



## Regular Meeting Agenda March 5, 2024

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 Jeremy B. Yamaguchi  
District 3

Mayor Pro Tem Kevin Kirwin  
District 2

Rhonda Shader  
Councilmember  
District 1

Ward L. Smith  
Councilmember  
District 5

Chad P. Wanke  
Councilmember  
District 4

Robert S. McKinnell  
City Clerk

Kevin A. Larson  
City Treasurer

Damien R. Arrula  
City Administrator

Christian L. Bettenhausen  
City Attorney

**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](http://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 discourages clapping, booing or shouts of approval or disagreement from the audience.

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

### **Special Accommodations**

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

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

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. 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 5, 2024**

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

**Teleconference Site:  
La Quinta Inn & Suites by Wyndham St. Petersburg Northeast,  
6638 4th St N.,  
St Petersburg Florida**

**CALL TO ORDER:**

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

**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 54957(b)(1):  
**PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Title: City Administrator
  
2. Pursuant to Government Code Section 54956.9(d)(1)  
**CONFERENCE WITH LEGAL COUNSEL – Existing Litigation**  
Jimmy Wong, et al. v. City of Placentia, et al. Case No. 8:22-cv-00798-CJC-JDE
  
3. Pursuant to Government Code Section 54956.9(d)(4)  
**CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**  
1 case

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

**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 5, 2024**

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

**CALL TO ORDER:**

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

**INVOCATION:** Chaplain Charles Frost

**PLEDGE OF ALLEGIANCE:** Officer Mac Navarro

**PRESENTATIONS:** None

**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.e.):**

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. **City Fiscal Year 2023-24 Registers for March 5, 2024  
Check Register**

Fiscal Impact: \$1,875,679.11

**Electronic Disbursement Register**

Fiscal Impact: \$2,032,770.90

Recommended Action: It is recommended that the City Council:

1) Receive and file

- 1.c. **Resolution Approving the Amended Infrastructure Financing Plan (“IFP”) for the Placentia Enhanced Infrastructure Financing District (“Placentia EIFD”)**  
Fiscal Impact: Estimated range of \$17 to \$24 million in property tax increment over approximately 40 years. Up to \$59 million in net fiscal impact revenue to the City over approximately 50 years  
Recommended Action: It is recommended that the City Council:
- 1) Adopt Resolution No. R-2024-12, A Resolution of the City Council of the City of Placentia, California approving the amended Infrastructure Financing Plan for Placentia Enhanced Infrastructure Financing District and the allocation of the City’s incremental tax revenue from the project area pursuant to Government Code Section 53398.75 et seq; and
  - 2) Authorize the City Administrator, or his designee, to execute all documents necessary, substantially in a form approved by the City Attorney.
- 1.d. **Cooperative Agreement for the Yorba Linda Boulevard/Weir Canyon Road Corridor Regional Traffic Signal Synchronization Project**  
Fiscal Impact: Expense: \$160,134.98 City’s Share of Project Costs  
 Budgeted: \$160,134.98 To be included in FY 2024-25 CIP Budget  
Recommended Action: It is recommended that the City Council:
- 1) Approve Cooperative Agreement for the Yorba Linda Boulevard/Weir Canyon Road Corridor Project Regional Traffic Signal Synchronization Program between the Cities of Yorba Linda, Anaheim, Fullerton, Placentia, and Caltrans; and
  - 2) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.
- 1.e. **Review and adopt proposed updates to the Committee, Commission and Advisory Board Manual for Calendar Year 2024**  
Fiscal Impact: None  
Recommended Action: It is recommended that the City Council:
- 1) Adopt Resolution No. R-2024-08, “A Resolution of the City Council of the City of Placentia adopting the updated Committee, Commission and Advisory Board Manual for Calendar Year 2024 and Eliminating Various Disbanded Advisory Boards.”

**2. PUBLIC HEARINGS:**

- 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 2024-25**  
Fiscal Impact: CDBG Funds in the amount of \$358,886 for Fiscal Year 2024-25  
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 2024-25; 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 2024-25; and
  - 5) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.
- 2.b. **Adopt Resolution of Formation to Establish City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services) and Establish the Appropriations Limit for the Proposed Community Facilities District; Adopt Resolution Calling a Special Tax Election; First Reading of an Ordinance to Authorize the Levy of Special Taxes; Adopt Resolution Authorizing Future Annexations To Placentia Community Facilities District No. 2024-01; Adopt Resolution Declaring The Results Of The Special Election**  
Fiscal Impact: Projected Annual Expense \$187,400  
 Projected Annual Revenue \$187,400

Recommended Action: It is recommended that the City Council:

- 1) Open a public hearing inviting interested parties to speak for or against the establishment of the CFD, the extent of the CFD, or the furnishing of the specified services; and
- 2) Adopt Resolution No. R-2024-13, a Resolution of Formation of the City Council of the City of Placentia Establishing Community Facilities District No. 2024-01 (Old Town Maintenance Services); Authorizing the Levy of Special Taxes; and Establishing the Appropriations Limit for the proposed Community Facilities District; and
- 3) Adopt Resolution No. R-2024-14, a Resolution of the City Council of the City of Placentia Calling a Special Tax Election and Submitting to the Qualified Electors the Questions of Levying a Special Tax on the Property located in the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services); and
- 4) Adopt Resolution No. R-2024-15, a Resolution of the City Council of the City of Placentia setting forth Procedures to Allow for Future Annexation of Territory to the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services); and
- 5) Accept the Ballot(s) from the landowner(s), tabulate the votes for and against the establishment of the CFD and certify the election results; and
- 6) Adopt Resolution No. R-2024-16, a Resolution of the City Council of the City of Placentia Declaring the Results of the Special Election, Determining the Validity of Prior Proceedings, and Directing the Recording of Notice of Special Tax Lien; and
- 7) Introduce for first reading, by title only, further reading waived, Ordinance No. O-2024-03, an Ordinance of the City Council of the City of Placentia, California, Levying Special Taxes within the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services).

2.c. **Public Hearing, Introduction and First Reading of Ordinance No. O-2024-02 of the City Council of the City of Placentia, Amending Chapter 13.52 "Restricted Parking Zones" and Chapter 14.10 "Traffic and Parking Regulations" to the Placentia Municipal Code**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

- 1) Open the Public Hearing concerning Ordinance No. 2024-02; and
- 2) Receive the staff report and consider all public testimony; and
- 3) Close the public hearing; and
- 4) Introduce for first reading, by title only, further reