Very Low-Income	Low Income	Moderate-Income	Above Moderate-Income	Total
RHNA allocation ²	622616	621615	680	782770	1,693	4,3984,374

¹ Extremely low-income need is a subset of the very-low-income (VLI) category and is assumed to be 50% of VLI need

² The RHNA projection period covers the period 6/30/2021 – 10/15/2029

Source: Regional Housing Needs Allocation, SCAG 7/1/2021



It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

2.4 Fair Housing Assessment

~~Under State law, “affirmatively furthering fair housing” means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”~~

~~There are three parts to this requirement:~~

- ~~1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).~~
- ~~2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.~~
- ~~3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.~~

~~In compliance with AB 686, the City has completed the following outreach and analysis:~~

Outreach

~~As discussed in Appendix C, the City held a total of ## public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City’s website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.~~

~~The City also created a dedicated web page for the Housing Element update (<https://www.cityoflapalma.org/688/2021-2029-Housing-Element-Update>) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.~~

Assessment of Fair Housing

~~The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.~~



Racial segregation. As seen in Figure 2-24, the percentage of non-white population in the City is similar to the adjacent areas in Anaheim and Fullerton, but less than in Yorba Linda to the northeast. This map does not indicate any patterns of racial/ethnic concentration in the city.

Poverty. Recent Census estimates regarding poverty status of households in Placentia are shown in Figure 2-25. As seen in this map, poverty is highest (30-40%) in the southwestern portion of the city, which is also among the oldest housing and lowest property values.

Persons with disabilities. Most areas of the city have disability rates less than 10%, although some areas in the southwestern and northeastern areas have disability rates of 10-20% (Figure 2-26).

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 2-27), the southern portions of Placentia are characterized as “Low resource” and “High segregation and poverty” while the central areas are “Moderate resource.” The most northerly areas of Placentia are categorized as “Highest resource” areas. These classifications appear to be correlated with racial and poverty data as well as the age of housing and property values. High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Conclusion

This analysis shows that the southern portion of Placentia has higher concentrations of poverty and racial minorities than the northern areas. It appears that the primary barrier to fair housing in the City is high housing cost in newer areas, which has the effect of limiting access by lower-income households to the high opportunities and resources. There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue.

The Housing Plan includes several programs to encourage and facilitate affordable housing development, as well as the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. Program 2.1 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.



Figure 2-24—Racial Demographics—Placentia

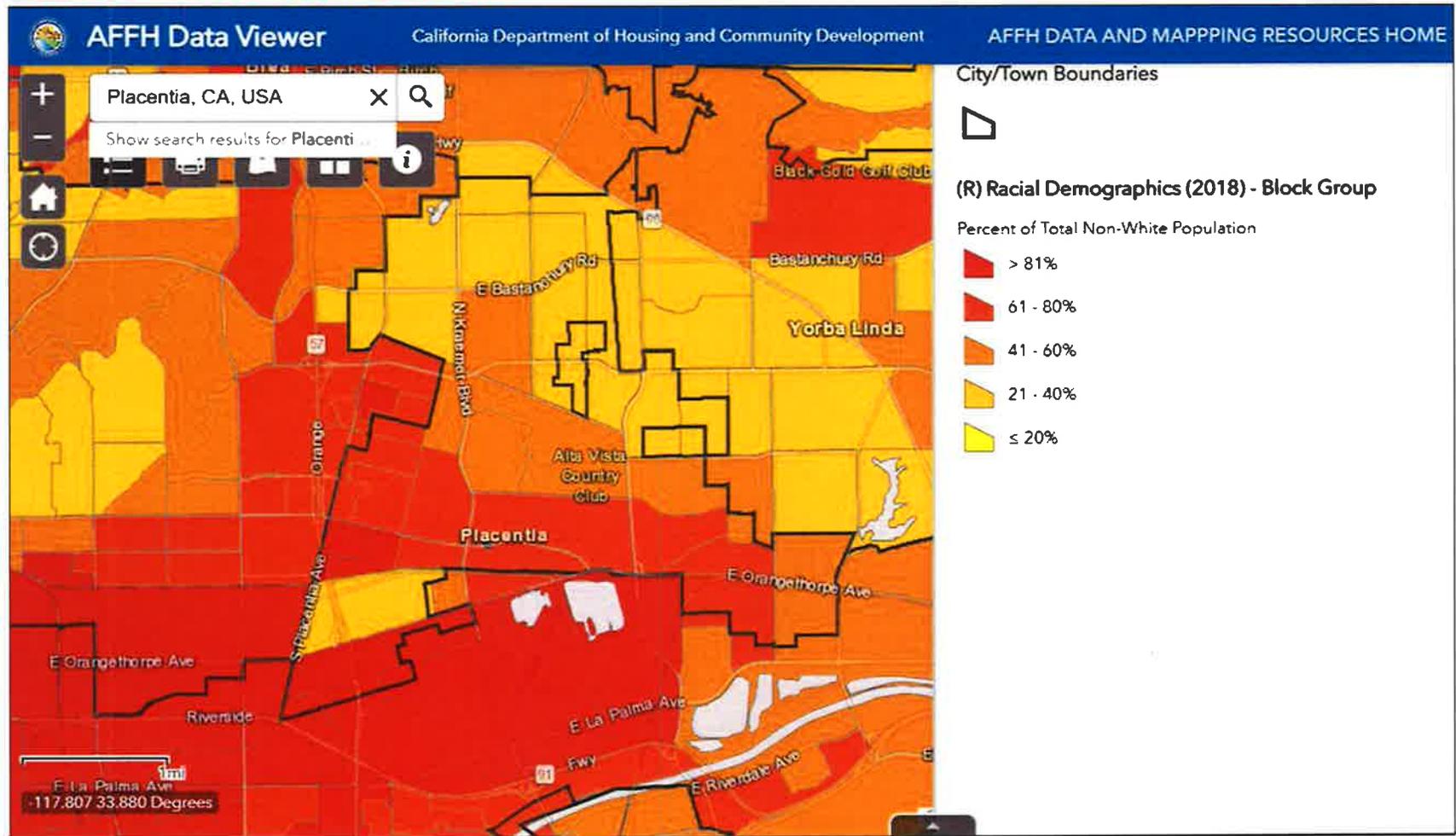




Figure 2-25—Poverty Status—Placentia

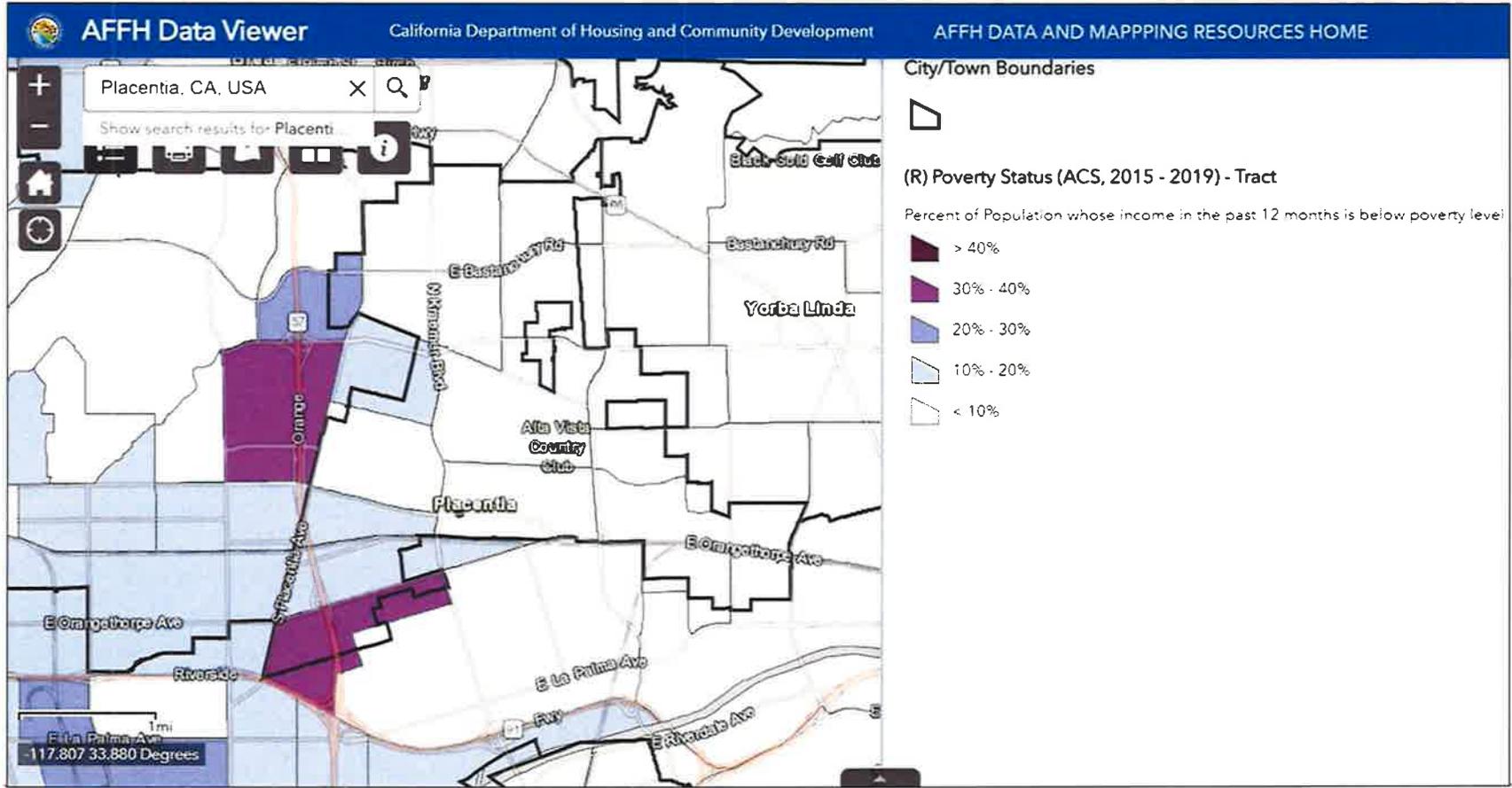




Figure 2-26—Population with a Disability—Placentia

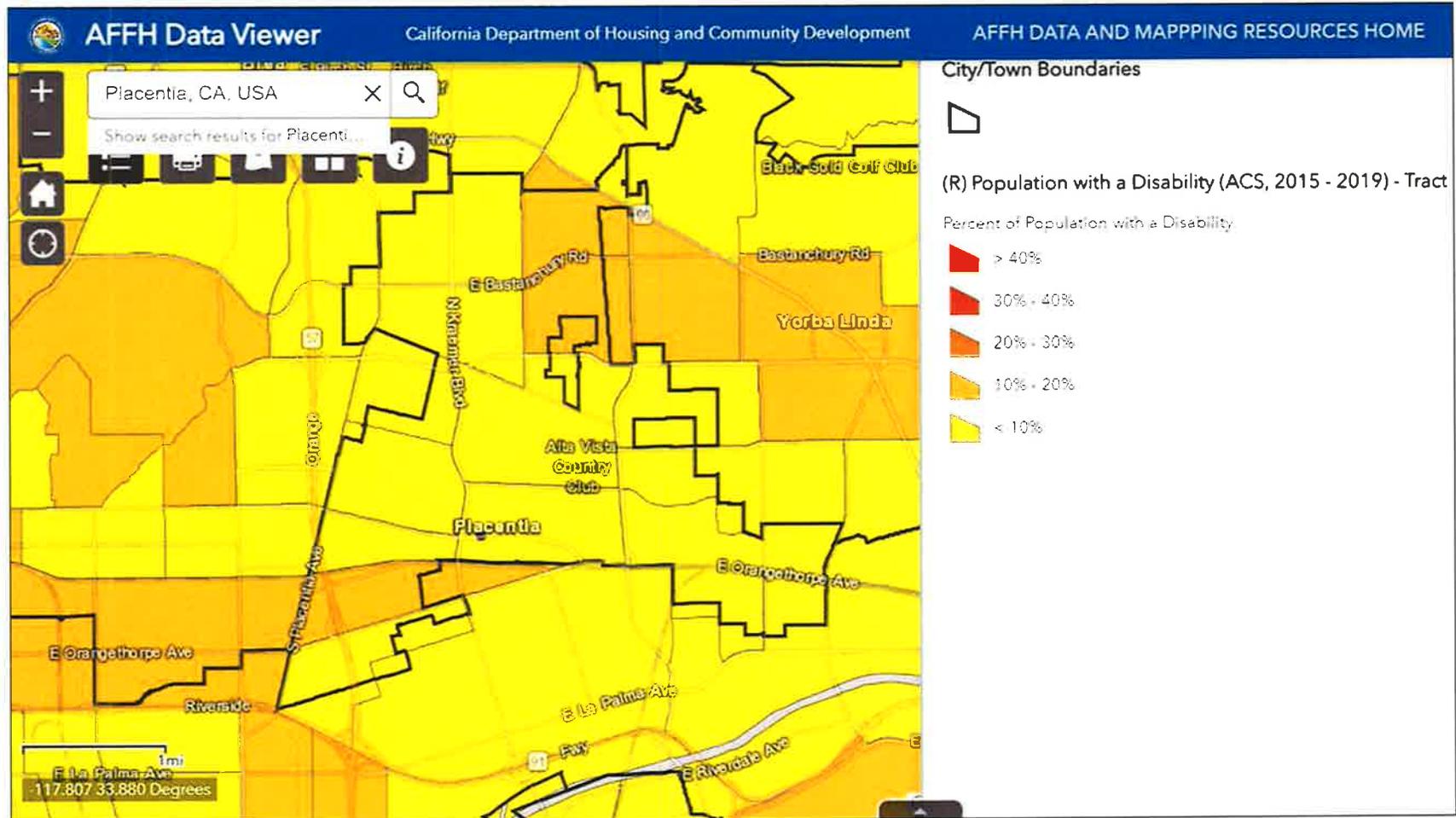
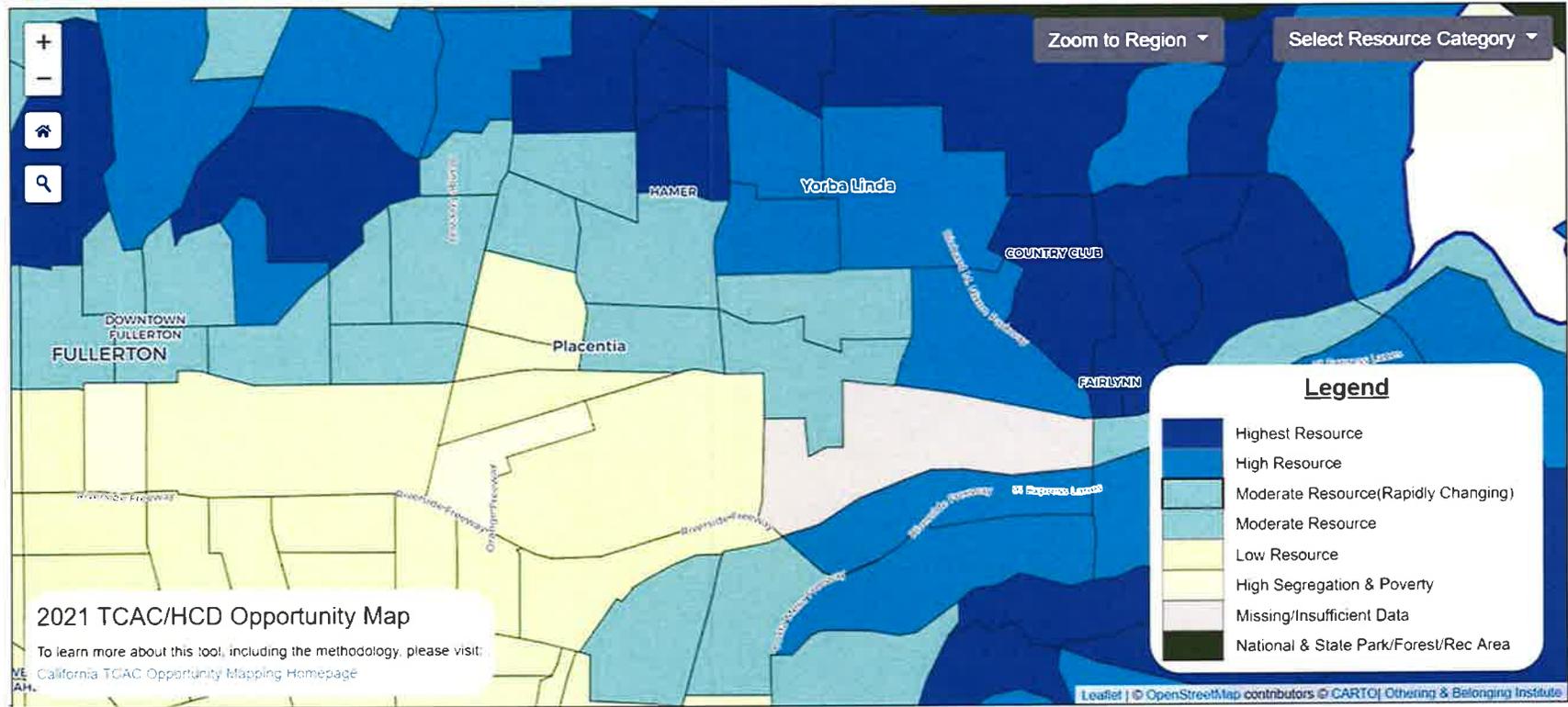




Figure 2-27— Access to Opportunity—Placentia





Chapter 3: Resources and Constraints

3.1 Resources and Opportunities

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Placentia. This chapter provides a description of the land resources to address the City’s regional housing needs for the 2021-2029 planning period (see discussion of Future Housing Needs in Chapter 2), as well as financial and administrative resources available to support the provision of affordable housing. Additionally, this chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of potential sites for residential development is provided in Appendix B. The results of this analysis are summarized in Table 3-1 below. The table shows that the City’s land inventory for potential residential development is not currently sufficient to accommodate the RHNA in the low- and above-moderate income categories for this planning period. Program HE-1.8 in the Housing Plan (Chapter 4) describes the specific actions the City will take to address this requirement.

Table 3-1 – Residential Sites vs. Regional Housing Need 2021-2029

Income Category	Very Low	Low	Moderate	Above Moderate
Approved Projects (Table B-2)	-	187	-	778
Vacant Sites (Table B-3)	-	-	496	69
Underutilized Sites (Table B-4)	786	469	257	384
ADUs	14	24	17	1
Total Capacity	800	680	770	1,232
RHNA	1,231	680	770	1,693
Surplus (Shortfall)	(431)	-	-	(461)

Source: City of Placentia, 2021

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 3.3, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements to serve new developments.



Financial and Administrative Resources

Community Development Block Grant and HOME Programs

Placentia participates in a consortium with the County of Orange and 12 other cities known as the Orange County Urban County Program. The Urban County consortium receives Community Development Block Grant (CDBG) and HOME funding on a formula basis from the Federal government. Funds are distributed by the County of Orange to individual jurisdictions on a competitive basis. During the 2006/07 through 2010/11 Fiscal Years, the City received \$150,000 annually in CDBG funds for housing rehabilitation but this amount declined to \$135,000 per year in FY 2012/13 and 2013/14. This City also was awarded grants for public improvements for pedestrian accessibility, Edwin T. Powell Community Center, neighborhood facilities, streets and neighborhood parks. The City has not received HOME funds in recent years but will pursue them in the future when eligible projects are identified.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

Former Redevelopment Agency and the Successor Agency

As of February 1, 2012 the Redevelopment Agency (RDA) of the City of Placentia was dissolved by Governor Jerry Brown and the State Legislature. As part of the Dissolution Act, the City of Placentia designated itself as both the Successor Agency and successor housing agency to the former redevelopment agency to wind down its operations and continue local control over the former assets of the agency. The Successor Agency is able to pay for those items found to be enforceable obligations by the State Department of Finance until such time as the obligation ceases. The Successor Agency does not have any affordable housing obligations as all properties or loan receivables were transferred to the City as the housing successor agency.



Energy Conservation Opportunities

In order to reduce the consumption of water in a landscaped area the City of Placentia has adopted a xeriscape ordinance within the Zoning Code. Primary techniques to reduce water consumption are the use of water-conserving plants, minimizing the amount of grass area, grouping plants in accordance to their watering needs, and providing an irrigation system designed to meet the needs of the plants in the landscape. All new developments are required to submit plans that comply with the ordinance.

In 1982, the City adopted an ordinance that encourages the development of energy efficient residential dwellings in order to reduce the reliance of the City's residents in commercial energy sources.

Southern California Edison, which provides electricity service in Placentia, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy-efficient new construction and home improvements. Owners of existing homes can receive monetary incentives for purchasing Energy-star appliances or making other energy-saving improvements such as installing a whole-house attic fan.

Another strategy for building energy-efficient homes is the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes pilot program was launched in 2005 and includes standards for new single-family and multi-family home construction.

The City Council has authorized participation in the Home Energy Renovation Program (HERO) as provided for through the Western Riverside Council of Governments. The HERO program is financed through property assessments where the improvements are made and is not a City program, but simply a means to provide property assessed financing to eligible property owners in the City for various energy and water conservation improvements.

3.2 Constraints

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, and constraints imposed by other governmental entities. Potential governmental and non-governmental constraints along with City efforts to reduce these constraints are discussed below.



Governmental Constraints

Potential governmental constraints include policies, standards, requirements, and actions imposed by various levels of government on housing development. These constraints may include land use controls, building codes, growth management measures, development fees, processing and permit procedures, and site improvement standards. State and federal agencies may also play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

Land Use Controls

Land use controls include General Plan policies, zoning regulations (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

1. General Plan

Every city in California must have a General Plan, which establishes policy guidelines for all development within the city. The General Plan is the foundation of all land use controls in a jurisdiction. Placentia’s General Plan was comprehensively updated in 2019. The Land Use Element of the General Plan identifies the location, distribution, and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. The Placentia General Plan identifies three residential land use designations, a Planned Community designation and a Specific Plan designation. Table 3-2 summarizes the residential land use designations and their associated acreages and density ranges.

Table 3-2 – General Plan, Residential Land Use Designations

Designation	Description	Density
Low Density Residential	Single family residences on individual parcels.	6 du/ac maximum
Medium Density Residential	Single-family and multi-family developments including attached and detached housing. Can include clustering and planned unit development approaches	15 du/ac maximum
High Density Residential	Multifamily residences such as apartments	25 du/ac maximum
Old Town	Mix of housing, retail, office, and/or other similar uses within a half-mile of quality public transportation	30-65 du/ac
Transit Oriented Development	Mix of high-density housing, office, retail and/or other amenities	65-95 du/ac
Mixed Use	Combination of non-residential and residential uses in the same structure or on the same site	
Residential Planned Community	Allows a variety of housing types and related commercial uses through a development plan	7.1 du/ac maximum mean
Specific Plan	Specific Plans, programs, regulations, and conditions that are unique for an area and are pertinent to maintain compatibility with surrounding areas.	Established individually for each Specific Plan

Source: City of Placentia, 2021



2. Zoning Code

The Zoning Code is the primary tool for implementing the Land Use Element of the General Plan. It is designed to protect and promote public health, safety, and welfare. Placentia’s residential zoning designations control both the use and development standards of specific sites and influence the development of housing. Table 3-3 summarizes the single-family residential zoning designations and their requirements. Table 3-4 summarizes the multi-family residential designations and requirements. Based on residential units approved and constructed complying with these standards, the City has determined the development standards do not unreasonably impact the cost and supply of housing nor the ability of projects to achieve maximum densities.

The Transit Oriented Development (TOD) zone was recently added to the land use categories and provides significant opportunities for high-density multi-family development.

Table 3-3 – Summary of Single-Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
R-A	20,000	40%	N/A	30'	25'	6' one side, 12' other side; corner lot line, 11'		Corner and interior lot, 5'
R-1	Interior lots 7,000; corner lots 7,500	50%	1,300	30'; accessory buildings 20'	20'-25'	6' on one side and 10' opposite side; corner lot 12'		20'
PUD	N/A	60%	N/A	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.15.090	10'	None required; except there shall be a minimum 10-foot separation between buildings	5' or less, or 18' or more	10'

Source: City of Placentia Municipal Code, Chapter 23

Table 3-4 – Summary of Multiple Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
R-2	Interior lots 7,000; corner lots 8,000;	50%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.15.040	20'-25'	5'	Subject to §23.15.110	10'
R-G	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.18.040	20'	0'-10'	Subject to §23.81.130	0'-10'
R-3	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.21.040	15'	0'-5'	10'-15'	0'-10'
MHP	15 acres	Subject to Title 25 of the Calif. Admin. Code	2 stories or 35'	10'		25'	

Source: City of Placentia Municipal Code, Chapter 23



The single-family residential zones are R-A and R-1. As shown in Table 3-5, single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8. Single-family units are approved administratively without a public hearing, although subdivisions require a discretionary review process pursuant to the Subdivision Map Act.

The multi-family residential zones are R-2, R-G, R-3, and MHP. Multi-family dwellings are permitted subject only to Development Plan Review (DPR) by the Planning Commission in the R-2, R-G, R-3, SP-3, SP-4, SP-7 and SP-9 zones. The DPR process (Municipal Code Chapter 23.75) ensures that projects are consistent with applicable policies and standards. Multi-family developments are subject to a conditional use permit in the RPC (Residential Planned Community) zone.

Table 3-5 – Summary of Permitted Residential Uses by Zone

Residential Zone	Single-family	Multi-family	Mobile home Parks	Second and Accessory Units
R-A	Permitted	Prohibited	Permitted	Permitted
R-1	Permitted	Prohibited	Permitted With CUP	Permitted
R-2	Permitted	Permitted	Permitted With CUP	Prohibited
R-G	Prohibited	Permitted	Permitted With CUP	Prohibited
R-3	Prohibited	Permitted	Permitted With CUP	Prohibited
RPC	Permitted	Permitted With CUP	Permitted With CUP	Permitted
MHP	Prohibited	Prohibited	Permitted With CUP	Prohibited
PUD	Permitted	Prohibited	Permitted With CUP	Permitted
SP-3	Prohibited	Permitted ¹	Prohibited	Prohibited
SP-4	Prohibited	Permitted ²	Prohibited	Prohibited
SP-6	Permitted	Prohibited	Prohibited	Permitted
SP-7	Permitted	Permitted	Permitted With CUP	Permitted
SP-8	Permitted	Prohibited	Prohibited	Prohibited
SP-9	Prohibited	Permitted	Prohibited	Prohibited

¹Apartment projects for persons 55 years of age or older.

²Apartments of medium density residential setting reserved for lower-income families for a minimum of 30 years.

Source: City of Placentia Municipal Code Chapter 23

Transit Oriented Development (TOD) Zone

In 2017 the City adopted Municipal Code Chapter 23.111 Transit Oriented Development Packing House District Development Standards, which encompasses a former manufacturing area located south of downtown and immediately adjacent to a Metrolink commuter rail station³ currently under construction. The TOD zone is approximately 110 acres in size and runs south from the Burlington Northern Rail line to Orangethorpe Avenue, and east from State Route 57. The TOD area provides for residential densities up to 95 dwelling units per acre, mixed-use residential-commercial, and increased amenities to encourage use of the commuter rail station. Additional development standards in the TOD zone are shown in Table 3-6.

Since adoption of the TOD zone in 2017, several high-density residential projects have been approved at densities ranging from 73 to 89 units/acre, or up to 93% of the

³ <https://www.placentia.org/705/Metrolink-Station-and-Parking-Structure>



allowable density, indicating that the development standards do not pose a constraint to development (see Table B-2 in Appendix B).

Old Town Placentia Revitalization Plan Regulations

In 2017 the City adopted Municipal Code Chapter 23.112 Old Town Placentia Revitalization Plan Development Standards, which covers the Old Town area immediately north of the TOD zone and the Metrolink commuter rail line. The purpose of the Old Town regulations is to facilitate the enhancement of the city's historic core, characterized by its small-scaled village atmosphere, shopfront architecture, mix of uses and inviting streetscapes.

The Old Town district is divided into five subareas and one overlay zone as shown in 0:

- Main Street (MS)
- Village (V)
- Mixed-Use (MU)
- High-Density Residential (HDR)
- Public Facilities (PF)
- R-2 Overlay Zone

Multi-family residential development, either stand-alone or mixed-use, is allowed in the HDR subarea and residential is allowed on the upper floors in all subareas except Public Facilities. Maximum densities are 25 units/acre in the Main Street subarea, 35 units/acre in the Village subarea, 55 units/acre in the Mixed-Use subarea, and 65 units/acre in the High-Density Residential subarea. Allowable building heights range between 2 and 4 stories depending on location.



Table 3-6– TOD Development Standards		
	Standard	Notes
Architectural Review	High quality, 360 degree, architectural and urban design is required. All new projects will require architectural review by a third party architectural expert, selected by the city.	Third party review costs are the responsibility of the applicant.
Building Placement Regulations		
1. Density	65 dwelling unit/acre minimum and 95 dwelling units/acre maximum	Density shall be calculated using gross lot size, prior to any required right-of-way dedications. Dedications shall be required along Crowther Avenue.
2. Block Length and Lot Size Requirements. Each project along Crowther Avenue shall create an active and inviting environment for pedestrians.		
a. Maximum Building Length without Breaks in Building Massing	350 ft.	Breaks in building massing mean courtyards, plazas, outdoor dining, etc. These should be open from ground to sky and constitute a true break in the building massing.
b. Lot Depth	No minimum lot depth	Integrated developments and lot consolidations are encouraged with lot orientation fronting on Crowther Avenue, and where possible, with parcels extending from Crowther to the railroad right-of-way.
c. Minimum Lot Size	20,000 square feet	
3. Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.		
a. Setback From Railroad Track	0 feet	10 ft. from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
b. Front Yard Setback	3 ft. min./15 ft. max.	
c. Side Yard Setback	0 feet, or 10 ft. when adjacent to a property containing residential uses.	
d. Rear Yard Setback	10 ft.	
e. Street Side Yard Setback	5 ft. min./15 ft. max.	



Table 3-6– TOD Development Standards		
	Standard	Notes
4. Projections		
a. Allowable Setback Projections.		
i. Ground Floor:		
<ul style="list-style-type: none"> • Awnings and canopies over windows: 60 inches; • Sun shade structures: 15 feet; • Bay windows: 60 inches (not wider than 10 feet); • Cornices, belt courses, and similar architectural features: 12 inches; • Eaves, roof overhangs: 30 inches; and • Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet. 		
ii. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches.		
iii. Art, as determined by the approval of the public art component of the project.		
iv. For signs, see Sign Regulations, § 23.110.050 .		
v. All projections must maintain a minimum of 8 feet vertical height from ground.		
b. Public right-of-way encroachments require approval of an encroachment permit.		
5. Building Height, Rooftop Amenities, Frontages, and Ground Floor		
a. Building Height	3 stories minimum, 35 ft. minimum, 5 stories maximum, not to exceed 68 ft.	
b. Frontage Requirements. In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.		
c. Where commercial uses are required on ground floors, those commercial uses shall have a minimum 15 ft. floor to ceiling height.		
6. Provision of Common Open Space (Residential Portion Only)		
a. Amount per residential use	50 sf/unit for residential units; 50 sf/unit for 5 or more live work units.	Up to 75% of this requirement can be fulfilled by providing a public plaza in lieu of private common open space.
b. Types of Common Open Space Permitted	<ul style="list-style-type: none"> • Common open space can be active or passive but must be accessible to all non-residential tenants (i.e., employees and employers) and residential residents. 	
	<ul style="list-style-type: none"> • Required setbacks may not be counted as common open space, except that rear yards counted as meeting the requirement for live/work units. 	
	<ul style="list-style-type: none"> • Common open space shall be fully landscaped and requires an approved landscape plan. 	



Table 3-6– TOD Development Standards		
	Standard	Notes
	<ul style="list-style-type: none"> • Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating. 	
c. Rooftop Amenities	<ul style="list-style-type: none"> • Rooftop amenities are permitted if they provide additional recreational or common open space activities for the residents of the building. 	
	<ul style="list-style-type: none"> • 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space. 	
	<ul style="list-style-type: none"> • Rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16 ft. above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. 	
	<ul style="list-style-type: none"> • Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. 	
	<ul style="list-style-type: none"> • Rooftop amenities are intended for the use of building residents. 	
d. Courtyard Common Open Space Requirements	<ul style="list-style-type: none"> • Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards. 	
	<ul style="list-style-type: none"> • Minimum courtyard dimension shall be 40 ft. when the long axis of the courtyard is oriented EW and 30 ft. for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court’s perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%. 	
	<ul style="list-style-type: none"> • When there are 2 or more courtyards, they shall be connected to each other. 	
	<ul style="list-style-type: none"> • The area required for first level patios shall not be deducted from the overall courtyard area. 	
7. Provision of Private Open Space (Residential Portion Only)		
a. Live Work	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private



Table 3-6– TOD Development Standards		
	Standard	Notes
		open space area, not broken up into smaller sizes.
b. Residential-Attached & Multifamily	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private open space area, not broken up into smaller sizes.
8. Parking	Standards	Applicable Land Uses
a. Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, general retail, grocery, retail complex, personal services
b. Eating and Drinking Establishments – spaces per 1,000 sf	5 min./10 max.	Bar/tavern, restaurant, brewery, etc.
c. Outdoor Dining on Private Property	0	<ul style="list-style-type: none"> • Outdoor dining is encouraged and shall be incorporated as part of the overall design of the building or project. • Outdoor dining may project into required setbacks. • No parking is required for outdoor dining unless the total outdoor dining square footage is greater than the total interior dining area. In this circumstance, project must provide parking for the amount over the interior square footage. • Acceptable barriers for defining outdoor dining areas shall include fences, railings, and planter boxes.
d. Specialty Goods & Foods– spaces per 1,000 sf	2 min./4 max.	
e. Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, playgrounds, studios, theatres cannot be stand alone.
f. Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
g. Civic & Cultural, including Libraries and Museums – spaces per 1,000 sf	3 min./no max.	
h. Office Professional – spaces per 1,000 sf	2 min./4 max.	



Table 3-6- TOD Development Standards		
	Standard	Notes
i. Personal Services	3 min./no max.	
j. Live Work	1 min./1.5 max.	
k. ATM	0	
l. Lodging – B&B	1 per sleeping room.	No assembly space permitted.
m. Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
n. Spaces per studio unit	1 min./1 max.	
o. Spaces per 1 bed unit	1 min./1.5 max.	
p. Spaces per 2 bed unit	1.5 min./2 max.	
q. Spaces per 3 bed unit	2 min./2.5 max.	
r. Guest spaces per 10 units	2 min./3 max.	
s. Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from non-residential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.
Other		
t. Bike Parking – Short-Term	Residential: 1 resident bicycle parking space for every 5 residential units, or portion thereof; Nonresidential: 1 bicycle parking space for every 5,000 sf, or <u>portion thereof</u> , of nonresidential floor area.	
u. Bike Parking – Long-Term	Residential: 2 bicycle storage units for every 5 dwelling units for the first 20, and 1 for every 5 additional units, or portion thereof; Nonresidential: Any establishment with a parking structure and a minimum of 10,000 sf of non-residential space shall provide long-term bicycle parking at a minimum ratio of 1 space per 20 vehicle spaces.	
v. Electric Vehicle Charging Stations.	Minimum 10% of project’s parking spaces must provide EV Level 2 charging stations. Alternatively, 5% of total spaces if installing DC fast charging stations.	
w. Transit Station or Terminal.	As per director of development services in coordination with transportation authority.	
x. Telecommunication Facility	1 space to service facility.	



Table 3-6-- TOD Development Standards		
	Standard	Notes
y. Surface Parking.	Surface parking is permitted as long as not visible from public street and is fully landscaped and screened from public view.	
z. Parking Structure.	Structure parking permitted only if integrated into overall design of building and “wrapped” with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.	
aa. Podium Parking.	Permitted if fully integrated into a development with a “wrapped” parking structure.	
bb. Underground Parking.	Permitted if fully integrated into the design of the development.	
cc. Parking Reduction.	Applicants may apply for parking reduction before the planning commission for residential and mixed use projects up to a maximum reduction of 25% through a parking demand study or shared parking analysis. One such incentive could include a Zip car or shared car plan.	



Table 3-7– Old Town Placentia Revitalization Plan Development Standards						
Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
Residential Density						
1. Density (max du/ac)	25	35	55	65	NA	Density shall be calculated using gross lot size, prior to any required right-of-way dedications.
Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.						
1. Setback from Railroad Track	NA	NA	NA	0 ft.	0 ft.	10' from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
2. Front Yard Setback (min-max)	0 ft.	0-5 ft.	5-15 ft.	5-15 ft.	NA	All setback areas facing a street or alley not devoted to walkways and driveways shall be properly landscaped and maintained in compliance with PMC Ch. 23.77. In the R-2 overlay zone, the front yard setback shall be 15'.
3. Front Yard Setback for “through lots” and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	15 ft.	15 ft.	15 ft.	NA	NA	
4. Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	NA	
5. Side Yard Setback for “through lots” and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	0-5 ft.*	0-5 ft.*	NA	0 ft.	NA	*Less than 5' setback adjoining an R-2 use requires approval from adjoining property owner of said R-2 use.
6. Rear Yard Setback (min-max)	0-15 ft.	0-15 ft.	0-15 ft.	0 ft.	NA	



Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
7. Street Side Yard Setback (min-max)	0 ft.	0-5 ft.	5* ft.	5-15 ft.	NA	*Refers to Chapman Avenue setback.
Projections and Encroachments						
1. Allowable Setback Projections	a. Ground Floor: <ul style="list-style-type: none"> i. Awnings and canopies over windows: 60”; 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’; iv. Bay windows: 60” (not wider than 10’); v. Cornices, belt courses, and similar architectural features: 12”; vi. Eaves, roof overhangs: 30”; vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10’. b. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48” c. Art, as determined by the approval of the public art component of the project. d. For signs, see sign regulations, § 23.112.070 . e. All projections must maintain a minimum of 8’ vertical clearance from ground.					
2. Public Right-of-Way Encroachments (all require approval of an encroachment permit)	a. Art, as determined by the approval of the public art component of the project. b. For signs, see sign regulations, § 23.111.070 . c. 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.					
Heights, Rooftop Amenities, Frontages, Lot Sizes						
1. Building Height	2-Story Area: 2 stories, 30’ 3-Story Area: 3 stories, 40’ 4-Story Area: 4 stories, 55’	2 min/3 max stories, 40’	3 min/4 max stories, 60’	3 min/4 max stories, 55’	5 stories, 65’	See “Old Town zoning map” for height subareas. New stories built on top of existing buildings shall be fully integrated into the design of the existing building.
2. Minimum Lot Size required for a development at or over 3 stories.	0	8,000 sf*	10,000 sf	10,000 sf	0	*Developments on lots smaller than 8,000 sf can be considered if they are contiguous to parcels with proposed or approved new developments and are



Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
						developed with a zero lot line scenario or similar concept. The development on the smaller lot must complement and enhance the contiguous development and further the goals of this chapter.
3. Ground Floor Height measured from finished floor to ceiling (min)	15 ft.	15 ft.	15 ft.	NA	NA	
4. Frontage Requirements	In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.					
5. Rooftop Amenities	In multifamily residential and mixed-use residential projects, rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16’ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Rooftop amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. Rooftop amenities do not count as a “story” or “floor.”					
6. Height Exceptions	Non-habitable building features such as chimneys (up to 6’ in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by up to 8’.					
7. Building Orientation	New commercial or mixed use construction must orient the principal façade onto Bradford, Santa Fe or Chapman Avenue or Walnut Avenue. In the mixed use subarea, new buildings must be oriented toward Bradford and Chapman.			NA	NA	
8. Building Façade for building located at 102 S. Bradford Avenue (at Chapman)	The building façade of this building shall be preserved and integrated into the new design of any new development proposed on this site. This includes the façade along Bradford Ave (including the tower and the front section containing the large round window opening) and					



Table 3-7– Old Town Placentia Revitalization Plan Development Standards						
Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	up to and including the façade (containing the stained glass windows) along Chapman Avenue. The Chapman Avenue façade preservation can end at the point where the planes of the two sections of that façade meet (where the east/west oriented portion of the building meets the north/south oriented portion of the building). The preservation does not necessarily have to include the small vestibule. The proposed architectural design of any new development shall be reviewed by a preservation architect; the selection of such preservation expert shall be approved by the city.					
Provision of Common Open Space (Residential Only)						
1. Amount per Residential Use	a. 50 sf/unit for residential units; b. 50 sf/unit for 5 or more live work units.					
2. Types of Common Open Space Permitted	a. Common open space can be active or passive but must be accessible to all nonresidential tenants (i.e., employees and employers) and residential residents. b. Required setbacks may not be counted as common open space. c. Common open space shall be fully landscaped and requires an approved landscape plan. d. Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.					
3. Rooftop Amenities	1. Rooftop amenities are permitted if they provide additional recreational or common open space activities. 2. Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16' above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. 3. 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space. 4. Rooftop buildings supporting recreational activities may cover a maximum of 30% of the rooftop area and may project above the maximum height limit by 16'.					



Table 3-7– Old Town Placentia Revitalization Plan Development Standards						
Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
4. Courtyard and Common Open Space Requirements	1. Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards. 2. Minimum courtyard dimension shall be 40' when the long axis of the courtyard is oriented EW and 30' for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%. 3. When there are 2 or more courtyards, they shall be connected to each other.					
Provision of Private Open Space (Residential and Live/Work Only)						
Amount per Residential Unit	64 sf/unit					6' min. in any direction; the total of 64 sf must be provided as one private open space area, not broken up into smaller sizes.
Shopfronts						
The following are specific guidelines for shopfronts in the Old Town area: 1. 12' to 16' tall, as measured from the adjacent sidewalk. 2. The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1st floor wall area facing the street and not have opaque, stucco or reflective glazing. 3. Storefronts may be recessed from the frontage line by up to 10'. 4. "Bulkheads," which are a segment of wall that transitions between the window opening(s) and the adjacent grade, are also encouraged. The bulkhead shall be between 24" and 36" tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).						
Architectural Styles						
1. Main Street Commercial Multi-story façades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has recessed entries and any expansive glass is interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.					Style of architecture required in Main Street subareas	



Table 3-7– Old Town Placentia Revitalization Plan Development Standards						
Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
<p>2. Mission Revival Prominent features of the style include red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The buildings frequently have courtyards.</p>						Choices of architecture for the following: <ul style="list-style-type: none"> • Village subarea • Mixed use subarea • High density residential subarea
<p>3. Spanish Colonial Typical features include a low-pitched roof with little or no eave overhang, a red-tiled roof, perhaps a prominent rounded arch over a door, window or porch, a stucco wall surface, and usually an asymmetrical façade. The features elaborate molded ornament around doors and windows, polychrome tile at ingresses and wrought iron grilles and balconies.</p>						This style of architecture permitted only in high density residential subarea



Parking Requirements

Residential off-street parking standards are regulated by Chapter 23.78 of the Municipal Code and are summarized in Table 3-8 summarizes the residential parking requirements in Placentia. While these requirements are typical of other jurisdictions in the area, they can pose a constraint on the development of housing by increasing development cost and reducing achievable densities directly. In particular, the current requirement of two parking spaces for each unit in the R-3 (High Density Multi-family) district can act as a constraint on small units. To address this constraint, Program 1.17 in the Housing Plan includes a Code amendment to reduce the parking requirement for studio and 1-bedroom units in the R-3 district to one space. However, parking requirements may reduce the amount of available land for residential development.

Table 3-8 – Residential Parking Requirements

Type of Residential Development	Required Parking Spaces (Off Street)
R-A and R-1 (4 or fewer bedrooms)	2 (2 in garage) per unit
R-A and R-1 (5 or more bedrooms)	3 (3 in garage) per unit
R-G	2 (1 in garage) per unit; plus 10% of said total for guest parking; carports allowed for multiple dwellings
R-3	2 (1 in garage) per unit; plus 15% of said total for guest parking; carports allowed for multiple dwellings
PUD (bachelor and 1 bedroom)	2 (1 in garage) per unit
PUD (2 or more bedrooms)	3 (2 in garage) per unit; 1 recreational vehicle space, for each 10 units
Mobile Home Parks	2 spaces per mobile home lot (may be in tandem), plus 1 additional space per every 5 mobile home lots provided as guest parking. In addition, there shall be provided 1 boat or travel trailer space for every 5 mobile home lots
Boardinghouses, fraternities, and group living quarters	1 space per resident
Rest Homes	1 space for each 4 beds, plus 1 ½ spaces per employee
Second Residential Units	1 space in addition to that required for the primary unit; shall not be located within the required front yard setback and may be open

Source: City of Placentia Municipal Code Title 23, Sect. 78.030 et. seq.

There are no specific criteria for allowing carports in multi-family housing. When carports are utilized, the required dimensions of a carport space shall be measured from the interior of the carport. The carport shall cover the entire length of the space and shall be separated from open parking spaces by a landscaped buffer.

The off-street parking requirements for multi-family housing are the same regardless of unit size. To ensure that the City’s parking requirements do not pose future constraints on development of smaller units, the Housing Plan (Chapter 4) includes Program 1.17 to review and revise parking requirements to mitigate any identified constraints.

Density Bonus

In order to encourage the construction of affordable housing, State law established requirements for cities to allow increased density and other incentives when projects include affordable units. The City of Placentia has adopted a Density Bonus Ordinance



(Chapter 23.23 of the Municipal Code) describing standards and procedures for providing density bonus upon request from the applicant. Recent State legislation has modified density bonus requirements; therefore, Program 1.11 in the Housing Plan (Chapter 4) includes a commitment to process an amendment to City regulations for density bonus and incentives consistent with State law.

Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Residential care facilities. The City Municipal Code Sec. 23.81.040 allows residential care facilities for 6 or fewer persons by-right in any single-family residence in an R-A, R-1 or R-2 zone. Residential care facilities provide 24-hour supervised non-medical care.

Group dwellings including residential care facilities for 7+ persons, nursing homes, rest homes, and other special needs facilities are permitted in residential and commercial districts subject to approval of a use permit.

Placentia's Zoning Code allows group housing and residential care facilities for 7 or more persons, including nursing homes, intermediate care facilities and assisted care facilities, in the C-2 zone with a conditional use permit, senior housing and facilities in Specific Plan 3 area as a permitted use, and independent living facilities, assisted living facilities, and skilled nursing facilities in Specific Plan 9 area as a permitted use. One large residential care facility was proposed in recent years and received approval of a use permit.

Specific Plan 3 area developments are subject to the requirements found in Chapter 23.103 (Specific Plan 3) of Placentia Municipal Code. Specific Plan 3 area contains requirements for board and care facilities for persons 62 years of age or older, with private bathrooms, central kitchen facilities and services which include transportation, activities programs, housekeeping, linen and laundry service and full-time staff supervision; and apartment projects for persons 55 years of age or older, which contain a private entry and individual kitchen, but are no larger than two bedrooms, where two bedroom units do not exceed 50 percent of the total number of units.

Specific Plan 9 area developments are subject to the requirements found in Chapter 23.109 (Specific Plan 9) of Placentia Municipal Code. A deed restriction for this area requires that for the life of the structures at least one resident of each independent living unit shall meet the minimum age requirement of 55 years.

Definition of Family. The Municipal Code defines *family* as "an individual or two or more persons related by blood, marriage or adoption, or a group of not more than six persons, excluding servants, who are not related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit." The Housing Plan



(Chapter 4) includes Program 2.3 to process a Municipal Code amendment to revise this definition consistent with current law.

Separation requirements. To further accommodate housing for persons with disabilities, there are no maximum separation or concentration requirements for residential care facilities. The City considers parking requirements for residential care facilities on a case-by-case basis.

Program 2.3 in the Housing Plan includes a commitment to update City regulations related to persons with disabilities consistent with State law.

Reasonable Accommodation Procedures

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.

Zoning Code Chapter 23.59 establishes the process by which persons with disabilities may request a reasonable accommodation and provides for administrative review and approval by the Director of Development Services. Any person with a disability may submit an application for reasonable accommodation to the director describing the accommodation requested, the provision of the Zoning Code, policy or procedure from which modification is being requested, the basis for the claim that the applicant is considered disabled under the Federal Fair Housing Amendments Act of 1988 or the California Fair Employment Housing Act; and an explanation of why the accommodation is reasonable and why the accommodation is necessary to afford the applicant an equal opportunity to use and enjoy a specific dwelling in the city. No fee is charged by the City for a reasonable accommodation application.

In the event that there is no approval sought other than the request for reasonable accommodation, notice of the reasonable accommodation application is mailed to the owners of adjacent properties. If the reasonable accommodation request is made in conjunction with some other approval, permit or entitlement, the notice is provided along with the notice of the other proceeding.

Within 5 days of submittal the director determines whether the application of complete and notifies the applicant if additional information is needed.

In making a determination about the reasonableness of a requested accommodation, the following factors are considered by the director:

- Whether the accommodation is reasonable considering the nature of the applicant's disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought;
- Whether the accommodation is necessary to afford the applicant equal opportunity to enjoy and use a specific dwelling;



- Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and whether the primary purpose of the accommodation is to assist with real estate speculation or excess profit-taking;
- Whether the accommodation will create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated;
- Whether the accommodation is reasonably feasible considering the physical attributes of the property and structures;
- Whether there are alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the city;
- Whether the requested accommodation would impose an undue financial or administrative burden on the city; and
- Whether the requested accommodation would constitute a fundamental alteration of the zoning or building laws, policies or procedures of the city.

Within 30 days of receiving a complete application the director must issue a decision on the application. Notice of the Director's decision is provided in the same manner as for the original application and any person may make a request for a director's hearing of the decision within 10 days of mailing of the notice of decision.

A decision regarding reasonable accommodation is subject to appeal to the Planning Commission or City Council.

This process is consistent with State law and assists persons with disabilities in improving their access to housing.

Emergency Shelters

Pursuant to State law, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the analysis of homelessness in Chapter 2, in 2019 a 100-bed emergency shelter/navigation center opened in Placentia.

Municipal Code Section 23.47.130 allows emergency shelters by-right (i.e., without discretionary action) in the M – Manufacturing District subject to the following standards:



- (1) The facility shall conform to all property development standards of Chapter 23.47 "M" – Manufacturing District.
- (2) Maximum number of beds or persons to be served per night by a single shelter shall not exceed 30 persons at any one time.
- (3) The facility shall operate on a first-come, first serve basis with clients only permitted on-site between 5:00 p.m. and 8:00 a.m. A curfew of 10:00 p.m. or earlier shall be established and strictly enforced, and clients shall not be admitted after curfew. Clients shall vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.
- (4) The maximum stay at the facility shall not exceed 45 days within a 120-day period.
- (5) Emergency shelters shall be located at least 300 feet from any residential use or residentially-zoned property, public or private park, or public or private kindergarten through 12th grade curriculum school, as measured from the closest property line. In addition, homeless shelters shall be located at least 300 feet from any other homeless shelter, as measured from the closest property line.
- (6) A minimum of one staff member per 15 beds shall be awake and on duty when the facility is open and a minimum of 2 staff members shall be on-site when the facility is open.
- (7) Exterior lighting shall be provided for the entire outdoor and parking area of the property. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way.
- (8) A waiting area shall be provided, which contains a minimum of 10 square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by a minimum 6-foot-tall, visually screening mature landscaping, or a minimum 6-foot-tall decorative masonry wall, and shall provide consideration for shade/rain provisions.
- (9) All facility improvements shall comply with the city of Placentia Municipal Code, and the most current adopted Building and Safety Codes.
- (10) A security and safety plan shall be provided for the review and approval of the city administrator or designee. The plan may be required to address additional security and safety needs, as identified by the city administrator or designee. The approved security and safety plan shall remain active throughout the life of the facility. The plan shall contain provisions addressing the topical areas outlined below:
 - (A) Sleeping areas addressing the separation of male/female sleeping areas, as well as any family areas within the facility.
 - (B) Loitering control with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.



(C) Management of outdoor areas, including a system for daily admittance and discharge procedures and monitoring of waiting areas with goals to minimize disruption to nearby land uses.

(D) Alcohol and illegal drugs addressing how the operator(s) will control and regulate alcohol and illegal drug use by clients on the premises.

(E) The operator(s) shall provide the city with the most current contact information for the operator(s) of the facility during the normal daytime office business hours, and the nighttime contact information for the “person on duty” when the emergency shelter is operating.

(F) The operator(s) shall ensure proper compliance with all state laws pertaining to client residency and occupancy.

(G) Staff and Training. The plan shall describe the staffing plan and required staff training programs. Facility staff shall be trained in operating procedures, safety plans, and assisting clients with referral services. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under California Penal Code Section 290. The plan shall describe procedures for ensuring shelter staff meet these requirements.

(H) Facilities shall be maintained in good working order. Indoor and outdoor use areas shall be clean and orderly. Litter shall be removed in and around the facility in a timely manner and graffiti shall be removed within forty-eight (48) hours.

(I) A “good neighbor policy” shall be established whereby clients are instructed to be considerate of neighbors and refrain from behavior that is disruptive to the surrounding community. The operational plan shall include a written protocol for ongoing communications with the city and the surrounding neighborhood and businesses, and for responding to neighborhood complaints.

(11) The facility may provide the following services in designated areas separate from sleeping areas:

(A) A recreation area either inside or outside of the facility.

(B) A counseling center for job placement, education, health care, legal, or mental health services.

(C) Laundry facilities to serve the number of clients at the facility.

(D) Kitchen for the preparation of meals.

(E) Dining hall.

(F) Client storage area (i.e., for the overnight storage of bicycles and personal items).

(G) Counseling programs to be provided with referrals to outside assistance agencies and provide an annual report to the city.



(H) Or similar services geared to homeless clients.

(12) An emergency shelter facility shall provide off-street parking at a ratio of one (1) space per four (4) beds, and/or one-half (0.5) per bedroom designed as a family unit with children, plus one (1) per staff member, or shall submit a parking study, subject to the approval of the city administrator or designee, demonstrating the required parking demand justifies a reduced amount of off-street parking. Each facility is also encouraged to provide bike racks for clients in a secured area.

The M District includes approximately 200 parcels encompassing several hundred acres and provides ample opportunities for additional shelters. Many of these parcels have existing buildings that could be adapted for shelter use. Typical parcel sizes are between 1 and 2 acres in size.

To ensure that emergency shelter regulations comply with current State law, Program 1.4 includes annual review of current laws, including allowable separation requirements, and Code amendments will be processed as necessary. In addition, AB 139 (2019) modified the allowable parking standards for emergency shelters; therefore, Program 1.42.3 includes a commitment to update City parking standards for emergency shelters consistent with State law.

Low Barrier Navigation Centers

In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 1.4 in the Housing Plan includes an amendment to City regulations consistent with this requirement.

Transitional Housing and Supportive Housing

California Government Code §65582 establishes the following definitions for transitional and supportive housing:

Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons with low incomes who have



one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The Zoning Code does not identify allowable locations, development standards or review procedures for transitional or supportive housing. State law requires that transitional and supportive housing be permitted as residential uses that are subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, AB 2162 of 2018 (Government Code §65583(c)(3)) further requires that supportive housing development projects meeting specific criteria must be allowed by-right in all zones allowing multi-family development, including mixed-use and nonresidential zones. Program [1.42.3](#) is included in the Housing Plan (Chapter 4) to update City regulations for transitional and supportive housing consistent with State law.

H.I.S. House currently operates a transitional living facility in Placentia. The facility, which consists of a single-family residence, was sold by the City as the successor housing agency to the non-profit and is deed restricted as affordable housing for a period of 55 years.

Agricultural Employee Housing

The Employee Housing Act (Health and Safety Code, §17021.5 and 17021.6) requires agricultural employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. The City Zoning Code does not include a definition of agricultural employee housing or regulations for agricultural employee housing. Program 1.4 is included in the Housing Plan to update City regulations for agricultural employee housing consistent with current law.

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without a rental deposit, and can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless, and disabled persons.

The Zoning Code allows SROs with up to 30 units as a permitted use by-right in the R-3 (High Density Multiple Family) District. Larger SRO developments with more than 30 units require approval of a conditional use permit. SROs are also permitted in the C-2



(Community Commercial) District as part of a mixed-use development subject to a conditional use permit.

Manufactured Housing

City regulations for manufactured housing are established in Chapter 23.58 of the Municipal Code. "Manufactured home" or "manufactured housing" refers to housing units built in a factory in one or more sections and transported over the highways to a permanent occupancy site. Manufactured housing is permitted in any district where single-family homes are permitted subject only to site development approval, consistent with State law. Standards for manufactured housing include the following:

- Each manufactured home shall be certified under the National Mobilehome Construction and Safety Standard Act of 1974.
- Each manufactured home shall be placed on a foundation system approved by the director of development services and the chief building official.
- The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.
- The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than 12 inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.
- An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured home.

Such homes require a Certificate of Compatibility from the Zoning Enforcement Official. The Zoning Code notes that this determination may only consider the roof overhang, roofing material, siding material, and roof design.

Accessory Dwelling Units

Accessory dwelling units (ADUs) provide additional opportunities for affordable housing for people of all ages and economic levels, while preserving the integrity and character of residential neighborhoods.

City ADU regulations are set forth in Municipal Code Chapter 23.73 and were last amended in 2020 to address recent legislation. ADUs are permitted in any zone where residential uses are allowed consistent with State law. Program 1.19 is included in the Housing Plan (Chapter 4) to monitor ADU legislation and update City regulations as necessary to ensure conformance with State law. The program also identifies actions the City will take to encourage production of ADUs.

The Orange County Council of Governments (OCCOG) is currently preparing an "ADU Toolkit" that will be available to all jurisdictions in the county. As noted in Program 1.19 in the Housing Plan, the City will utilize the ADU toolkit, which is expected to



include standard plan examples, and other ADU resources to encourage ADU production.

Growth Management RequirementsOther Local Ordinances

Growth management. The City has no growth management requirements restricting the number of housing units that may be built.

Inclusionary housing. The City has no inclusionary housing requirements.

Short-term rentals. Municipal Code Chapter 6.45 establishes regulations regarding the short-term (i.e., less than 30 days) rental of residential property. Short-term rentals are permitted in all residential zones subject to obtaining a short-term rental permit and business license from the City.

Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

Building Codes

The City of Placentia adopted the current (2019) California Building Codes, which establish construction standards for all residential buildings. The City updates building codes as needed to further define requirements based on the unique local conditions. The codes are designed to protect the public health, safety and welfare of Placentia's residents. Code enforcement in the City is performed on a complaint basis.

The local amendments to the State Building Codes are derived from Orange County Building Officials, local governments, the Orange County Building Industry Association, and the Orange County Fire Authority. ~~The~~ se City has found that the most recent local amendments to the building codes are necessary to protect public health and safety and do not unduly impact the cost, availability and conservation of housing.

Building codes are enforced through building permit plan check and inspection during construction.

Zoning Code Enforcement

Contained within the City's Police Department and staffed by Police Services Officers, the City's Zoning Code Enforcement key objective is maintaining and preserving value and appearance in residential, commercial and industrial properties throughout the City. The City's Code Enforcement representatives enforce the following items:



- Substandard housing;
- Garage conversions;
- Property maintenance;
- Recreation vehicle parking on private property;
- Trash container placement, time and location;
- Illegal business activity;
- Inoperable vehicles on private property; and
- Garage sales and signage.

Code enforcement efforts are focused on property maintenance practices and standards so as to avoid conditions, which can be detrimental to the public health, safety, or general welfare. Identification of violations is primarily complaint-based.

The Health, Wellness and Environmental Justice Element of the General Plan also addresses the issue of Code enforcement through the following policies:

HW/EJ 8.2. Focus code enforcement efforts in disadvantaged communities, to improve unsafe and unsanitary conditions, focusing on trash and dumping, overcrowding, illegal home businesses, illegal garage conversions, graffiti, unpermitted plumbing and electrical, and lack of building and yard maintenance. At a minimum, conduct bi-monthly inspections and distribute information about protecting tenant rights, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards. Written outreach efforts should be translated into Spanish.

Policy HW/EJ 13.8. Continue to implement the City's Green Building Code and update as appropriate. Require newly-constructed or renovated City-owned and private buildings and structures to comply with the Green Building Ordinance. Encourage LEEDS certification for commercial, industrial and public projects.

Policy HW/EJ 15.6. Conduct City Council visits to disadvantaged neighborhoods to encourage discussion on items that affect the residents and businesses. Have Council accompanied by representatives from Police, Code Enforcement, Development and Community Services, and other departments. Host an annual community walk with the Mayor and other Council members.

Planning and Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees are necessary ensure quality-that development complies with applicable regulations and the provision of that adequate services and infrastructure are available to serve the development. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing; however, the City only charges fees that are required to ensure compliance with laws and regulations and protect public health and safety.

The City of Placentia charges the majority of environmental, planning and engineering fees on a fixed fee basis, with some fees deposit-based and ultimately charged on a time



and materials basis. The City annually reviews its fees and used a third-party consultant in 2018~~12~~ to conduct a cost allocation plan and fee study. An update to the fee study is currently (2022) underway. The development fees are a result of actual costs of providing the services and are reviewed annually based on staffing resources and related expenditures to provide services. Table 3-9 summarizes the total typical development fees for single-family and multi-family developments, based on projects recently constructed in the City.

In addition to impact fees for schools, parks, libraries and wastewater, the City requires an affordable housing impact fee for developments of five or more units. The fee ranges from approximately \$2,625 to \$5,250 per market-rate unit depending on project size.

Development Fee	Single-Family ¹	Multi-Family ²
Site/Development Plan Review (SPR/DPR)	\$1,896	\$511
<u>Use permit (condo only)</u>	<u>\$7,215</u>	<u>n.a.</u>
<u>Tentative parcel map</u>	<u>\$5,511</u>	<u>n.a.</u>
<u>Tentative tract map</u>	<u>\$7,086</u>	<u>n.a.</u>
Placentia-Linda School District fee	\$6,400	\$3,200
Park in-lieu fee (City)	\$4,978	\$3,628
County Sanitation District fee	\$4,081	\$2,399
County Library Fee	\$1,820	\$1,120
Affordable housing impact fee (City)	\$2,625 - \$5,250	\$2,625 - \$5,250
Total per unit	\$21,800-24,425	\$13,483-16,108

¹ Based on a 2,000-sq.ft. single-family house.

² Based on a 1,000-sq.ft. apartment in a 20-unit project.

Source: City of Placentia, 2021

Local Processing and Permit Procedures

Considerable holding costs can be associated with delays in processing development applications and plans. Three levels of decision-making bodies govern the review process in Placentia: The Zoning Administrator, the Planning Commission and the City Council.

The single-family residential zones are R-A and R-1. As shown in Table 3-5, individual single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8.

Multi-family developments of 5 or more units are dwellings are permitted subject to Development Plan Review (DPR) approval by the Planning Commission in the R-2, R-G, R-3, SP-3, SP-4, SP-7 and SP-9 zones, and are subject to Planning Commission approval of a conditional use permit in the RPC zone.

Minimum standards for DPR approval are the following:

- (1) That the development, buildings or structures will conserve property values, promote the direction of building development according to this title, and will not be detrimental to the character of the zone in which the development is proposed, or to suitability of the zone for the particular uses proposed, nor to the character of buildings already erected in the district;



- (2) That the proposed development indicates adequate consideration for the other existing or contemplated uses of land in the general area and for the orderly development of the general area;
- (3) That the design, functional plan and exterior architecture of the proposed structure will not be at variance with either the design, functional plan or exterior architecture of the structures already constructed or being constructed in the zone district and the immediate neighborhood of the proposed site as to cause a substantial depreciation of property values in the neighborhood;
- (4) That the plans indicate the manner in which adjacent structures are protected against noise, vibration and other factors which tend to make the environment less desirable and that such methods are reasonably efficient and satisfactory;
- (5) That all of the provisions of this title are complied with;
- (6) That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

 - (A) Building, structures and improvements,
 - (B) Vehicular, ingress and egress and internal circulation,
 - (C) Setbacks,
 - (D) Height of buildings,
 - (E) Location of service facilities,
 - (F) Walls and fences,
 - (G) Landscaping,
 - (H) Police and fire protection;
- (7) That the proposed lighting is arranged so as to reflect the light away from adjoining properties;
- (8) That proposed signs or outdoor advertising structures will not, by size, location, color or lighting, interfere with traffic or limit visibility or depreciate the value of adjoining property or the neighborhood and shall conform to the sign regulations, contained in Chapter 23.90;
- (9) That the proposed landscaping shall be designed to enhance the visual and physical use of the property, screen deleterious uses, and in applicable development projects, will incorporate xeriscape principles in accordance with the provisions of Chapter 23.77;
- (10) That a solid masonry wall shall be provided around the perimeter of all sites proposed for development. Additionally, all residential lots shall be provided with a solid masonry wall along the rear and side property lines. All walls shall conform to the height regulations contained in Section 23.81.100. Wall requirements may be specified or waived in part or total by a majority vote of the total membership of the planning commission or city council;



(11) That off-street parking facilities shall be provided in conformance to the requirements of Chapter 23.78, and shall be designed in such a manner as to provide convenient access to all buildings;

(12) That there shall be a 10-foot landscape buffer containing evergreen trees wherever a commercial or industrial zone abuts a residentially zoned district. The evergreen trees shall be of a low-water consuming variety in accordance with the provisions of Chapter 23.77;

(13) That there shall be provisions for trash collection areas within 100 feet of each building. Said trash collection areas shall be constructed in accordance with the standard plans on file in the office of the chief building official.

DRP applications are reviewed by the Planning Commission at a public hearing. Notice of the hearing is mailed or delivered at least ten days prior to the hearing to the owner of the subject real property or the owner's duly authorized agent, the project applicant, each local agency that provides facilities and services whose ability to provide those services may be significantly affected, and all owners of real property as shown on the latest equalized assessment roll that are within 300 feet of the exterior boundaries of the proposed project.

The planning commission shall approve the development application only if all of the following findings are made:

(1) The project meets or exceeds the minimum standards listed above; and

(2) 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, and;

(3) The proposed development will be consistent with the latest adopted general plan; and

(4) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

The decision of the Planning Commission may be appealed to the City Council by the project applicant, any interested person, or any City Council member within 10 calendar days.

The time required to process a project varies depending on the given project's size and complexity and the number of actions and/or approvals required to complete the process. Both single-family residential and multi-family residential developments typically take between 26 and 412 months for total entitlement and permit processing. Table 3-10 provides a summary of the most common steps in the entitlement process. Not every project is required to follow all the steps outlined in the table. In addition, some of the approval procedures can run concurrently.

While these development review requirements and procedures have not had a significant adverse impact on the cost and supply of housing in Placentia, Program 1.6 in



~~the Housing Plan includes ongoing To address any constraints posed by processing timelines on residential development, this Housing Element update will include a program to review and revise processing timelines to mitigate and/or remove any identified constraints. review of existing procedures to determine if they create an unwarranted constraint to housing development, particularly for affordable housing. Pursuant to this program, in 2017 the City adopted Old Town Development Standards including a sub-area allowing high-density housing by-right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre. The City will continue to monitor processing procedures and timelines and modify them as necessary to encourage affordable housing development.~~

Table 3-10– Approximate Development Timelines

Procedure		Processing Time
Initial Contact	Check Requirements: Zoning, General Plan, Use Permit, Variance Tentative Map, Development Plan Review, CEQA	1-3 days
Preliminary Review	Conceptual Plan Submitted: Circulation, Traffic, Parking, Street Improvements, Building Elevations, Signs, Landscaping, CEQA requirements	1-2 weeks
Formal Submittal	Planning Commission Package: Filing Fee, CEQA (Exemption, Negative Declaration, EIR), Site Plan, Preliminary grading plan, Conceptual landscape plan, building elevations, floor plan	4 weeks
Planning Commission Hearing	Input from staff, applicant and public. (Decisions include condition of approval and standard development requirements	1 day
City Council Hearing (if required)	Same package as submitted to the Planning Commission	3 weeks
Submittal of Working Plans (First Check)	All drawings are reviewed for compliance with city design standards and policies, conditions of approval, specific details not included in conceptual plans. Drawings Submitted include engineering plans (Grading and street improvements, sewer, storm drains and utility plans and details) and Building Plans (Structural, electrical, plumbing, heating and ventilation, and air conditioning plans; soil test and reports; structural and energy calculations; landscape and irrigation plans; fence and wall plans; sign plans; and lighting plans).	2-4 weeks
Submittal of Working Plans (Second Check)	All resubmitted plans are reviewed to ensure corrections are completed and all plans consent with each other.	2-4 weeks
Issuance of Permits	Permits are issued after final map is approved and bonds are posted, grading permit issued.	1 day

Source: City of Placentia, 2021

Environmental and Infrastructure Constraints

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. ~~While T~~the following hazards may impact future development of residential units in the city, ~~they do not preclude development commensurate with the City's assigned share of regional housing needs.~~

1. Seismic Hazards

Similar to most southern California cities, Placentia is located within an area considered to be seismically active. No faults have been identified within the City limits. There are six faults within close proximity to Placentia: Whittier-Elsinore,



Norwalk, Newport-Inglewood, Sierra Madre, Palos Verdes and San Gabriel. The Whittier-Elsinore fault is located approximately 1,000 feet to the north of Placentia and is able to produce a seismic event of magnitude 6.0 or greater. The impact of earthquakes on Placentia depends on several factors: the particular fault, fault location, distance from the City, and magnitude of the earthquake. Some areas of the City may experience liquefaction and ground failure during extreme shaking. As part of the City's development review process, future residential projects would be required to prepare geotechnical studies to abate and potential hazards.

2. Flooding

Portions of the City are located within 100-year flood zones. Inundation is projected to be most significant in the southwest portion of Placentia. Flooding within Placentia as a result of a 100-year flood would be expected to reach an average depth of only one foot and only at specific locations.

Prado Dam is a flood control and water conservation project constructed and operated by the U.S. Army Corps of Engineers, Los Angeles District. The dam is located approximately 11 miles east of Placentia, on the Santa Ana River, west of the City of Corona. In the event of dam failure, the flood wave would reach Placentia in approximately 40 to 45 minutes with possible surge wave depths ranging from nine to twenty-three feet.

Carbon Canyon Dam provides flood control in and around the drainage basin. The dam is located approximately one-mile north of Placentia. In the event of the dam's failure at maximum capacity, water would reach the northerly City limits in approximately two minutes with depths ranging from 10 to 30 feet. In the event of a dam failure at either the Prado or Carbon Canyon Dams, the City's emergency evacuation plan would be implemented and emergency service personnel would respond to any hazards.

3. Toxic and Hazardous Wastes

Although definitions of hazardous materials vary, federal, state, and county agencies have generally recognized toxic substances as chemicals or mixtures whose manufacture, process, distribution, use or disposal may present an unreasonable risk to human health or the environment. The OCFA's Hazardous Materials Area Plan provides a detailed hazard analysis of chemical hazards within Orange County.

4. Transportation of Hazardous Materials

Transportation routes through and around the City are used to transport hazardous materials from suppliers to users. Major transportation routes within Placentia include surface streets and railroads. Additionally, the SR-57 and SR-91 freeways are located adjacent to the city. Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency response personnel, environmental degradation, and exposure to the public via airborne exposure.



The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes regulations for safe handling procedures (i.e., packaging, marking, labeling and routing). The California Highway Patrol (CHP) enforces the intrastate transport of hazardous materials and hazardous waste.

5. Hazardous Waste Management

The *Orange County Hazardous Waste Management Plan* provides policy direction and action programs to address current and future hazardous waste management issues that require local responsibility and involvement in Orange County. The Plan discusses hazardous waste issues and analyzes current and future hazardous waste generation in the County. The Integrated Waste Management Department (IWMD) of Orange County owns and operates three active landfills, four household hazardous waste collection centers (HHWCC) and monitors ten closed landfills.

The *California Health and Safety Code (H&SC)* establishes regulations requiring businesses within the city to complete a chemical inventory to disclose hazardous materials stored, used, or handled on site. The disclosure information is intended to assist emergency responders in planning for and handling emergencies involving hazardous materials. The main program objective is to safeguard the lives of emergency responders, the public, and to minimize property loss. The H&SC also requires a Business Emergency Plan (BEP) to assist in mitigating a release or threatened release of a hazardous material, and to minimize any potential harm or damage to human health or the environment. Disclosure of hazardous materials is updated annually. The Fire Prevention Department of the OCFA is responsible for the distribution and handling of disclosure forms. Additionally, the OCFA maintains the files of all chemical inventory information and business plans, which are made available for public inspection.

6. Fire Hazards

The City of Placentia is highly urbanized with no wildlands adjacent to areas zoned for residential use. There is minimal potential for fire related to brush or other natural materials. Fire hazards within the City may be associated with industrial uses, hazardous materials, and arson. The Placentia Fire and Life Safety Department provides fire protection services to Placentia. There are two fire stations located within the City limits.

7. Noise

Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Placentia are the transportation systems. Roadways are the primary source of transportation-generated noise. The Burlington North Santa Fe Railroad also runs through the city along the Orangethorpe Corridor. The Placentia Quiet Zone went into effect in 2007. Along the quiet zone, all trains are prohibited from using horns unless an engineer feels an emergency exists that threatens human or animal injury or property damage. The Orange County Transportation Authority also constructed several grade



separation projects within the City, which further diminish the noise impacts of train traffic.

Infrastructure

1. Sewer

The City maintains and operates the local sanitary sewer collection system, which includes gravity sewers and lift stations. The Orange County Sanitation District (OCSD) collects, treats, and disposes of the wastewater from central and northwestern Orange County, including Placentia. Wastewater generated by the City is transported through trunk lines to OCSD’s Plant No. 1 (located at 10844 Ellis Avenue, Fountain Valley) and Plant No. 2 (located at 22212 Brookhurst Street, Huntington Beach) where it receives primary and secondary treatment. The City’s future housing needs would generate increased wastewater flows, placing greater demands on wastewater treatment and collection. The City requires individual assessments of potential impacts to wastewater facilities to ensure future development does not impact the ability to serve future needs. Current and projected infrastructure capacity is adequate to serve projected housing development during the planning period.

2. Water

The City of Placentia is served by the Yorba Linda Water District and the Golden State Water Company. According to Urban Water Management Plans, water supply is expected to be sufficient to accommodate projected housing development during the planning period.

3. Dry Utilities

Residential utilities such as electricity, telephone and internet service are available in all residential areas of the city.

On- and Off-Site Improvements

On- and off-site improvements may be required in conjunction with future housing development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys and other public easements and improvements may be required to maintain public safety and convenience. Table 3-11 summarizes the City’s standards for roadway and right-of-way widths.

Table 3-11 – Street Widths

Streets	Right-of-Way Width (in feet)	Pavement Width Curb Face to Curb Face (in feet)	Median Island Width (in feet)
Major street	120	104	14
Primary or modified major street	100	84	14
Secondary or modified primary street	80	64	N/A
Modified secondary street	64	52	N/A
Local industrial street	60	44	N/A
Local residential/ commercial street	60	40	N/A



Table 3-11 – Street Widths

Streets	Right-of-Way Width (in feet)	Pavement Width Curb Face to Curb Face (in feet)	Median Island Width (in feet)
Minor residential street - 500 feet or less in length	56	36	N/A
Minor residential street - looped 800 feet or less	56	36	N/A
Minor residential street - cul-de-sac, 500 feet or less serving 12 lots or less	56	36	N/A
Cul-de-sacs residential/commercial	50 radius	40 radius	N/A
Cul-de-sacs industrial	50 radius	44 radius	N/A

Source: City of Placentia, Municipal Code

Minimum sidewalk widths are as follows:

- Residential district- 4.5 feet
- Commercial district- Minimum 7.5 feet
- Industrial district- Minimum 5.5 feet

New subdivisions may be required to dedicate land for public facilities such as schools, parks, libraries, fire stations or other public uses based on the land requirements for such facilities in the adopted General Plan. Tree well easements are required on major, primary, and secondary streets in accordance with the City’s Municipal Code. Trees are installed by the developer in accordance with the master plan of street trees and City standards.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These requirements ensure public safety and health; and are not jeopardized by increased development and do not unduly hinder housing development.

3.3 Non-Governmental Constraints

Land Prices

Land costs influence the cost of housing. Prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have increased. Prices for vacant residential land in Placentia are estimated to be \$35 to \$50 per square foot.

Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Placentia are not substantially different than most other cities in Orange County. Construction costs for



materials and labor have increased at a higher pace than the general rate of inflation recently according to the Construction Industry Research Board. Typical residential construction cost is estimated to be \$150 per square foot or more depending on quality and building type.

Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

The City is not aware of any local constraints to the availability or cost of residential financing. While mortgage underwriting standards appear to have become stricter in the wake of the mortgage crisis during the Great Recession, interest rates are at historic low levels resulting in lower mortgage costs for well-qualified borrowers.

Numerous lending institutions are active in the northern Orange County area where Placentia is located. While interest rates are very low, the significant increase in housing prices in the past few years poses a major barrier to low- and moderate-income homebuyers.

Other Non-Governmental Constraints

Some neighborhoods in the city are located within a homeowners' association and are subject to conditions, covenants and restrictions ("CC&Rs") that could add time and complexity to the residential development process, such as through private design review requirements.

In recent years there have been no requests to develop residential projects at significantly lower densities lower than allowed by zoning regulations, and no significant delays between the approval of entitlements and building permit applications have been noted.



Chapter 4: Housing Plan

This section describes Placentia’s goals, policies, programs, and objectives for the 2021-2029 Planning Period related to the preservation, improvement and development of housing in the City. These policies and actions address current and future housing needs, meet the requirements specified by state law and consider the input by residents and stakeholders. While the plan provides a comprehensive approach to address housing issues throughout the City, the emphasis is on actions enabling the City to increase and maintain housing opportunities affordable to extremely-low-, very-low-, low- and moderate-income households.

4.1 Housing Goals and Programs

Placentia’s housing goals focus on four policy priority areas. Goals are provided to address each of these areas and programs are developed to support and implement each goal. The four priorities are:

1. Developing and Maintaining Housing Supply and Variety
2. Promoting Equal Housing Opportunity
3. Promoting Housing and Neighborhood Preservation and Conservation
4. Encouraging Housing Cooperation and Coordination

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 within the constraints of available land.

Program HE-1.1: Manufactured Housing and Mobile Homes

The City of Placentia recognizes the importance of existing manufactured housing and mobile homes as a source of affordable housing for the City’s residents. The City shall continue to support the maintenance and improvement of the City’s existing mobile home parks through Code enforcement and rehabilitation grants, if available. In addition, mobile home parks are zoned “MHP” and a zone change would be required to convert these parks to other uses, which incentivizes their preservation.

Objective:	Preserve existing mobile home parks and manufactured housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing



Program HE-1.2: Locate Housing Near Transportation, Employment and Services

To increase livability within new housing developments, the City shall encourage and coordinate the location of major housing developments, particularly affordable housing and multi-family units, near transportation options, major employment centers and services. The City, through a sustainability grant provided by the Southern California Association of Governments, adopted a transit-oriented development (TOD) zone south of the future Metrolink station which allows densities up to 95 du/acre. The TOD provides for residential uses in proximity to the transit station as well as entertainment, retail and office spaces. The development regulations for the TOD area encourage and facilitate multi-family residential development and live-work units. The City will also encourage housing near transportation, employment, and services through Program HE-1.15: Transit-Oriented Development. The City will further expand opportunities for housing near high-quality public transportation by expanding the TOD zone (see Program 1.8).

Objective:	Encourage new housing in proximity to transportation, employment and services
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.3: Pursue County, State, and Federal Housing Funds

Monitor availability of county, state, and federal housing programs and pursue available funds on an annual basis as appropriate. The City shall encourage and coordinate with housing developers and service organizations to obtain funds for affordable housing projects, initially through pre-application meetings and throughout project development. The City shall also make funding information available to all proposed developers in the City through informational materials distributed through the City's website and at pre-application meetings.

Objective:	Increase use of county, state and federal funds
Responsible Agency:	Development Services
Funding Source:	County, state and federal programs
Implementation Schedule:	Monitor funding opportunities on an annual basis and apply for funding as opportunities arise

Program HE-1.4: Emergency Shelters, Low Barrier Navigation Centers, and Transitional and Supportive Housing and Agricultural Employee Housing

Emergency shelters. The Zoning Code allows emergency shelters and transitional/supportive housing in compliance with State Law (SB 2). To



address the needs of homeless persons, the City purchased a property at 731 S. Melrose Street and constructed a 100-bed homeless shelter, which opened in March 2020. The City will continue to encourage these types of housing opportunities. To ensure compliance with recent changes to State law (AB 139), a Code amendment will be processed in 2022 to revise emergency shelter parking standards. Separation requirements for emergency shelters will also be modified consistent with current law.

Low barrier navigation centers. In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of *low barrier navigation centers*, which are defined as “Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. A Code amendment will be processed in 2022 to update City regulations consistent with this requirement.

Transitional and supportive housing. California Government Code Sec. 65582 establishes the following definitions for transitional and supportive housing:

Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

State law requires that transitional and supportive housing be permitted as residential uses that are subject only to those regulations that apply to other



residential uses of the same type in the same zone. In addition, AB 2162 of 2018 (Government Code §65583(c)(3)) further requires that supportive housing development projects meeting specific criteria must be allowed by-right in all zones allowing multi-family development, including mixed-use and nonresidential zones. The City will update regulations for transitional and supportive housing consistent with State law in 2022.

Agricultural employee housing. California Health & Safety Code Sec. 17021.5 requires agricultural employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and requires agricultural employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. The City will amend zoning regulations for agricultural employee housing in 2022 consistent with these provisions of State law.

Objective:	Continue to e Encourage the provision of emergency shelters, <u>low barrier navigation centers</u> , transitional and supportive housing <u>and agricultural employee housing consistent with State law</u>
Responsible Agency:	Development Services
Funding Source:	General Fund (including funds from County, State and Federal governments)
Implementation Schedule:	<u>Code amendments by October 2022</u> Ongoing

Program HE-1.5: Infrastructure Provision

To ensure that requirements for infrastructure provision are not considered an undue constraint to residential development, the City shall review infrastructure provision costs and procedures on an annual basis. Based on its findings, the City shall work with housing developers to reduce costs and streamline infrastructure-financing programs. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit-oriented development. The City will review available infrastructure grant funding annually and apply for grants when the City is eligible.

Objective:	Reduce constraints associated with infrastructure
Responsible Agency:	Development Services/Public Works/Engineering
Funding Source:	General Fund, CDBG, Capital Improvements Program
Implementation Schedule:	Annual review, revisions as appropriate



Program HE-1.6: Development Processing System Review

The City shall continue to review existing procedures for project review, processing and building plan check to determine if the procedures are a constraint to housing development. Based on these findings, the City shall develop programs and procedures to minimize processing timelines for extremely-low-, very-low-, low- and moderate-income housing developments. In 2017 the City adopted Old Town Development Standards including a sub-area allowing high-density housing by-right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre. The City shall monitor processing timelines and modify as needed to further encourage affordable housing development.

The City will also prepare written SB 35 review procedures and objective standards to minimize constraints on housing supply and affordability for eligible projects. Consistent with new transparency laws, zoning, development standards and fees will continue to be posted on the City website.

Objective:	Minimize development review/processing time
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	<u>Prepare SB 35 procedures by October 2022.</u> <u>Continue to post zoning, development standards and fees on the City website.</u> Ongoing, Annual Review

Program HE-1.7: Vacant and Underutilized Land Inventory

To provide additional areas for housing development and maximize the potential for a variety of housing types, the City will identify vacant and underutilized sites for development of residential units. Additionally, the City will maintain and update an inventory of these sites on an annual basis. The City will provide information about these sites to housing developers through printed materials available at City Hall and electronically on the City’s website.

Objective:	Inventory of vacant and underutilized land
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Annual update of inventory

Program HE-1.8: Adequate Sites for Housing Development

Through the Regional Housing Needs Assessment (RHNA) process, the City has been assigned a total housing need of 4,398,374 dwelling units during the 2021-2029 timeframe. The sites analysis (Appendix B) determined that



there is currently a shortfall of potential housing capacity compared to the City's identified need.

To ensure the availability of adequate sites to accommodate this assigned/projected need, the City shall identify and rezone sufficient at least 14 acres of land with allowable/at appropriate densities of at least 30 units/acre to accommodate the shortfall of lower-income sites compared to the RHNA allocation in all income categories, as identified in Appendix B. Rezoned sites shall comply with the requirements of Government Code §65583.2(h) and (i).

The City shall encourage the development of housing through financial incentives (such as land write-downs; assistance with on- or off-site infrastructure costs, fee waivers, or deferrals to the extent feasible); expedited entitlement review; in-kind technical assistance; and other regulatory concessions or incentives. The City will also provide incentives for lot consolidation (see Program HE 1.18).

For any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code §65583.2(c).

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code §65583.2(g)(3). Replacement requirements shall be consistent with those set forth in §65915(c)(3).

To facilitate housing development, zoning regulations, development standards and fees will be posted on the City website, and the City will establish written procedures for streamlined review consistent with Government Code §65913.4.

Objective:	Rezone sufficient land with appropriate densities to accommodate the RHNA allocation
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Prior to Rezoning <u>adequate sites by</u> October 2024

Program HE-1.9: Monitoring of Constructed Units Based on Income-Level

To effectively track performance during the planning period, the City will track the income levels of units constructed by including an estimate sales/rental value at the time of unit occupancy. This value will be included



as part of the building permit application to reflect the assumed market value of the home constructed.

Objective:	Tracking performance by income level.
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.10: Encourage Development of Housing for Extremely-Low-Income Households

The City will encourage the development of housing units for households earning 30 percent or less of the Area Median Income for Orange County. The City shall work with non-profit developers and service providers with the specific emphasis on providing family housing and non-traditional housing types such as single-room-occupancy units, transitional housing and units serving temporary needs by providing in-kind technical assistance and support in seeking funding. The City shall encourage housing for extremely-low-income households through incentives and activities such as technical assistance, expedited processing and flexibility in development standards. The completion and occupancy of 49 very-low-income units in 2020 (the Veteran's Village development) was an example of the successful implementation of this program in the previous planning period. The City will continue to review other incentive programs and pursue partnerships with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort.

Objective:	616 ELI units
Responsible Agency:	Development Services
Funding Source:	General Fund//HOME/CDBG/LIHTC
Implementation Schedule:	Annual consultation with affordable housing developers, or as development opportunities arise

Program HE-1.11: Density Bonus Ordinance

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 2022. 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.



Objective:	Update the Density Bonus Ordinance consistent with State law
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendment in 2022

Program HE-1.12: Development of Senior Housing

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 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.

Objective:	Senior Housing Development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.13: Development of Housing for Larger Families

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.

Objective:	Housing units with 3+ bedrooms
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.14: Housing for Persons with Special Needs

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, job placement, etc. 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.

Objective:	<u>Increased availability of h</u> Housing units for households with special needs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	<u>Monitor funding opportunities annually;</u> Ongoing

Program HE-1.15: Transit-Oriented Development

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, which 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 will be processed to extend the district as described in Program 1.8 and Appendix B.

Objective:	Encourage transit-oriented development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing; <u>expand TOD zone boundaries in 2022</u>

Program HE-1.16: Single-Room Occupancy (SROs)

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. The City will continue to encourage development of SROs through a variety of methods including financial assistance, density bonus, and regulatory concessions.



Objective:	Facilitate development of SROs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.17: Residential Parking Requirements

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.

Objective:	Revise ew existing multi-family parking standards <u>in the R-3 district and revise as necessary</u>
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	<u>October 2022-23</u>

Program HE-1.18: Encourage and Facilitate Lot Consolidation

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.

Objective:	Encourage/facilitate lot consolidation
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Zone Code amendment in 2022-23

Program HE-1.19: Accessory Dwelling Units

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) is currently preparing 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.

Objective:	Encourage ADU production
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	<u>Monitor and pursue ADU funding opportunities annually; review and update ADU regulations annually</u> Ongoing

Goal HE-2: Equal Housing Opportunity

Promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, disability, marital status or household composition.

Program HE-2.1: Support Regional and Local Fair Housing Efforts

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~~refer fair housing inquiries to~~ the Fair Housing Council of Orange County (FHCOC), ~~which~~. ~~The organization~~ 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.

Objective:	<u>Affirmatively further F</u> fair housing activities
Responsible Agency:	Development Services
Funding Source:	General Fund; <u>grants if available</u>
Implementation Schedule:	<u>Annual fair housing outreach</u> ; Ongoing

Program HE-2.2: Section 8 Rental Assistance

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.



Objective:	Provide information regarding housing assistance
Responsible Agency:	Orange County Housing Authority
Funding Source:	HUD
Implementation Schedule:	Ongoing

Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities

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 2022 to update the definition of “family” following regulations consistent with State law.‡

- ~~Revise parking standards for emergency shelters consistent with AB 139 (2019)~~
- ~~Establish standards for transitional and supportive housing consistent with State law~~
- ~~Establish standards for low barrier navigation centers consistent with State law~~
- ~~Revise the definition of “family”.~~

Objective:	Minimize regulatory constraints on housing for persons with disabilities
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendment in 2022; Ongoing

Program HE-2.4: Comprehensive Housing Resource Directory

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.

Objective:	Housing Resource Directory
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Goal HE-3: Neighborhood Preservation

Encourage activities that conserve and improve existing residential neighborhoods including a housing stock that is well maintained and structurally sound, and with adequate services and facilities provided; and having a sense of community identity.



Program HE-3.1: Community Based Neighborhood Rehabilitation

Encourage neighborhood rehabilitation programs that maximize community participation in the maintenance and improvement of housing in individual neighborhoods. The City will coordinate with and assist neighborhood and non-profit organizations in implementing programs such as “Neighborhood Pride Days” where the City will collect electronic waste and bulk waste from residents, promote neighborhood cleanup and beautification especially in low-income areas.

Objective:	Conserve and improve existing residential neighborhoods
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	Ongoing

Program HE-3.2: Neighborhood Identity

Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color and landscaping linked with architectural styles.

Objective:	Create neighborhood identity
Responsible Agency:	Development Services
Funding Source:	Private sources
Implementation Schedule:	Ongoing

Program HE-3.3: Placentia Rehabilitation Grant Program

The City of Placentia shall continue to provide grants to rehabilitate owner-occupied, very-low-income housing units. The City shall outreach to potential applicants continuously through the City’s website and will distribute printed material annually.

Objective:	72 units <u>rehabilitated during the planning period</u>
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	Ongoing; <u>annual announcements in City publications</u>

Program HE-3.4: Energy Conservation and Sustainable Building Practices

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.

Objective:	Energy conservation/reduced utility costs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Continue to provide energy conservation educational materials to residents

Program HE-3.5: Monitoring and Preserve Affordable Housing At-Risk of Conversion to Market Rate Units

The City shall continue to monitor units ~~in the City~~ with affordability covenants that ~~are eligible to~~ expire during the ~~next 10 years~~ planning period. 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

Objective:	Encourage preservation and extension/renewal of “At Risk” units
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing coordination with the County and nonprofits

Program HE-3.6: Vacant Building Ordinance

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.

Objective:	Prevent blight and deterioration in neighborhoods
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing



Goal HE-4: Housing Cooperation and Coordination

Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Program HE-4.1: Partnerships with the Housing Industry

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.

Objective:	Establish partnerships with nonprofit and for-profit housing developers
Responsible Agency:	Development Services/ Neighborhood Services Division
Funding Source:	General Fund, state and federal grants
Implementation Schedule:	<u>Annual outreach to affordable housing developers</u> Ongoing

Program HE-4.2: Participation in Continuum of Care Forum

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.

Objective:	Continue participation in the County of Orange Continuum of Care Forum
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing <u>coordination and meeting attendance</u>



4.2 Quantified Objectives

Activity	Quantified Objective
New Construction	
Extremely Low	616
Very Low	615
Low	680
Moderate	770
Above Moderate	1,693
Total	4,374
Rehabilitation	
Acquisition and Rehabilitation	6 (2 Extremely Low, 2 Very Low, 2 Low)
Placentia Rehabilitation Grant Program	30 Very Low/Low
Conservation	
At-Risk Units	Imperial Villas - 58 units



Appendix A: Community Outreach

Public participation is an important component of the Housing Element update. *Government Code* §65583(c)(8) states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan that determines the extent and density of future residential development in the community.

City residents and other interested parties were provided many opportunities to identify housing issues of concern, recommend strategies, review the draft element, and provide recommendations to decision-makers on the Housing Element. The following public meetings were held during the course of the update:

June 8, 2021	Planning Commission study session
August 24, 2021	Public Workshop
September 16, 2021	Public Workshop
October 12, 2021	Planning Commission study session
October 19, 2021	City Council study session
January 11, 2022	Planning Commission public hearing
January 18, 2022	City Council public hearing
March 8, 2022 TBD	Planning Commission <u>public</u> hearing
March 15, 2022 TBD	City Council <u>public</u> hearing

In addition to these public meetings, the City used several other methods to encourage participation in the Housing Element update, particularly among lower-income households, persons with special needs and non-English speakers. Early in the update process a Housing Element webpage was established (<https://placentia.org/943/2021-2029-Housing-Element-Update>) where meeting notices, an FAQ, draft documents and other reference materials were posted. Prior to each public meeting, notices were sent directly to a list of stakeholders (Table A-1), which included organizations that represent the interests of low-income households and persons with disabilities or other special needs. Notices were posted in both English and Spanish.

A Housing Element Frequently Asked Questions was prepared and posted on the City’s Housing Element website, and an online survey was also conducted for interested stakeholders to identify housing needs and issues (see Table A-2).

Common themes raised during the public meetings are the need for affordable housing, particularly for service sector employees, and also the challenges with additional development, such as traffic and demands on public services. The programs described in Chapter 4 seek to address these concerns, including encouraging development of additional affordable and special needs housing, while recognizing the City’s limited resources.

Appendix A: Community Outreach



Table A-1: Public Meeting Notification List

Kennedy Commission 17701 Cowan Ave., Suite 200 Irvine, CA 92614 cesarc@kennedycommission.org mildredp@kennedycommission.org	League of Women Voters PO Box 1065 Huntington Beach, CA 92647 hat@lwvorangeoast.org	OC Association of Realtors 25552 La Paz Road Laguna Hills, CA 92653
Neighborhood Housing Services of Orange County 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Habitat for Humanity of Orange County 2200 S. Ritchey St. Santa Ana, CA 92705	Jamboree Housing Corp. 17701 Cowan Avenue Suite 200 Irvine, CA 92614
The Related Companies of California 18201 Von Karman Ave Ste 900 Irvine, CA 92612	Community Housing Resources, Inc. 17701 Cowan Avenue, Suite 200 Irvine, CA 92614	BIA/OC 17744 Sky Park Circle #170 Irvine, CA 92614
Dayle McIntosh Center 501 N. Brookhurst Street, Suite 102 Anaheim, CA 92801	OC Housing Providers 25241 Paseo de Alicia, Suite 120 Laguna Hills, CA 92653	Regional Center of Orange County P.O. Box 22010 Santa Ana, CA 92702-2010
OC Business Council 2 Park Plaza, Suite 100 Irvine, CA 92614	OC Housing Trust 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Neighborhood Housing Services of Orange County 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805
Mercy Housing 480 S Batavia St Orange, CA 92868	OC Housing & Community Development 1501 E. St Andrew Place, First Floor Santa Ana, CA 92705	Orange County Housing Authority 1501 E St Andrew Pl Santa Ana, CA 92705
Fair Housing Council of Orange County 2021 E. 4th Street, Suite 122 Santa Ana, CA 92705	City of Anaheim Community Development Director 200 S. Anaheim Blvd. Anaheim, CA 92805	City of Brea Community Development Director 1 Civic Center Circle Brea, CA 92821
City of Yorba Linda Community Development Director 4845 Casa Loma Avenue Yorba Linda, CA 92885	City of Fullerton Community Development Director 303 W. Commonwealth Ave. Fullerton, CA 92832	Placentia-Yorba Linda USD 1301 E. Orangethorpe Ave. Placentia, California, 92870

Appendix A: Community Outreach



Mercy House
P.O. Box 1905
Santa Ana, CA 92702

Orange County Water District
P.O. Box 8300
Fountain Valley, CA 92728-8300

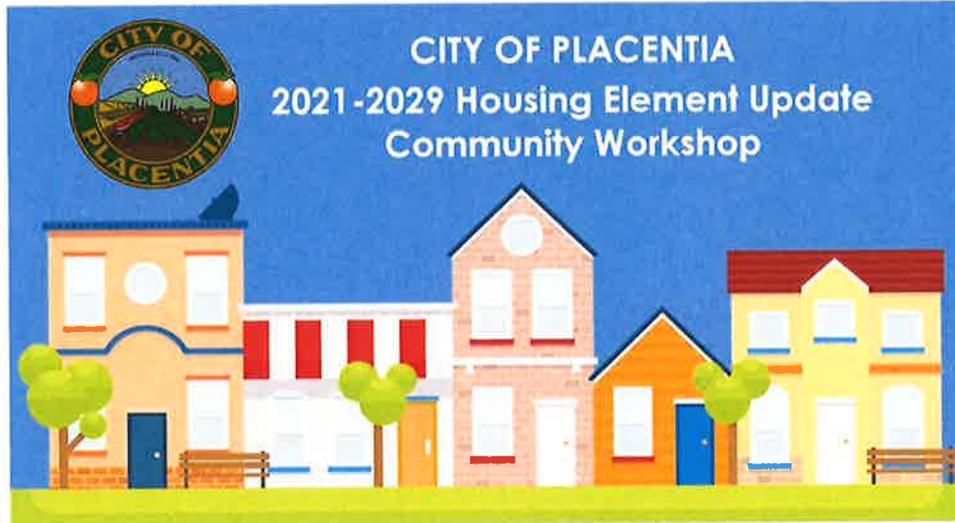
Orange County Sanitation District
10844 Ellis Avenue
Fountain Valley, CA 92708

Pathways of Hope
1231 E Chapman Ave
Fullerton, CA 92831

OC Partnership
1505 17th St.
Santa Ana, CA 92705

[Campaign for Fair Housing Elements](#)
[57 Post Street](#)
[San Francisco, CA 94104](#)
info@fairhousingelements.org

[Elizabeth Hansburg](#)
[People for Housing OC](#)
elizabeth@peopleforhousing.org



The City of Placentia is beginning the process of updating the 2021-2029 Housing Element!

Please join us in-person or virtually to learn about what happens when the City updates its Housing Element, why the City is required to do so, and what opportunities community members have to give feedback. Your participation is important to help plan for Placentia’s housing future.

The community meeting will focus on:

- Housing needs and services within Placentia
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing

WHEN: Tuesday, August 24th at 6:00 pm
IN-PERSON: Whitten Community Center
900 S. Melrose Street
Placentia, CA 92870
VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



For questions, please contact City Staff at DSD@placentia.org or (714) 993-8124
www.placentia.org/housingelement



¡La Ciudad de Placentia está comenzando el proceso de actualización del Elemento Vivienda 2021-2029!

Por favor, únase a nosotros en persona o virtualmente para aprender sobre lo que sucede cuando la Ciudad actualiza su Elemento de Vivienda, por qué se requiere que la Ciudad lo haga y qué oportunidades tienen los miembros de la comunidad para dar su opinión. Su participación es importante para ayudar a planificar el futuro de la vivienda de Placentia.

La reunión de la comunidad se centrará en:

- Necesidades y servicios de vivienda dentro de Placentia
- Oportunidades para proporcionar vivienda en todos los niveles de ingresos en la comunidad
- Identificación de limitaciones para la construcción y el acceso a la vivienda

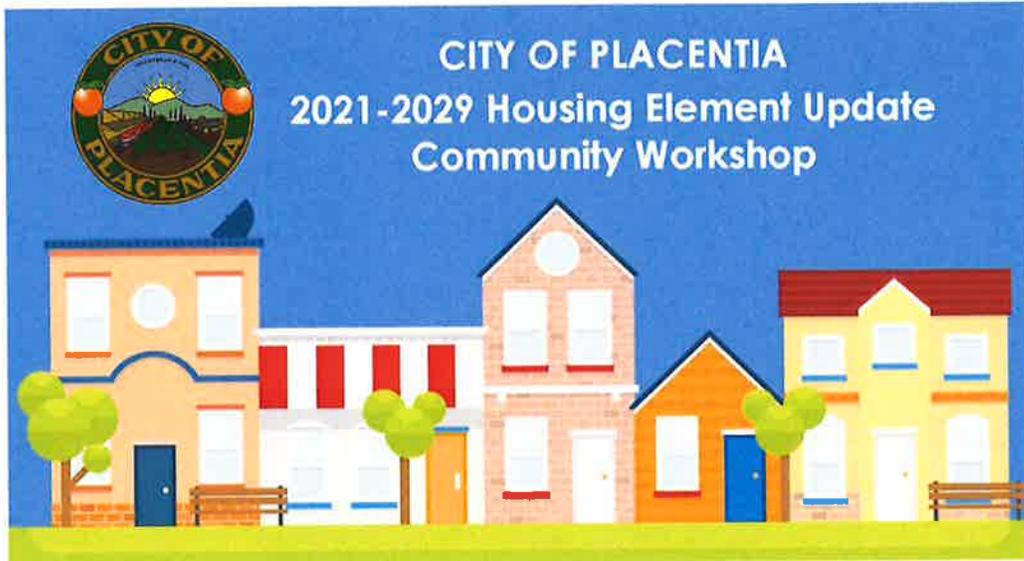
CUÁNDO: Martes 24 de agosto a las 6:00 pm

EN PERSONA: Whitten Community Center
900 S. Melrose Street
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



Si tiene preguntas, comuníquese con el personal de la ciudad al DSD@placentia.org o al (714) 993-8124
www.placentia.org/housingelement



CITY OF PLACENTIA 2021-2029 Housing Element Update Community Workshop

The City of Placentia is beginning the process of updating the 2021-2029 Housing Element!

Please join us in-person or virtually to learn about what happens when the City updates its Housing Element, why the City is required to do so, and what opportunities community members have to give feedback. Your participation is important to help plan for Placentia’s housing future.

The community meeting will focus on:

- Housing needs and services within Placentia
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing

WHEN: Thursday, September 16th at 6:00 pm

IN-PERSON: Senior Center/Powell Building
143 S. Bradford Avenue
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



For questions, please contact City Staff at DSD@placentia.org or (714) 993-8124
www.placentia.org/housingelement



¡La Ciudad de Placentia está comenzando el proceso de actualización del Elemento Vivienda 2021-2029!

Por favor, únase a nosotros en persona o virtualmente para aprender sobre lo que sucede cuando la Ciudad actualiza su Elemento de Vivienda, por qué se requiere que la Ciudad lo haga y qué oportunidades tienen los miembros de la comunidad para dar su opinión. Su participación es importante para ayudar a planificar el futuro de la vivienda de Placentia.

La reunión de la comunidad se centrará en:

- Necesidades y servicios de vivienda dentro de Placentia
- Oportunidades para proporcionar vivienda en todos los niveles de ingresos en la comunidad
- Identificación de limitaciones para la construcción y el acceso a la vivienda

CUÁNDO: Jueves 16 de septiembre a las 6:00 pm

EN PERSONA: Senior Center/Powell Building
143 S. Bradford Avenue
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



Si tiene preguntas, comuníquese con el personal de la ciudad al DSD@placentia.org o al (714) 993-8124
www.placentia.org/housingelement



2021 Housing Element FAQ

1. What is a Housing Element?

State law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. Placentia's General Plan² is divided into the following "elements" or chapters that contain goals, policies and programs which are intended to guide land use and development decisions:

- Land Use
- Housing
- Mobility
- Conservation
- Open Space & Recreation
- Safety
- Noise
- Economic Development
- Health, Wellness & Environmental Justice
- Sustainability

The purpose of the Housing Element is to evaluate the housing needs of Placentia's current and future residents and set forth policies and programs to address those needs.

While most portions of General Plans typically have a time horizon of 20-25 years, State law requires that the Housing Element be updated in 8-year "cycles." The City is currently preparing a Housing Element update for the 2021 to 2029 planning period, which is referred to as the "6th Housing Element cycle" in reference to the six required updates that have occurred since the comprehensive revision to State Housing Element law in 1980.

State law³ establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

¹ California Government Code Sec. 65300 et seq.

² <https://www.placentia.org/166/General-Plan-Update>

³ California Government Code Sec. 65580 et seq.



Placentia 2021 Housing Element FAQ

2. What is Housing Element “certification” and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development (“HCD”) the authority to review Housing Elements and issue findings regarding the elements’ compliance with the law.⁴ When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as “certification” of the Housing Element.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City’s land use plans and development regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a “rebuttable presumption of validity”⁵ that the Housing Element complies with State law, which would support the City’s legal defense. Recent laws also allow courts to impose fines on a jurisdiction if it fails to adopt a Housing Element in compliance with State law.⁶
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification. Grants can help to cover the cost of some projects that would otherwise rely on the City’s General Fund.

Placentia’s last Housing Element update was completed in 2014 and was certified by HCD as fully compliant with State law.

3. What are the most important issues that must be addressed in the Housing Element update?

The major issues that must be addressed in the Housing Element update are: 1) how City policies, plans and regulations help to meet the region’s housing needs for persons and families of all income levels; and 2) how City land use regulations accommodate the special housing needs of those with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Under State law⁷ all cities are required to plan for additional housing to accommodate population growth and address existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies, development regulations and standards to encourage a variety of housing types that are affordable for persons of all income levels. The Regional Housing Needs Assessment (“RHNA”) is the method by which each jurisdiction’s share of new housing needs is determined (see #5 below).

⁴ California Government Code Sec. 65585
⁵ California Government Code Sec. 65589.3.
⁶ AB 101 of 2019
⁷ California Government Code Sec. 65583



Placentia 2021 Housing Element FAQ

- **Housing for Persons with Special Needs.** Under State law⁸ cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
 - ✓ Reasonable accommodation for persons with disabilities
 - ✓ Transitional housing
 - ✓ Supportive housing
 - ✓ Emergency shelters and other facilities serving the homeless
 - ✓ Large families (5 or more persons)
 - ✓ Farm workers

4. What is “affordable” housing?

By definition, housing is considered “affordable” when total housing cost, including utilities, is no more than 30% of a family’s gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Orange County are determined based on these income categories as shown in Table 2. These incomes, rents and housing prices are based on a 4-person family and are adjusted for different family sizes.

Table 2. Income Categories and Affordable Housing Costs - Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	(1)
Very Low	\$67,250	\$1,681	(1)
Low	\$107,550	\$2,689	(1)
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions:

- Based on a family of 4 and 2021 State Income limits
- 30% of gross income for rent or principal, interest, taxes & insurance
- 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

Notes:

- (1) For-sale affordable housing is typically at the moderate income level

Source: Cal. HCD; JHD Planning LLC

⁸ California Government Code Sec. 65583(a)(5)



Placentia 2021 Housing Element FAQ

5. What is the “RHNA” why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment (“RHNA”) is the process established in State law⁹ by which housing needs are determined.

Prior to each planning cycle the total new housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters.

Placentia is located within the Southern California Association of Governments (“SCAG”) region, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties. The total housing need for the SCAG region is distributed to cities and counties by SCAG based upon objectives and criteria established in State law.¹⁰

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. In March 2021 SCAG adopted the RHNA plan for the 6th cycle, which fully allocates the RHNA to jurisdictions in the SCAG region.¹¹ Table 3 shows the RHNA allocations for Placentia, Orange County, and the entire SCAG region.

Table 3. 6th Cycle RHNA - Placentia, Orange County and SCAG Region

	Placentia	Orange County	SCAG Region
Housing need allocation 2021-2029	4,374	183,861	1,341,827

Source: SCAG, 3/4/2021

The RHNA also distributes each jurisdiction’s total housing need into four income categories (the extremely-low and very-low categories are combined for RHNA purposes). Placentia’s 6th cycle RHNA allocation by income category is shown in Table 4.

Table 4. 6th RHNA by Income Category - Placentia

Extremely Low + Very Low	Low	Moderate	Above Moderate	Total
1,231	680	770	1,693	4,374

Source: SCAG, 3/4/2021

6. Is the RHNA a construction mandate?

The RHNA allocation identifies the projected amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share projected growth over the 8-year planning period while also eliminating existing problems of overcrowding and overpayment. The RHNA is a *planning requirement* based upon housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA

⁹ California Government Code Sec. 65584 et seq.

¹⁰ California Government Code Sec. 65584(d)

¹¹ <http://www.scaag.ca.gov/programs/pages/housing.aspx>



Placentia 2021 Housing Element FAQ

allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.¹² Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities for failing to achieve their RHNA allocations.

7. What must cities do to comply with the RHNA?

The Housing Element must provide an evaluation of the city's capacity for additional housing based on land use patterns, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA - typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

8. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to high land prices.

State housing laws are based on the premise that every city has an obligation to adopt regulations to accommodate a range of housing types for persons at all income levels. Every community is dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance, child and elder care, medical technicians, personal services, clerical support and retail trade. While the existing housing stock serves the needs of many residents, market rents and prices are higher than some families can afford. In addition, low-wage jobs have increased at a much faster rate than affordable housing is being built.

While cities are not required to build new housing, they must ensure that their land use regulations encourage a full range of housing types. Rental apartments typically provide the majority of affordable housing, but other types of housing such as accessory dwelling units (ADUs) can also help to address this need. Various governmental programs provide funding assistance for affordable housing, but if a city's development regulations do not allow sufficient additional housing, the housing needs of the local workforce may be shifted to other cities.

¹² California Government Code Sec. 65913.4 (SB 35 of 2017)



Placentia 2021 Housing Element FAQ

9. Placentia is fully developed. Why is the RHNA allocation so high?

SCAG's 6th cycle RHNA allocation for the entire 6-county region is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were discouraging growth. As a result, the 5th RHNA was uncharacteristically low. For comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 housing units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on *projected population growth*. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	764,405 units
Total need:	1,341,827 units

As seen from this breakdown, if existing need were excluded (as was the case in prior RHNA cycles) the total need would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of housing to jobs and public transit rather than availability of vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties have been assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

The RHNA allocations assume that in many urbanized cities of Orange and Los Angeles counties, a significant portion of new housing needs will be met through the redevelopment of older commercial properties.

10. How will Placentia accommodate its new housing needs assigned in the RHNA?

Placentia is fully developed and very little vacant land suitable for new housing is available. Therefore, the City's RHNA allocation must be satisfied through redevelopment of properties with potential for new housing or mixed use (i.e., a combination of housing and other uses on the same property). In recent years Placentia has adopted plans for the redevelopment of properties near downtown and the future Metrolink[®] station. The Housing Element update will identify a strategy for providing additional opportunities to accommodate the City's assigned housing need.

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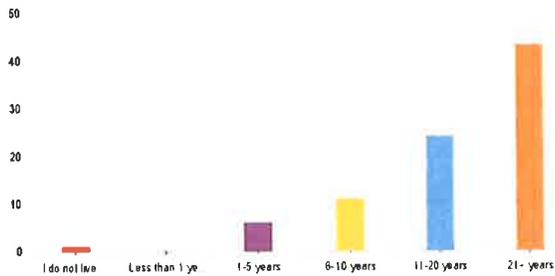
¹³ <https://www.placentia.org/705/Metrolink-Station-and-Parking-Structure>



Table A-2: Online Survey Results

2021 Housing Element Survey

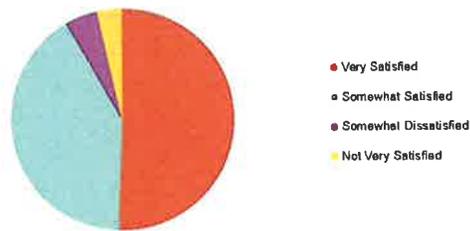
1. If you live in Placentia, how long have you lived here?



Answers	Count	Percentage
I do not live in Placentia	1	1.16%
Less than 1 year	0	0%
1-5 years	6	7.06%
6-10 years	11	12.94%
11-20 years	24	28.24%
21+ years	43	50.59%

Answered: 85 Skipped: 0

2. How satisfied are you with your current housing situation?



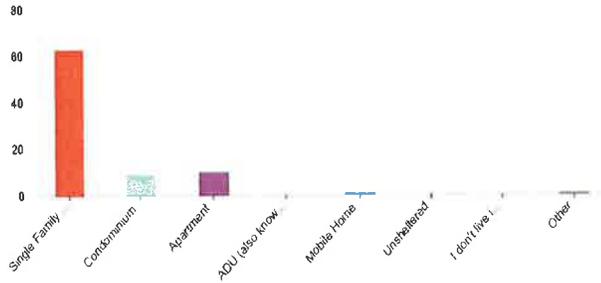
Answers	Count	Percentage
Very Satisfied	43	50.59%
Somewhat Satisfied	35	41.18%
Somewhat Dissatisfied	4	4.71%
Not Very Satisfied	3	3.53%

Appendix A: Community Outreach



Answered: 85 Skipped: 0

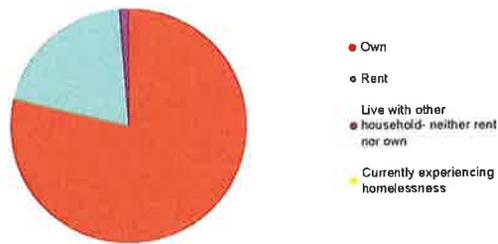
3. If you live in Placentia, select the type of housing unit you reside in:



Answers	Count	Percentage
Single Family Home	63	74.12%
Condominium	9	10.59%
Apartment	10	11.76%
ADU (also known as second unit or "Granny unit")	0	0%
Mobile Home	1	1.18%
Unsheltered	0	0%
I don't live in Placentia	0	0%
Other	1	1.18%

Answered: 84 Skipped: 1

4. Do you rent or own the home you live in?



Answers	Count	Percentage
Own	67	78.82%
Rent	17	20%
Live with other household- neither rent nor own	1	1.18%
Currently experiencing homelessness	0	0%

Appendix A: Community Outreach



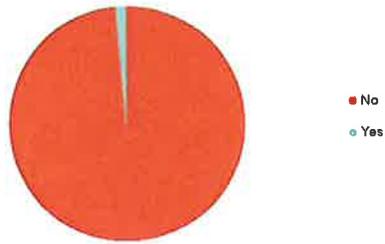
Currently experiencing homelessness

0

0%

Answered: 85 Skipped: 0

5. If you reside in a single-family house, does the property have a second unit/guest house/ADU? (if you answered No, skip to question 7.)



Answers

Count

Percentage

No

76

89.41%

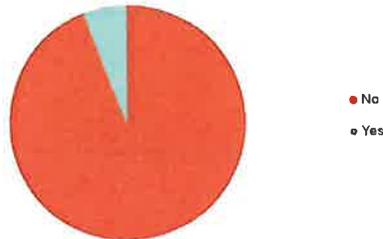
Yes

1

1.18%

Answered: 77 Skipped: 8

6. Is this second unit/guest house/ADU occupied?



Answers

Count

Percentage

No

16

18.82%

Yes

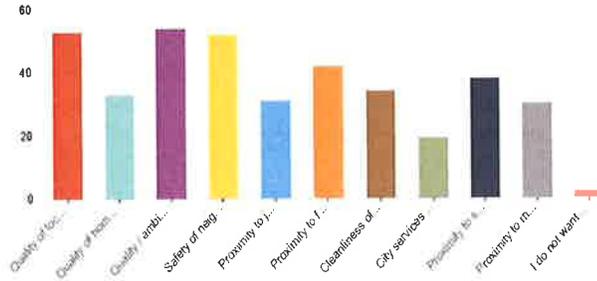
1

1.18%

Answered: 17 Skipped: 68

7. Please select the top reasons you choose to live or would like to live in Placentia. Check all that apply.

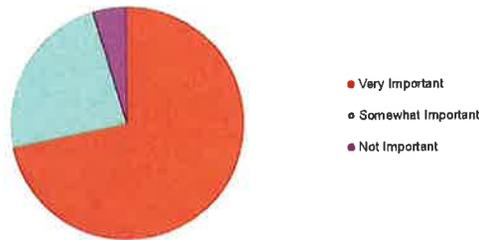
Appendix A: Community Outreach



Answers	Count	Percentage
Quality of local school system	53	62.35%
Quality of home	33	38.62%
Quality / ambience of neighborhood	54	63.53%
Safety of neighborhood	52	61.18%
Proximity to jobs	31	36.47%
Proximity to family	42	49.41%
Cleanliness of streets and surroundings	34	40%
City services and programs	19	22.35%
Proximity to shopping and services	38	44.71%
Proximity to medical care	30	35.29%
I do not want to live in Placentia	2	2.35%

Answered: 85 Skipped: 0

Maintaining the character of existing residential neighborhoods



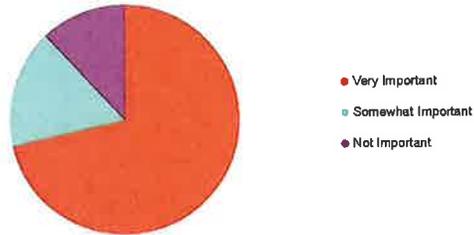
Answers	Count	Percentage
Very Important	61	71.76%
Somewhat Important	20	23.53%
Not Important	4	4.71%

Appendix A: Community Outreach



Answered: 85 Skipped: 0

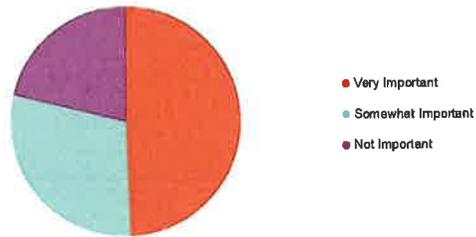
Ensuring that children who grow up in Placentia can afford to live in Placentia.



Answers	Count	Percentage
Very Important	60	70.59%
Somewhat Important	14	16.47%
Not Important	10	11.76%

Answered: 84 Skipped: 1

Ensuring that the housing market in Placentia provides a diverse range of housing types, including single-family, townhomes, apartments, duplex/triplex, and condos.

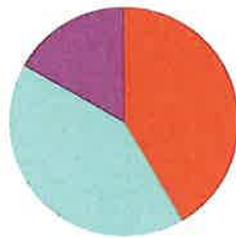


Answers	Count	Percentage
Very Important	42	49.41%
Somewhat Important	25	29.41%
Not Important	18	21.18%

Answered: 85 Skipped: 0

Establishing special needs housing for seniors, large families, veterans, and/or persons with disabilities.

Appendix A: Community Outreach

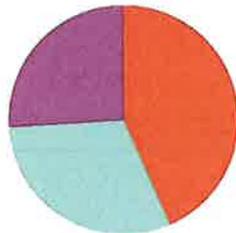


- Very Important
- Somewhat Important
- Not Important

Answers	Count	Percentage
Very Important	35	41.18%
Somewhat Important	35	41.18%
Not Important	14	18.47%

Answered: 84 Skipped: 1

Integrating affordable housing throughout the community to create mixed-income neighborhoods



- Very Important
- Not Important
- Somewhat Important

Answers	Count	Percentage
Very Important	37	43.53%
Not Important	26	30.59%
Somewhat Important	22	25.88%

Answered: 85 Skipped: 0

Providing shelters and transitional housing for the homeless, along with services to help move people into permanent housing

Appendix A: Community Outreach

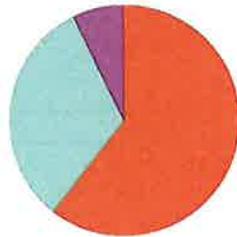


- Very Important
- Somewhat Important
- Not Important

Answers	Count	Percentage
Very Important	32	37.65%
Somewhat Important	31	36.47%
Not Important	22	25.88%

Answered: 85 Skipped: 0

Encouraging the rehabilitation of existing housing stock



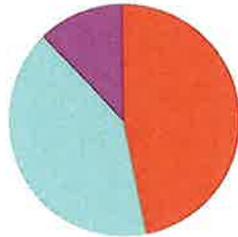
- Very Important
- Somewhat Important
- Not Important

Answers	Count	Percentage
Very Important	51	60%
Somewhat Important	27	31.76%
Not Important	6	7.06%

Answered: 84 Skipped: 1

Establishing programs to help at-risk homeowners keep their homes

Appendix A: Community Outreach

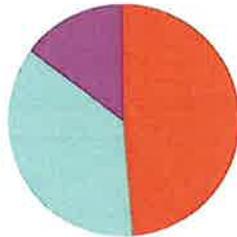


● Very Important
● Somewhat Important
● Not Important

Answers	Count	Percentage
Very Important	39	45.88%
Somewhat Important	34	40%
Not Important	10	11.76%

Answered: 83 Skipped: 2

Fair/Equitable housing opportunities and programs to help maintain and secure neighborhoods



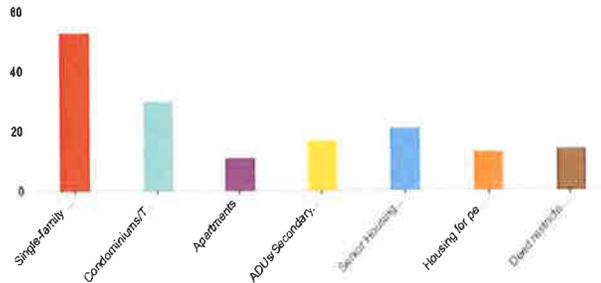
● Very Important
● Somewhat Important
● Not Important

Answers	Count	Percentage
Very Important	40	47.06%
Somewhat Important	30	35.29%
Not Important	12	14.12%

Answered: 82 Skipped: 3

9. What type of housing do you think is most needed in the City of Placentia? Check all that apply.

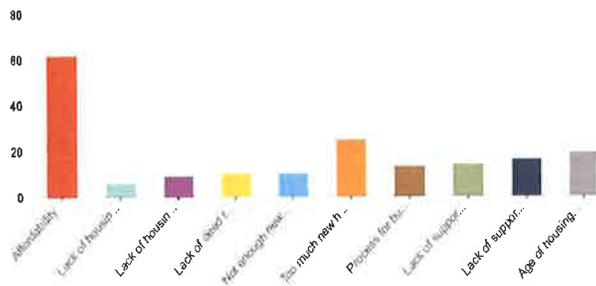
Appendix A: Community Outreach



Answers	Count	Percentage
Single-family houses	53	62.35%
Condominiums/Townhouses	30	35.29%
Apartments	11	12.94%
ADUs/Secondary Units or "Granny Flats"	17	20%
Senior Housing	21	24.71%
Housing for persons with Disabilities	13	15.29%
Deed restricted affordable housing	14	16.47%

Answered: 79 Skipped: 6

10. What do you think are the most important housing related issues facing Placentia today? Check all that apply.



Answers	Count	Percentage
Affordability	62	72.94%
Lack of housing for large families	6	7.08%
Lack of housing for smaller families	9	10.59%
Lack of deed restricted affordable housing	10	11.76%
Not enough new housing development	10	11.76%
Too much new housing development	25	29.41%
Process for building housing is too burdensome	13	15.29%

Appendix A: Community Outreach



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Appendix B: Residential Land Inventory

California Housing Element law mandates that each city show it has adequate sites available through appropriate zoning and development standards to accommodate a range of housing types and income levels. This appendix evaluates potential sites for additional housing development to accommodate the City’s assigned need in the Regional Housing Needs Assessment (RHNA).

Methodology for the Sites Inventory Analysis

The residential sites inventory is comprised of four components: 1) approved projects; 2) vacant sites; 3) underutilized (non-vacant) sites with potential for additional residential development or redevelopment; and potential accessory dwelling units (ADUs).

Based on the “default density” provisions of State law, vacant or underutilized sites of at least one-half acre that allow a density of at least 30 units/acre are considered suitable for housing in all income categories. Sites smaller than one-half acre and sites allowing multi-family or mixes-use at a density less than 30 units/acre are considered suitable for moderate- or above-moderate-income housing, while sites zoned for single-family-detached homes are assigned to the above-moderate category. For approved projects (Table B-2) income levels are based upon the actual or anticipated sales prices or rents.

Potential sites for residential development during the 2021-2029 planning period are summarized in Table B-1. As shown in this table, based on current zoning the capacity is not sufficient to fully accommodate the City’s RHNA allocation in all income categories. Analysis supporting this finding is provided in the discussion below and in Tables B-2 through B-4. Program HE-1.8 in the Housing Plan includes a commitment to identify and rezone sufficient sites to address this shortfall.

Table B-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Approved Projects (Table B-2)	-	252187	-	774	1,026
Vacant Sites (Table B-3)	-	-	394496	6569	459
Underutilized Sites (Table B-4)	698786	404469	371257	247384	1,720
ADUs	14	24	17	1	56
Total Capacity	712800	680	782770	1,0871,228	3,196
RHNA	1,24331	680	782770	1,693	4,398
Surplus (Shortfall)	(531431)	-	-	(606465)	(1,137)

Source: City of Placentia, 2021

Approved Projects

Table B-2 summarizes residential developments that have received some form of approval and will become available during the planning period. Three projects have been approved in the TOD district at densities ranging from 73 to 89 units/acre. One of these is a 100% low-income deed-restricted housing development (USA Properties, Figure B-1). These projects demonstrate that high-density residential

Appendix B: Residential Land Inventory



and mixed-use development is highly marketable in this area. All of the projects were built on underutilized sites formerly occupied by industrial and warehouse uses.

Table B-2: Approved Projects

Project/ Address	Product Type	Density (units/ac)	Units by Income Category	Status/Notes
The Herald 110-132 E. Crowther Ave.	6-story multi-family	72.9	215 (market-rate)	TOD district; redevelopment of industrial/warehouse; 95 du/ac max allowed (77%)
505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Place, 409 Evelyn Place	5-story mixed use	82.9	418 (market-rate)	TOD district; redevelopment of industrial/warehouse; 95 du/ac max allowed (87%)
USA Properties 207-209 W. Crowther Ave.	6-story mixed use	88.7	189 (187 deed-restricted lower-income)	TOD district; redevelopment of former packing house; 95 du/ac max allowed (93%)
<u>Santa Angelina</u> <u>NE corner Angelina/Morse</u>	<u>2-story multi-family</u>	<u>16.9</u>	<u>65 (deed-restricted senior low income)</u>	<u>Redevelopment of a church campus. Zone change from R1 to R3.</u>
455 S. Van Buren	Townhouse	25.0	139 (market-rate)	Redevelopment of underutilized and blighted non-conforming automotive dismantling yard.
Totals			252187 low 774 above-mod	

Figure B-1: TOD Affordable Mixed-Use Project (207-209 W. Crowther Ave)



Vacant Sites

Like many older communities in the Southern California metropolitan area, Placentia has minimal vacant land suitable for residential development. The majority of vacant land is within Specific Plan 7, bounded by Buena Vista Avenue to the north, Rose Drive to the west, Orangethorpe Avenue along the south, and the Van Buren Street to the east. Many of the vacant parcels are contiguous land areas too small to allow for construction. However, through lot consolidation these parcels have the potential to provide opportunities for new housing construction. Table B-3 shows vacant sites that are suitable for residential development. Based on the densities permitted in these areas, future units would be



affordable to moderate- and above-moderate-income households. Due to high land values and the relatively low densities allowed on these parcels, it is expected that future housing developments will seek near the maximum allowable number of units on each site; however, the inventory shown in Table B-3 conservatively reflects a 10% reduction from the allowable number of units.

Underutilized Sites

Underutilized sites with potential for additional residential development or redevelopment are listed in Table B-4. The most significant opportunities for additional housing development are within the TOD and Old Town areas.

Recent real estate development trends in the urban portions of Orange and Los Angeles counties demonstrate the increasing market feasibility of multi-family and mixed-use redevelopment at densities well above 30 units/acre. As discussed above, several projects have already been approved in the Placentia TOD area at densities up to 89 units/acre. The realistic yield estimated in Table B-4 for parcels in the TOD area is assumed to be 83 units/acre, which is the average density of the three recent projects described above. In all other zones the inventory conservatively reflects a 10% reduction from the allowable number of units for each site.

Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and Placentia has seen an increase in ADU development interest recently.

Over the past few years interest in ADUs has increased, and during 2018-2020 the City has approved 21 ADU permits. At that rate, it is estimated that approximately 56 additional ADUs will be approved during the 2021-2029 planning period. Based on recent analysis conducted by SCAG⁴ over two-thirds of future ADUs are expected to be affordable to lower-income households. The assumption of 7 ADUs per year is considered to be very conservative given that in 2021 the City issued 9 ADU permits and in just the first two months of 2022 there have been 13 ADU applications submitted.

Candidate Sites for Rezoning

As noted in Table B-1 above, the sites inventory shows a shortfall of potential capacity for 531 lower-income units and 606 above-moderate-income units. The City has identified the following 2-pronged strategy for addressing this shortfall:

1. The existing TOD area is proposed to be expanded to the west, creating capacity for more than 1,100 multi-family units. This area is currently zoned Manufacturing and encompasses approximately 14 acres. The potential capacity for this TOD expansion area assumes an

⁴ SCAG, Regional Accessory Dwelling Unit Affordability Analysis, 2020 (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

Appendix B: Residential Land Inventory



allowable density of 95 units/acre and an average yield of 82 units/acre based on recently approved projects in the existing TOD area.

2. The existing R-3 zoning district currently allows a maximum density of 25 units/acre. The City proposes to increase the maximum density in the R-3 district to 30 units/acre. While this zoning amendments would apply to all properties in the R-3 district, only the most likely sites for development are listed in Table B-5. With a conservative 10% reduction from the proposed allowable density of 30 units/acre, these parcels would have a total capacity for approximately 363 units, an increase of 61 potential units compared to the estimated capacity under current regulations.

Program 1.8 in the Housing Plan describes the actions necessary to implement this rezoning strategy.



Appendix B: Residential Land Inventory

Table B-3: Vacant Sites

<u>Street Address</u>	<u>APN</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Max Density (du/ac)</u>	<u>Acres</u>	<u>2 prior cycles?</u>	<u>Lower</u>	<u>Mod</u>	<u>Above Mod</u>	<u>Total Units</u>
Natchez Ave/Erie St	336-520-26	Medium Density	PUD	15	0.22	Yes		2		2
N. Placentia Ave/W. Palm	337-241-63	Medium Density	R-1	15	0.14	Yes			1	1
209 S. Walnut	339-361-05	Medium Density	R-2	15	0.07	Yes		1		1
307 BAKER ST	339-392-14	OT	OT	65	0.24	No		13		13
323 BAKER ST	339-392-19	OT	OT	65	0.15	No		8		8
S. Walnut Ave/Baker St	339-392-20	Medium Density	R-2	15	0.15	Yes		2		2
S. Walnut Ave/Baker St	339-392-21	Medium Density	R-2	15	0.10	Yes		1		1
230 W SANTA FE AVE	339-393-01	OT	OT	29	0.13	No		3		3
417 W. Crowther	339-401-03	TOD	TOD	95	0.09	No		7		7
adjacent to 413 W. Crowther	339-401-05	TOD	TOD	95	0.01	No		1		1
554 Vanderbilt Drive	340-401-28	Low Density	R-1	6	0.16	Yes			1	1
548 Vanderbilt Drive	340-401-29	Low Density	R-1	6	0.17	Yes			1	1
700 De Jesus Dr.	340-461-13	Low Density	PUD	6	0.22	Yes			1	1
519 Langer Drive	340-462-13	Low Density	PUD	6	0.13	Yes			1	1
525 Langer Drive	340-462-14	Low Density	PUD	6	0.11	Yes			1	1
531 Langer Drive	340-462-15	Low Density	PUD	6	0.12	Yes			1	1
Lyons Wav/Langer Drive	340-462-16	Low Density	PUD	6	1.21	Yes			6	6
Powell/Ekenrode	340-511-66	Low Density	RPC	6	0.26	Yes			1	1
Vina Del Mar/Puerto Natales Dr.	341-022-10	Low Density	R-1	6	0.47	Yes			2	2
Bryce Cir./Carlsbad St.	341-042-39	Low Density	R-1	6	0.37	Yes			1	1
Vina del Mar/Jefferson St	341-042-43	Low Density	R-1	6	0.38	Yes			2	2
Olympic Ave	341-081-34	Low Density	R-1	6	0.22	Yes			1	1
Yellowstone Ave.	341-081-36	Low Density	R-1	6	0.34	Yes			1	1
Yellowstone Ave.	341-082-02	Low Density	R-1	6	0.55	Yes			2	2
1150 Mammoth Circle	341-093-02	Low Density	R-1	6	0.23	Yes			1	1
1150 Mammoth Circle	341-093-03	Low Density	R-1	6	0.24	Yes			1	1
Higland/ Orachard	341-122-83	Medium Density	PUD	15	1.13	Yes		15		15
Orangethorpe/Richfield	341-122-89	Medium Density	PUD	15	1.45	Yes		19		19
1255 Vina Del Mar	341-201-35	Low Density	R-1	6	0.49	Yes			2	2
Orangethorpe/Jefferson	341-343-10	Low Density	SP-7	6	0.18	Yes			1	1
Orchard/Van Buren	341-352-10	Medium Density	SP-7	15	0.23	Yes		3		3
Cherry/Van Buren	341-352-15	Low Density	SP-7	6	0.17	Yes			1	1
17272 Cherry	341-354-01	Low Density	SP-7	6	0.18	Yes			1	1



Appendix B: Residential Land Inventory

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
17262 Cherry	341-354-02	Low Density	SP-7	6	0.26	Yes			1	1
N. Van Buren/Orchard	341-361-01	Low Density	PUD	6	0.96	Yes			5	5
N. Van Buren/Orchard	341-361-02	Low Density	SP-7	6	0.40	Yes			2	2
Willow St./Van Buren	341-362-01	Medium Density	SP-7	15	0.08	Yes		1		1
Willow St./Van Buren	341-362-02	Medium Density	SP-7	15	0.69	Yes		9		9
6200 Van Buren	341-365-02	Low Density	SP-7	6	0.14	Yes			1	1
6200 Van Buren	341-365-03	Low Density	SP-7	6	0.15	Yes			1	1
Cherry St./Van Buren	341-374-01	Medium Density	R-G	15	0.26	Yes		3		3
Cherry St./Depot St.	341-375-01	Medium Density	R-G	15	0.30	Yes		4		4
Cherry St./Van Buren	341-375-02	Medium Density	R-G	15	0.22	Yes		3		3
502 Gerhold Lane	341-421-33	Low Density	SP-7	6	0.41	Yes			2	2
1451 Howard Pl	341-431-01	Low Density	SP-7	6	0.44	Yes			2	2
406 Nevin Lane	341-433-23	Low Density	SP-7	6	0.48	Yes			2	2
Alta Vista/Van Buren	341-481-28	Medium Density	SP-7	15	1.00	Yes		13		13
164 Los Alamitos Cir.	343-682-24	Medium Density	PUD	15	0.11	Yes		1		1
Orchard/Richfield	343-712-03	Medium Density	PUD	15	0.42	Yes		5		5
Orchard/S. Caliente Way	343-712-47	Medium Density	PUD	15	0.05	Yes		1		1
Orchard/S. Caliente Way	343-712-48	Medium Density	PUD	15	0.13	Yes		1		1
Orchard/S. Caliente Way	343-712-49	Medium Density	PUD	15	0.03	Yes		1		1
Orchard/Richfield	343-712-69	Medium Density	PUD	15	0.04	Yes		1		1
Vincente/Maria Ave	346-013-02	Low Density	R-1	6	0.12	Yes			1	1
Vincente/Maria Ave	346-013-03	Low Density	R-1	6	0.13	Yes			1	1
Orangethorpe/Jefferson	346-162-01	HDR	R-3	25	0.47	No		10		10
Orangethorpe/Jefferson	346-162-02	HDR	R-3	25	4.55	No		102		102
503 S. Van Buren St.	346-164-23	HDR	R-3	25	0.21	No		4		4
560 S Van Buren	346-171-01	Low Density	R-1	6	0.65	Yes			3	3
17000 L Paloma	346-172-24	Low Density	R-1	6	0.26	Yes			1	1
La Paloma/Van Buren	346-172-26	Low Density	R-1	6	0.09	Yes			1	1
La Paloma/Van Buren	346-172-27	Low Density	R-1	6	0.09	Yes			1	1
17000 La Paloma	346-173-01	Low Density	R-1	6	0.20	Yes			1	1
17342 Atwood Ave	346-181-02	Low Density	R-1	6	0.06	Yes			1	1
Atwood/Van Buren	346-181-11	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Van Buren	346-181-12	Low Density	R-1	6	0.19	Yes			1	1
Atwood/Van Buren	346-181-13	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Van Buren	346-181-14	Low Density	R-1	6	0.14	Yes			1	1



Appendix B: Residential Land Inventory

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
Atwood/Lincoln	346-181-16	Low Density	R-1	6	0.10	Yes			1	1
Atwood/Lincoln	346-181-17	Low Density	R-1	6	0.10	Yes			1	1
Atwood/Lincoln	346-181-18	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Lincoln	346-181-19	Low Density	R-1	6	0.09	Yes			1	1
17431 Oak St	346-181-21	Low Density	R-1	6	0.09	Yes			1	1
601 S. Lakeview Ave.	346-331-02	HDR	R-3	25	4.55	No		102		102
Lakeview Loop/Veterans Way	346-331-03	HDR	R-3	25	0.13	No		2		2
625 S. Lakeview Ave.	346-331-11	HDR	R-3	25	0.53	No		12		12
2006 E. Lakeview Loop	346-331-27	HDR	R-3	25	0.38	No		8		8
2018 E. Lakeview Loop	346-331-29	HDR	R-3	25	0.39	No		8		8
613 S. Lakeview Ave.	346-331-30	HDR	R-3	25	0.45	No		10		10
1958 E. Veterans Way	346-331-32	HDR	R-3	25	0.81	No		18		18
Totals					31.9			394	65	459

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing-Use
336-520-26	Natchez Ave/Erie St	0.22	Medium Density	PUD	15		3		3	Vacant
337-241-63	N. Placentia Ave/W. Palm	0.14	Medium Density	R-1	15		2		2	Vacant
339-361-05	209 S. Walnut	0.07	Medium Density	R-2	15		1		1	Vacant
339-392-20	S. Walnut Ave/Baker St	0.15	Medium Density	R-2	15		2		2	Vacant
339-392-21	S. Walnut Ave/Baker St	0.10	Medium Density	R-2	15		1		1	Vacant
341-122-83	Highland/ Orchard	1.13	Medium Density	PUD	15		17		17	Vacant
341-122-89	Orangethorpe/Richfield	1.45	Medium Density	PUD	15		21		21	Vacant
341-352-10	Orchard/Van Buren	0.23	Medium Density	SP-7	15		3		3	Vacant
341-362-01	Willow St./Van Buren	0.08	Medium Density	SP-7	15		1		1	Vacant
341-362-02	Willow St./Van Buren	0.69	Medium Density	SP-7	15		10		10	Vacant
341-374-01	Cherry St./Van Buren	0.26	Medium Density	R-G	15		3		3	Vacant
341-375-01	Cherry St./Depot St.	0.30	Medium Density	R-G	15		4		4	Vacant
341-375-02	Cherry St./Van Buren	0.22	Medium Density	R-G	15		3		3	Vacant
341-481-28	Alta Vista/Van Buren	1.00	Medium Density	SP-7	15		15		15	Vacant
343-712-47	Orchard/S. Caliente Way	0.05	Medium Density	PUD	15		1		1	Vacant
343-712-48	Orchard/S. Caliente Way	0.13	Medium Density	PUD	15		1		1	Vacant
343-712-49	Orchard/S. Caliente Way	0.03	Medium Density	PUD	15		1		1	Vacant
343-712-69	Orchard/Richfield	0.04	Medium Density	PUD	15		1		1	Vacant



Appendix B: Residential Land Inventory

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing Use
343-682-24	164 Los Alamitos Cir.	0.11	Medium Density	PUD	15		4		4	Vacant
343-712-03	Orchard/Richfield	0.42	Medium Density	PUD	15		6		6	Vacant
340-461-13	700 De Jesus Dr.	0.22	Low Density	PUD	6			4	4	Vacant
340-511-66	Powell/Ekenrode	0.26	Low Density	RPC	6			4	4	Vacant
341-022-10	Vina Del Mar/Puerto Natales	0.47	Low Density	R-1	6			2	2	Vacant
341-042-39	Bryce Cir./Carlsbad St.	0.37	Low Density	R-1	6			2	2	Vacant
341-042-43	Vina del Mar/Jefferson St	0.38	Low Density	R-1	6			2	2	Vacant
341-081-34	Olympic Ave	0.22	Low Density	R-1	6			4	4	Vacant
341-081-36	Yellowstone Ave.	0.34	Low Density	R-1	6			2	2	Vacant
341-082-02	Yellowstone Ave.	0.55	Low Density	R-1	6			3	3	Vacant
341-093-02	1150 Mammoth Circle	0.23	Low Density	R-1	6			4	4	Vacant
341-093-03	1150 Mammoth Circle	0.24	Low Density	R-1	6			4	4	Vacant
341-201-35	1255 Vina Del Mar	0.49	Low Density	R-1	6			2	2	Vacant
341-343-10	Orangethorpe/Jefferson	0.18	Low Density	SP-7	6			4	4	Vacant
341-352-15	Cherry/Van Buren	0.17	Low Density	SP-7	6			4	4	Vacant
341-354-01	17272 Cherry	0.18	Low Density	SP-7	6			4	4	Vacant
341-354-02	17262 Cherry	0.26	Low Density	SP-7	6			4	4	Vacant
341-361-01	N. Van Buren/Orchard	0.96	Low Density	PUD	6			5	5	Vacant
341-361-02	N. Van Buren/Orchard	0.40	Low Density	SP-7	6			2	2	Vacant
341-421-33	502 Gerhold Lane	0.44	Low Density	SP-7	6			2	2	Vacant
341-431-01	1451 Howard Pl	0.44	Low Density	SP-7	6			2	2	Vacant
341-433-23	406 Nevin Lane	0.48	Low Density	SP-7	6			2	2	Vacant
346-171-01	560 S Van Buren	0.65	Low Density	R-1	6			3	3	Vacant
346-172-24	17000 L Paloma	0.26	Low Density	R-1	6			4	4	Vacant
346-173-01	17000 La Paloma	0.20	Low Density	R-1	6			4	4	Vacant
340-401-28	554 Vanderbilt Drive	0.16	Low Density	R-1	6			4	4	Vacant
340-401-29	548 Vanderbilt Drive	0.17	Low Density	R-1	6			4	4	Vacant
340-462-13	519 Langer Drive	0.13	Low Density	PUD	6			4	4	Vacant
340-462-14	525 Langer Drive	0.11	Low Density	PUD	6			4	4	Vacant
340-462-15	531 Langer Drive	0.12	Low Density	PUD	6			4	4	Vacant
340-462-16	Lyons Way/Langer Drive	1.21	Low Density	PUD	6			7	7	Vacant
341-365-02	6200 Van Buren	0.14	Low Density	SP-7	6			4	4	Vacant
341-365-03	6200 Van Buren	0.15	Low Density	SP-7	6			4	4	Vacant
346-013-02	Vincente/Maria Ave	0.12	Low Density	R-1	6			4	4	Vacant
346-013-03	Vincente/Maria Ave	0.13	Low Density	R-1	6			4	4	Vacant

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APN	Street-Address	Acres	General-Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing-Use
346-172-26	La Paloma/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant
346-172-27	La Paloma/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant
346-181-02	17342 Atwood Ave	0.06	Low Density	R-1	6			1	1	Vacant
346-181-11	Atwood/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant
346-181-12	Atwood/Van Buren	0.10	Low Density	R-1	6			1	1	Vacant
346-181-13	Atwood/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant
346-181-14	Atwood/Van Buren	0.14	Low Density	R-1	6			1	1	vacant
346-181-16	Atwood/Lincoln	0.10	Low Density	R-1	6			1	1	Vacant
346-181-17	Atwood/Lincoln	0.10	Low Density	R-1	6			1	1	Vacant
346-181-18	Atwood/Lincoln	0.09	Low Density	R-1	6			1	1	Vacant
346-181-19	Atwood/Lincoln	0.09	Low Density	R-1	6			1	1	Vacant
346-181-21	17431 Oak St	0.09	Low Density	R-1	6			1	1	Vacant
339-401-03	417 W. Crowther	0.09	TOD	TOD	95	8			8	Vacant
339-401-05	adjacent to 413 W. Crowther	0.04	TOD	TOD	95	4		1	1	Vacant
339-394-07	100 W SANTA FE AVE	0.07	OT	OT	29		2		2	Parking Lot
339-394-06	110 W SANTA FE AVE	0.05	OT	OT	29		1		1	Parking Lot
339-392-14	307 BAKER ST	0.24	OT	OT	65		15		15	Vacant
339-394-01	132 W SANTA FE AVE	0.09	OT	OT	29		2		2	
339-061-07	234 S BRADFORD AVE	0.17	OT	OT	29		4		4	Parking Lot
339-365-18	219 1/2 S BRADFORD AVE	0.15	OT	OT	29		4		4	
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35		10		10	
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29		9		9	
339-365-27	Same parcel as above	0.34	OT	OT			1		1	
339-365-15	235 S BRADFORD AVE	0.09	OT	OT	29		2		2	Parking Lot
339-392-19	323 BAKER ST	0.15	OT	OT	65		9		9	Vacant
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29		1		1	
339-364-16	203 W SANTA FE AVE	0.09	OT	OT	29		2		2	
339-365-09	234 S MAIN ST	0.09	OT	OT	29		2		2	
339-393-01	230 W SANTA FE AVE	0.13	OT	OT	29		3		3	Vacant
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29		1		1	
339-052-28	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	
339-052-29	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	
339-355-17	121 S BRADFORD AVE	0.15	OT	OT	35		5		5	Parking Lot
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35		1		1	
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35		2		2	

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing Use
339-363-12	333 W SANTA FE AVE	0.06	OT	OT	35		2		2	Parking Lot
339-363-13	329 W SANTA FE AVE	0.06	OT	OT	35		2		2	Parking Lot
346-331-32	1958 E. Veterans Way	0.81	HDR	R-3	25		20		20	Vacant
346-331-27	2006 E. Lakeview Loop	0.38	HDR	R-3	25		9		9	Vacant
346-331-29	2018 E. Lakeview Loop	0.39	HDR	R-3	25		9		9	Vacant
346-331-02	601 S. Lakeview Ave.	4.55	HDR	R-3	25		113		113	Vacant
346-331-30	613 S. Lakeview Ave.	0.45	HDR	R-3	25		11		11	Vacant
346-331-11	625 S. Lakeview Ave.	0.53	HDR	R-3	25		13		13	Vacant
346-331-03	Lakeview Loop/Veterans Way	0.13	HDR	R-3	25		3		3	Vacant
346-164-23	503 S. Van Buren St.	0.21	HDR	R-3	25		5		5	Vacant
346-162-02	Orangethorpe/Jefferson	4.55	HDR	R-3	25		113		113	Vacant
346-162-01	Orangethorpe/Jefferson	0.47	HDR	R-3	25		11		11	Vacant
						0	496	69	573	

Appendix B: Residential Land Inventory



Table B-4: Underutilized Sites

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
343-691-06	Orchard/Highland	4.13	MDR	R-G	15	16		39		55	39	16 Units	No
339-401-16	Crowther/Melrose	3.24	TOD	TOD	95		268			268	268	Packing House	Yes
339-401-01	425 W. Crowther	0.06	TOD	TOD	95	1		3		4	3	Residential, Single Family Home	Yes
339-401-02	421 W. Crowther	0.11	TOD	TOD	95	1		8		9	8	Residential, Single Family Home	Yes
339-401-06	415 Goetz Place	0.14	TOD	TOD	95	1		10		11	10	Residential, Single Family Home	Yes
339-401-07	411 Goetz Place	0.06	TOD	TOD	95	1		3		4	3	Residential, Single Family Home	Yes
339-401-10	408 Goetz Place	0.13	TOD	TOD	95	3		7		10	7	Residential, 3 units	Yes
339-401-13	409 W. Crowther	0.09	TOD	TOD	95	1		6		7	6	Residential, Single Family Home	Yes
339-063-01	101 E. Crowther	0.6	TOD	TOD	95		49			49	49	Parking Lot	No
339-063-02	125 E. Crowther	0.25	TOD	TOD	95			20		20	20	Parking Lot	No
339-402-15	Crowther	0.1	TOD	TOD	95			8		8	8	Parking Lot	No
339-401-14	405 W. Crowther	0.1	TOD	TOD	95	1		7		8	7	Residential, Single Family Home	Yes
339-401-11	417 Evelyn Place	0.13	TOD	TOD	95			10		10	10	parking lot utilized by surrounding residential	Yes
339-401-12	adjacent to 417 Evelyn Place	0.13	TOD	TOD	95			10		10	10	parking lot utilized by surrounding residential	Yes
339-401-04	Crowther/Goetz	0.08	TOD	TOD	95	1		5		6	5	SF home	Yes
339-431-01	551 W. Crowther	1.35	TOD	TOD	95		112			112	112	Tyler Lighting - Industrial building	Yes
339-402-04	Crowther/Pedestrian Bridge		TOD	TOD	95					0	0	Golden State Water Well	No
339-091-20	190 W. Crowther	5.91	TOD	TOD	95		490			490	490	Industrial Building	No
339-401-15	Crowther/Evelyn	0.13	TOD	TOD	95			10		10	10		Yes
339-394-05	116 W SANTA FE AVE #B	0.05	OT	OT	29			1		1	1	Office	No
339-394-04	118 W SANTA FE AVE #A13	0.06	OT	OT	29			1		1	1	Restaurant	No
339-394-03	126 W SANTA FE AVE	0.14	OT	OT	29			3		3	3	Retail	No
339-365-26	101 W SANTA FE AVE	0.11	OT	OT	29			2		2	2	Restaurant	No
339-364-10	233 W SANTA FE AVE	0.14	OT	OT	29			3		3	3	Glass Repair Shop	No
339-365-08	232 S MAIN ST	0.13	OT	OT	29			3		3	3	Residential, Multi-family	No
339-365-17	225 S BRADFORD AVE	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-061-05	220 S BRADFORD AVE	0.26	OT	OT	29			6		6	6	Restaurant	No
339-362-05	233 S WALNUT AVE	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-365-21	209 S BRADFORD AVE	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-061-02	206 S BRADFORD AVE	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-394-02	128 W SANTA FE AVE	0.17	OT	OT	29			4		4	4	Existing Use, Commercial	No
339-394-01	132 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	Existing Use, Commercial	No
339-365-25	109 W SANTA FE AVE	0.17	OT	OT	29			4		4	4	Existing Use, Commercial	No
339-365-03	210 S MAIN ST	0.15	OT	OT	29			3		3	3	Residential, Multi-family	No
339-061-01	204 S BRADFORD AVE	0.14	OT	OT	29			3		3	3	Residential, Condo	No
339-365-22	205 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Residential, Multi-family	No

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-365-07	226 S MAIN ST	0.15	OT	OT	29			3		3	3	Residential, Multi-family	No
339-365-18	219 1/2 S BRADFORD AVE	0.15	OT	OT	29	1		2		3	2	Existing Use, SF Home	No
339-355-11	144 S MAIN ST	0.1	OT	OT	35	1		2		3	2	Residential, Single Family Home	No
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35	1		8		9	8	Existing Use, SF Home	No
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29			8		8	8	Existing Use, Commercial	No
339-365-27	Same parcel as above	0.34	OT	OT	29			8		8	8	Existing Use, Commercial	No
339-061-06	228 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Existing Use- American Legion	No
339-365-06	224 S MAIN ST	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-355-10	140 S MAIN ST	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-355-14	137 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Existing Use- Commercial	No
339-052-27	132 S BRADFORD AVE	0.31	OT	OT	35			9		9	9	Existing Use- Commercial	No
339-365-19	217 S BRADFORD AVE	0.12	OT	OT	29			3		3	3	Existing Use- Commercial	No
339-061-04	214 S BRADFORD AVE	0.28	OT	OT	29			7		7	7	Existing Use- Commercial	No
339-365-05	218 S MAIN ST	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-365-02	206 S MAIN ST	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-365-23	201 S BRADFORD AVE	0.12	OT	OT	29			3		3	3	Existing Use- Restaurant	No
339-365-01	202 S MAIN ST	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-052-26	144 S BRADFORD AVE	0.31	OT	OT	35			9		9	9	Existing Use- Commercial	No
339-392-13	313 S MELROSE ST	0.06	OT	OT	65	1		2		3	2	Residential, Single Family Home	No
339-392-16	311 BAKER ST	0.15	OT	OT	65	1		7		8	7	Residential, Single Family Home	No
339-391-15	312 BAKER ST	0.27	OT	OT	65	1		14		15	14	Residential, Single Family Home	No
339-391-14	314 BAKER ST	0.14	OT	OT	65	1		7		8	7	Residential, Single Family Home	No
339-391-13	320 BAKER ST	0.16	OT	OT	65	1		8		9	8	Residential, Single Family Home	No
339-393-08	202 W SANTA FE AVE	0.13	OT	OT	29			3		3	3	Existing Use- Commercial	No
339-393-07	214 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Existing Use- Restaurant	No
339-392-17	315 BAKER ST	0.15	OT	OT	65	1		7		8	7	Residential, Single Family Home	No
339-393-06	216 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Existing Use- Commercial	No
339-393-05	220 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Existing Use- Commercial	No
339-392-18	319 BAKER ST	0.15	OT	OT	65	1		7		8	7	Residential, Single Family Home	No
339-393-04	222 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Existing Use- Commercial	No
339-393-03	224 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Existing Use- Commercial	No
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Existing Use, Commercial	No
339-364-16	203 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	Existing Use, Commercial	No
339-364-15	209 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Existing Use- Commercial	No
339-364-13	215 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Existing Use- Commercial	No
339-365-09	234 S MAIN ST	0.09	OT	OT	29	1		1		2	1	Existing Use, SF Home	No
339-391-12	322 BAKER ST	0.16	OT	OT	65			9		9	9	Residential, Multi-family	No

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-391-11	326 BAKER ST	0.16	OT	OT	65			9		9	9	Residential, Multi-family	No
339-391-10	332 BAKER ST	0.16	OT	OT	65	1		8		9	8	Residential, Single Family Home	No
339-391-09	334 BAKER ST	0.16	OT	OT	65	1		8		9	8	Residential, Single Family Home	No
339-061-08	238 S BRADFORD AVE	0.18	OT	OT	29			4		4	4	Existing Use- Commercial	No
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Existing Use, Commercial	No
339-365-16	229 S BRADFORD AVE	0.13	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-364-11	229 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	Existing Use- Commercial	No
339-362-06	239 S WALNUT AVE	0.18	OT	OT	35	1		4		5	4	Residential, Single Family Home	No
339-365-20	211 S BRADFORD AVE	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-061-03	200 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Existing Use- Commercial	No
339-365-04	216 S MAIN ST	0.15	OT	OT	29	1		2		3	2	Residential, Single Family Home	No
339-355-09	134 S MAIN ST	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-355-15	131 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Existing Use- Commercial	No
339-052-28	120 S BRADFORD AVE	0.2	OT	OT	35			6		6	6	Existing Use, Residential	No
339-052-29	120 S BRADFORD AVE	0.2	OT	OT	35			6		6	6	Existing Use, Residential	No
339-355-08	132 S MAIN ST	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-355-16	125 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Existing Use- Commercial	No
339-355-07	126 S MAIN ST #A	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-052-24	110 S BRADFORD AVE	0.22	OT	OT	35			6		6	6	Existing Use- Commercial	No
339-355-06	122 S MAIN ST	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-355-18	117 S BRADFORD AVE	0.12	OT	OT	35			3		3	3	Existing Use- Commercial	No
339-355-05	118 S MAIN ST	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-355-19	113 S BRADFORD AVE	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-355-04	114 S MAIN ST	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-052-21	102 S BRADFORD AVE	1.81	OT	OT	55		89			89	89	Existing Use- Church	No
339-355-03	110 S MAIN ST	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-355-20	100 W CHAPMAN AVE	0.32	OT	OT	35			10		10	10	Existing Use- Commercial	No
339-355-02	106 S MAIN ST	0.15	OT	OT	35			3		4	3	Residential, Single Family Home	No
339-355-22	CHAPMAN/MAIN	0.13	OT	OT	35			4		4	4	Placentia Water Tower	No
339-392-02	350 W SANTA FE AVE	0.14	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-392-01	352 W SANTA FE AVE	0.14	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-392-22	320 S WALNUT AVE	0.1	OT	OT	65			5		5	5	Existing Use- Commercial	No
339-392-12	305 S MELROSE ST	0.11	OT	OT	35			3		3	3	Existing Use- Commercial	No
339-392-04	338 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Residential, Multi-family	No
339-392-07	330 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Existing Use- Commercial	No
339-392-09	322 W SANTA FE AVE	0.11	OT	OT	35			3		3	3	Existing Use- Commercial	No
339-392-08	326 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Existing Use- Commercial	No



Appendix B: Residential Land Inventory

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35			1		1	1	Existing Use, Residential	No
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35			2		2	2	Existing Use, Residential	No
339-363-09	232 S WALNUT AVE	0.15	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-363-10	349 W SANTA FE AVE	0.15	OT	OT	35			4		4	4	Residential, Multi-family	No
339-363-19	301 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Existing Use- Commercial	No
339-363-11	341 W SANTA FE AVE	0.17	OT	OT	35	1		4		5	4	Residential, Single Family Home	No
339-363-29	325 W SANTA FE AVE	0.11	OT	OT	35	1		2		3	2	Residential, Single Family Home	No
339-363-18	307 W SANTA FE AVE	0.11	OT	OT	35			3		3	3	Residential, Multi-family	No
339-391-16	400 BAKER ST	1.61	OT	OT	65		94			94	94	Residential, Apartment	No
339-391-16	400 BAKER ST	0.16	OT	OT	65			9		9	9	Residential, Apartment	No
339-391-06	321 S WALNUT AVE	0.14	OT	OT	65			8		8	8	Residential, Multi-family	No
339-391-01	412 W SANTA FE AVE	0.13	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-391-02	307 S WALNUT AVE	0.13	OT	OT	35	1		3		4	3	Residential, Single Family Home	No
339-391-03	311 S WALNUT AVE	0.13	OT	OT	35			4		4	4	Residential, Multi-family	No
339-391-04	315 S WALNUT AVE	0.13	OT	OT	65	1		6		7	6	Residential, Single Family Home	No
339-391-05	319 S WALNUT AVE	0.14	OT	OT	65	1		7		8	7	Residential, Single Family Home	No
346-331-07	1952 E. Veterans Way	0.78	HDR	R-3	25			17		17	17	industrial	No
346-164-24	513 S. Van Buren St.	0.17	HDR	R-3	25	1		2		3	2	house	No
339-052-28	120 S BRADFORD AVE	0.20	OT	OT	35			6		6	6	Commercial	No
339-052-29	120 S BRADFORD AVE	0.20	OT	OT	35			6		6	6	Commercial	No
339-061-07	234 S BRADFORD AVE	0.17	OT	OT	29			4		4	4	Parking lot	No
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35			9		9	9	Commercial	No
339-355-17	121 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Parking lot	No
339-363-12	333 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Parking Lot	No
339-363-13	329 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Parking Lot	No
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Commercial	No
339-364-16	203 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	Commercial	No
339-365-09	234 S MAIN ST	0.09	OT	OT	29			2		2	2	Commercial	No
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29			8		8	8	Commercial	No
339-365-15	235 S BRADFORD AVE	0.09	OT	OT	29			2		2	2	Parking Lot	No
339-365-18	219 1/2 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Commercial	No
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35			1		1	1	Commercial	No
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35			2		2	2	Commercial	No
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Commercial	No
339-394-01	132 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	Commercial	No
339-394-06	110 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Parking Lot	No
339-394-07	100 W SANTA FE AVE	0.07	OT	OT	29			1		1	1	Parking Lot	No

Appendix B: Residential Land Inventory



APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
		38.4				71	1,102	618	0	1,791	1,720		

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-364-18	229 S. Main St	0.13	Medium Density	R-2	15		2		2	Duplex – 2 units
343-691-06	Orchard/Highland	4.13	Medium Density	R-G	15		46		46	16 Units
346-181-21	17431 Oak St	0.00	Low Density	R-1	6			0	0	Residential, SF Home
339-401-16	Crowther/Melrose	3.24	TOD	TOD	95	307			307	Packing House
339-401-01	425 W. Crowther	0.06	TOD	TOD	95		4		4	Residential, Single Family Home
339-401-02	421 W. Crowther	0.11	TOD	TOD	95		9		9	Residential, Single Family Home
339-401-06	415 Goetz Place	0.14	TOD	TOD	95		12		12	Residential, Single Family Home
339-401-07	411 Goetz Place	0.06	TOD	TOD	95		4		4	Residential, Single Family Home
339-401-10	408 Goetz Place	0.13	TOD	TOD	95		9		9	Residential, 3 units
339-401-13	409 W. Crowther	0.09	TOD	TOD	95		7		7	Residential, Single Family Home
339-063-01	101 E. Crowther	0.60	TOD	TOD	95	56			56	Parking Lot
339-063-02	125 E. Crowther	0.25	TOD	TOD	95		23		23	Parking Lot
339-402-15	Crowther	0.10	TOD	TOD	95		9		9	Parking Lot
339-401-14	405 W. Crowther	0.10	TOD	TOD	95		8		8	Residential, Single Family Home
339-401-11	417 Evelyn Place	0.13	TOD	TOD	95		0		0	parking lot utilized by surrounding residential
339-401-12	adjacent to 417 Evelyn Place	0.13	TOD	TOD	95		0		0	parking lot utilized by surrounding residential
339-401-04	Crowther/Goetz	0.08	TOD	TOD	95		-1		-1	SF home
339-431-01	551 W. Crowther	1.35	TOD	TOD	95	128			128	Tyler Lighting – Industrial building
339-402-04	Crowther/Pedestrian Bridge		TOD	TOD	95				0	Golden State Water Well
339-091-20	190 W. Crowther	5.94	TOD	TOD	95	564			564	Industrial Building
339-401-15	Crowther/Evelyn	0.13	TOD	TOD	95		12		12	-
339-394-05	116 W SANTA FE AVE #B	0.05	OT	OT	29		1		1	Office
339-394-04	118 W SANTA FE AVE #A13	0.06	OT	OT	29		1		1	Restaurant
339-394-03	126 W SANTA FE AVE	0.14	OT	OT	29		4		4	Retail
339-365-26	101 W SANTA FE AVE	0.11	OT	OT	29		3		3	Restaurant
339-364-10	233 W SANTA FE AVE	0.14	OT	OT	29		3		3	Glass Repair Shop
339-365-08	232 S MAIN ST	0.13	OT	OT	29		3		3	Residential, Multi-family
339-365-17	225 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home



Appendix B: Residential Land Inventory

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ae)	Lower	Mod	Above Mod	Net	Existing Use
339-061-05	220 S BRADFORD AVE	0.26	OT	OT	29		7		7	Restaurant
339-362-05	233 S WALNUT AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-365-21	209 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-061-02	206 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-394-02	128 W SANTA FE AVE	0.17	OT	OT	29		5		5	Existing Use, Commercial
339-394-04	132 W SANTA FE AVE	0.09	OT	OT	29		2		2	Existing Use, Commercial
339-365-25	109 W SANTA FE AVE	0.17	OT	OT	29		5		5	Existing Use, Commercial
339-365-03	210 S MAIN ST	0.15	OT	OT	29		4		4	Residential, Multi-family
339-061-04	204 S BRADFORD AVE	0.14	OT	OT	29		3		3	Residential, Condo
339-365-22	205 S BRADFORD AVE	0.15	OT	OT	29		4		4	Residential, Multi-family
339-365-07	226 S MAIN ST	0.15	OT	OT	29		4		4	Residential, Multi-family
339-365-18	219 1/2 S BRADFORD AVE	0.15	OT	OT	29		4		4	Existing Use, SF Home
339-355-12	131 W CENTER ST	0.05	OT	OT	35		0		0	Residential, Single Family Home
339-355-11	144 S MAIN ST	0.10	OT	OT	35		2		2	Residential, Single Family Home
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35		10		10	Existing Use, SF Home
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29		9		9	Existing Use, Commercial
339-365-27	Same parcel as above	0.34	OT	OT	29		9		9	Existing Use, Commercial
339-061-06	228 S BRADFORD AVE	0.15	OT	OT	29		4		4	Existing Use - American Legion
339-365-06	224 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-355-10	140 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-14	137 S BRADFORD AVE	0.15	OT	OT	35		5		5	Existing Use - Commercial
339-052-27	132 S BRADFORD AVE	0.31	OT	OT	35		10		10	Existing Use - Commercial
339-365-19	217 S BRADFORD AVE	0.12	OT	OT	29		3		3	Existing Use - Commercial
339-061-04	214 S BRADFORD AVE	0.28	OT	OT	29		8		8	Existing Use - Commercial
339-365-05	218 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-365-02	206 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-365-23	201 S BRADFORD AVE	0.12	OT	OT	29		3		3	Existing Use - Restaurant
339-365-04	202 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-052-26	144 S BRADFORD AVE	0.31	OT	OT	35		10		10	Existing Use - Commercial
339-392-13	313 S MELROSE ST	0.06	OT	OT	65		2		2	Residential, Single Family Home
339-392-16	311 BAKER ST	0.45	OT	OT	65		8		8	Residential, Single Family Home
339-391-15	312 BAKER ST	0.27	OT	OT	65		16		16	Residential, Single Family Home
339-391-14	314 BAKER ST	0.14	OT	OT	65		8		8	Residential, Single Family Home
339-391-13	320 BAKER ST	0.16	OT	OT	65		9		9	Residential, Single Family Home
339-393-08	202 W SANTA FE AVE	0.13	OT	OT	29		3		3	Existing Use - Commercial
339-393-07	214 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use - Restaurant
339-392-17	315 BAKER ST	0.15	OT	OT	65		8		8	Residential, Single Family Home



Appendix B: Residential Land Inventory

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-393-06	216 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use - Commercial
339-393-05	220 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use - Commercial
339-392-18	319 BAKER ST	0.15	OT	OT	65		8		8	Residential, Single Family Home
339-393-04	222 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use - Commercial
339-393-03	224 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use - Commercial
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use - Commercial
339-364-16	203 W SANTA FE AVE	0.09	OT	OT	29		2		2	Existing Use - Commercial
339-364-15	209 W SANTA FE AVE	0.05	OT	OT	29		1		1	Existing Use - Commercial
339-364-14	211 W SANTA FE AVE	0.05	OT	OT	29		0		0	Residential, Single Family Home
339-364-13	215 W SANTA FE AVE	0.05	OT	OT	29		1		1	Existing Use - Commercial
339-365-09	234 S MAIN ST	0.09	OT	OT	29		2		2	Existing Use - SF Home
339-391-12	322 BAKER ST	0.16	OT	OT	65		10		10	Residential, Multi-family
339-391-11	326 BAKER ST	0.16	OT	OT	65		10		10	Residential, Multi-family
339-391-10	332 BAKER ST	0.16	OT	OT	65		9		9	Residential, Single Family Home
339-391-09	334 BAKER ST	0.16	OT	OT	65		9		9	Residential, Single Family Home
339-061-08	238 S BRADFORD AVE	0.18	OT	OT	29		5		5	Existing Use - Commercial
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29		1		1	Existing Use - Commercial
339-365-16	229 S BRADFORD AVE	0.13	OT	OT	29		2		2	Residential, Single Family Home
339-364-11	229 W SANTA FE AVE	0.09	OT	OT	29		2		2	Existing Use - Commercial
339-362-06	239 S WALNUT AVE	0.18	OT	OT	35		5		5	Residential, Single Family Home
339-365-20	211 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-061-03	200 S BRADFORD AVE	0.15	OT	OT	29		4		4	Existing Use - Commercial
339-365-04	216 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-355-09	134 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-15	131 S BRADFORD AVE	0.15	OT	OT	35		5		5	Existing Use - Commercial
339-052-28	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	Existing Use - Residential
339-052-29	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	Existing Use - Residential
339-355-08	132 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-16	125 S BRADFORD AVE	0.15	OT	OT	35		5		5	Existing Use - Commercial
339-355-07	126 S MAIN ST #A	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-052-24	110 S BRADFORD AVE	0.22	OT	OT	35		7		7	Existing Use - Commercial
339-355-06	122 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-18	117 S BRADFORD AVE	0.12	OT	OT	35		4		4	Existing Use - Commercial
339-355-05	118 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-19	113 S BRADFORD AVE	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-04	114 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-052-21	102 S BRADFORD AVE	1.81	OT	OT	55	99			99	Existing Use - Church
339-355-03	110 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home



Appendix B: Residential Land Inventory

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-355-20	100 W CHAPMAN AVE	0.32	OT	OT	35		11		11	Existing Use - Commercial
339-355-02	106 S MAIN ST	0.16	OT	OT	35		4		4	Residential, Single Family Home
339-355-22	CHAPMAN/MAIN	0.13	OT	OT	35		4		4	Placentia Water Tower
339-392-02	360 W SANTA FE AVE	0.14	OT	OT	35		3		3	Residential, Single Family Home
339-392-01	352 W SANTA FE AVE	0.14	OT	OT	35		3		3	Residential, Single Family Home
339-392-22	320 S WALNUT AVE	0.10	OT	OT	65		6		6	Existing Use - Commercial
339-392-12	305 S MELROSE ST	0.11	OT	OT	35		4		4	Existing Use - Commercial
339-392-04	338 W SANTA FE AVE	0.06	OT	OT	35		2		2	Residential, Multi-family
339-392-06	334 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-392-07	330 W SANTA FE AVE	0.06	OT	OT	35		2		2	Existing Use - Commercial
339-392-09	322 W SANTA FE AVE	0.11	OT	OT	35		4		4	Existing Use - Commercial
339-392-08	326 W SANTA FE AVE	0.06	OT	OT	35		2		2	Existing Use - Commercial
339-392-03	340 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-392-05	336 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35		1		1	Existing Use, Residential
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35		2		2	Existing Use, Residential
339-363-09	232 S WALNUT AVE	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-363-10	349 W SANTA FE AVE	0.15	OT	OT	35		5		5	Residential, Multi-family
339-363-19	301 W SANTA FE AVE	0.06	OT	OT	35		2		2	Existing Use - Commercial
339-363-11	341 W SANTA FE AVE	0.17	OT	OT	35		5		5	Residential, Single Family Home
339-363-29	325 W SANTA FE AVE	0.11	OT	OT	35		3		3	Residential, Single Family Home
339-363-16	317 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-363-17	315 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-363-18	307 W SANTA FE AVE	0.11	OT	OT	35		4		4	Residential, Multi-family
339-391-16	400 BAKER ST	1.64	OT	OT	65	104			104	Residential, Apartment
339-391-16	400 BAKER ST	0.16	OT	OT	65		10		10	Residential, Apartment
339-391-06	321 S WALNUT AVE	0.14	OT	OT	65		8		8	Residential, Multi-family
339-391-01	412 W SANTA FE AVE	0.13	OT	OT	35		3		3	Residential, Single Family Home
339-391-02	307 S WALNUT AVE	0.13	OT	OT	35		3		3	Residential, Single Family Home
339-391-03	311 S WALNUT AVE	0.13	OT	OT	35		4		4	Residential, Multi-family
339-391-04	315 S WALNUT AVE	0.13	OT	OT	65		7		7	Residential, Single Family Home
339-391-05	319 S WALNUT AVE	0.14	OT	OT	65		8		8	Residential, Single Family Home
346-331-07	1952 E. Veterans Way	0.78	HDR	R-3	25		19		19	industrial
346-164-24	513 S. Van Buren St.	0.17	HDR	R-3	25		3		3	house
TOTALS						1,255	641	0	1,896	

Appendix B: Residential Land Inventory



Table B-5: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Existing Use
339-451-01	500-511 Cameron St.	0.89	Industrial	M (PMD)	TOD	95	73	511 Cameron-Elljay Acoustics; 500 Cameron-Giroux Glass
339-451-14	510 Cameron St.	0.29	Industrial	M (PMD)	TOD	95	24	Vacant building
339-451-06	516 Cameron St.	0.34	Industrial	M (PMD)	TOD	95	28	Vacant building
339-451-05	530 Cameron St.	0.49	Industrial	M (PMD)	TOD	95	40	Vacant building
339-451-03	531 Cameron St.	0.58	Industrial	M (PMD)	TOD	95	48	SMC (Sun Meat Company)
339-451-02	521 Cameron St.	0.37	Industrial	M (PMD)	TOD	95	30	Contractor's Office (JEC Electric)
339-101-13	515 S. Melrose St.	1.54	Industrial	M	TOD	95	126	Vanderveer Industrial Plastics
339-101-12	505 S. Melrose St.	1.12	Industrial	M	TOD	95	92	Coast Southwest
339-101-11	330 W. Crowther Ave.	0.59	Industrial	M	TOD	95	48	Silky Socks
339-101-14	420 W. Crowther Ave.	1.55	Industrial	M	TOD	95	127	Coast Southwest
339-101-10	440 W. Crowther Ave.	0.53	Industrial	M	TOD	95	43	Contractor's Business (HVAC Medical Inc)
339-101-07	480 W. Crowther Ave.	3.34	Industrial	M	TOD	95	274	Self Storage container business (Extra Space Storage)
339-101-06	550 W. Crowther Ave	2.87	Industrial	M	TOD	95	235	Warehouse/Office business (West Coast Metal Stamping)
Subtotals		14.5					1,189	
346-162-01	Orangethorpe/Jefferson	0.47	HDR	R-3	HDR/R3	30	13	Vacant land
346-162-02	Orangethorpe/Jefferson	4.55	HDR	R-3	HDR/R3	30	123	Vacant land
346-164-23	503 S. Van Buren St.	0.21	HDR	R-3	HDR/R3	30	6	Vacant land
346-331-02	601 S. Lakeview Ave.	4.55	HDR	R-3	HDR/R3	30	123	Vacant land
346-331-03	Lakeview Loop/Veterans Wy	0.13	HDR	R-3	HDR/R3	30	3	Vacant land
346-331-11	625 S. Lakeview Ave.	0.53	HDR	R-3	HDR/R3	30	14	Vacant land
346-331-27	2006 E. Lakeview Loop	0.38	HDR	R-3	HDR/R3	30	10	Vacant land
346-331-29	2018 E. Lakeview Loop	0.39	HDR	R-3	HDR/R3	30	11	Vacant land
346-331-30	613 S. Lakeview Ave.	0.45	HDR	R-3	HDR/R3	30	12	Vacant land
346-331-32	1958 E. Veterans Way	0.81	HDR	R-3	HDR/R3	30	22	Vacant land
346-331-07	1952 E. Veterans Way	0.78	HDR	R-3	HDR/R3	30	21	Industrial
346-164-24	513 S. Van Buren St.	0.17	HDR	R-3	HDR/R3	30	5	SFR
Subtotals		13.4					363	
Totals		27.9					1,552	



Appendix B: Residential Land Inventory

Figure B-2: Vacant Sites

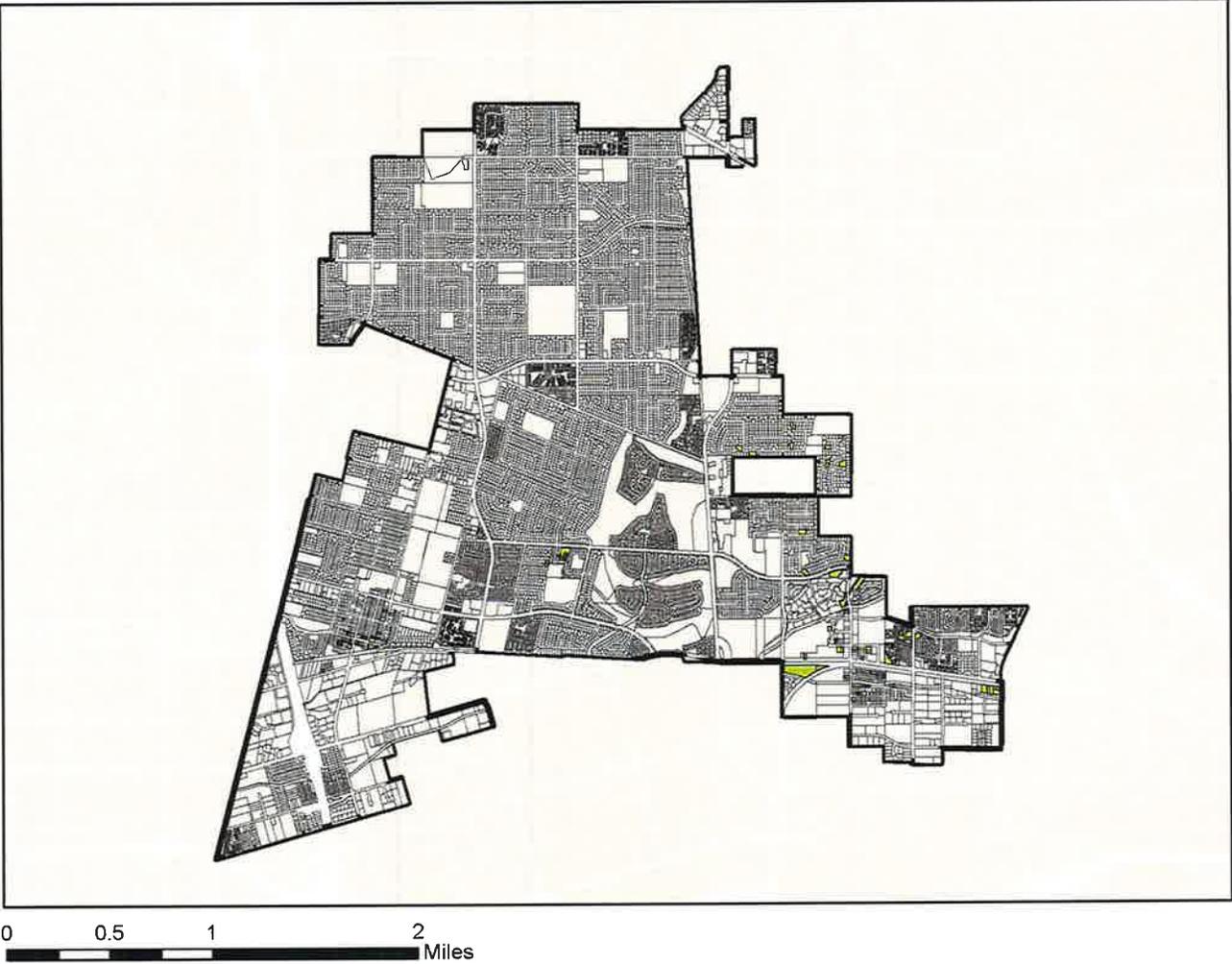




Figure B-3: Underutilized Sites

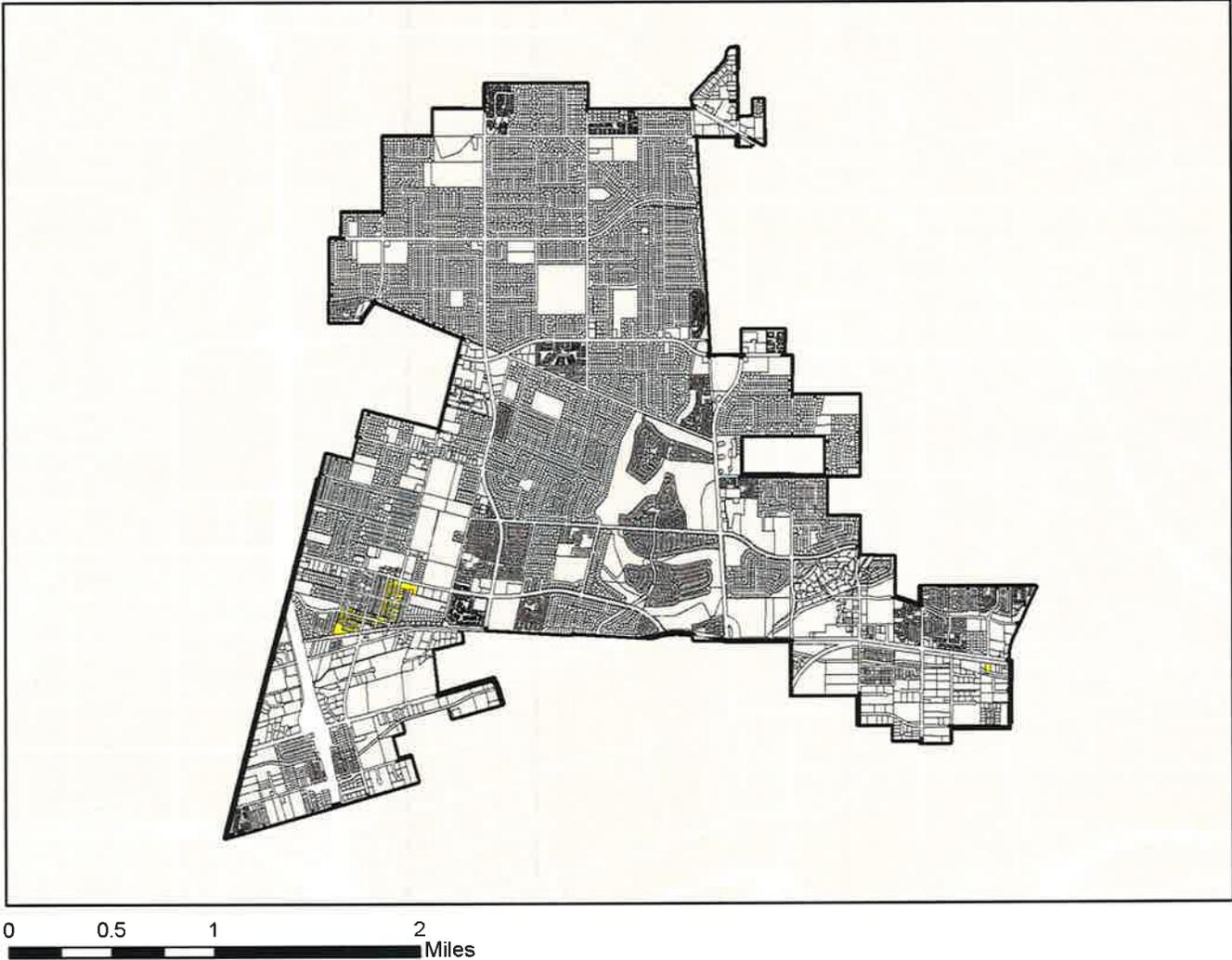
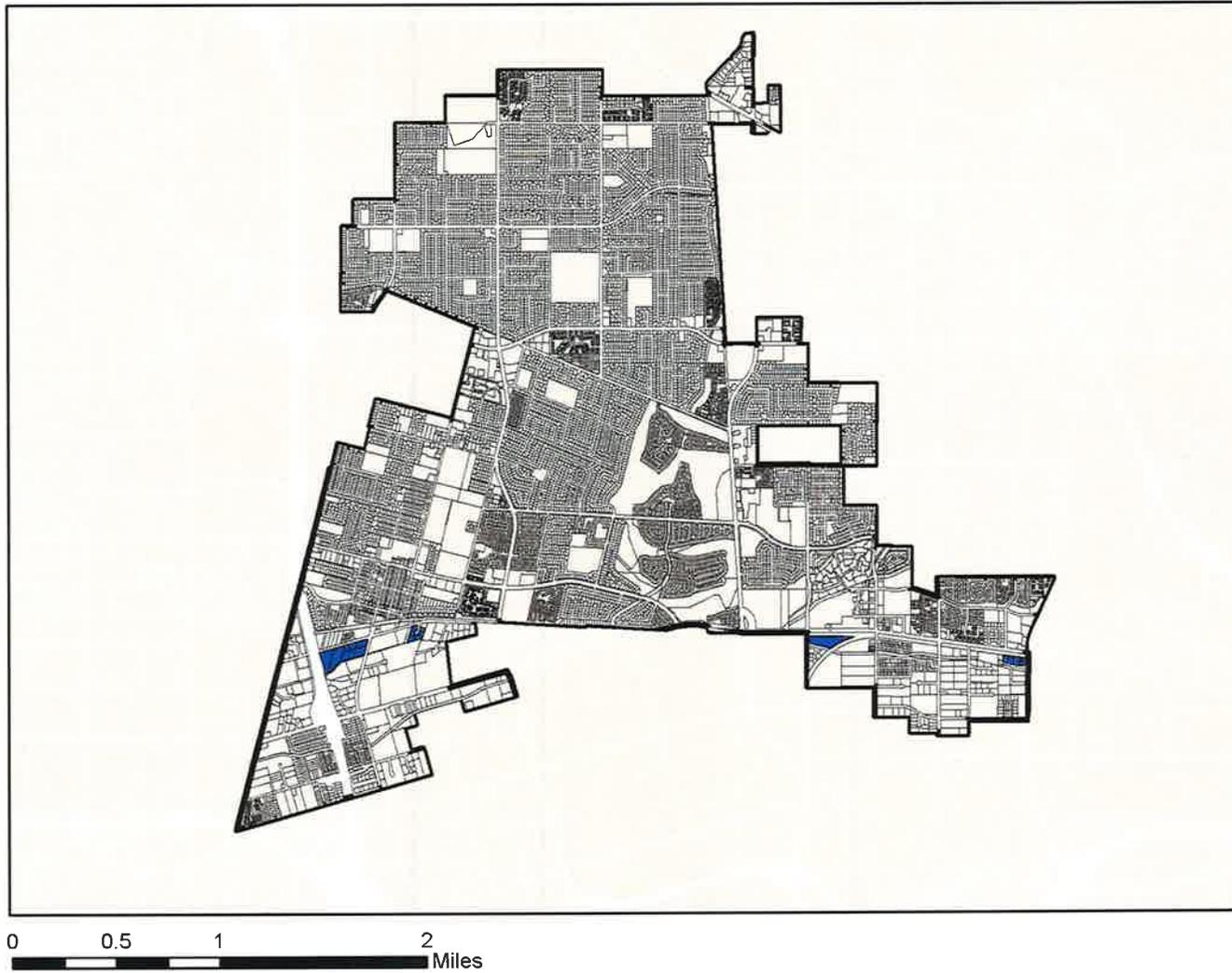




Figure B-4: Candidate Sites for Rezoning





Appendix C: Review of Housing Element Performance

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. The findings from this evaluation have been instrumental in determining the City's 2021 Housing Implementation Program.

Table C-1 summarizes the programs contained in the previous Housing Element along with the City's progress in implementation.

Table C-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

During the prior planning period the City has been very successful in addressing the housing needs of special needs populations.

In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts reached an important milestone. A regional partnership of 13 cities located in northern Orange County (Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park and Yorba Linda) came together to share intelligence and resources to address regional homelessness. Their concept was to promote greater regional coordination on homeless issues while reducing the span of control regarding working with the County of Orange and others.

After months of extensive discussions, negotiations and assessments, two locations within the North Orange County Service Planning Area were identified for the development of "navigation centers" based on a number of factors including zoning, proximity to related services and site availability. The navigation centers are a multi-jurisdictional approach to guiding underserved residents back into society by increasing access to a shelter with basic needs, health and job resources, and opportunities to reunite with friends and family. Each center was planned to accommodate 100 beds, thereby increasing the regional bed count to 525 additional beds available to homeless individuals in conjunction with a project in the city of Anaheim that accommodated 325 new beds.

Funding for the Navigation Centers was secured through application and governmental meetings with state, regional, county and local officials resulting in the \$12 million in State of California Homeless Emergency Aid Program (HEAP) funds dedicated for the site acquisitions and construction of these Navigation Centers. Each of the North Orange County Service Planning Area cities also committed funds for construction and ongoing operation of the Navigation Centers. A Memorandum of Understanding was prepared and presented to the City Councils of all thirteen city governments for execution in May 2019. Construction began in 2019 and the opening of the first 100-bed Navigation Center in Placentia

Appendix C: Review of Housing Element Performance



occurred on March 31, 2020. This groundbreaking success story was born of the regional need and public official desire to come together to address homelessness and pioneer the way to create and operate a multi-jurisdictional homelessness facility. Programs 1.4, 1.14 and 2.3 identify actions the City is taking to address homelessness.

In addition to the Placentia Navigation Center, the City successfully facilitated development of a 189-unit 100% low-income deed-restricted housing development (USA Properties, Figure B-1). The project is currently under construction adjacent to the Placentia Metrolink Station.

Appendix C: Review of Housing Element Performance



Table C-1: 2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
HE-1.1: Manufactured Housing and Mobile Homes	Use of Manufactured Housing	Zoning Code amendment by June 2014	Ongoing.
HE-1.2: Locate Housing Near Transportation, Employment and Services	Encourage new housing in 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 scheduled to start late 2019. 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. 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.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Monitor funding opportunities on an annual basis and apply for funding as opportunities arise	Ongoing. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit oriented development. The City successfully applied for and received SB2 and LEAP Grant funding.
HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Continue to encourage the provision of emergency shelters, transitional and supportive housing	Ongoing	PMC Ch. 23.47 amended to permit emergency shelters in the M Zone. The City of Placentia purchased a property at 731 S. Melrose Street, Placentia, and constructed a 100-bed homeless shelter, which opened in March 2020.
HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Annual review, revisions as appropriate	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is a strong candidate for competitive grant funding. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with

Appendix C: Review of Housing Element Performance



Name of Program	Objective	Timeframe	Status of Program Implementation
			SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit-oriented development.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing, Annual Review	Completed/Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years. Ordinance No. O-2017-05 adopted by City Council in July 2017 codifies Old Town Development Standards including a sub-area allowing high density housing by right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre.
HE-1.7: Vacant and Underutilized Land Inventory	Inventory of vacant and underutilized land	Annual update of inventory	Ongoing. The City provides the inventory of vacant and underutilized land upon request by developers, including affordable housing developers and routinely discusses these parcels with developers. The City has budgeted consulting services with a 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. The City keeps a list of vacant and under-utilized sites that are owned by the City and/or City-related agency.
HE-1.8: Adequate Sites for Housing Development	Rezone a minimum of 8 acres to permit residential development at a density of 30 du/ac (or an amount of land needed to accommodate at least 231 units at an alternate density of more than 30 units/acre).	Prior to October 2014	Completed. Ordinance No. O-2017-05 adopted by the City Council in July 2017 codifies the Old Town District Development Standards which includes a sub-area allowing high-density residential housing by right without a discretionary review nor public hearing, at a density up to 65 dwelling units per acre for an area exceeding 1.27 acres. The maximum density for this sub-area is up to 65 dwelling units/acre. In addition, TOD Zone was also adopted in 2017 at densities of 65-95 du/ac).
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.
HE-1.10: Encourage Development of Housing for Extremely Low-Income Households	67 ELI Units by 2021	Annual consultation with affordable housing developers, or as development opportunities arise	Completed. The completion and occupancy of 49 very low income units in 2020 (the Veteran's Village development) contributes 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



Appendix C: Review of Housing Element Performance

Name of Program	Objective	Timeframe	Status of Program Implementation
			effort. (John, also see attached 189 unit USA Properties staff report. Some of those units may be extremely low).
HE-1.11: Amend the Density Bonus Ordinance	Review and Revise Density Bonus Ordinance	2/1/2014	Completed. The City's density bonus ordinance was reviewed and the City will follow changes in State law relating to such bonuses. (John see PMC CH. 23.23, adopted in 2002. Not sure if it is consistent with State law).
HE-1.12: Development of Senior Housing	Senior Housing Development	Ongoing	Ongoing. The City provides incentives and density bonuses for senior housing development. On December 1, 2020, City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. (see attached staff report)
HE-1.13: Development of Housing for Larger Families	Housing Units with larger bedroom counts	Ongoing	Ongoing. The City has not implemented an incentive program. The elimination of redevelopment funds severely restricts this effort. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities.
HE-1.14: Housing for Persons with Special Needs	Housing Units for households with special needs	Ongoing	Completed/Ongoing. The City has not implemented an incentive program at this time, however the issuance of permits for 49 very low income units in 2018 (the Veteran's Village development) contributes to this as qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-1.15: Transit-Oriented Development	Encourage Transit-Oriented Development	Ongoing	Completed and ongoing. 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. 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 and allow Transit Oriented Development. The City continues to work with developers on Transit Oriented Development opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City owned property as well as reduced parking requirements and

Appendix C: Review of Housing Element Performance



Name of Program	Objective	Timeframe	Status of Program Implementation
			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, both of which surround the proposed facility.
HE-1.16: Single-Room Occupancy Units (SROs)	Facilitate development of SROs	Ongoing	Completed. 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 thereto. (John, see PMC CH. 23.24)
HE-1.17: Review and Revise Residential Parking Requirements	Adopt appropriate parking requirements for new TOD and mixed-use development; Review existing multi-family parking standards and revise as necessary	2014	Partially completed. The City will review and propose amendments to its city-wide residential parking requirements during the forthcoming General Plan and Zoning Code updates. The City has already adopted significantly reduced parking requirements for the newly adopted Transit Oriented Development (TOD) Zone and Old Town District Zone, both of which were adopted in 2017.
HE-1.18: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	Zone Code amendment in 2014	Completed and Ongoing. The City will address potential regulatory incentives through the General Plan, Zoning Code, and newly adopted Transit Oriented Development (TOD) Zone and Old Town Zone, both of which were adopted in 2017 and both of which encourage lot consolidation. To date, 633 units have been entitled in the TOD District. One development consists of two lots being consolidated to accommodate the new TOD development and the other consists of seven lots consolidated to accommodate the new TOD development.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.
HE-2.2: Section 8 Rental Assistance	Provide information regarding housing assistance	Ongoing	Ongoing. The City continues to partner with the Orange County Housing Authority to receive vouchers for Placentia residents.
HE-2.3: Reasonable Accommodation Procedures	Provide reasonable accommodation in housing regulations for persons with disabilities	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 Therefore.



Appendix C: Review of Housing Element Performance

Name of Program	Objective	Timeframe	Status of Program Implementation
HE-2.4: Comprehensive Housing Resource Directory	Housing Resource Directory	Ongoing	The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.
HE 2.5: Zoning Regulations	Revise the Municipal Code definition of family consistent with current law	March 2014	In process - not yet completed.
HE-3.1: Community Based Neighborhood Rehabilitation	Conserve and Improve existing residential neighborhoods	Ongoing	Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. This Office is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.
HE-3.2: Neighborhood Identity	Creation of Neighborhood Identity	Ongoing	Ongoing. Through the City's Neighborhood Services Division, the City continues to work with neighborhoods to foster their sense of identification.
HE-3.3: Placentia Rehabilitation Grant Program	72 units provided rehabilitation grants	Ongoing	Ongoing/Completed. The City is very successful in implementing the CDBG rehabilitation program. The City is on track to exceed the identified number of units rehabilitated.
HE-3.4: Energy Conservation and Sustainable Building Practices	Energy conservation/reduced utility costs	Continue to provide energy conservation educational materials to residents	The City has utilized federal Energy Efficiency & Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally, on December 6, 2016, the City Council adopted Ordinance No. O-2016-07 adopting the new 2016 California Building Codes, including the latest Green Building Code and the City Council has authorized incentivizing increased compliance with Title 24 through building permit fee reduction.
HE-3.5: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units. Prevent blight and deterioration in neighborhoods	Ongoing coordination with the County and nonprofits	Ongoing. The City continues to work with the County of Orange Community Resources department to target at-risk projects and seek assistance from the County and non-profit housing groups to continue monitoring and implementing a strategy to preserve such units. Separately, the City is currently partnering with a non-profit to possibly apply for a Federal grant.
HE-3.6: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Completed and ongoing. On May 7, 2013 the City Council adopted Ordinance No. O-2013-02 pertaining to the maintenance and rehabilitation of long term boarded and vacant buildings. In addition, in late 2020, the City adopted the International Property Maintenance Code, 2018 Edition (latest edition). The City continues to enforce the

Appendix C: Review of Housing Element Performance



Name of Program	Objective	Timeframe	Status of Program Implementation
			Vacant Building Ordinance through its Code Enforcement, Planning, and Building Divisions.
HE-4.1 Partnerships with Housing Industry	Establish partnerships with non-profit and for-profit housing developers	Ongoing	Ongoing. The City began to establish, and continues to do establish, relationships with non-profit and for-profit housing partners. The City issued building permits for 49 very low income units in 2018 (the Veteran's Village development) and qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-4.2: Participation in Continuum of Care Forum	Continue participating in the County of Orange Continuum of Care Forum	Ongoing	The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the County in providing letters of support and other requested material in support of funding applications to the Federal government.



Table C-2 – Progress in Achieving Housing Element Quantified Objectives, 2013-2021

Program	Quantified Objective	Level of Achievement
New Construction		
Extremely Low	67	49
Very Low	66	
Low	98	-
Moderate	90	40
Above-moderate	209	343
TOTAL	530	432
Rehabilitation		
Acquisition/Rehabilitation		-
Extremely Low	2	-
Very Low	2	-
Low	2	-
TOTAL	6	-
Placentia Rehabilitation Grant Program		-
Very Low/Low	30	-
Preservation/Conservation		
At-Risk Units	Imperial Villas- 58 Moderate	58



Appendix D: Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686 requires housing elements to contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

To comply with AB 686, the City has completed the following outreach and analysis.

1. Outreach

As discussed in the Public Participation appendix, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City’s dedicated Housing Element website and was also sent directly to persons and organizations on the stakeholder list. Public meetings were held both online and in person to encourage those with mobility difficulties to participate. Agendas and other information for each meeting was posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via telephone or email. Please refer to Appendix A for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 2.1 includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

2. Fair Housing Assessment

This section provides an assessment of fair housing issues in Placentia including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of



concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

A. Fair Housing Enforcement and Outreach Capacity

The primary fair housing organization serving Placentia is the Fair Housing Council of Orange County (<https://www.fairhousingoc.org/>). The FHCOC was formed in 1965 in the wake of the civil rights movement that resulted in the Civil Rights Act of 1964. The Council incorporated in 1968, the same year that Congress extended civil rights protections to cover housing with the adoption of the Fair Housing Act. Under the direction of a volunteer board of directors and staff, the agency works to fulfill a mission of protecting the quality of life in Orange County by ensuring equal access to housing opportunities, fostering diversity and preserving dignity and human rights. An operating member of the National Fair Housing Alliance, the FHCOC works to eliminate housing discrimination and guarantee the rights of all people to freely choose the housing for which they qualify in the area they desire. Services provided by the Fair Housing Council include fair housing enforcement and education, landlord/tenant counseling, mediation and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available to low-to-moderate income clients free of charge and to others for a moderate donation. Services are available in English, Spanish, and Vietnamese.

Orange County

The County of Orange acts as lead agency for the “Urban County,” which includes 21 non-entitlement cities. Placentia is a participating city in the Urban County Program. The most recent Orange County Analysis of Impediments to Fair Housing Choice (the “AI”) was adopted in June 2020 and includes a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County’s obligation to affirmatively furthering fair housing. The Lawyers’ Committee for Civil Rights Under Law (Lawyers’ Committee), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process, prepared the AI. To provide a foundation for the conclusions and recommendations presented in this AI, the following information was reviewed and analyzed:

- Data from the U.S. Census Bureau, American Community Survey and other sources about the demographic, housing, economic, and educational landscape of the county, nearby communities, and the broader region;
- Various County and city planning documents and ordinances;
- Data reflecting housing discrimination complaints;
- The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Orange County.

As required by federal regulations, the AI draws from the sources listed above to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs. The analysis also examines publicly supported housing in the County as well as fair housing issues for persons with disabilities. Private and public fair

Appendix D: Affirmatively Furthering Fair Housing



housing enforcement, outreach capacity, and resources are evaluated as well. The AI identifies contributing factors to fair housing issues and steps that should be taken to overcome these barriers.

To ensure that the analysis contained in the AI truly reflects conditions in the community and that the goals and strategies are targeted and feasible, the participation of a wide range of stakeholders is of critical importance. A broad array of outreach was conducted through community meetings, focus groups, and public hearings.

In preparing this AI, the Lawyers' Committee reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County.

Beginning in October 2019, the Lawyers' Committee held meetings with individual stakeholders throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton (which is immediately adjacent to Placentia). Also in February, the Lawyers' Committee held a focus group with a wide array of nonprofit organizations and government officials.

Geographically specific community meetings were held across Orange County, including the South, West, Central, and North parts of the County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. The Executive Summary of the AI was translated into Spanish and Vietnamese. Public hearings and City Council meetings were held throughout the County.

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in Orange County. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Fair Housing Council of Orange County (FHCOC) provides services throughout the Urban County, including Placentia, to ensure equal access to housing. FHCOC's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH. Community Legal Aid SoCal is a legal service provider serving low-income people in Orange County and Southeast Los Angeles County.

The 2020 Orange County AI reported that:

- FHCOC regionally conducted or participated in 467 education and/or outreach activities. Regionally, over 9,550 people were served by these activities. Through its various regional outreach efforts FHCOC distributed over 82,130 pieces of literature on fair housing, its services and other housing-related topics. Additionally, throughout Orange County FHCOC held 32 training sessions for rental property owners/managers. FHCOC presented 16 fair housing seminars, 70 general fair housing workshops
- On a regional basis, FHCOC staff received 363 allegations of housing discrimination and opened 179 cases where the allegations seemed sufficiently meritorious to warrant further investigation



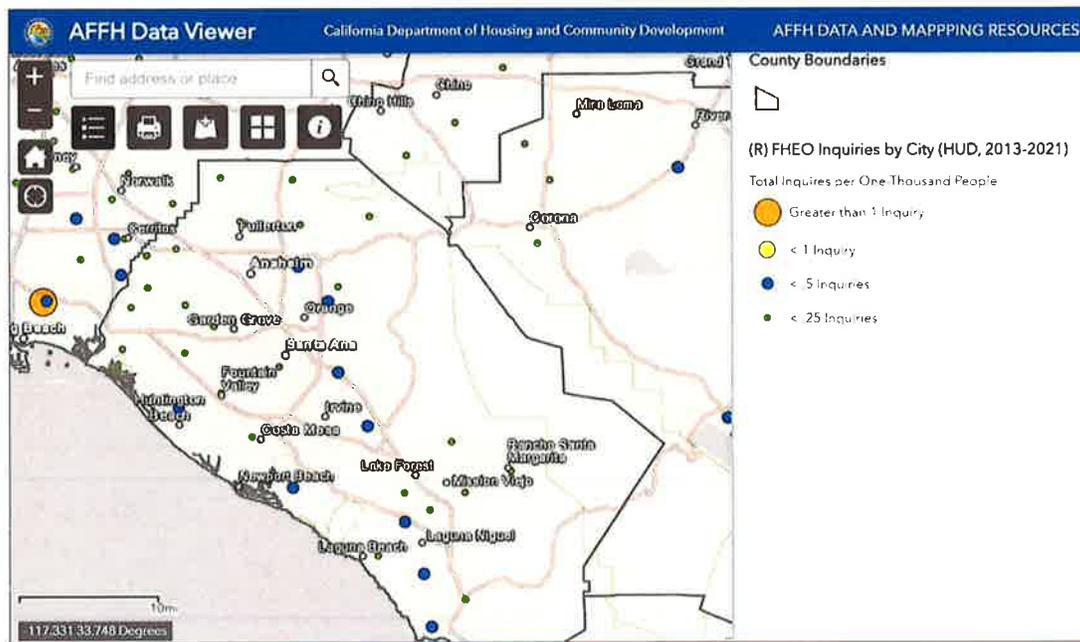
and/or action. FHCOC also conducted 362 systemic onsite tests, either paired or ‘sandwich’, 51 tests occurring in the jurisdiction and 215 other testing activities.

- On a regional basis, activities provided by FHCOC included assisting 7,664 unduplicated households addressing 24,766 issues, disputes and/or inquires.

City of Placentia

As seen in Figure D-1, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 0.25 per 1,000 persons for the 2013-2021 period in Placentia.

Figure D-1: FHEO Inquiries – Orange County and Placentia



The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. The City continues to contract with the FHCOC to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents.

B. Patterns of Integration and Segregation

1) Race and Ethnicity

As seen in Figure D-2, the percentage of non-white population in Placentia is highest in the southeastern portion of the City and is similar to the adjacent areas in Anaheim and Fullerton, while the northern and northeastern areas have the lowest non-white proportion similar to the adjacent areas of Yorba Linda. In describing the County-wide racial and ethnic make-up, the County AI (p. 122) states that, “In general, White residents tend to reside towards the outer edges of the county, while Hispanic and sometimes Asian residents are found more in the center of the county.” This countywide distribution is illustrated in Figure D-3.



Figure D-2: Racial Demographics - Placentia

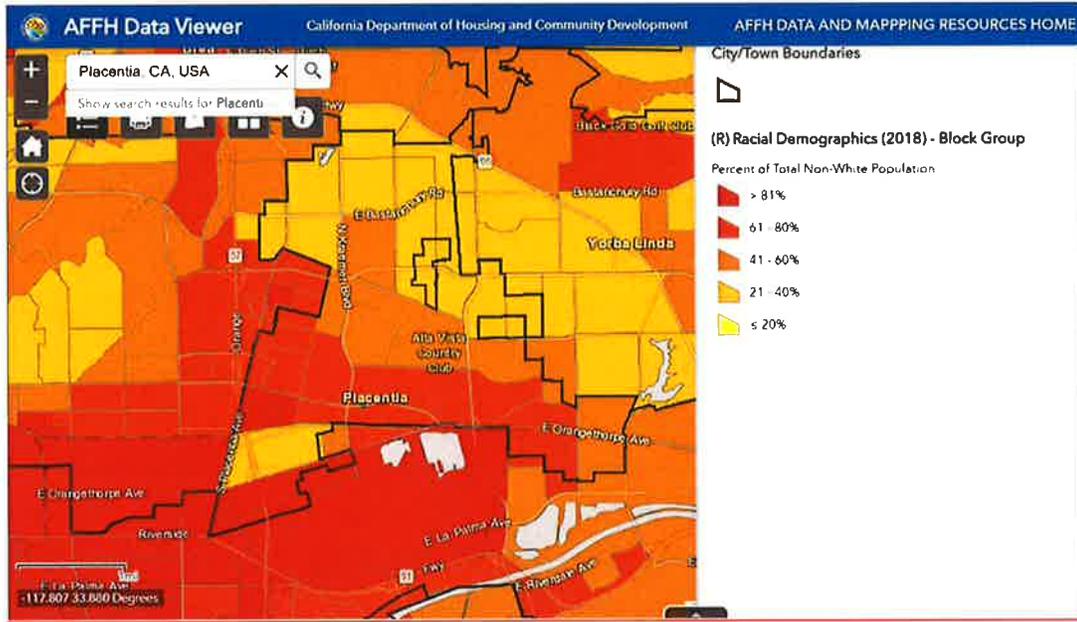
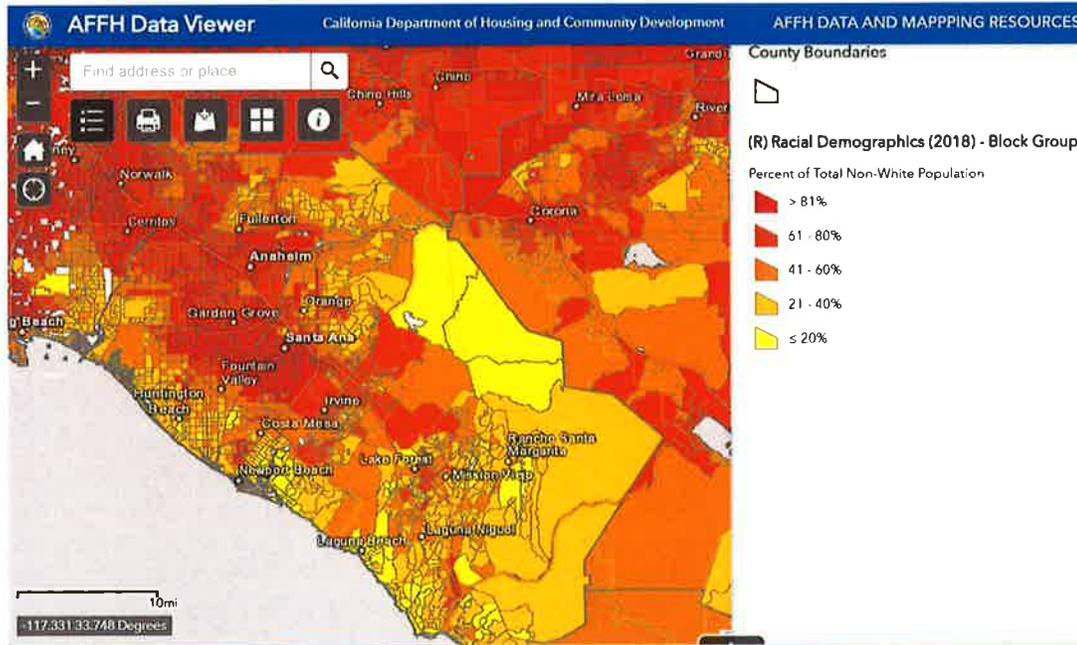


Figure D-3: Racial Demographics – Orange County



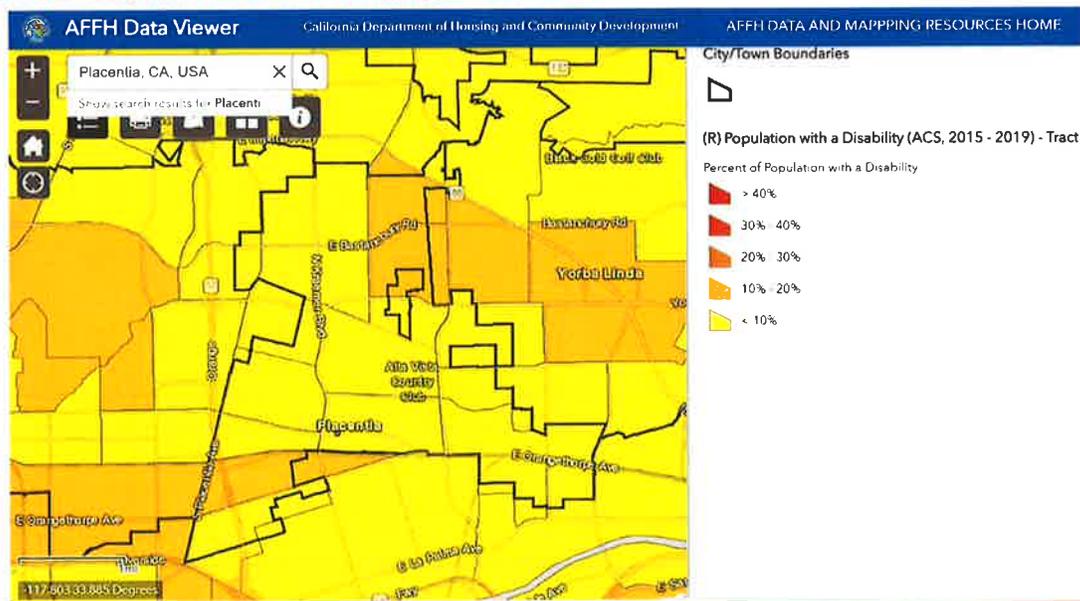


2) Persons with Disabilities

As shown on Figure D-4, higher percentages of disabled residents (10-20%) are located in the northeastern and southwestern portions of the city while the disability rate in other areas of the city is under 10%.

Additional data regarding the number of people with disabilities by disability type in Placentia is provided in Figure 2-20 of Chapter 2: Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are 392 persons with developmental disabilities within the ZIP code areas that encompass the City of Placentia.

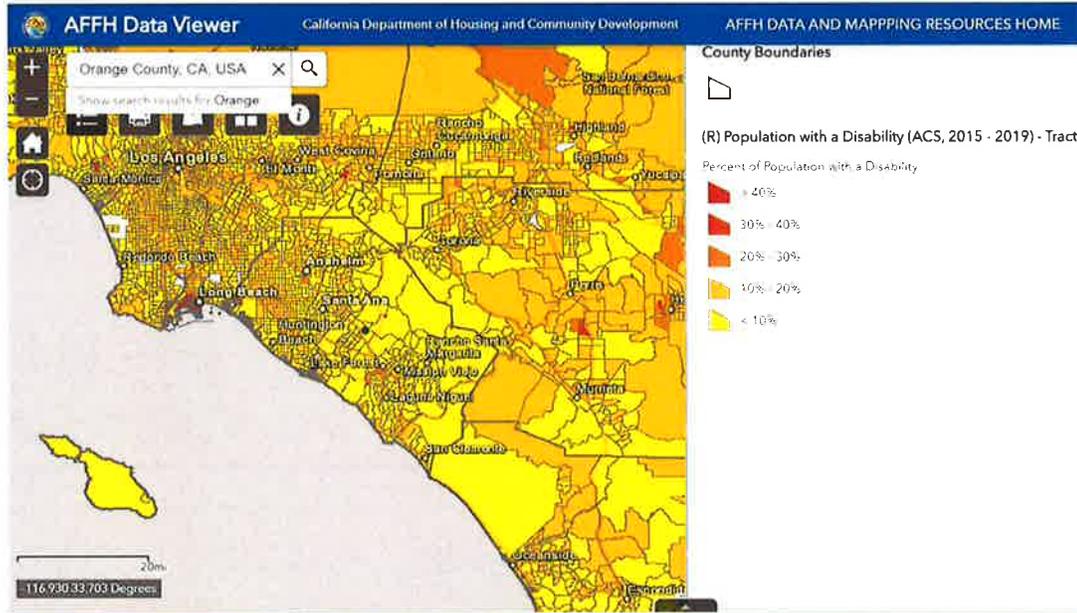
Figure D-4: Population with a Disability – Placentia



The Orange County AI discusses disability information countywide. According to the AI, “Communities with higher concentrations of persons with disabilities are somewhat more likely to be located in the more racially and ethnically diverse northern portion of the county than they are in the southern portion of the county” (see Figure D-5). This is reflected in the fact that six of the eight cities that have higher concentrations of persons with disabilities are in northern Orange County.



Figure D-5: Population with a Disability – Orange County



The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Placentia facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

3) Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, 12.6% of Placentia households are female-headed (compared to 14.3% in the SCAG region), 5.8% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.4% are female-headed and with children under 6 (compared to 1.0% in the SCAG region). Figure D-6 shows the percentage of children living in married couple households in Placentia while Figure D-7 shows similar data for the county as a whole.



Figure D-6: Percentage of Children in Married Couple Households - Placentia

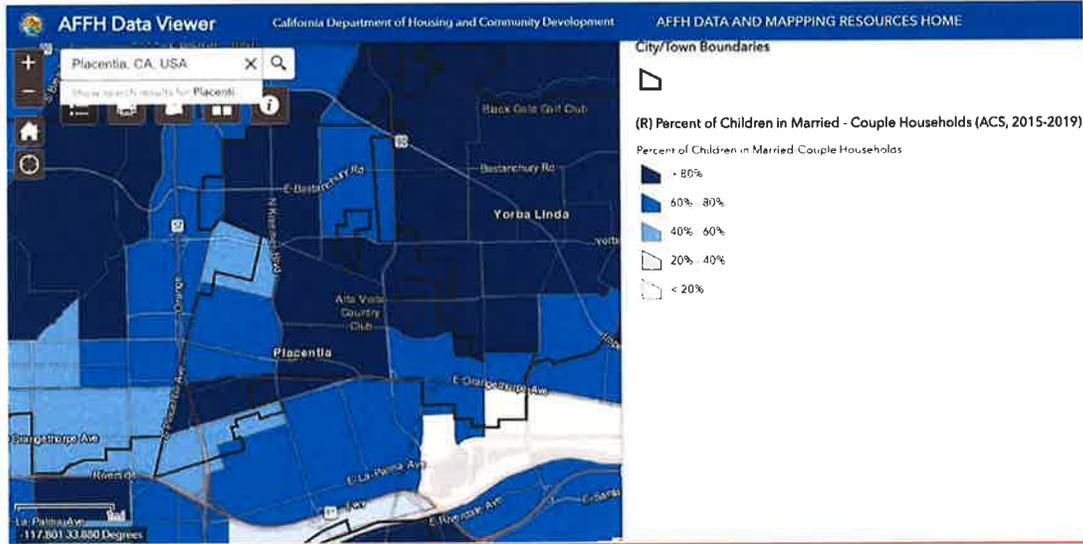
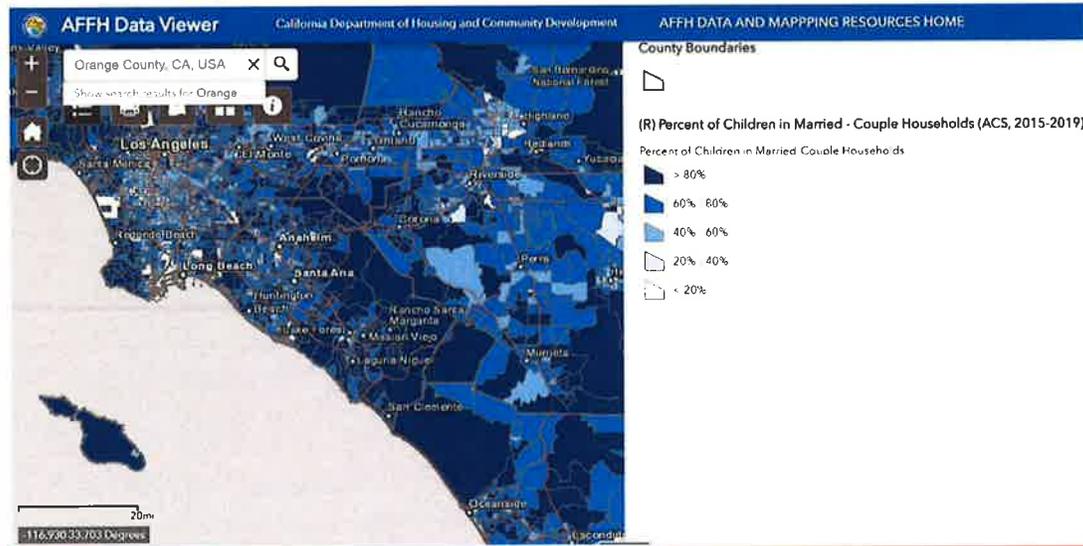


Figure D-7: Percentage of Children in Married Couple Households – Orange County



4) Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Figure D-8 shows that most of the City has fewer than 50 percent of its population within LMI groups, although some areas in the western portion of the city are above 50% LMI.



Countywide, larger LMI concentrations are located in the central portion of the county to the west and south of Placentia, in Anaheim, Santa Ana, Orange and Costa Mesa. The student population at UC Irvine has the highest percentage of poverty countywide (over 40 percent).

Figure D-8: Low/Moderate Income Population – Placentia

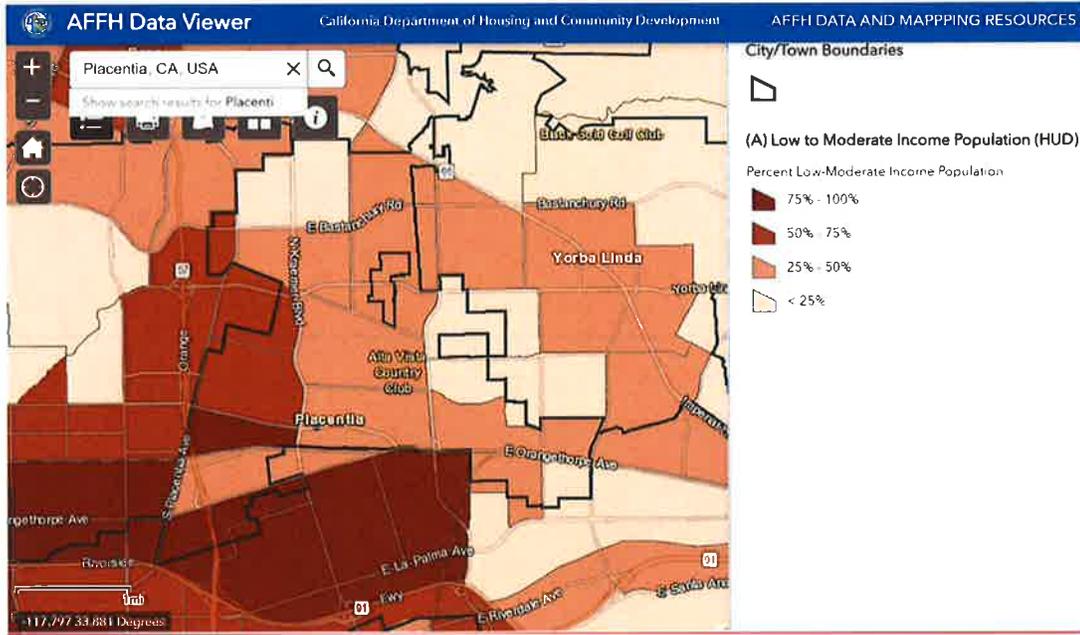
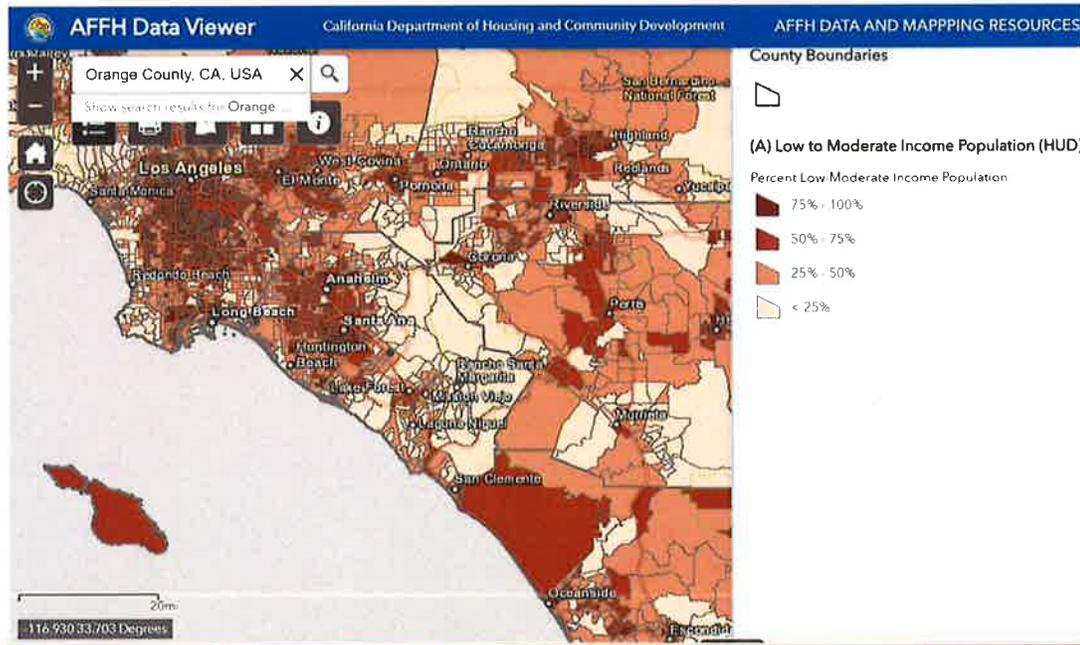


Figure D-9: Low/Moderate Income Population – Orange County





C. Racially/Ethnically Concentrated Areas

1) Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. As shown in Figure D-10, there are no designated R/ECAP areas in Placentia. The nearest R/ECAP areas are in the City of Santa Ana approximately 10 miles to the south of Placentia (Figure D-11).

Figure D-10: Racially/Ethnically Concentrated Areas of Poverty – Placentia

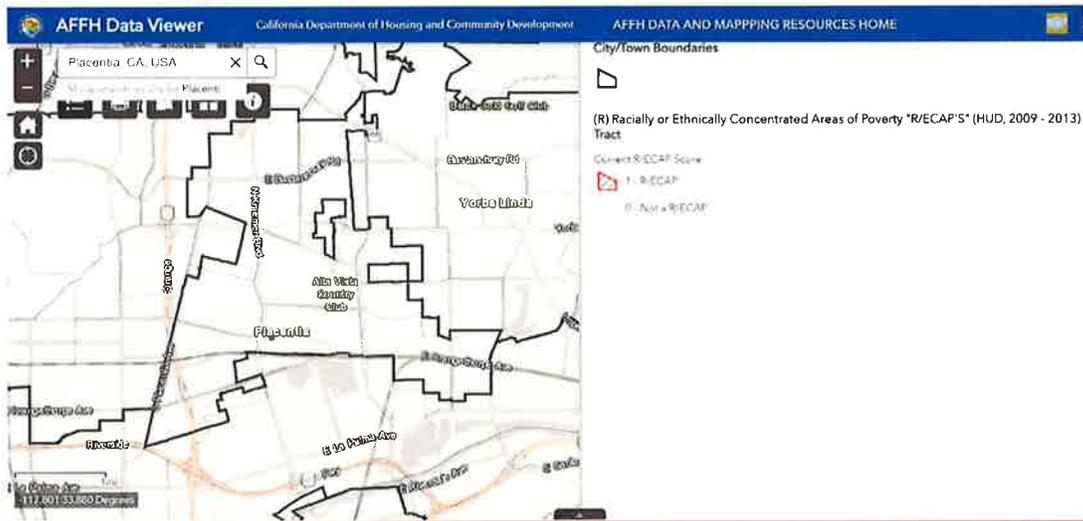
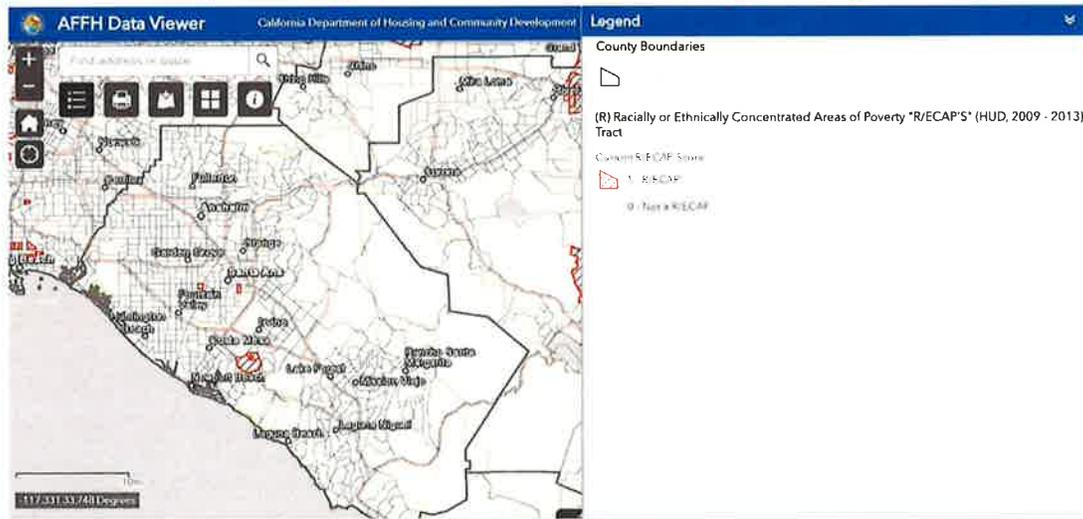


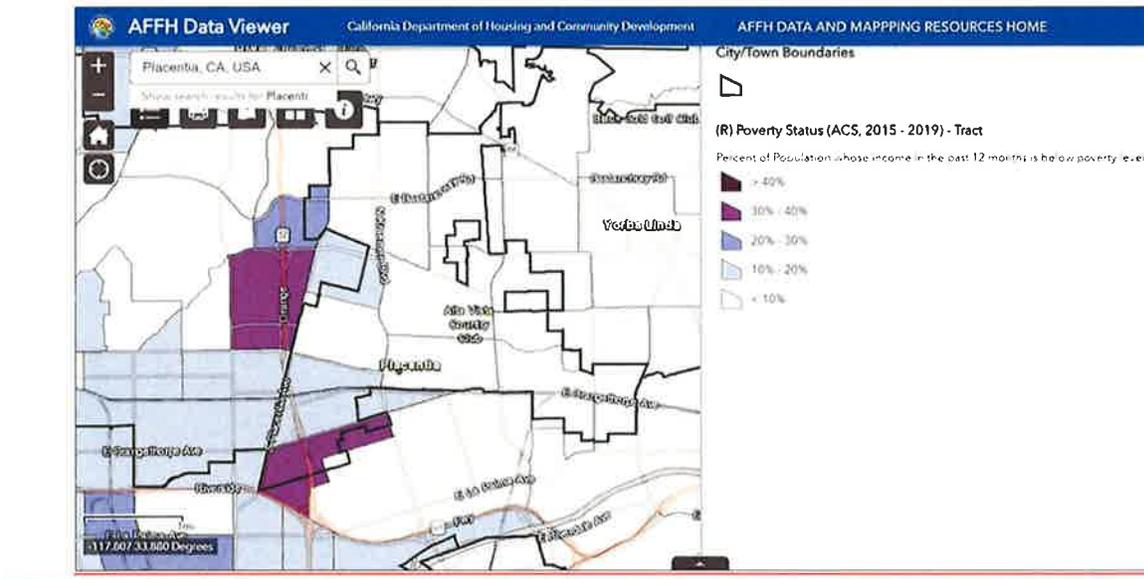
Figure D-11: Racially/Ethnically Concentrated Areas of Poverty – Orange County





Recent Census estimates regarding poverty status of households in Placentia are shown in Figure D-12. As seen in this map, poverty is highest (30-40%) in the southwestern portion of the city, which are also the areas with an older housing stock and lower housing values. Poverty rates in Placentia are similar to the adjacent areas of Brea, Yorba Linda, Fullerton and Anaheim. The area immediately west of Placentia in the City of Fullerton with a high incidence of poverty is comprised primarily of the campus of California State University, Fullerton, and is likely influenced by the relatively low incomes of college students.

Figure D-12: Poverty Status - Placentia



Program 2.1 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers, and programs such as 1.3 (Pursue County, State, and Federal Housing Funds), 1.10 (Encourage Development of Housing for Extremely-Low-Income Households), 1.15 (Transit-Oriented Development), 1.19 (Accessory Dwelling Units), 2.2 (Section 8 Rental Assistance) and 2.4 (Comprehensive Housing Resource Directory) will help to expand the supply of affordable housing to provide more options for lower-income households throughout the city.

2) Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined. While HCD does not provide a standard definition for RCAAs and the HCD Data Viewer does not currently provide RCAA maps, available data regarding the percentage White population and median household income can provide insight into racially concentrated areas of affluence.

Table D-1 compares the median household incomes of White/non-Hispanic residents in Placentia and Orange County as a whole to the median incomes for the total population of the city and county. This table shows that in Placentia, the median income for non-Hispanic White households is about 4% higher



than for the city’s population as a whole. Countywide, the median income for non-Hispanic White households is about 13% higher than for the population as a whole. These data suggest that there is less racial concentration of affluence in Placentia that in Orange County as a whole.

Table D-1: Median Household Income by Race – Placentia and Orange County

<u>Median Household Income</u>	<u>Placentia</u>	<u>Orange County</u>
<u>White Alone (not Hispanic)</u>	<u>\$99,951</u>	<u>\$101,958</u>
<u>All Households</u>	<u>\$95,757</u>	<u>\$90,234</u>

Source: U.S. Census ACS 2015-2019
 B19013 (all)
 B19013H (white alone, not Hispanic)

D. Disparities in Access to Opportunity

1) Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators.

2) Educational Opportunity

The County AI⁵ describes disparities in access educational opportunities across Orange County. Countywide, there are disparities across racial/ethnic groups in access to educational opportunities as measured by the index. Across all tracts in Orange County, non-Hispanic Whites exhibit the highest exposure to educational opportunity (index score of about 59) and non-Hispanic Asians second highest (53). Hispanics have the lowest access to these opportunities (31), with non-Hispanic Blacks in between (46).

Several jurisdictions score highly (index values at or above 60) on educational opportunity across all racial categories. These cities include Aliso Viejo, Huntington Beach, Irvine, Laguna Niguel, La Palma, Mission Viejo, and Rancho Santa Margarita.

Non-Hispanic Whites in Fountain Valley have high exposure to educational opportunity (scores of about 60), whereas Hispanics in the city do not (30). In both Fullerton and Tustin, Non-Hispanic Whites and Asians have much higher access than do Blacks and Hispanics.

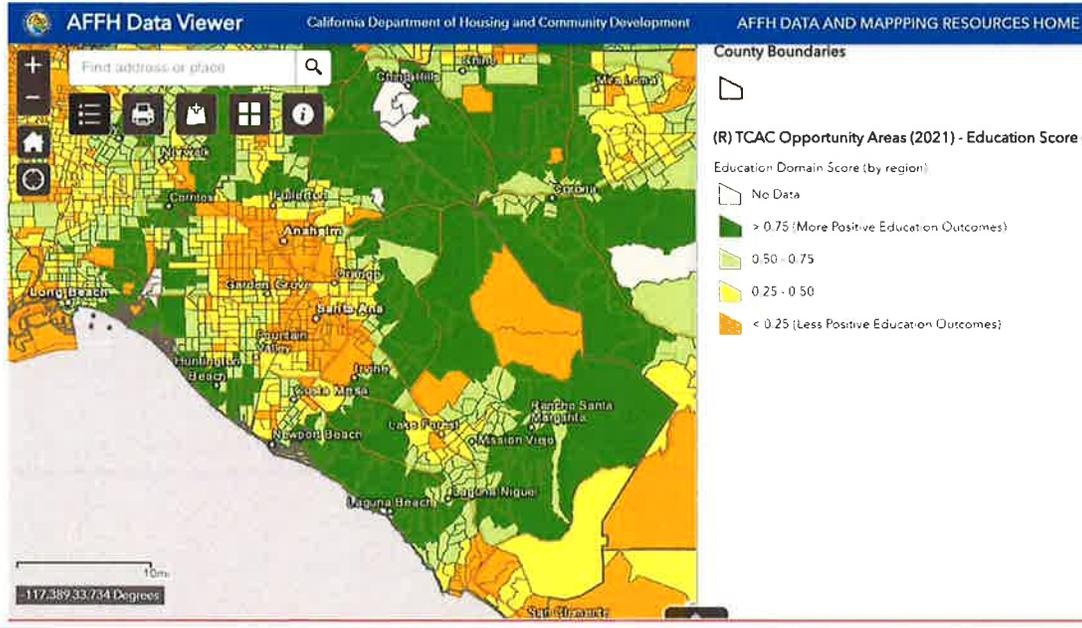
Jurisdictions with the highest educational opportunity also appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Irvine, Aliso Viejo, and Huntington Beach are examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita and Mission Viejo are two examples of such places.

Educational opportunity scores for Orange County are shown in Figure D-13,

⁵ P. 144



Figure D-13: TCAC Educational Opportunity Areas – Orange County



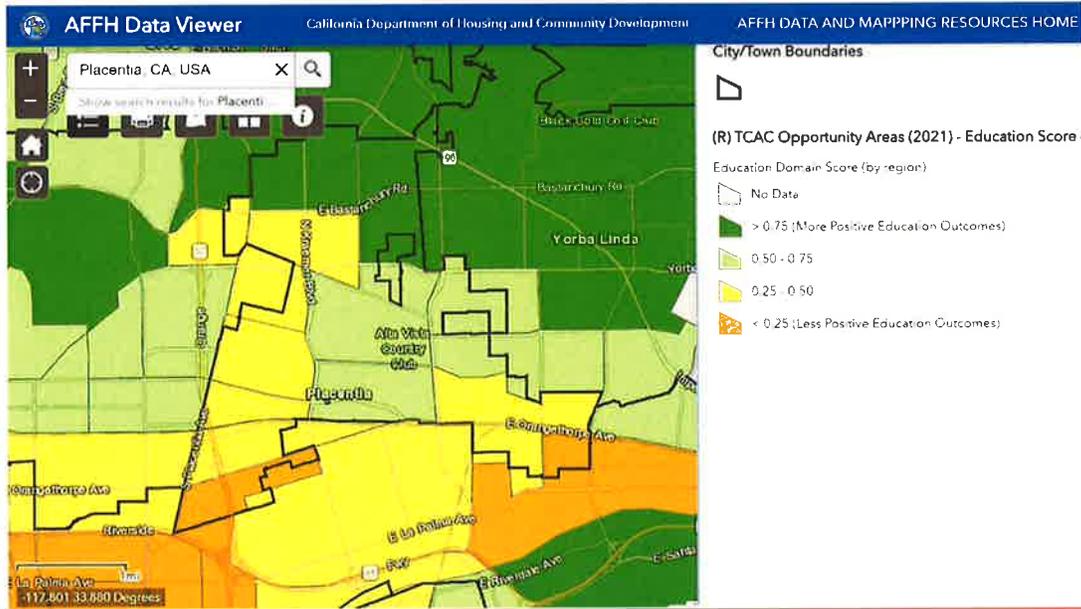
The City of Placentia is served by the Placentia-Yorba Linda Unified School District, which also serves the city of Yorba Linda, as well as portions of Anaheim, Brea, Fullerton and rapidly developing unincorporated territory that reaches the Riverside County line. The District maintains its reputation for academic excellence, remains fiscally solvent, and recently completed a \$600 million massive facilities modernization and new school construction program.

Student enrollment for the 2021-2022 school year is roughly 24,000. The District's 34 school sites include 20 elementary schools, 5 middle schools, 1 K-8 school, 4 comprehensive high schools, 1 special education school, 1 continuation high school, 1 TK-12 home school, and 1 K-12 online school. Twenty-five schools have been designated California Distinguished Schools, eight have been named National Blue Ribbon Schools, seventeen have been honored as California Gold Ribbon Schools, one has earned the title of California Model Continuation High School, and another has received California's Exemplary Independent Study recognition. The District has been placed on the College Board's AP District Honor Roll three times since the program's inception in 2011. PYLUSD high schools are consistently named to America's Best High Schools rankings issued by Newsweek, U.S. News and World Report, and other news organizations.

As shown in Figure D-14, TCAC educational opportunity scores are highest in the northern portion of the city and lowest in the southwestern portion of the city.



Figure D-14: TCAC Educational Opportunity Areas – Placentia



3) Economic Opportunity

In Orange County, there are significant disparities in access to economic opportunity, as seen in Figure D-15. Non-Hispanic White residents have the greatest access to economic opportunity. Asian and Pacific Islander residents (49), Native Americans (46), and Black residents (46) have lower index scores in the high to mid-40s. Hispanic residents (32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.

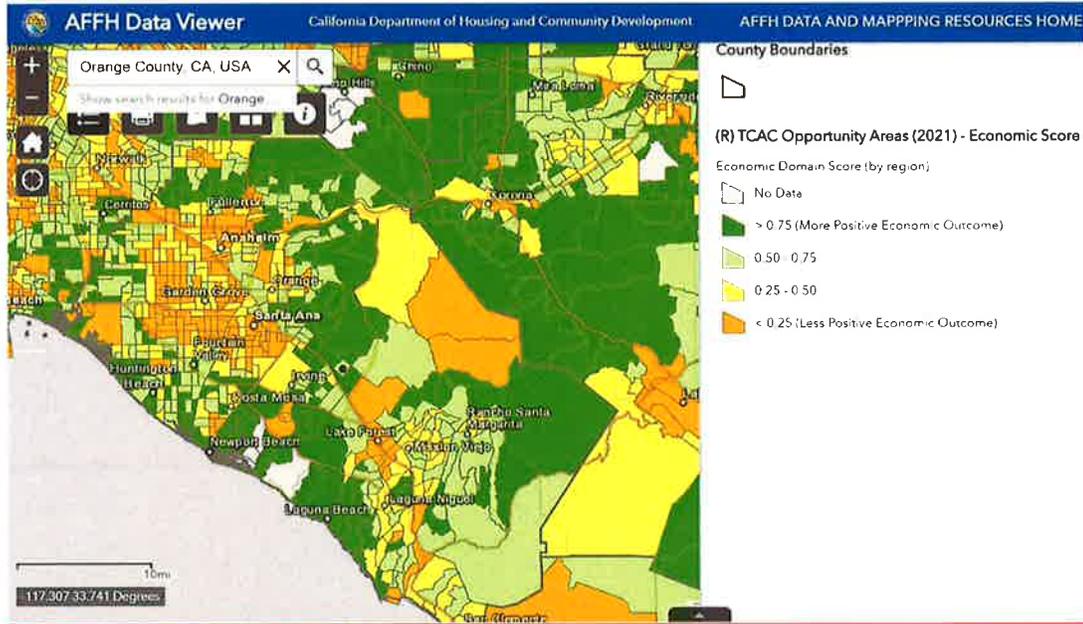
A number of jurisdictions have relatively little disparity between groups. There are high economic opportunity scores for all racial and ethnic groups in Aliso Viejo and Irvine (high 60s to low 70s). La Palma also has relatively high opportunity and little variation in scores between groups (index values ranging from 60 to 66). Huntington Beach, Laguna Niguel, Mission Viejo, and Rancho Santa Margarita have moderate economic opportunity scores for all racial/ethnic groups (scores from the mid-40s to mid-50s).

Economic Opportunity Index scores are generally lower in North Orange County than in South County. Scores are especially low in Westminster, Garden Grove, and much of Santa Ana and Anaheim. Scores are generally high in much of Irvine, La Palma, and Tustin and along the coast from Newport Beach to Laguna Niguel as well as in unincorporated areas near the eastern border with Riverside County.

Areas in Orange County with the highest index scores tend to have large concentrations of non-Hispanic and Asian residents. By contrast, areas with the highest concentration of Hispanic residents tend to have lower economic index scores. Cities such as Fullerton and Costa Mesa are examples of localities with segregated living patterns and significant disparities between racial and ethnic groups. Neighborhoods in these cities with higher Hispanic populations score lower than neighborhoods that are heavily populated by non-Hispanic and Asian residents.

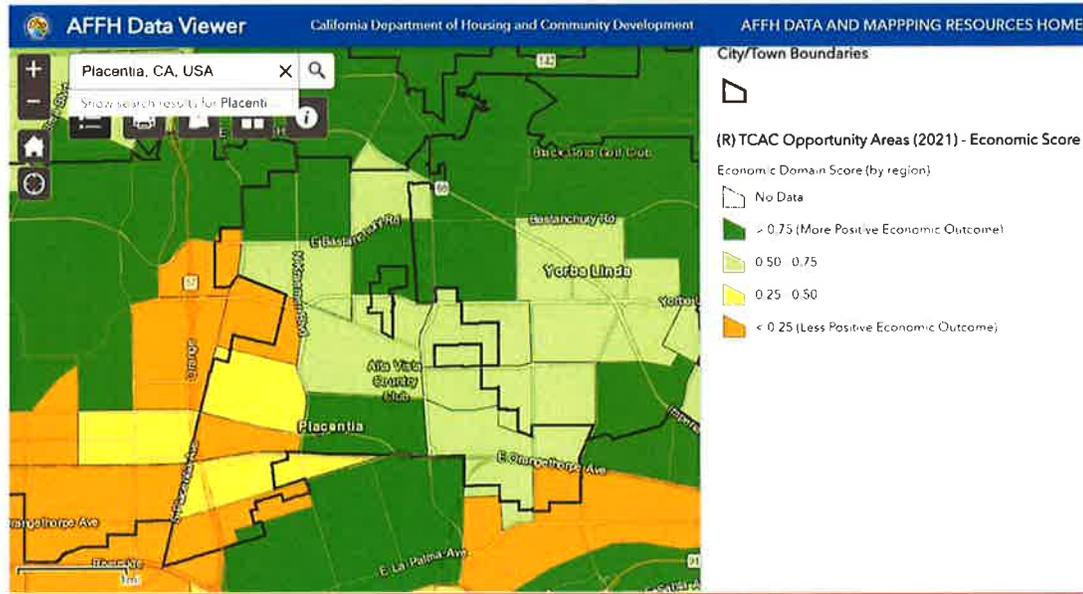


Figure D-15: TCAC Economic Opportunity – Orange County



In Placentia, the highest economic opportunity scores are in the northern and eastern portions of the city (Figure D-16). These disparities are similar to those for educational opportunity scores.

Figure D-16: TCAC Economic Opportunity – Placentia





4) Transportation Opportunities

According to the County AI, low transportation cost index scores as well as transit index scores are generally higher in North Orange County than in South Orange County. Scores are generally higher in jurisdictions with greater levels of density. In Placentia, proximity to the SR-57 and SR-91 freeways, OCTA bus routes and the Metrolink light rail system provide access to many transit options. The new Placentia Metrolink station is conveniently located at Melrose Avenue and Crowther Avenue near the Orange Freeway (SR-57), serving the communities of Anaheim, Fullerton, Placentia, and Yorba Linda. The Placentia Station serves the Metrolink 91 Line that extends to Riverside, Fullerton, and Downtown Los Angeles. OCTA and the City of Placentia are also constructing a new shared-use multi-story parking structure to provide increased travel options for riders.

5) Environmental Opportunities

The County AI notes that there are disparities across racial/ethnic groups in access to environmental opportunities, measured as lower exposure to and effects from pollution (Figure D-17). Across all tracts in Orange County, non-Hispanic Whites exhibit the highest access to environmentally healthy neighborhoods (index score of about 54). All other racial/ethnic groups obtain lower index scores in the 40s: Hispanics score lowest at 41, followed by non-Hispanic Blacks (45), non-Hispanic Asian/Pacific Islander (47), and non-Hispanic Native American (48).

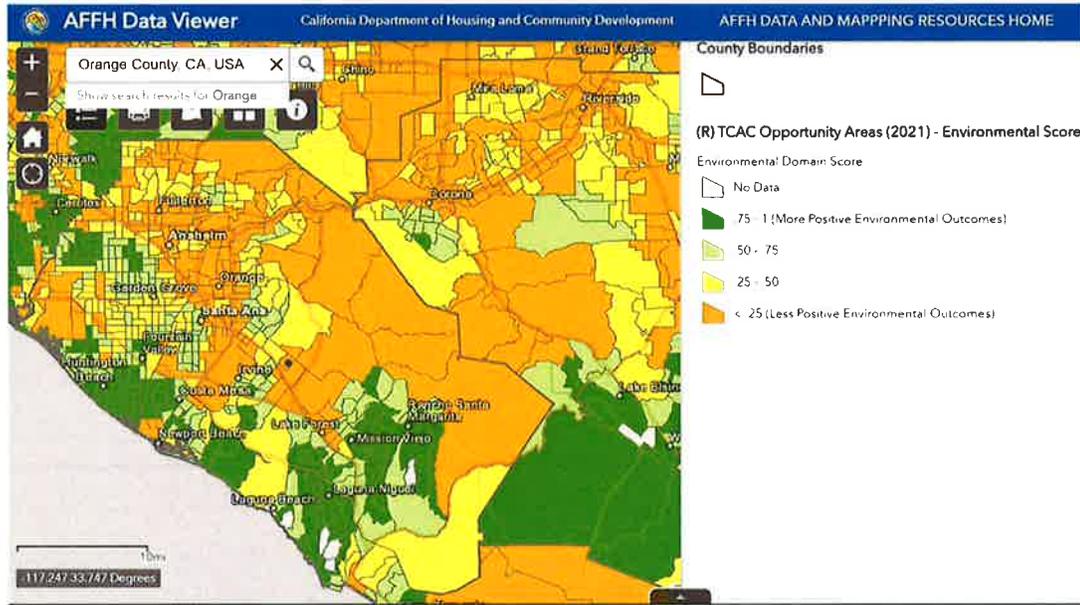
Several jurisdictions score especially highly on environmental opportunity across all racial categories. Laguna Niguel, Aliso Viejo, Mission Viejo, and Rancho Santa Margarita all have index scores in the 70s to 90s for all racial and ethnic groups. Fountain Valley and Huntington Beach also have higher access to environmental health, scoring in the 50s to low-70s on the index. Other cities are low-scoring across the board. Orange City, La Habra, and Fullerton are the least environmentally healthy, with index scores in the 20s. Anaheim, Buena Park, Irvine, Santa Ana, and Westminster also have low access to environmental opportunity, scoring in the 30s to 40s on the index.

Jurisdictions with the highest environmental opportunity appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Laguna Niguel, Aliso Viejo, Fountain Valley, and Huntington Beach are good examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita, and Mission Viejo are two examples of such places.

Lower-scoring cities exhibit a diversity of residential patterns. For example, Orange (city) has concentrations of both Hispanics and non-Hispanic Whites. Similarly, Fullerton has concentrations of Hispanic neighborhoods as well as non-Hispanic Whites and Asian/Pacific Islanders. Anaheim and La Habra follow a similar pattern. By contrast, Santa Ana is a city with low environmental quality that is characterized almost exclusively by dense concentrations of Hispanics.

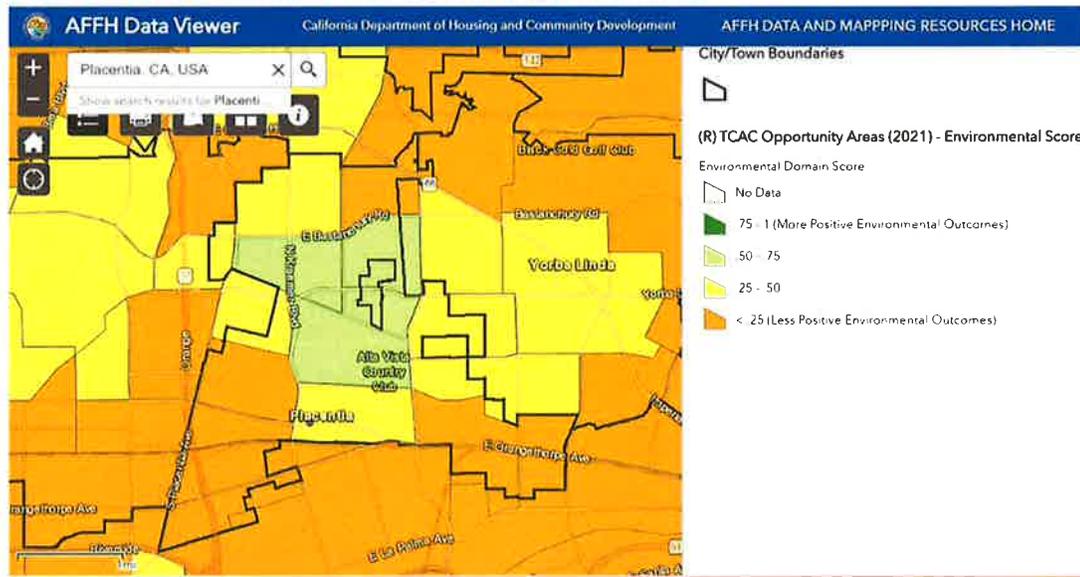


Figure D-17: TCAC Environmental Opportunity – Orange County



In Placentia, the highest environmental opportunity scores are found in the central portion of the city (Figure D-18) while neighborhoods in the southwestern and northeastern portions of the city show lower scores.

Figure D-18: TCAC Environmental Opportunity – Placentia



Appendix D: Affirmatively Furthering Fair Housing



Overpayment is a problem for many Placentia residents, particularly for lower-income households. According to recent HUD estimates (Figure D-20) approximately 2,940 renter households (50% of all renters) and 3,260 owner households (30% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

Figure D-20: Cost Burden by Tenure and Income Category - Placentia

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	845	785	1,015
Household Income >30% to less-than or= 50% HAMFI	850	465	1,015
Household Income >50% to less-than or= 80% HAMFI	870	195	1,360
Household Income >80% to less-than or= 100% HAMFI	295		855
Household Income >100% HAMFI	80		1,575
Total	2,940	1,445	5,825
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	605	400	865
Household Income >30% to less-than or= 50% HAMFI	345	170	695
Household Income >50% to less-than or= 80% HAMFI	870	345	1,750
Household Income >80% to less-than or= 100% HAMFI	465	65	1,115
Household Income >100% HAMFI	975	30	6,320
Total	3,260	1,010	10,750

As shown in Figure D-21, overpayment among renters is most prevalent in the central and southern portions of the city. When compared to conditions in other areas of Orange County (Figure D-22) overpayment among Placentia renters appears be similar to adjacent communities.



Figure D-21: Renters Overpaying for Housing - Placentia

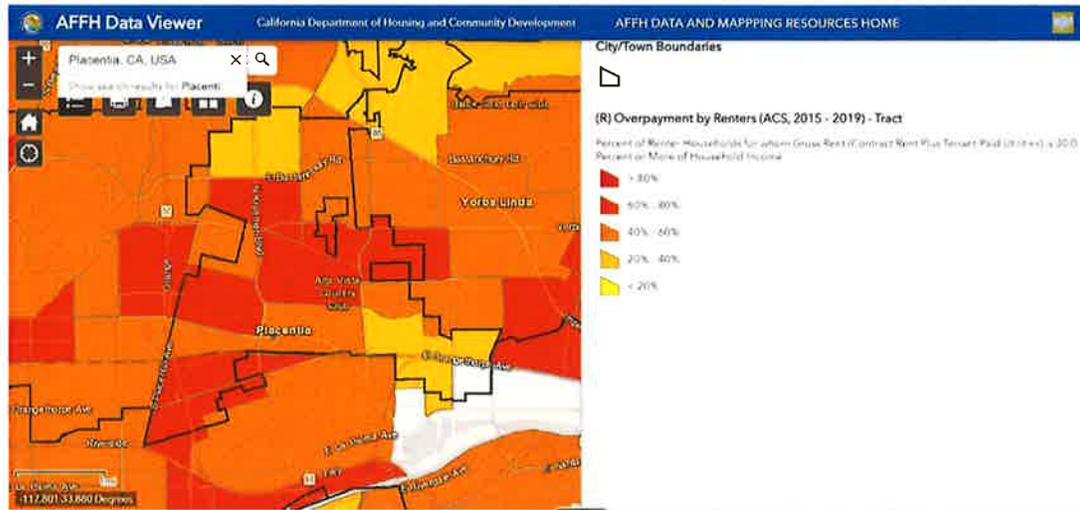
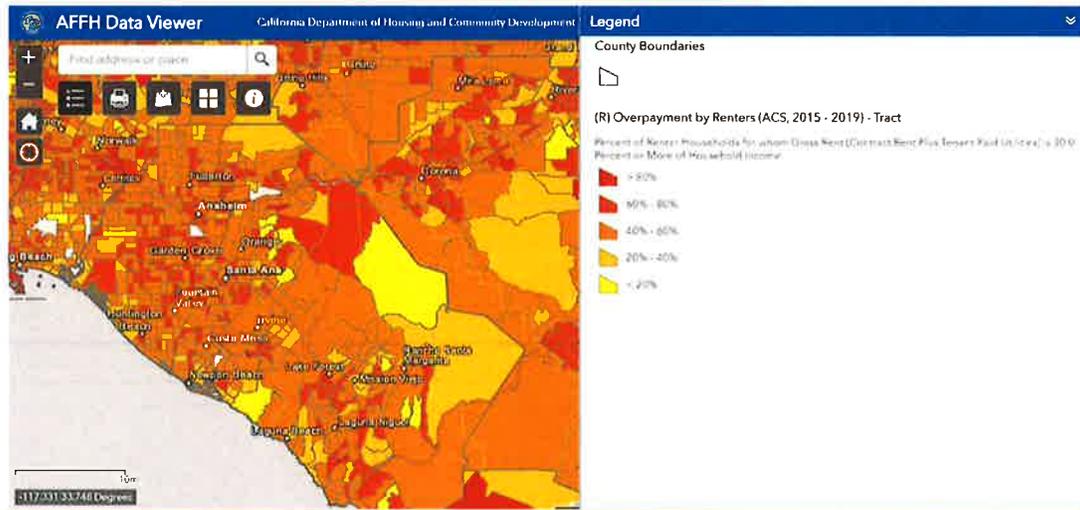


Figure D-22: Renters Overpaying for Housing – Orange County



Overpayment among Placentia homeowners is highest in the central and southwestern portions of the city (Figure D-23). Countywide, rates of overpayment among homeowners in Placentia appear similar to other communities.

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).



Figure D-23: Homeowners Overpaying for Housing – Placentia

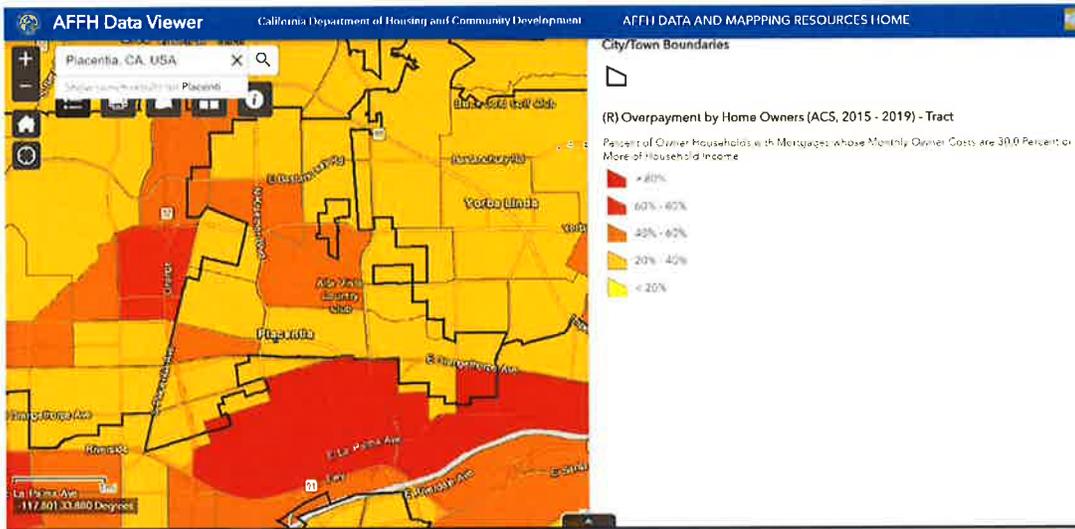
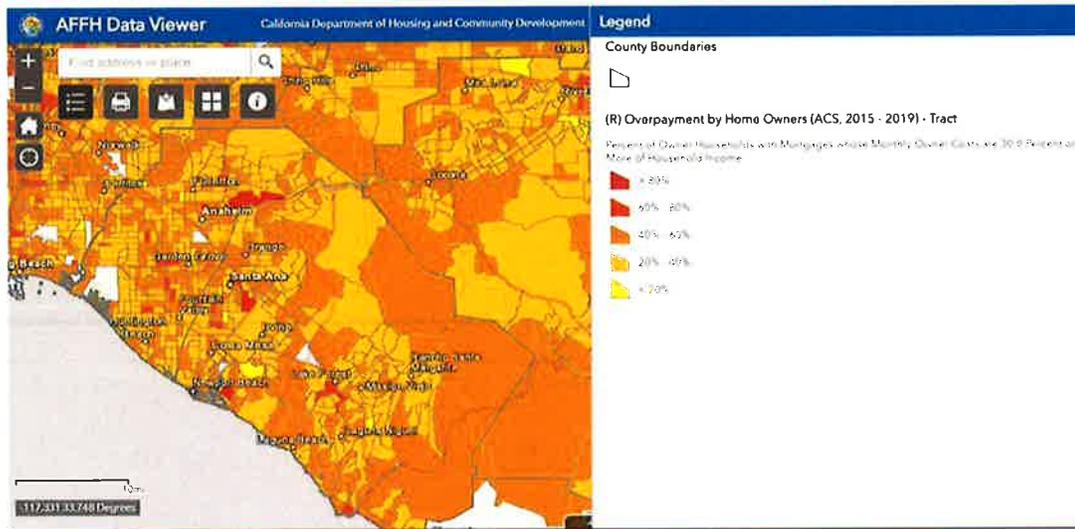


Figure D-24: Homeowners Overpaying for Housing – Orange County



2) Overcrowding

“Overcrowding” is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.



The County AI reported that for Orange County as a whole, White residents experience an overcrowding rate of 1.95%, Black residents 6.52%, Native American residents 11.38%, Asian American or Pacific Islander residents 7.76%, and Hispanic residents 25.72%. Hispanic residents face especially high rates of overcrowding. This is especially true in Anaheim and Santa Ana, where their rates of overcrowding are 29.07% and 42.93%, respectively. Overcrowding in Orange County is illustrated in Figure D-26.

In Placentia, the highest rates of overcrowding occur in the southwestern portion of the city (Figure D-25), which are also the areas with higher percentages of minority residents.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).

Figure D-25: Overcrowded Households – Placentia

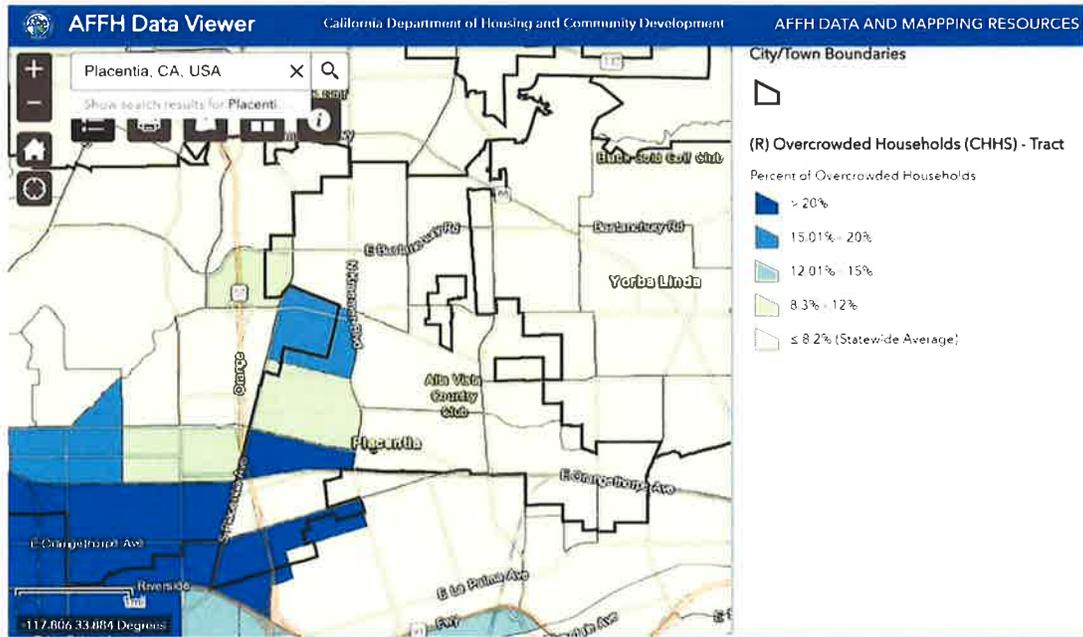
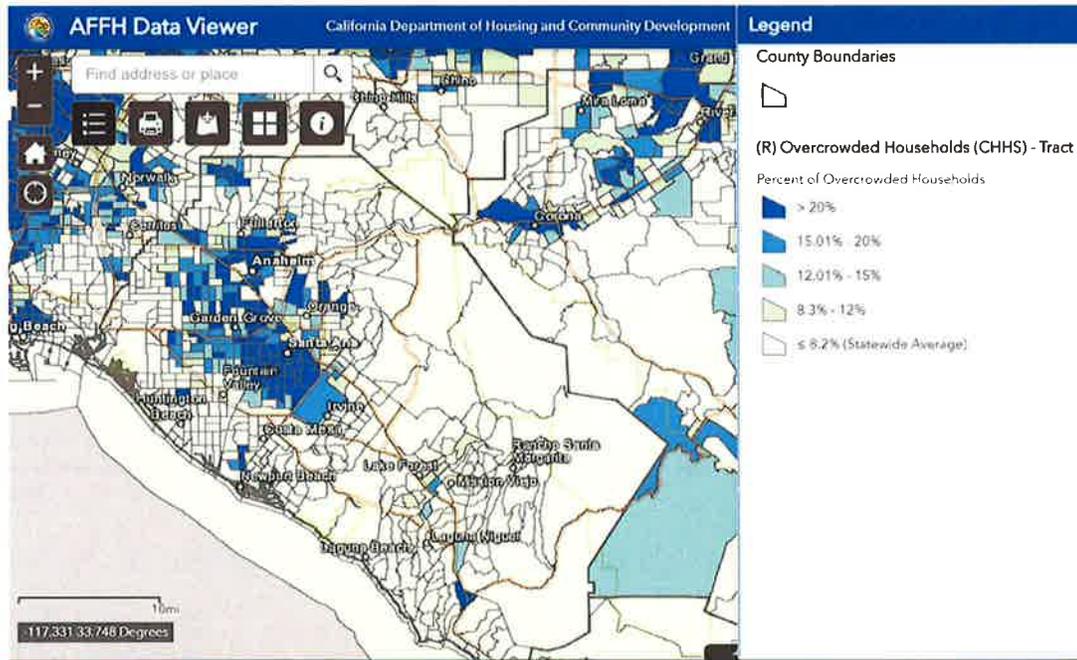




Figure D-26: Overcrowded Households – Orange County



3) Substandard Housing

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Placentia compared to the SCAG region as a whole is shown in Figure D-27. Nearly two-thirds of Placentia's housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there are more than 200 substandard housing units currently in the City, which are primarily concentrated in the La Jolla and Santa Fe areas. Less than 5% of those (10 units) are estimated to have structural problems that are not feasible to repair and therefore are in need of total replacement. Housing programs to assist lower-income households with needed repairs are described in Chapter 4 and include Program 3.1: Community Based Neighborhood Rehabilitation and Program 3.3: Placentia Rehabilitation Grant Program.



Figure D-27: Age of Housing Units – Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

4) Homelessness

The Orange County homeless population includes many working families and individuals who live in cars, parks, under bridges, in motels and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden. The most recent available Orange County Point-in-Time Count and Survey report of the Homeless (2019) reported 55 unsheltered and 108 sheltered homeless persons in Placentia.

Regional strategies to combat homelessness are developed through Orange County’s Continuum of Care System. The goal of the Continuum of Care Strategic Plan is to work toward a seamless system of care through advocacy, homeless prevention, outreach and assessment, emergency shelter, transitional shelter and permanent affordable housing.

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent.

The nonprofit 2-1-1 Orange County organization is a 24-hours-a-day, 7 days-a-week, toll-free number that people in need of assistance can call to obtain comprehensive information and referrals to health and human services. Available services include food, shelter, government assistance programs, urgent care, substance abuse and treatment programs, and workforce development.

In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts had reached an important milestone. A regional partnership of 13 cities located in northern Orange County (Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park, and Yorba Linda) came together to share intelligence and resources to address regional homelessness. Their concept was to promote greater regional coordination on homeless issues while reducing the span of control regarding working with the County of Orange and others.



After months of extensive discussions, negotiations and assessments, two locations within the North Orange County Service Planning Area were identified for the development of “navigation centers” based on a number of factors including zoning, proximity to related services and site availability. The navigation centers are a multi-jurisdictional approach to guiding underserved residents back into society by increasing access to a shelter with basic needs, health and job resources, and opportunities to reunite with friends and family. Each center was planned to accommodate 100 beds, thereby increasing the regional bed count to 525 additional beds available to homeless individuals in conjunction with a project in the city of Anaheim that accommodated 325 new beds.

Funding for the Navigation Centers was secured through application and governmental meetings with state, regional, county and local officials resulting in the \$12 million in State of California Homeless Emergency Aid Program (HEAP) funds dedicated for the site acquisitions and construction of the navigation centers. Each of the North Orange County Service Planning Area cities also committed funds for construction and ongoing operation of the navigation centers. A Memorandum of Understanding was prepared and presented to the city councils of all 13 cities in May 2019. Construction began in 2019 and the opening of the first 100-bed Navigation Center in Placentia occurred on March 31, 2020. This groundbreaking success story was born of the regional need and public official desire to come together to address homelessness and pioneer the way to create and operate a multi-jurisdictional homelessness facility. Program 1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing, Program 1.14: Housing for Persons with Special Needs, and Program 2.3: Minimize Constraints on Housing for Persons with Disabilities are included in the Housing Plan to describe actions the City is taking to address the issue of homelessness.

5) Displacement Risk

In 2016, the UCLA Urban Displacement Project⁶ team developed a neighborhood change database to help stakeholders better understand where neighborhood transformations are occurring and to identify areas that are vulnerable to gentrification and displacement in Southern California. The database includes Los Angeles, Orange, and San Diego counties, with gentrification and sociodemographic indicators based on data from the Census Bureau American Community Survey and shows whether each Census tract gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a “disadvantaged” tract that did not gentrify between 1990 and 2015.

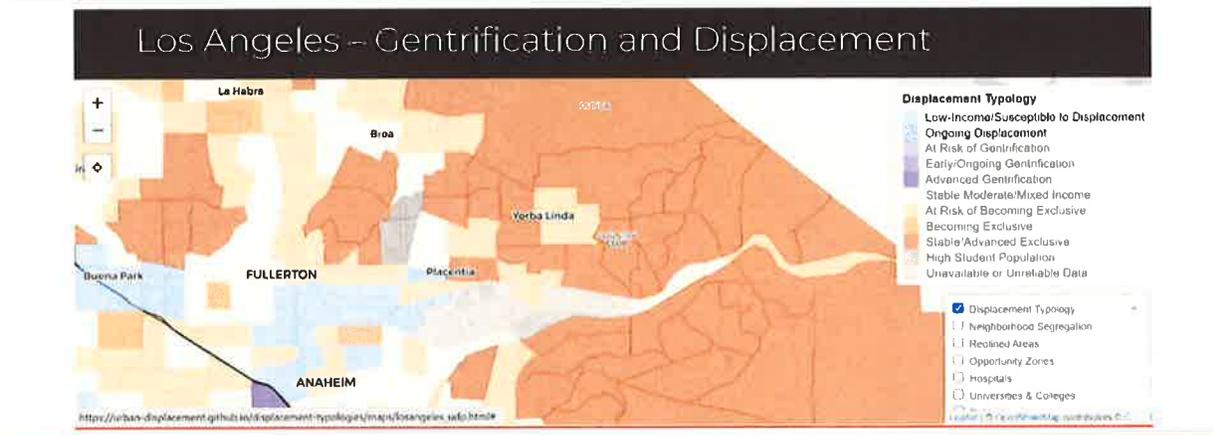
Based on this neighborhood change database, the UCLA team found that of the three counties, Orange County exhibited the greatest share of neighborhoods that were considered to be “disadvantaged” and potentially susceptible to gentrification (~43%).

The areas most susceptible to displacement in northern Orange County are portions of Buena Park, Fullerton, Anaheim and Garden Grove. The eastern, south and coastal communities are primarily exclusive or at risk of becoming exclusive. Figure D-28 shows the displacement typology levels for Placentia and adjacent areas. The northern portion of the city and the area near Alta Vista Country Club are identified as “Stable/Advanced Exclusive” while other areas in the western portion of the city are considered “Stable Moderate/Mixed Income” or “Low Income/Susceptible to Displacement.”

⁶ <https://www.urbandisplacement.org/maps/los-angeles-gentrification-and-displacement/>



Figure D-28: Displacement Typologies - Placentia



As noted in the Housing Plan, Program 1.8: Adequate Sites for Housing Development includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

As discussed in Section 2.3 of the Housing Needs Assessment, there is one assisted low-income housing development in Placentia – Imperial Villas – that is at risk of conversion to market rate in the next 10 years. Program 3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate is included in the Housing Plan to facilitate the preservation of these affordable units.

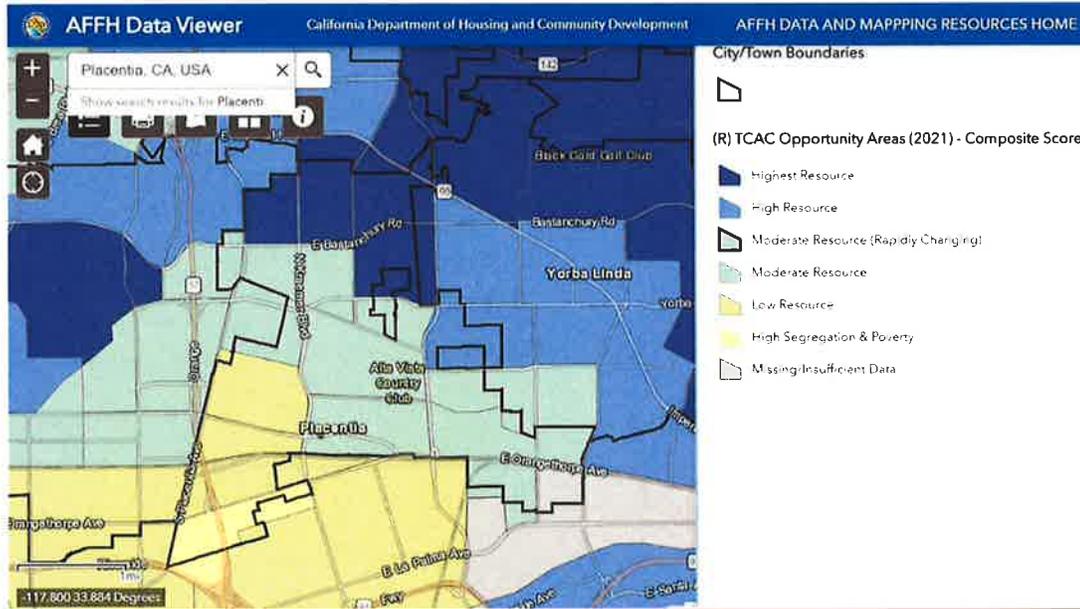
3. Sites Inventory Analysis

The City’s inventory of sites for potential housing is presented in Appendix B. As summarized in Table B-1, the inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites and future ADUs. The sites analysis shows that as with most cities in the metro areas of Southern California, vacant developable land is very rare and underutilized sites provide the majority of future housing capacity.

As illustrated in Figures B-2 through B-5 in Appendix B, the focus of the Placentia sites inventory is on redevelopment of underutilized sites in the commercial and light industrial areas near the new Metrolink rail station. While most of these sites are within areas designated by the TCAC/HCD opportunity maps as Low Resource or High Segregation and Poverty, they provide the most significant potential for new housing development because most other areas are developed with stable residential neighborhoods with minimal potential for redevelopment.



Figure D-29: TCAC Opportunity Areas Composite Score - Placentia



While former commercial and light industrial areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods also provide substantial potential for new housing in areas of higher opportunity through ADUs and SB 9 urban lot splits.

4. Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in Table D-2: Fair Housing Issues, Contributing Factors and Meaningful Actions.

5. Goals, Policies and Actions

Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. The 2020-2024 Orange County Analysis of Impediments to Fair Housing Choice prepared by the Urban County consortium, of which Placentia is a participating jurisdiction, was of key importance in helping to identify these issues, contributing factors and actions.



Table D-2: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
Fair Housing Outreach	<p>1. <u>Lack of local private fair housing outreach and enforcement may be a significant contributing factor to fair housing issues in Orange County. Although Orange County is served by two high-quality private, non-profit fair housing organizations, they are underfunded and understaffed in comparison to the total need for their services. Victims of discrimination would be more able to exercise their rights, thus deterring future discrimination, if the capacity of existing organizations grew to meet the scale of the problem.</u></p> <p>2. <u>Lack of local public fair housing outreach and enforcement may also be a significant contributing factor to fair housing issues in Orange County. There are no local public entities that conduct fair housing outreach and enforcement, with the California Department of Fair Employment and Housing and HUD constituting the only public enforcement bodies that operate in Orange County. Advocates across Orange County and the state of California have reported issues with the timeline of the California Department of Fair Employment and Housing’s investigations and the standards that it applies in making probable cause determinations. A local public enforcement agency, if created, would have the potential to be more responsive to victims of discrimination in Orange County than either the state or HUD.</u></p>	High	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>The City will invite FHCOC to conduct annual fair housing outreach targeted to Placentia residents and landlords. (Program 2.1)</u></p>
Access to Opportunity	<p><u>Lack of access to opportunity due to high housing costs may be a significant contributing factor to fair housing issues in Orange County. In Placentia, while access to quality transportation and educational resources is generally good throughout the city, the western portions of the county have lower economic and environmental opportunity than do the central and northern areas. Increasing housing affordability in those areas would make it easier for low-income households to access the types of services and amenities that further social mobility.</u></p>	High	<p><u>The City will seek to improve access to opportunity in the following ways:</u></p> <p><u>Program HE-1.2: Locate Housing Near Transportation, Employment and Services</u></p> <p><u>To increase livability within new housing developments, the City shall encourage and coordinate the location of major housing developments, particularly affordable housing and multi-family units, near transportation options, major employment centers and services.</u></p> <p><u>Program HE-1.3: Pursue County, State, and Federal Housing Funds</u></p>

Appendix D: Affirmatively Furthering Fair Housing



Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			<p><u>Monitor availability of county, state, and federal housing programs and pursue available funds on an annual basis.</u></p> <p><u>Program HE-1.8: Adequate Sites for Housing Development</u> <u>To ensure the availability of adequate sites to accommodate the City's assigned housing need, the City will rezone additional land to accommodate the shortfall of lower-income sites compared to the RHNA allocation in all income categories, as identified in Appendix B. The City shall encourage the development of housing through financial incentives (such as land write-downs; assistance with on- or off-site infrastructure costs, fee waivers, or deferrals to the extent feasible); expedited entitlement review; in-kind technical assistance; and other regulatory concessions or incentives, and provide incentives for lot consolidation.</u></p> <p><u>Program HE-1.11: Density Bonus Ordinance</u> <u>The City provides incentives and concessions to facilitate 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 2022.</u></p> <p><u>Program HE-1.15: Transit-Oriented Development</u> <u>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, which 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. Development incentives include the utilization of City-owned property as well as reduced parking requirements, financial assistance, density bonus, and regulatory waivers. To expand housing</u></p>

Appendix D: Affirmatively Furthering Fair Housing



Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			<p>opportunities, an amendment to the TOD zone will processed to extend the district as described in Program 1.8 and Appendix B.</p> <p><u>Program HE-1.19: Accessory Dwelling Units</u></p> <p><u>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. The City will continue to monitor legislation and revise regulations as necessary to ensure conformance with current law. 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.</u></p> <p><u>Program HE-4.1: Partnerships with the Housing Industry</u></p> <p><u>The City 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 proactively seek partnerships to develop affordable housing and 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.</u></p>
<p><u>Affordable Housing Preservation</u></p>	<p><u>The loss of affordable housing may be a significant contributing factor to fair housing issues in Orange County. When subsidy contracts expire, the housing providers that often have the least economic incentive to renew their affordability restrictions are those that are located in higher opportunity areas or in areas that are gentrifying or at risk of gentrification. In Placentia, there is one subsidized low-income development that could expire in the next 10 years. The loss of these affordable units could contribute to segregation and displacement.</u></p>		<p><u>Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate</u></p> <p><u>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.</u></p>

Appendix D: Affirmatively Furthering Fair Housing



Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
<p><u>Availability of Affordable Housing</u></p>	<p><u>Lack of affordable, accessible housing in a range of unit sizes may be a significant contributing factor to fair housing issues in Orange County. As discussed in connection with several other contributing factors, there is a general shortage of affordable housing in the county. This shortage has a particular effect on low-income families in which at least one member has a disability that requires accessibility features, and persons with disabilities who require the services of live-in aides.</u></p>	<p><u>High</u></p>	<p><u>All of the meaningful actions described above address this issue. In addition, the following program specifically addresses the issue of housing for persons with disabilities:</u></p> <p><u>Program HE-1.12: Development of Senior Housing</u></p> <p><u>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 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.</u></p> <p><u>Program HE-1.13: Development of Housing for Larger Families</u></p> <p><u>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.</u></p> <p><u>Program HE-1.14: Housing for Persons with Special Needs</u></p> <p><u>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, job placement, etc. 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</u></p>

Appendix D: Affirmatively Furthering Fair Housing



Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			<p><u>funding annually, expedited processing and flexibility in development standards.</u></p> <p><u>Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities</u></p> <p><u>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 2022 to update the definition of "family" consistent with State law.</u></p>



Appendix E: Glossary

Above Moderate-Income Household. A household with an annual income greater than 120% of the Area Median Income (AMI) adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Apartment. An apartment is one or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one family for sleeping or living purposes and containing one kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to Low- or Moderate-Income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “Low-Income” or “Moderate-Income.” May also refer to the financing of housing at less than prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by counties or the California Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A type of ownership in which the interior space is individually owned and the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe private restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing at the same site or at another location.



Density, Residential. The number of residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price that is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, small apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. Temporary housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. [*California Health and Safety Code §50801(e)*]

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development (HUD) for purposes of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall include seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.



Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The state agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of Low-and Moderate-Income households.

Housing Element. One of the seven state-mandated elements of a local general plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under state law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

Implementing Policies. The City’s statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. The existing or projected ratio of employment to housing units within a geographic area.

Land Use Classification. A system for classifying and designating the allowable use of properties.



Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and state governments for investors in low-income housing.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See “Mobile Home” and “Modular Unit.”)

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower, or total rent and utilities paid by a tenant on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A building designed and used exclusively as a dwelling by two or more households occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one that is occupied by more than one person per room.

Parcel. A lot or tract of land.

Persons with Disabilities. Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently can be improved by appropriate housing conditions.



Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program.

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification of existing and projected housing need, by household income group, for localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Two or more dwelling units on a single site, under common ownership.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.



Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for low-income households. The program operates by providing housing assistance payments to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI).

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

Single Room Occupancy (SRO). A single room, typically 80 to 250 square feet, with a sink and closet, but which may require the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the form of mortgage interest deductions or tax credits from Federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in *California Health and Safety Code* §3260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [*California Health and Safety Code* §50675.14(b) and §53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very-low- and low-income households.



Tenure. A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Emergency Shelter”) Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. [*California Health and Safety Code §50675.2(h)*]

Very-Low-Income Household. A household with an annual income usually no greater than 50% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Appendix E: Glossary



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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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www.hcd.ca.gov



December 20, 2021

Joe Lambert, Director
Development Services Department
City of Placentia
401 East Chapman Avenue
Placentia, CA 92870

Dear Joe Lambert:

RE: City of Placentia's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Placentia's (City) draft housing element received for review on October 21, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from the Campaign for Fair Housing Elements; Kennedy Commission; and People for Housing Orange County, pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Joe Lambert, Director
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Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates your efforts in the preparation of your draft element. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Chelsea Lee, of our staff, at Chelsea.Lee@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF PLACENTIA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

The element provides a general overview of affirmatively furthering fair housing (AFFH), beginning on page 2-22, including general information on outreach and segregation and integration. However, it generally does not address this requirement. The element, among other things, must include outreach, an assessment of fair housing, analysis of the sites inventory, identification, and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. For further guidance, please visit HCD's AFFH in California webpage at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all*

income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)

Extremely Low-Income (ELI) Households: While the element quantifies existing and projected ELI households, it must also analyze their housing needs. For example, the element should analyze tenure, cost burden and other household characteristics then examine the availability of resources to determine gaps in housing needs. To assist the analysis, see the enclosed data and sample analysis at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Overpayment: While the element includes some general information on overpayment, it must also quantify and analyze the total number of households overpaying by tenure, including lower-income households. For additional information and sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

Housing Stock Condition: The element estimates over 200 units need rehabilitation (p. 2-8). However, the element should clarify the data sources utilized in arriving at the City's estimation. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable organizations. In addition, the element should include an estimate of the number of units in need of replacement. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

Housing Costs: While the element identifies housing price trends and median home sales prices on page 2-10, it must also identify median rental prices to reflect current market conditions.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Regional Housing Need Allocation (RHNA): The element's identified RHNA, dated March 4, 2021 and prior to HCD approval, is incorrect (p. 2-21). This RHNA does not reflect changes made to the City's RHNA and approved on July 1, 2021. For additional information, see <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899>.

Sites Inventory: The sites inventory lists the existing uses for nonvacant sites. However, these descriptions are generic (e.g., residential, industrial) and should be sufficiently detailed to facilitate an analysis that the use will likely discontinue in the planning period.

Realistic Capacity: While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. In addition, the estimate must also account for land use controls such as allowing 100 percent nonresidential uses. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

Suitability of Nonvacant Sites: While the element identifies nonvacant sites to accommodate the regional housing need for lower-income households, it provides no methodology or description of their potential for redevelopment. The element must describe the methodology used to determine the additional development potential within the planning period. The methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).)

In addition, the housing element appears to rely upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the regional housing need allocation.

Finally, if element utilizes sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy has the same requirements as set forth in Government Code section 65915, subdivision (c) (3).

Sites Identified in Prior Planning Periods: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within

three years. The element should clarify if sites were identified in prior planning periods and if so, which sites and include a program if utilizing previously identified sites in the current planning period. For more information on program requirements, please see HCD's Housing Element Sites Inventory Guidebook at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

Availability of Infrastructure: The element describes the availability of water capacity but must also demonstrate sufficient existing or planned total sewer and dry utilities capacity to accommodate the RHNA.

For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City housing element, including RHNA, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

Environmental Constraints: While the element generally describes a few environmental conditions within the City (pp. 3-17 to 3-20), it must also describe any known environmental constraints or other conditions on identified sites that could impact housing development in the planning period. In addition, the element notes consolidation or other factors may impact development on sites identified to accommodate housing for moderate and above moderate-income households and as a result, it should include analysis, adjustments and policies and programs to demonstrate the feasibility of these sites in the planning period.

Affirmatively Furthering Fair Housing: The element must demonstrate the sites inventory AFFH. For more information, see HCD's guidance at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

Sites Map: The element does not address this requirement. The element must include a general map of identified sites. For additional information, see the sites inventory analysis section of the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml>.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Accessory Dwelling Units (ADU): The element projects 56 ADUs over the planning period or approximately seven ADUs per year over the eight-year planning period. According to HCD records, 2 units were permitted in 2018, two were permitted in 2019, and five permitted in 2020. These trends do not support an assumption of seven ADUs per year. To support assumptions for ADUs in the planning period, the element should reconcile trends with HCD records, adjust assumptions as appropriate and include additional information such as more recent permitted units and inquiries, resources and incentives, other relevant factors and modify policies and programs as appropriate.

Zoning for a Variety of Housing Types: The element must demonstrate zoning to encourage and facilitate a variety of housing types, as follows:

- *Emergency Shelters:* The element must demonstrate the M (Manufacturing) zone still has sufficient capacity to accommodate the identified housing need for emergency shelters. For example, the element should identify acreage, typical parcels sizes, whether the sites are nonvacant, and the potential capacity for adaptive reuse. In addition, Municipal Code Section 23.47.130, subdivision (5) appears to constrain the development of emergency shelters by imposing spacing requirements of at least 300 feet from any residential use or residentially zoned property, public or private park, or school. The element should analyze spacing requirements for as potential constraints on emergency shelter and add a program as necessary. For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb2_memo050708.pdf.
- *Employee Housing:* The Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. The element should demonstrate consistency with these requirements and include programs if necessary.
- *Manufactured Housing:* The element did not address this requirement. The element must demonstrate zoning permits manufactured housing in compliance with Government Code section 65852.3, similar to single family uses.
- *Permanent Supportive Housing:* Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs as appropriate.
- *Accessory Dwelling Units:* This housing type appears to be excluded from several residential zones, inconsistent with state law. The element should evaluate compliance with state ADU law and include programs as appropriate.

5. *An analysis of potential and actual governmental constraints upon the maintenance,*

improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)

Land Use Controls: The element must also analyze all relevant land use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. Specifically, the analysis should address multifamily height and parking requirements, including requirements for garages and impacts on one-bedroom and studio units. In addition, the analysis should identify and analyze the standards for the Old Town (OT) and Transit Oriented Development (TOD) zones, including all subdistricts. The element should include programs to address and remove or mitigate identified constraints.

Development Plan Review (DPR): The element notes multifamily uses are subject to a DPR by the Planning Commission but should also analyze this process. The analysis should address typical number of hearings, approval findings and timing and evaluate impacts on housing cost, timing, supply and approval certainty.

Fees and Exactions: While the element includes a summary of total fees for typical single family and multifamily, it should also list and analyze planning fees (e.g., DPR, rezone, general plan amendment, variance, conditional use permit).

Housing for Persons with Disabilities: The element states the City has a reasonable accommodation procedure (p. 3-11), but it should also analyze the procedure for potential constraints. The analysis should address the process, application requirements and approval findings. In addition, the element indicates group homes for six or fewer persons are permitted in residential zones but should also address whether group homes for seven or more persons are permitted, how and where they permitted and include programs as appropriate. For additional information and a sample program and ordinance, see the Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_mitigate.php.

Codes and Enforcement: Although the element mentions it follows the California Building Code, it also indicates it processes local amendments to “further define requirements based on the unique local conditions” (p. 3-15). The element must describe the City’s building and zoning code enforcement processes and procedures and identify and analyze any local amendments to the building code for impact as potential constraints on housing cost and supply. For additional information and a sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml>.

Local Ordinances: The element must specifically analyze locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances that directly impact the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

SB 35 Streamlined Ministerial Approval Process: The element must identify and analyze whether the City has written procedures to implement the SB 35 Streamlined Ministerial Approval Process and include a program if necessary.

Zoning, Development Standards and Fees: The element must clarify its compliance with new transparency requirements for posting all zoning, development standards and fees for each parcel on the jurisdictions' website and add a program to address these requirements if necessary.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

Identified Densities and Approval Times: The element did not address these requirements. The element must address requests to develop housing at densities below those anticipated in the sites inventory and the length of time between receiving approval for housing development and submittal of application for building permits. The analysis must address any hinderances on housing development and programs should be added as appropriate.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

While the element quantifies several of the City's special needs populations, it must analyze the special housing needs of each of these groups. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability of senior housing units, percent of large units, percent of deed restricted units, etc.), an assessment of any gaps in resources and proposed policies, programs, and funding to help address those gaps.

In addition, the element indicates there are approximately 136 total jobs and 80 full-time year-round jobs in the agricultural industry within the City (p. 2-18); however, the analysis does not consider the regional context. Farmworkers from the broader area and those employed seasonally may have housing needs that are not currently reflected in the analysis. As a result, the element should at least acknowledge the housing needs of farmworkers at a county level (e.g. USDA county-level farmworker data) and include programs as appropriate.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivisions (c) (1-6), and to facilitate implementation, several programs should be revised to include more discrete timing, rather than “ongoing” or in “process.” Examples include actions under Programs 1.8 (Adequate Sites for Housing Development), 1.14 (Housing for Persons with Special Needs), 1.15 (Transit-Oriented Development), 3.1 (Community Based Neighborhood Rehabilitation), 3.3 (Placentia Rehabilitation Grant Program), 4.1 (Partnerships with the Housing Industry), and 4.2 (Participation in Continuum of Care Forum). In addition, many programs do not contain specific and clear commitments to complete a deliverable or action that will have a tangible and beneficial impact in the planning period and, as a result, should be revised. For example, actions under Programs 1.1 (Manufactured Housing and Mobile Homes), 1.2 (Locate Housing Near Transportation, Employment and Services), 1.3 (Pursue County, State, and Federal Housing Funds), and 1.15 (Transit-Oriented Development) commit to “preserve,” “encourage,” and “increase,” which does not result in any tangible outcomes.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B4, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

Shortfall of Sites: The element describes a shortfall of sites, particularly for the moderate and above moderate income RHNA, and indicates rezoning will occur to accommodate the RHNA. While the element includes Program 1.8 (Adequate Sites for Housing Development), it must specifically commit to acreage, allowable densities, and anticipated units. In addition, if necessary, to accommodate the housing needs of lower-income households, the program should specifically commit to rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i).

Sites Identified in Multiple Planning Periods: If identifying sites utilized in prior planning periods, the element must include a program for vacant sites identified in two of more consecutive planning periods' housing elements or nonvacant sites identified in a prior housing element, that are currently identified to accommodate housing for lower-income households. The program must be implemented within the first three years of the planning period and commit to zoning that will meet the density requirements for housing for lower-income households and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households. (Gov. Code, § 65583.2, subd. (c).)

Replacement Provisions: The element should include a policy replacing units on sites with existing residential uses pursuant to Government Code section 65583.2, subdivision (g).

Program 1.5 (Infrastructure Provision): Because the element indicates that the City's future housing needs would place greater demands on its sewage infrastructure (pg. 3-20), the program could identify additional funding sources, such as CDBG, IBank, and USDA funds, to address infrastructure constraints and prioritize identified areas with infrastructure constraints for improvement. For a list of funding opportunities, see HCD's Financial Assistance Program Directory at http://hcd.ca.gov/fa/LG_program_directory.pdf. Other resources include the California Financing Coordinating Committee (CFCC).

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes Programs 1.3 (Pursue Funding), 1.8 (Adequate Sites) and 1.14 (Housing for Persons with Special Needs), these programs should be revised with specific and proactive outreach efforts with developers of affordable housing on an annual basis.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B5 and B6, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of AFFH . Based on the outcome of that analysis, the element must add or modify programs. For more information, please see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtm>.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

The element identifies the Imperial Villas project, with 58 units at-risk, of converting to market-rate uses in the planning period. Program 3.5 (Monitoring At-Risk Units) should be revised to 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.

7. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

As indicated in Finding B4, the element may need to include a program to amend the City's ADU ordinance. In addition, programs must be expanded to include incentives to promote the creation and affordability of ADUs. Examples include exploring and pursuing funding, modifying development standards and reducing fees beyond state law, increasing awareness, pre-approved plans and homeowner/applicant assistance tools. Finally, given the City's assumptions for ADUs exceed recent trends, the element should include a program to monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time period (e.g., 6 months).

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(8).)

Although the element includes a general summary of the public participation process (p. 1-4 and in Appendix A), HCD has received public comments from groups concerned that the City has not demonstrated diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should address public comments received, could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and involve such groups and persons in the element throughout the process. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml>.

In addition, it is unclear when the City made the element available to the public prior to submitting to HCD. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

Attachment 4

HCD Comments and Responses City of Placentia

HCD Comment (Letter of 12/20/2021)	Revised Draft Housing Element Page No.	Response/Revision
A. Review and revision	Appendix C	Appendix C has been revised to provide additional explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations.
B.1 Affirmatively furthering fair housing	Appendix D 4-11	The element has been revised to include additional analysis of fair housing. In addition, Program 2.1 has been revised to describe additional actions the City will take to affirmatively further fair housing.
B.2 Extremely-low-income households	2-5/6	The element has been revised to provide additional analysis of ELI households, including cost burden and severe cost burden by tenure.
B.3 Household characteristics	2-5/6	<u>Overpayment</u> . The analysis contained in the draft element (Table II-7) included overpayment for lower-income households by income category. This analysis has been expanded to also quantify overpaying households by tenure (i.e., renter and owner).
	2-9	<u>Housing stock conditions</u> . The element has been revised to include data sources and an estimate of the number of housing units in need of replacement.
	2-11	<u>Median rent</u> . The element has been revised to include the estimated average rent in the city.
B.4 Sites inventory	2-21	<u>RHNA</u> : Table 2-3 has been revised to reflect RHNA modifications approved by SCAG on 7/1/2021.
	Appendix B	<u>Sites inventory</u> . The inventory has been revised to include additional information regarding existing uses.
	Appendix B	<u>Realistic Capacity</u> . Additional analysis of the realistic capacity of the sites inventory has been provided.

HCD Comment (Letter of 12/20/2021)	Revised Draft Housing Element Page No.	Response/Revision
	Appendix B 4-4	<u>Suitability of nonvacant sites.</u> Additional analysis has been provided regarding the potential capacity for additional housing on nonvacant sites. In addition, Program 1.8 has been revised to include a replacement requirement pursuant to Gov. Code §65583.2(g)(3) if this property is rezoned to accommodate a RHNA shortfall and any existing residential units in this project would be demolished.
	Appendix B 4-4	<u>Sites identified in a prior planning period.</u> The sites inventory has been expanded to identify sites used in a prior planning period. In addition, Program 1.8 has been revised in conformance with State law.
	3-20	<u>Infrastructure:</u> The original draft element included analysis of sewer and dry utilities.
	3-17 to 20	<u>Environmental Constraints:</u> The original draft element included analysis of environmental constraints, including seismic, flooding, hazardous waste, transportation of hazardous materials, fire hazards and noise. The analysis has been expanded to clarify that these potential constraints are not expected to preclude development commensurate with the City's assigned share of regional housing needs.
	Appendix D	<u>AFFH.</u> Analysis of how the sites inventory addresses fair housing goals has been provided in Appendix D.
	Appendix B	<u>Sites map.</u> Maps showing the locations of parcels in the sites inventory have been added in Appendix B.
		<u>Electronic sites inventory.</u> An electronic sites inventory is being submitted with the adopted element as required by State law.
	B-3	<u>ADUs.</u> The analysis of ADU production has been expanded to address this comment.
B.4 Zoning for a Variety of Housing Types	3-32	<u>Emergency Shelters:</u> The element has been revised to provide additional analysis of the City's available sites and development standards for emergency shelters. In addition, Program 1.4 has been revised to include an amendment to emergency shelter parking requirements consistent with AB 139 (Government Code sec 65583(a)(4)(A)).

HCD Comment (Letter of 12/20/2021)	Revised Draft Housing Element Page No.	Response/Revision
	3-15 4-4	<u>Employee housing</u> : The element has been revised to demonstrate consistency with the Employee Housing Act (Health and Safety Code, §17000 et seq.) and Program 1.4 has been revised to include a Code amendment consistent with current law.
	3-15	<u>Manufactured housing</u> : The element has been revised to demonstrate consistency with Government Code section 65852.3.
	3-14 4-3	<u>Permanent supportive housing</u> . The element has been revised to demonstrate consistency with Government Code section 65651.
	3-6 3-34 4-10	<u>ADUs</u> . The element has been revised to reflect current City ADU regulations and Program 1.19 has been revised to include additional measures to encourage ADU production.
B.5 Governmental constraints	3-7 to 24 4-10	<u>Land use controls</u> . The element has been revised to include additional analysis of the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities. The analysis includes multifamily height and parking requirements, including requirements for garages and impacts on 1-bedroom and studio units, as well as development standards for the Old Town (OT) and Transit Oriented Development (TOD) zones, including all subdistricts. In addition, Program 1.17 has been revised to include a Code amendment to reduce required parking for studio and 1-bedroom units in the R-3 district to 1 space in either a garage or a carport.
	3-36 to 39	<u>Development plan review</u> : The element has been revised to provide additional analysis of the DPR process and approval procedures.
	3-36	<u>Fees</u> . The element has been revised to include all development fees for typical residential projects. It should be recognized that some fees (e.g., General Plan amendment, specific plan, zone change) are not required unless an applicant is seeking to change land use regulations. Therefore, they are not relevant to the analysis of typical fees.
	3-27 to 29	<u>Housing for persons with disabilities</u> . The element has been revised to provide additional information regarding the reasonable accommodation process and the recent approval of a use permit for a large residential care facility.

HCD Comment (Letter of 12/20/2021)	Revised Draft Housing Element Page No.	Response/Revision
	3-35/36	<u>Codes and enforcement.</u> The element has been revised to provide additional analysis of codes and enforcement, including local amendments to the Building Code and the enforcement process.
	3-35	<u>Other Local Ordinances:</u> The element has been revised to analyze any locally adopted ordinances that directly impacts the cost and supply or residential development, including growth limits, inclusionary requirements and short-term rentals.
	4-4	<u>SB 35 Streamlined Ministerial Approval Process.</u> Program 1.6 has been revised to include preparation of written procedures for the SB 35 Streamlined Ministerial Approval Process.
	4-4	<u>Zoning, Development Standards, and Fees.</u> Program 1.6 has been revised to address new transparency laws requiring fees and zoning requirements to be provided on a jurisdiction's website.
B.6 Non-governmental constraints	3-45	<u>Approval Time and Requests Lesser Densities:</u> The element has been revised to include additional analysis of requests to develop housing at densities below those identified, the length of time between receiving approval for a housing development and submittal of an application for building permits.
B.7 Special housing needs	2-12 to 19	The housing needs assessment has been expanded to provide additional analysis of special housing needs.
C.1 Programs that set forth a schedule of actions during the planning period	Chapter 4	Housing programs have been revised to include more specific timing and description of the City's role in implementation.
C.2 Programs to make sites available during the planning period	Chapter 4	<p><u>Shortfall of sites.</u> Program 1.8 (Adequate Sites for Housing Development) has been revised to include specific commitments for rezoning including acreage, allowable densities, and anticipated units, as well as compliance with Government Code section 65583.2, subdivisions (h) and (i).</p> <p><u>Sites identified in multiple planning periods.</u> Program 1.8 (Adequate Sites for Housing Development) has also been revised to include a requirement that for any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a housing project provides at least 20% of the units affordable to</p>

HCD Comment (Letter of 12/20/2021)	Revised Draft Housing Element Page No.	Response/Revision
		<p>lower-income households in compliance with Government Code Sec. 65583.2(c).</p> <p><u>Replacement Provisions.</u> Program 1.8 (Adequate Sites for Housing Development) has also been revised to include a requirement that development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code Sec. 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in Section 65915(c)(3).</p> <p><u>Infrastructure.</u> Program 1.5 has been revised to include annual review of infrastructure grant opportunities and application submittal based on eligibility.</p>
C.3 Programs to assist development of housing for extremely-low-income households	Chapter 4	Programs 1.3 (Pursue Funding), 1.8 (Adequate Sites) and 1.14 (Housing for Persons with Special Needs) have been revised to include specific and proactive outreach efforts with developers of affordable housing on an annual basis.
C.4 Programs to remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing		This comment is addressed in B5 and B6 above.
C.5 Affirmatively furthering fair housing	Appendix D 4-11	Additional analysis of AFFH issues is provided in Appendix D and Program 2.1 has been expanded to include additional actions the City will take to further fair housing.
C.6 Programs to preserve low-income housing	4-14	Program 3.5 (Monitoring At-Risk Units) has been revised to include compliance 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.
C.7 ADUs	4-10	Program 1.19 (Accessory Dwelling Units) has been revised to include additional incentives to promote the creation and affordability of ADUs.

HCD Comment (Letter of 12/20/2021)	Revised Draft Housing Element Page No.	Response/Revision
D. Public Participation	Appendix A	The element has been revised to provide additional information regarding the public participation process.



Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: MARCH 15, 2022

SUBJECT: **CONSIDERATION OF OPTIONS FOR ONGOING OUTDOOR DINING PERMITS AND EXTENDING RELAXATION OF CITYWIDE OUTDOOR REGULATIONS AND ON-SITE PARKING REQUIREMENTS FOR RESTAURANTS AND OTHER BUSINESSES AND CONSIDERING AN EXTENSION OF THE WEST SANTA FE AVENUE STREET CLOSURE**

FISCAL

IMPACT: NOMINAL EXPENDITURES RELATED TO STAFF REVIEW OF OUTDOOR BUSINESS AND ENCROACHMENT PERMITS AND WORKING WITH PARTICIPATING BUSINESSES. UNKNOWN REVENUE RESULTING FROM SALES TAX FROM RESTAURANTS SERVING MORE CUSTOMERS THAN TYPICAL OCCUPANCY STANDARDS

SUMMARY:

On November 16, 2021, City Council adopted Proclamation No. P-2021-02, extending citywide outdoor dining regulations and relaxing on-site parking requirements until March 31, 2022, and extending the street closure of the 100-200 block of West Santa Fe Avenue until June 30, 2022.

At this time, the Old Town Placentia Outdoor Business program will remain active until June 30, 2022 unless directed otherwise. The Temporary Citywide Outdoor Dining and Business Program will be expiring on March 31, 2022 unless directed otherwise and Staff has recommendations for City Council regarding the future of that program. In the meantime, Staff recommends extending the citywide outdoor dining regulations through the end of 2022, and creating an administrative Use Permit process for future, permanent Citywide Outdoor Dining operations on a case by case basis.

RECOMMENDATION:

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

1. Receive the Staff Presentation and consider the creation of an administrative Use Permit (UP) process for existing businesses to expand operations outside (i.e. outdoor dining) and provide direction to Staff; and

3. a.
Mar. 15, 2022

2. Provide direction to Staff regarding the potential extension of both the Citywide Outdoor Dining program (expiring March 31, 2022) and the Old Town Placentia Street Closure (expiring June 30, 2022); and
3. If City Council chooses to extend the Citywide Outdoor Dining program and/or the Old Town Placentia Street Closure, direct the City Administrator, acting as the Director of Emergency Services, to extend one or both programs that are currently effective and set forth by Proclamation No. P-2021-02.

BACKGROUND:

On May 19, 2020, the City Council adopted Proclamation P-2020-03, which authorized the creation of an administrative program in response to COVID-19 to temporarily relax outdoor dining regulations and relax on-site parking requirements, and to waive related fees. Subsequently on November 3, 2020, the City Council adopted Proclamation P-2020-06 which extended the regulations to allow businesses to operate outdoors and relax on-site parking requirements, and to waive related fees.

On June 1, 2021, City Council adopted Proclamation P-2021-01, which extended the regulations to allow businesses to operate outdoors and relax on-site parking requirements citywide (the Temporary Citywide Outdoor Dining Program) and waive related fees until December 30, 2021, and also extended the Old Town Placentia Outdoor Business program for businesses located in and immediately adjacent to the 100-200 block of West Santa Fe Avenue until June 30, 2022. City Council action on June 1, 2021 included direction to Staff to come back with analysis for a City Council policy discussion related to the Temporary Citywide Outdoor Dining Program within four (4) to six (6) months; and, to come back with analysis for formal City Council recommendation within nine (9) to 12 months related to the Old Town Placentia Outdoor Business program and street closure.

On November 16, 2021, City Council adopted Proclamation No. P-2021-02, extending citywide outdoor dining regulations and relaxing on-site parking requirements until March 31, 2022, and extending the 100-200 block of West Santa Fe Avenue street closure until June 30, 2022.

DISCUSSION:

At this time, the Old Town Placentia Outdoor Business program will remain active until June 30, 2022 unless City Council directs Staff to extend that program. The Temporary Citywide Outdoor Dining and Business Program will be expiring on March 31, 2022 unless directed otherwise. The attached presentation includes options for City Council direction only regarding the future of the Citywide Outdoor Dining program and options for processing permits related to only Citywide Outdoor Dining.

If City Council directs Staff to create an administrative Use Permit (UP) process for existing businesses to expand operations outside (i.e. outdoor dining), Staff recommends extending the citywide outdoor dining regulations through the end of 2022, and creating an administrative Use Permit process for future, permanent citywide outdoor dining operations on a case by case basis.

Extending the Citywide outdoor dining regulations through the end of 2022 will allow Staff time to create permanent regulations as directed by Council. As previously stated, the street closure of the 100-200 block of West Santa Fe Avenue expires on June 30, 2022 and City Council may also direct staff to extend that closure as part of Staff's recommendation.

FISCAL IMPACT:

Nominal expenditures related to Staff review of outdoor dining, outdoor Business and Encroachment Permits and working with participating businesses through the permitting and inspection process. There will also be offsetting, but unknown revenue gains from ability of businesses to serve a higher number of customers than otherwise possible during this pandemic.

If City Council selects an Administrative Use Permit option, the City's User Fee Schedule will be adjusted accordingly to offset Staff costs.

Prepared by:



Lesley V. Whittaker
Associate Planner

Reviewed and approved:



Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachment:

PowerPoint related to Citywide Outdoor Dining



CITY OF
PLACENTIA

Temporary Outdoor Dining City Council Meeting

March 15, 2022



ATTACHMENT 1

Outline

1. Background
2. Current Businesses Utilizing Temporary Outdoor Dining Procedures and Encroachment (TOBE)
3. Survey of Surrounding Cities
4. Options for Ongoing Outdoor Business Operations



Background

- May 19, 2020, the Placentia City Council first approved Citywide Temporary Outdoor Business Encroachment Permits (TOBE) by proclamation, and that program was extended by Council action in November 2020, June 2021, and the latest action in November 2021 extended TOBE's until March 31, 2022, and the Santa Fe street closure was extended until June 30, 2022
- This allowed approved businesses to increase the allowable space available for business activities such as outdoor dining
- 40 Approved Applications (*6 of those located on Santa Fe Ave, which is part of the Old Town street closure)
- 15 (not including any on Santa Fe Ave) Businesses still using Temp. Outdoor Dining
- Most consist of water barriers, temporary fencing, flagging, canopies





Temporary Outdoor Dining Permits Still Operating (Citywide, not Old Town)

1. The Bruery
2. Mr. D's
3. El Farolito
4. Esther's Taco
5. Mini Gourmet
6. American Legion
7. The Pizza Store
8. Clubhouse Grille & Spirits
9. Craftsman Pizza
10. Paul's Country Kitchen
11. Imperial Market (Fiesta Imperial)
12. Rembrandts
13. King's Teriyaki Grill
14. Kelly's Korner Tavern
15. Stereo Brewing



Surrounding Cities

City	Offering Temp. Outdoor Dining	Proposed
Yorba Linda	Yes	No change in near future
Brea	No	Grace period given
Irvine	Yes	Looking for option to apply for permanent outdoor expansion
Tustin	Yes	Currently surveying businesses for needs
Buena Park	Yes	Will remain until a permanent an outdoor dining ordinance is adopted
Costa Mesa	Yes	Dec 2022
Fullerton	Extended 6 months from Sept 2021	Expires in March, will most likely be extended
Laguna Beach	Yes	End of 2023
Newport Beach	Yes	TBD
Orange	Yes	TBD



Options for Ongoing Outdoor Business Operations when TOBE's Expire

Option #1: Create Administrative Process (Admin UP or Admin UP Mod)

- Could allow for a permanent structure to be proposed through building plan check, with an administrative UP or UP Mod.
- Decreased Fee (can be included in forthcoming User Fee Study)
- Faster Process
- No Planning Commission Public Hearing required
- Includes ways to address parking (e.g. 5-10% reduction)
- Largely dependent on design, quality materials and safety



Options for Ongoing Outdoor Business Operations

Option #2: Use Permit or UP Mod

- Currently the procedure for restaurants that request to expand outdoor seating - usually because there is an alcohol license and ABC requirements, and alcohol sales are “conditionally permitted”

Use Permit Facts

UP Fee: \$7,215 (plus Fire submittal raises fee to about \$7,900.)

UP MOD Fee: \$5,596 (plus Fire submittal raises fee to \$5,958)

Timeline: Approx. 2-3 months



Options for Ongoing Outdoor Business Operations

Option #3: Do not consider ways to administratively address parking reductions and other Code deviations for Outdoor Dining



Staff Recommendation for Citywide TOBE Program

Option #1: Direct Staff to extend TOBE program (Proclamation No. P-2021-02) through end of 2022 or longer, giving staff time to execute Council direction regarding ongoing outdoor operations

Option #2: End all Temporary Citywide Outdoor Business Permits effective March 31, 2022

Proclamation No. P-2021-02 currently extends the Citywide Outdoor Business program through March 31, 2022, and the Santa Fe street closure through June 30, 2022



Comments or Questions?





Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: MARCH 15, 2022

SUBJECT: **STUDY SESSION: RECREATIONAL VEHICLE PARKING POLICY DISCUSSION**

FISCAL
IMPACT: NONE

SUMMARY:

At the April 20, 2021, City Council ("Council") meeting, Staff was directed to research the City's current recreational vehicle ("RV") regulations within single-family residential districts related to the storage of RVs on private property. Staff evaluated existing Placentia Municipal Code (PMC) Section 23.78.145 "Parking and Storage within Required Front Yard Setback", Section 23.78.150 "Parking and Storage Behind Required Front Yard Setback", and Section 23.78.155 "Parking and Storage Within a Side Yard Abutting a Street", including conducting a survey of similar ordinances from eight (8) local jurisdictions to analyze similarities and differences between regulations in those jurisdictions regarding the storage of RVs on private property. The findings of the survey were presented at the July 6, 2021, Council meeting. At that meeting, Staff requested Council to provide direction upon several policy questions. Due to the quantity of items requiring policy direction, the Council opted to create an Ad-Hoc Committee ("Committee") related to RV parking. The Committee consisted of Councilmember Yamaguchi, Councilmember Smith, and Development Services Department staff, with the goal of analyzing and potentially amending existing RV parking regulations if directed to do so by the City Council.

RECOMMENDATION:

It is recommended that the City Council take the following action:

1. Review the presentation and ask any questions of Staff and the RV Parking Ad-Hoc Committee; and
2. Provide policy direction on any potential municipal code amendments related to RV parking; and
3. Based upon said policy guidance, direct Staff to prepare the necessary amendments to be considered by the City Council at a future meeting.

3. b.
Mar. 15, 2022

DISCUSSION:

According to the RV Industry Association, a national trade group representing manufacturers and component suppliers producing approximately 98% of all RVs manufactured in North America, during 2020 and 2021, RV sales throughout the country hit a record high with 11.2 million households owning an RV in 2021, up 62% over 6.9 million households in 2001, and 26% more than the 8.9 million RV-owning households reported in 2011. The COVID-19 pandemic served as a catalyst to this recent rise in RV ownership, in which families were seeking alternative means of travel in a safe and socially distanced manner.

Conversely, the sudden rise of RV ownership has put a strain upon an already limited supply of RV storage facilities throughout the Orange County region. With a supply shortage of storage facilities and rates ranging between \$50 and \$500 per month depending upon the type of storage needed and requested amenities, residents have been storing RVs on their own residential properties. This has resulted in an uptick in RV complaints from neighbors and subsequent issuance of citations by the City's Code Enforcement Division. However, Staff continues to receive complaints regarding RVs parked in driveways and along the City streets.

At the April 20, 2021, Council meeting, Staff was directed to research the City's current RV regulations within single-family residential districts related to the storage of RVs on private property. Staff evaluated existing PMC Sections 23.78.145 "Parking and Storage within Required Front Yard Setback", 23.78.150 "Parking and Storage Behind Required Front Yard Setback", and 23.78.155 "Parking and Storage Within a Side Yard Abutting a Street". Upon review of the aforementioned PMC Sections, Staff noted that the City's current regulations only permit RV storage within the front yard setback of a single-family residential lot if it is motorized or mounted to a truck body with an approved Special Use Permit by the Development Services Director. All non-motorized RVs or similar apparatuses are required to be located outside of the front yard setback and within side and rear yards of a property.

In addition, Staff conducted a survey of similar ordinances from eight (8) local jurisdictions to analyze similarities and differences between regulations in those jurisdictions regarding the storage of RVs on private property. The local jurisdictions surveyed included the cities of Fullerton, Yorba Linda, Brea, Anaheim, Orange, La Habra, Buena Park, and Santa Ana. Upon an analysis of the conducted survey, it was determined that four (4) out of 10 noted regulatory requirements were not consistent with other jurisdictions. The inconsistencies can be found in the following areas: (1) mandating a permit for RV storage within the front yard setback area of a single-family lot, (2) having separate development standards between motorized RVs and non-motorized RVs, and (3) not having requirements for RVs located within street side yards as well as RV screening requirements.

The findings of the survey were presented at the July 6, 2021, Council meeting. At that meeting, Staff requested Council to provide direction upon several policy questions. Due to the quantity of items requiring policy direction, the Council opted to create the aforementioned Committee related to RV parking.

The Committee met on September 16, and November 15, 2021, and resolved several regulatory questions with exception of those noted below. If the City Council wishes to proceed with amending the existing RV parking ordinance, Staff seeks policy guidance on the following subject areas:

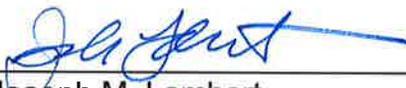
- Minimum setback distance of recreational vehicles and/or similar apparatuses located within the front yard area of a single-family residential property.
- Maximum requirements for the percentage of paving within the front yard area of a single-family residential property.
- Maximum number of recreational vehicles and/or similar apparatuses within the front yard of a single-family residential property.

Prepared by:



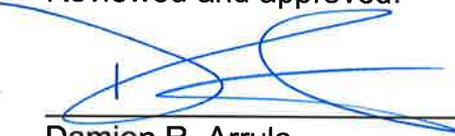
Andrew Gonzales
Senior Planner

Reviewed and approved:



Joseph M. Lambert
Director of Development Services

Reviewed and approved:



Damien R. Arrula
City Administrator

Attachments:

1. Draft Code Amendment Language Related to Off-Street Parking of Recreational Vehicles
2. PowerPoint Related to Parking of Off-Street Parking of Recreational Vehicles

EXISTING ORDINANCE

23.78.175 Parking recreational vehicles.

Request to park and store a recreational vehicle anywhere within the front area other than what is prescribed in Section 23.78.145(b) of the Placentia Municipal Code shall be subject to a Special Use Permit pursuant to the following procedures:

(1) An application for a Special Use Permit for parking a recreational vehicle anywhere within the front yard area other than what is prescribed in Section 23.78.145(b) of the Placentia Municipal Code shall be submitted to the city planning division for the review and approval of the director of development services.

(2) The application shall include a detailed site plan showing the precise location of the proposed parking and storage area with full dimensions, the latest prescribed fee pursuant to city council resolution and all other items listed on the recreational vehicle parking submittal requirements on file with the City Planning Division.

(3) A decision date shall be set a minimum of twenty-one (21) days from the date of accepting the completed application.

(4) Not less than ten (10) days prior to the decision date by the director of development services, notice of the proposed use shall be mailed to all property owners as shown on the last equalized assessment roll within a one hundred (100) foot radius of the exterior boundaries of the subject property.

(5) A decision on the permit shall be based on the potential impact to the surrounding neighborhood and shall be made by the director of development services without a hearing unless one is requested by either the applicant or other affected person. If so requested, the hearing would be scheduled for the next available planning commission meeting.

(6) The decision of the director of development services shall be final unless appealed in writing to the planning commission by the applicant or any other interested person (as defined in Chapter 23.04) within ten (10) calendar days. (Ord. O-2007-07 § 37, 2007; Ord. O-2001-5 § 5, 2001)

PROPOSED ORDINANCE

23.78.175 Off-Street Parking of Recreational Vehicles

23.78.175.010 Scope.

The standards specified within this chapter shall govern all privately owned lots or parcels within the City that are designated as single-family residential uses or located within low-density, single-family zoning districts.

23.78.175.020 Definitions.

The following words and phrases shall be construed to have the following meanings, unless it is apparent from the context that a different meaning is intended:

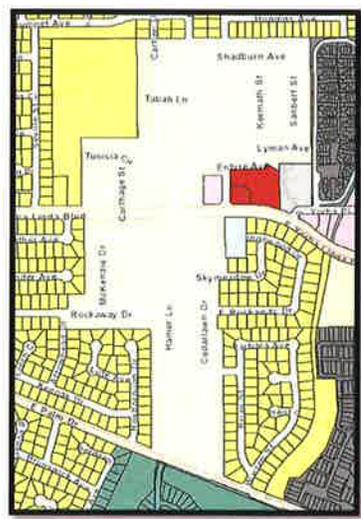
a) "City" means the City of Placentia.

b) ~~"County" means the County of Orange.~~

c) "Director" means the Director of the Development Services Department.

d) ~~"Hamer Island" is an unincorporated Orange County Island surrounded by the municipal boundaries of the City. This unincorporated area is commonly referred to as Hamer Island and is comprised of 75 acres, 303 single-family homes, and 1,045 county residents relatively located on the north and south sides of Yorba Linda Boulevard, between Valencia Avenue and Rose Drive.~~

Hamer Island Map—Exhibit 23-1



Commented [AG1]: Per DA direction, any reference to Hamer Island needs to be removed. Possible future amendment to address the Hamer Island area.

e) "Owner" means any person, partnership, association, corporation, fiduciary or other legal entity having a legal or equitable title or any interest in real property.

f) "Recreational Vehicle" means a motorhome, travel trailer, truck camper, camping trailer, or other vehicle or trailer, with or without motive power, designed or altered for human habitation for recreational, emergency, or other human occupancy. "Recreational vehicle" specifically includes, but is not limited to: a "recreational vehicle", as defined by California Vehicle Code Section 243, provided, however, that a "camper" does not include a "camper shell", which means a structure designed to be mounted upon a motor vehicle that provides shelter from the elements but does not contain plumbing, refrigeration, cooking, heating, electrical equipment or other facilities for human habitation; a "camper trailer," as defined by California Vehicle Code Section 242; a "fifth wheel travel trailer", as defined by California Vehicle Code Section 324; a "house car", as defined in California Vehicle Code Section 362; a "trailer", as defined in California Vehicle Code Section 630; a "trailer coach", as defined in California Vehicle Code Section 635; a "mobile home", as defined by California Vehicle Code Section 396; a "park trailer", as defined by California Health and

Safety Code Section 18009.3; a "truck camper", as defined in California Health and Safety Code Section 18013.4; a van camper; and/or a van conversion.

- g) "Recreational apparatus" means any device which may be used for camping or recreational purposes, and which is not currently registered for operation on public streets, including, but not limited to, a jet ski, sea doo, wave runner, all-terrain vehicle, motor bike, boat, airplane, glider, off-highway vehicle or other device uses for recreational purposes.
- h) "Resident" means a person who customarily resides and maintains a primary place of residence or who owns land within the city. It shall not mean a person who maintains an address at a mailbox drop or who rents a room which is not his or her primary place of residence nor shall it mean a person who maintains only a post office box.
- i) "Out-of-town visitor" means any person who does not reside in the city who is temporarily visiting as a guest of a resident of the city.

23.78.175.030 General Requirements

- a) Any recreational vehicle or recreational apparatus shall at no time create a sight obstruction that poses any potential safety hazard(s).
- b) No part of any recreational vehicle or recreational apparatus shall extend over any public sidewalk or rights-of-way.
- c) The parking of any inoperable, wrecked or dismantled recreational vehicle or recreational apparatus on any residential property shall be strictly prohibited.
- d) At no time shall a recreational vehicle or recreational apparatus be used for temporary or permanent dwelling purposes.
- e) At no time shall a recreational vehicle or recreational apparatus engage in the act of cooking or any other activity that involves the act of heating or warming of food.
- f) A recreational vehicle or recreational apparatus shall not be permanently connected to electricity, sewer lines or water lines. A recreational vehicle or recreational apparatus may be connected to electricity temporarily for a period not to exceed 24 hours for the sole purpose of charging batteries and cleaning only.
- g) The parking of recreational vehicle or recreational apparatus shall be limited to only those vehicles or apparatuses owned by the property owner and/or resident of the property.
- h) The recreational vehicle or recreational apparatus shall not be used for storage of goods, materials, or equipment other than those items considered to be part of the vehicle or apparatus or essential for its immediate use.

23.78.175.040 Storage – Front Yard and Street Side Yard

- a) A recreational vehicle or recreational apparatus shall not be parked or stored within a front yard where the following condition exists:
 - 1) A legally permitted garage or three (3) sided carport onsite that can fully accommodate the storage of a recreation vehicle or recreational apparatus.
 - 2) A legally permitted driveway or other paved accessway that provides full and unrestricted access to a street side, interior side, or rear yard of the residence that can fully accommodate the storage of a recreational vehicle or recreational apparatus in compliance with PMC Section 23.78.175.040.
 - 3) The recreation vehicle or recreational apparatus will not block access to more than one-half of the required onsite parking for the respective residence as mandated by the minimum off-street parking requirements for single-family lots prescribed within PMC Section 23.78.030

- b) A maximum of one (1) recreational vehicle or recreational apparatus may be located within the front yard area.

- c) The recreational vehicle is parked and setback a, minimum of ten (10) feet from the front lot line, measured from the existing street right-of-way line, typically the edge of the sidewalk closet to the residence, to the outermost point of the primary body of the recreational vehicle or recreational apparatus. The trailer tongue, hitch, and/or similar appurtenances are not subject to the setback provision but shall not encroach into any designated right-of-way.

- d) No vehicle, recreational vehicle, or recreational apparatus may be parked on an unpaved surface within the front yard, except on an all-weather surface, subject to the review and approval by the Director.

- e) Parking and driveway areas within the entire front yard area shall not exceed fifty-five percent (55%) of such yard area; for lots at the end of cul-de-sac with a lot of frontage of less than forty (40) feet, the parking and driveway areas within the entire front yard may be paved up to a maximum of eighty percent (80%), all subject to the Director's review and approval.

- f) A recreational vehicle or recreational apparatus shall be parked/stored at a perpendicular angle to the front property line, including a vehicle or apparatus stored on a property improved with on circular driveway.

- g) Additional curb cutting for driveway widening shall be prohibited if reasonable access can be made from existing driveways. At the discretion of the Public Works Department, the driveway widening provision may be waived if extenuating circumstances exist on the subject property whereby the widening of an existing driveway is necessary.

Commented [AG2]: Policy direction required from City Council.

Commented [AG3]: Policy direction required from City Council.

Commented [AG4]: Policy direction required from City Council

- h) All recreational vehicles and recreational apparatuses located within the front yard area shall be maintained and kept free from any debris and/or trash located underneath and/or around the vehicle or apparatus. The vehicle or apparatus shall have no visible signs of deterioration so as to render the vehicle or apparatus which by reason of its appearance as viewed at ground level either from the public right-of-way or neighboring premises as detrimental to the health, safety, and welfare of individuals residing within the immediate or within the surrounding community.
- i) All recreational vehicles and recreational apparatuses located within the front yard area parked for a period of more than 72 hours shall be equipped with appropriate tire covers, rubberized wheel/tire chocks, trailer jack, and fitted trailer or recreational vehicle covers. These items shall be well-maintained and not be in a state of disrepair. All vehicle or apparatus covers shall be prohibited from using non-fitted tarps, cloth sheets, furniture covers, and/or similar coverings not intended for exterior use.
- j) A recreational vehicle or recreational apparatus stored within the street side yard shall be screened behind an approved wall or fence and gate. Acceptable screen method shall include a minimum six-foot high solid masonry wall or non-open work fence or gate as determined as appropriate by the Director.
- k) The entire front yard and street side yard shall be kept and maintained free and clear of all construction and automotive materials or parts, trash, refuse, debris, trash storage receptacles, inoperative motor vehicles, discarded or broken materials, appliances, furniture, junk, equipment, or similar materials.
- l) Emergency or minor repair of a motor vehicle owned by the person residing upon the lot or parcel may be conducted on an otherwise inoperative motor vehicle such that the emergency or minor repair shall be concluded within 72 hours of parking of the vehicle or apparatus.

23.78.175.40 Storage – Side Yard and Rear Yard

- a) No vehicle, recreational vehicle, or recreational apparatus may be parked on an unpaved surface within the side and rear yard, except on an all-weather surface, subject to the review and approval of the Director.
- b) All recreational vehicles and recreational apparatuses located within the side and rear yard area shall be maintained and kept free from any debris and/or trash located underneath and/or around the vehicle or apparatus. The vehicle or apparatus shall have no visible signs of deterioration so as to render the vehicle or apparatus which by reason of its appearance as viewed at ground level either from the public right-of-way or neighboring premises as detrimental to the health, safety, and welfare of individuals residing within the immediate or within the surrounding community.
- c) The entire side yard and rear side yard shall be kept and maintained free and clear of all construction and automotive materials or parts, trash, refuse, debris, trash storage

receptacles, inoperative motor vehicles, discarded or broken materials, appliances, furniture, junk, equipment, or similar materials.

23.78.175.050 - Exceptions

- a) This section does not apply to the regulatory requirements of Chapter 13.48 (Stopping, Standing or Parking) of Title 13 (Vehicles and Traffic) of the Placentia Municipal Code.
- b) ~~The provisions contained within this section shall not apply to the area of the city referred to as "Hamer Island". All requirements pertaining to said area shall adhere to following requirements below:~~

VEHICLE STORAGE AND PARKING REGULATIONS

	RESIDENTIAL ZONES AND RESIDENTIALLY-DEVELOPED PROPERTY	
Parking and Storage Operations	Vehicles and Recreations Vehicles	Abandoned, wrecked, dismantled or inoperative vehicles, or part thereof.
Interior storage. Enclosed completely within a building in a lawful manner where it is not visible from the street or other public or private property.	P	P
Other residential storage options: Stored or parked on paved area that meets the following criteria: a) A paved area that is not within the required building setback area abutting a public street, excluding alleys; and, b) Screened by a 6-foot high permanent, solid opaque fence or wall. The fence or wall shall be constructed	P	*

<p>and maintained in accordance with applicable development standards for fences and walls contained in the County of Orange Zoning Code. A building may also serve to screen the storage area.</p> <p>e) The exception to subparagraphs a. and b. above is that vehicle may be stored or parking in a paved driveway connecting a garage or carport with a public or private street.</p>		
<p>Stored or parking on any unpaved surface, except as permitted above.</p>	*	*

P = Permitted

* = Prohibited

Commented [AG5]: Per DA direction, any reference to Hamer Island needs to be removed. Possible future amendment to address the Hamer Island area.



CITY OF
PLACENTIA

RV PARKING

Single-Family Residential RV
Parking Study Session

March 15, 2022

ITEM 3.b



ATTACHMENT 2

ISSUE SUMMARY

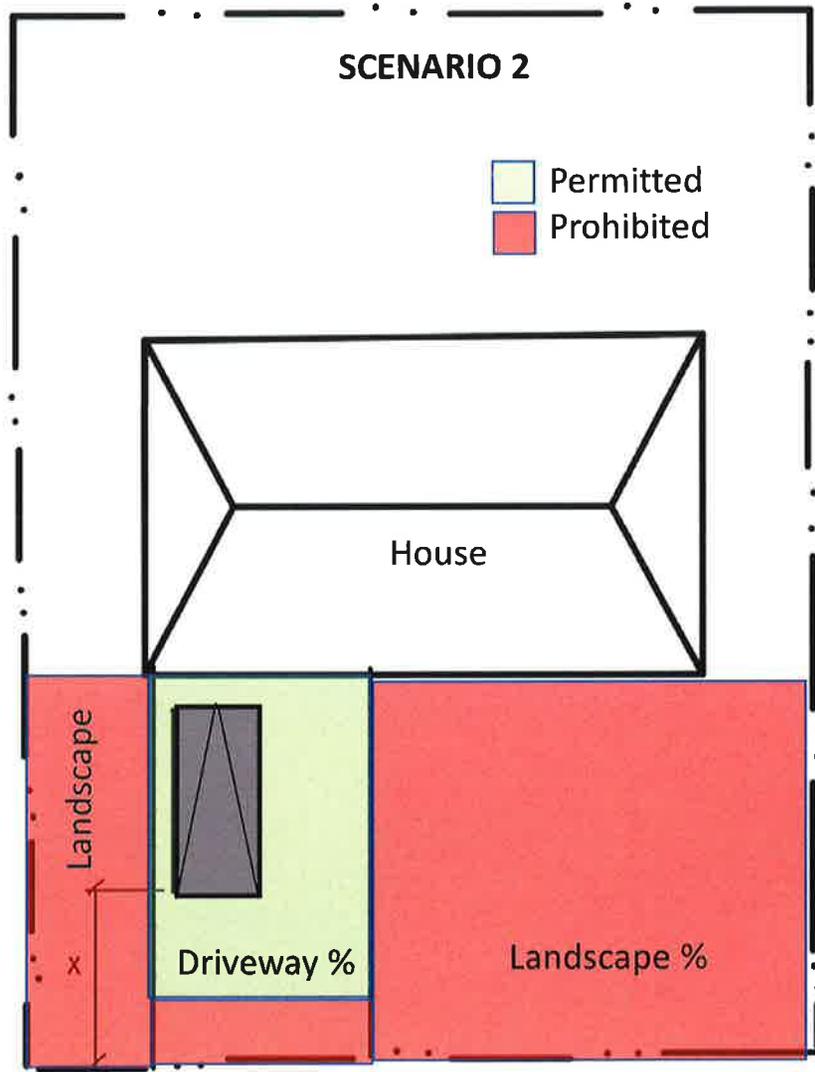
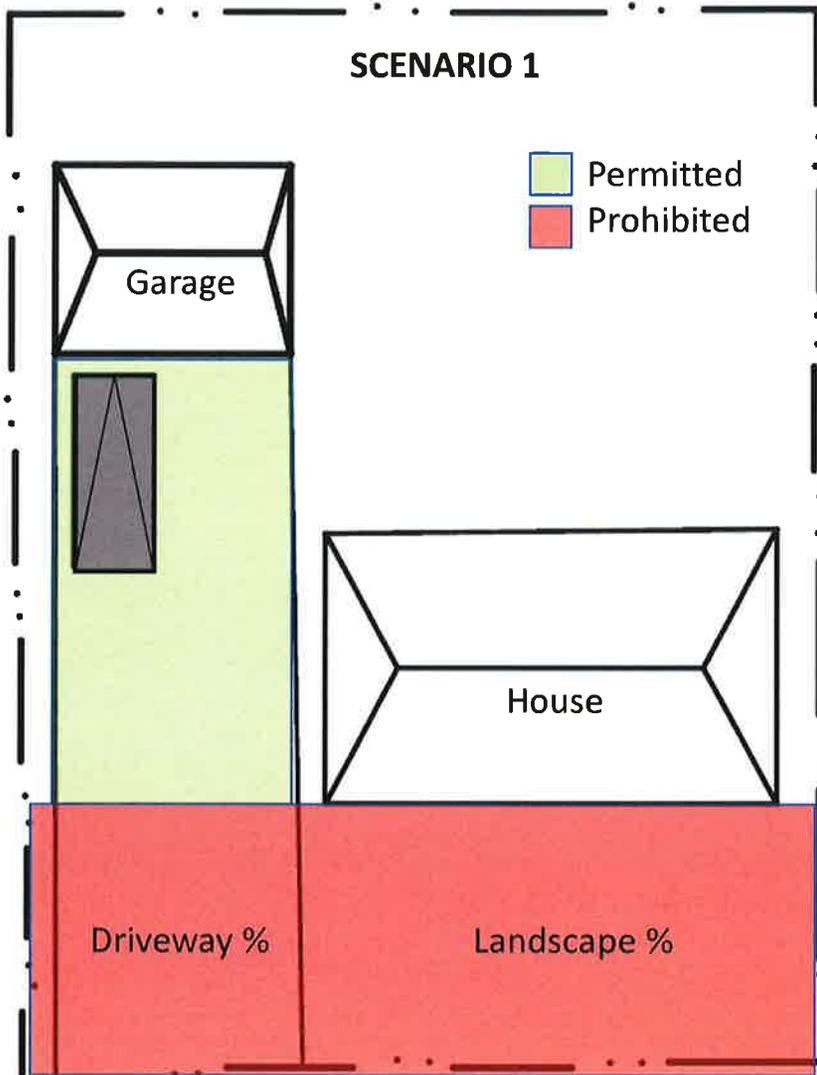
- 11.2 million households owning an RV in 2021, with the COVID-19 pandemic serving as a catalyst for the recent rise in RV ownership.
- Increased RV ownerships, limitations in locations to store RVs, and high RV storage rental rates has resulted in RVs to be stored on residential properties.
- Rise in RV ownership led to an uptick in RV complaints regarding the placement of such vehicles or apparatuses.
- Complaints prompted the City to reevaluate the RV parking requirements, which only allows the storage of motorized RVs within the front yard area of a single-family property.



RV Ad-hoc Committee

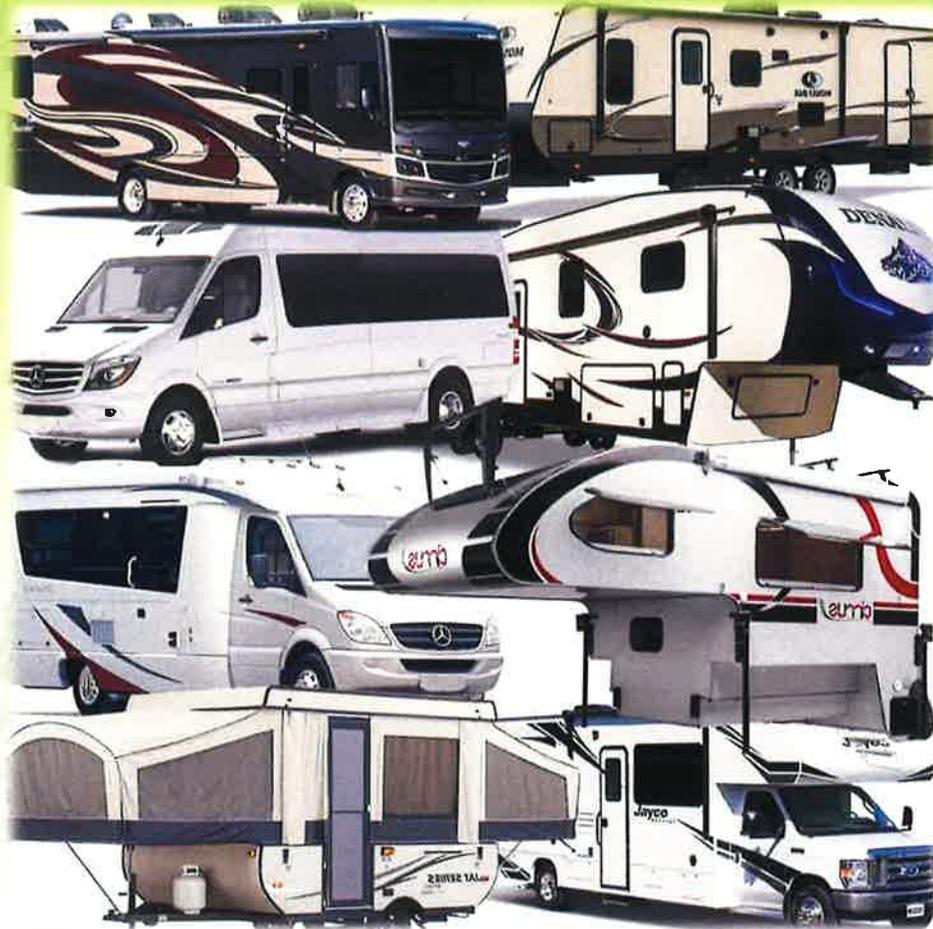
- On July 6, 2021, the City Council formed an Ad-hoc Committee to resolve several policy questions raised by City Staff.
- Ad-hoc Committee meet on September 16, 2021, and November 15, 2021, and discussed several policy questions related to site placement, visual screening, use restrictions, maintenance and provided specific direction for discussion before City Council:
 1. Minimum setback distance of recreational vehicles and/or similar apparatuses within the front yard area.
 2. Maximum percentage of paving within the front yard area.
 3. Maximum number of recreational vehicles and/or similar apparatuses within the front yard.







QUESTIONS?





Placentia City Council

AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES AND INFRASTRUCTURE

DATE: MARCH 15, 2022

SUBJECT: **PRESENTATION OF TRAFFIC CALMING IMPROVEMENTS ON HEMINGWAY AVENUE AND COBB AVENUE**

FISCAL
IMPACT: None

SUMMARY:

Staff received neighborhood speeding complaints from residents on Hemingway and Cobb Avenues in 2020. In response to public interest in addressing traffic and/or speeding concerns in residential neighborhoods, on July 20, 2021, the City Council adopted a formal Speed Hump Installation Policy (Policy). The adopted Policy, among other things, utilizes a tiered approach toward addressing traffic calming and directs Staff to implement non-physical (Phase I) traffic calming measures as the first step of traffic calming evaluation process, and prior to considering speed humps.

In May/June 2021, the Policy's Phase I traffic calming improvements were implemented on Hemingway and Cobb Avenues to address neighborhood speeding concerns. Speed surveys on these two streets were completed six (6) months after implementing the traffic calming measures and as the data indicates, the traffic calming measures worked in reducing neighborhood traffic speeds. A presentation summarizing the traffic conditions before and after the Phase I traffic calming improvements is attached to this agenda report.

RECOMMENDATION:

It is recommended that the City Council take the following action:

Receive and file this report and presentation.

DISCUSSION:

Several residents on Hemingway Avenue approached Staff in 2020 regarding concerns of vehicles speeding and cutting the corner at the T-intersection between Hemingway Avenue and Faulkner Drive. Neighborhood residents requested the City install a series of speed humps and stop signs to control vehicle speeds. Staff conducted a 24-hour speed survey in August 2020 and

3. c.
Mar. 15, 2022

the data indicated at that time that vehicle speeds were normal. However, the City did install edge/centerline striping around the T-intersection to encourage motorists not to cut the corner and risk a collision with an approaching vehicle at that intersection.

Hemingway Avenue did not qualify for speed humps based upon the existing speed hump guidelines at that time and neighborhood residents remained in communication with Staff and City Council members, both of which met residents onsite to discuss their concerns. In May 2021, pursuant to a request from neighborhood residents, the City conducted a seven-day speed survey which is six (6) days more than the typical standard speed survey. The results of the seven-day survey were consistent with the previous one-day speed data and did not indicate any speeding issue. Regardless, the City installed a series of traffic calming measures in the form of new edge striping, centerline striping, and new speed limit signs and legends designed to constrict travel lanes to encourage motorist to slow down as an incremental approach to addressing neighborhood concerns. Once the traffic calming improvements were installed, Staff advised residents that the City would conduct a new seven-day speed survey six (6) months later to gauge the effectiveness of the traffic calming measures.

The residents on Cobb Avenue first approached Staff in fall 2020 expressing the concerns of vehicles speeding on their residential street and requested the City to install a number of speed humps on Cobb Avenue between McCormack Lane and Spahn Lane. Staff conducted a 24-hour speed survey in September 2020 and the data indicated the street did indeed have speeding issues, however the street does not meet the minimum requirements for speed hump consideration. To address speeding concerns, the City implemented a series of traffic calming improvements by installing edge/centerline striping along with new speed limit signs and speed legends on Cobb Avenue.

In December 2021, two-day speed counts were collected on Cobb Avenue and seven-day speed counts were collected on Hemingway Avenue. The speed data in the tables below show that the incremental approach to managing neighborhood speeding concerns have been effective in reducing the vehicle speeds, particularly on Cobb Avenue.

Cobb Avenue	September - 2020 (Pre-Improvement)	December - 2021 (Post Improvement)
85th percentile speed	36 mph	26 mph
Average speed	23 mph	20 mph
Average Daily Traffic	240 vehicles per day	135 vehicles per day

Hemingway Avenue	August - 2020 (Pre-Improvement)	May - 2021 (Pre-Improvement)	December - 2021 (Post Improvement)
85th percentile speed	32 mph	32 mph	31 mph
Average speed	25 mph	25 mph	24 mph
Average Daily Traffic	294 vehicles per day	250 vehicles per day	290 vehicles per day

On July 20, 2021, the City Council approved a formal Speed Hump Installation Policy that updated the evaluation process and design criteria for the installation of speed humps as well as adopting an incremental approach toward implementing traffic speed mitigation measures to address residential traffic and/or speeding concerns. Speed humps have been used as a traffic calming device in various locations around the City to help reduce neighborhood vehicle speeds and cut-through traffic. They provide a vertical change in the roadway intended to reduce the speed of vehicles traveling along that road. Because physical alteration to the roadway pavement is required for installing speed humps, there are some disadvantages associated with speed humps. As a result, some jurisdictions have adopted a two-phased neighborhood traffic management implementation plan that includes non-physical roadway improvements such as those installed on Cobb and Hemingway Avenues as Phase I options, to reduce vehicle speeds and improve safety. Phase I improvements include any traffic calming measure that does not require significant physical changes to the roadway. Non-physical traffic calming improvements such as edge and centerline striping and posted speed limit signs are intended to increase drivers' awareness of surroundings and influence driver behavior and are designed and implemented as incremental solutions before considering physical changes to the roadway.

A detailed presentation summarizing the traffic conditions before and after Phase I improvements on Hemingway and Cobb Avenues is attached to this agenda report. Staff presented this before and after study to the Streetscape and Transportation Advisory Commission ("STAC") on January 24, 2022. The Commission directed Staff to continue the incremental traffic calming approaches by using the Phase I improvements as the first step to address neighborhood speeding complaints. In addition to the adopted Speed Hump Policy, the development of an in-depth draft Neighborhood Traffic Management Toolkit ("NTMT") is underway. Staff shared a working outline of a proposed NTMT with the STAC for their input on January 24, 2022. With the Commission's input a draft of the proposed NTMT will be presented to the City Council for its consideration and formal adoption at a future date. The recently adopted Speed Hump Policy will be included in the final draft of the NTMT.

Prepared by:



Kyra Tao
Transportation Manager

Reviewed and approved:



Luis Estevez
Deputy City Administrator

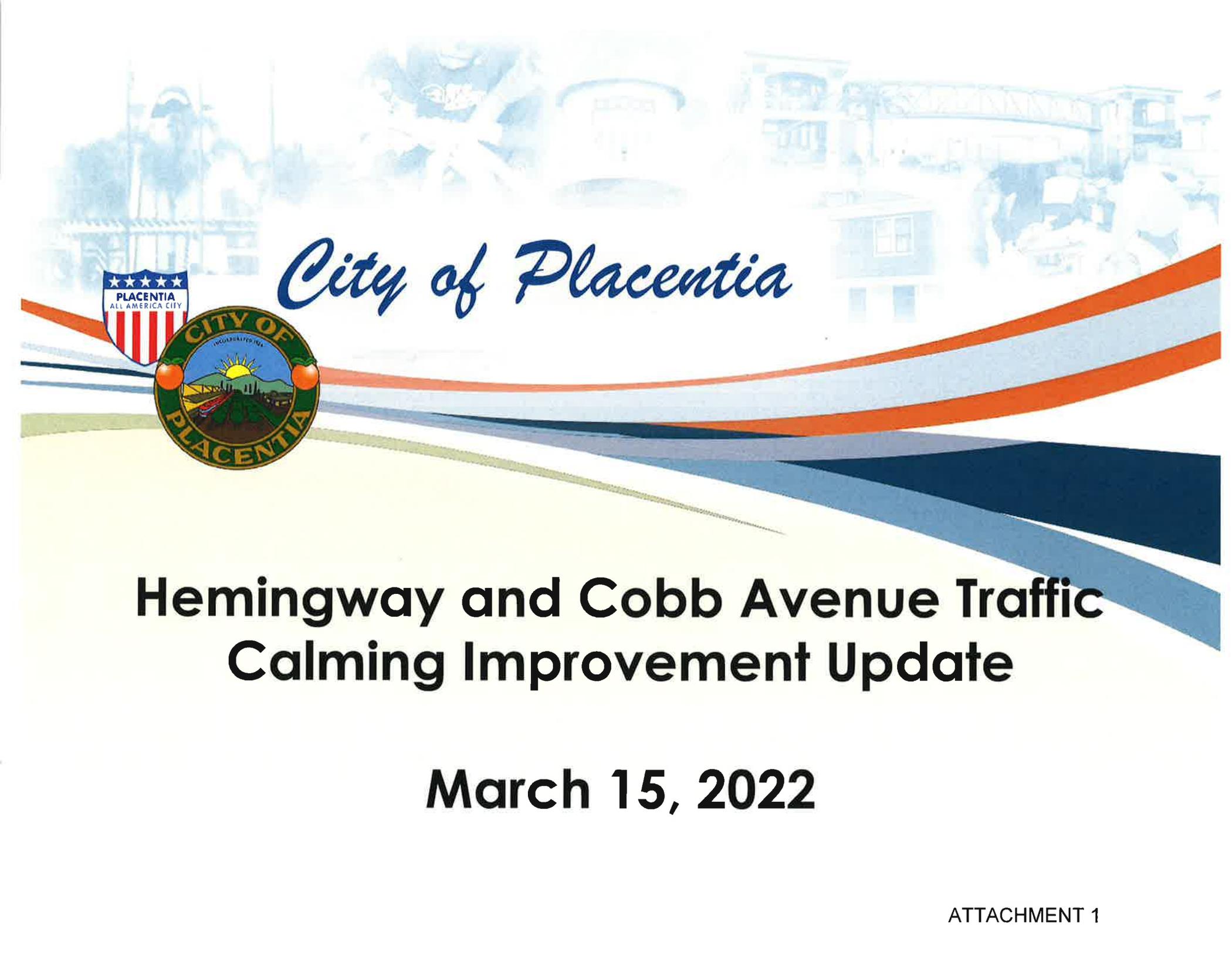
Reviewed and approved:



Damien R. Arrula
City Administrator

Attachment:

Presentation – Hemingway and Cobb Avenue Traffic Calming Improvements



City of Placentia



Hemingway and Cobb Avenue Traffic Calming Improvement Update

March 15, 2022

Presentation Outline

1. Background
2. Adopted Speed Hump Policy
3. Two-Phased Neighborhood Traffic Calming Approach
4. Hemingway Ave. Traffic Calming Improvements
5. Cobb Ave. Traffic Calming Improvements
6. Before and After Study Summary



Background

HEMINGWAY AVENUE:

- The residents first contacted Staff in 2020 regarding vehicles speeding and cutting the corner at the Hemingway and Faulkner T-intersection.
- Installed centerline striping around T-intersection to address the issue of vehicles cutting the corner.
- Implemented edge/centerline striping, speed limit sign and speed legend on Hemingway and Faulkner Streets in June 2021, to address the issue of vehicles speeding.
- Conducted speed survey three times in Aug 2020, May 2021, and Dec 2021, for a total of 15 days.

COBB AVENUE:

- The residents first contacted Staff in 2020 regarding vehicles speeding on Cobb Avenue.
- Implemented edge and centerline striping, speed limit sign and speed legend in May 2021, to address the issue of vehicles speeding.
- Conducted speed survey two times in Sept 2020 and Dec 2021, for a total of three (3) days.



Speed Hump Policy (Resolution No. R-2021-49)



Speed Hump Policy

ELIGIBLE STREET:

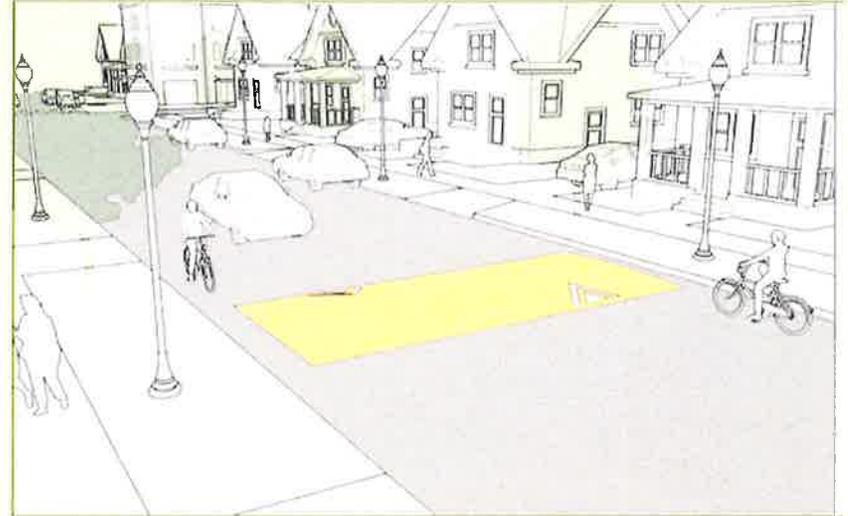
1. Local - Street shall not be designated as an arterial or collector on City, County, State or Federal plans.
2. Residential - Majority of abutting development shall be fronting or side-on single family residential.
3. Minimum Length Uninterrupted by Stop Signs or Traffic Signals – 800 feet.
4. Maximum Average Daily Traffic Volume - 3,000 vehicles.
5. Maximum Speed Limit - 25 miles per hour.
6. Minimum Speed Profile - 85th percentile speed must exceed 35 miles per hour.
7. Not a bus route or a priority route for emergency services.



Speed Hump

PROS:

- Reduce traffic speeds – Traffic on street with the speed hump decreases by 20 to 25%
- Discourage neighborhood cut-through traffic
- Relatively inexpensive when compared to other traffic calming measures



CONS:

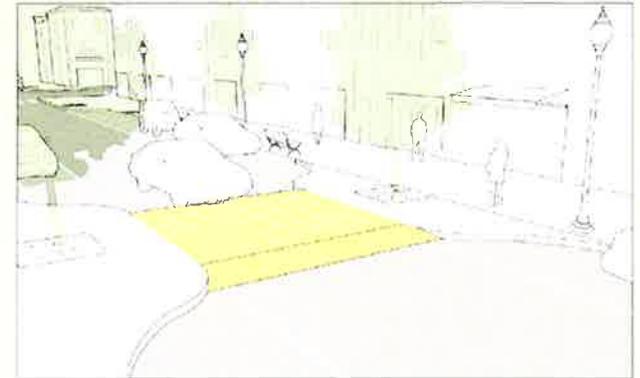
- Delay emergency vehicles response time
- Increase traffic volumes on adjacent streets
- Increase noise levels
- Street maintenance costs increase due to additional labor and materials
- Potential public liability for damaged vehicles and increased claims



Two-Phased Traffic Calming Approach

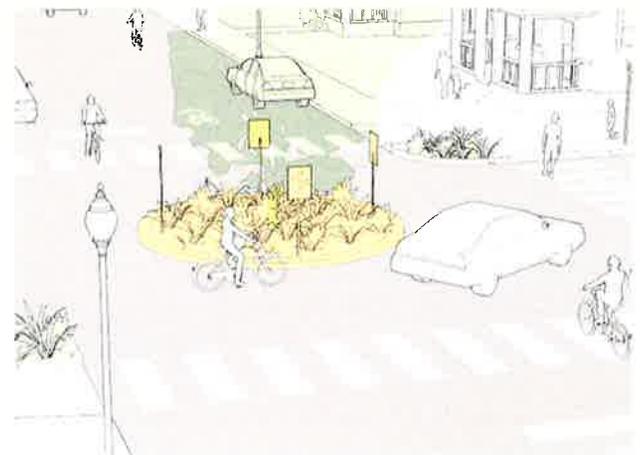
PHASE I: NON-PHYSICAL IMPROVEMENTS

- Centerline/Edgeline Striping
- Signage
- Speed Legend
- Speed Radar Trailer
- Police Enforcement



PHASE II: PHYSICAL INTRUSIVE TREATMENTS

- Speed Humps
- Raised Crosswalk
- Traffic Circle/Roundabout
- Curb Extension



STOP SIGN INSTALLATION REQUIREMENTS

- Installation of stop signs governed by the California Manual of Uniform Traffic Control Design
- Used to assign right-of-way and control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes
- Not used for Speed Control
- Warrant Analysis
 - Crash Record – 5+ crashes in a 12-month period that are susceptible to correction by a stop installation.
 - Traffic Volumes - 300 vehicles per hour for any 8 hour of an average day
 - Vehicle Speed - 85th-percentile approach speed exceeds 40 mph



Hemingway Avenue Traffic Calming Improvements



Traffic Calming Improvements Hemingway Avenue



Street Length: 750 feet

**24-hour speed survey on
Hemingway on 8/18/2020**

- 85th Percentile Speed: 32 mph
- Average Daily Traffic: 294 vehicles/day



Traffic Calming Improvements Hemingway Avenue



Double yellow centerline was installed in September 2020, to address speeding and corner cutting concerns at the T-intersection

24-hour speed survey on Hemingway from 5/26/2021 to 6/1/2021

- **85th Percentile Speed: 31- 32 mph**
- **Average Daily Traffic: 255 vehicles/day**



Traffic Calming Improvements Hemingway/Faulkner Avenues

Striping Improvement - Hemingway



Striping Improvement - Faulkner



Non-Physical Traffic Calming Improvement implemented in June 2021

24-hour speed survey on Hemingway from 12/12/2021 to 12/18/2021

- 85th Percentile Speed: 31 mph
- Average Daily Traffic: 290 vehicles/day



Traffic Calming Improvements Hemingway Avenue



Replaced Advance Warning Sign in December 2021, to increase motorist awareness of the cul-de sac

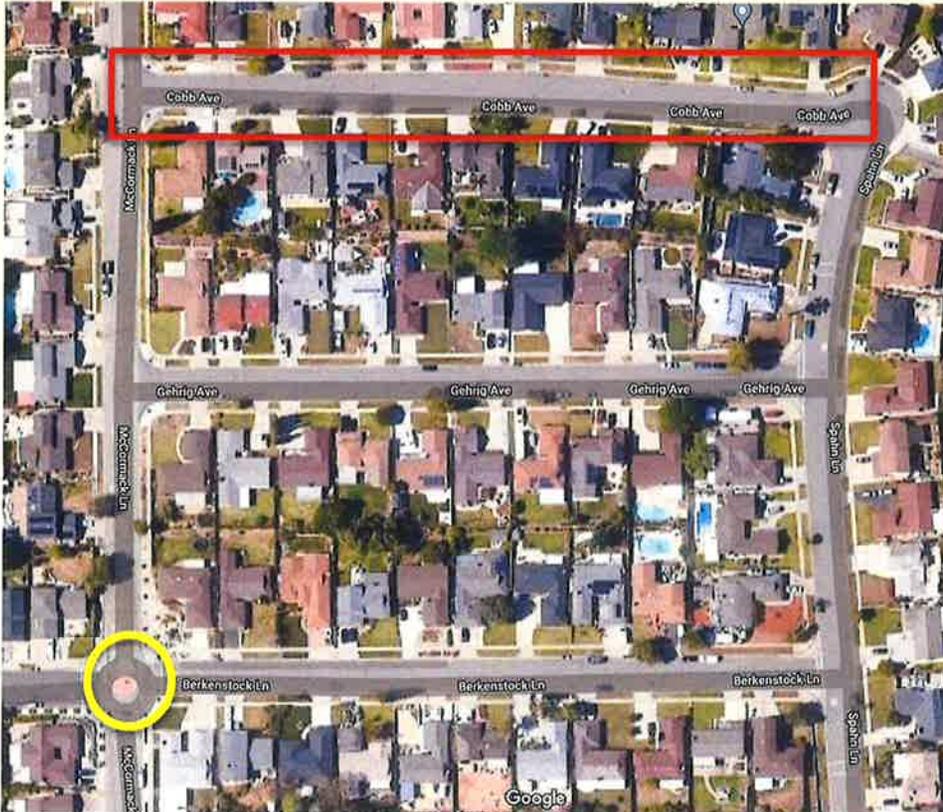


Cobb Avenue

Traffic Calming Improvements



Traffic Calming Improvements Cobb Avenue



Street Length: 650 feet

24-hour speed survey on 9/2/2020

- 85th Percentile Speed: 35- 36 mph
- Average Daily Traffic: 235 vehicles/day

Residents submitted speed hump petition in October 2020 – street did not meet minimum qualifications for speed humps under old guidelines as well as new policy standards



Traffic Calming Improvements Cobb Avenue



Street Length: 650 feet

**Non-Physical Traffic Calming
Improvements implemented in May
2021**

**24-hour speed survey on 12/15/2021 and
12/17/2021**

- 85th Percentile Speed: 26 mph
- Average Daily Traffic: 135 vehicles/day



Phase I Improvements Before & After Study



Traffic Calming Improvements Before and After Summary

Cobb Avenue	Sept- 2020 (Pre-Improvement)	Dec-2021 (Post Improvement)
85th percentile speed	36 mph	26 mph
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Questions?

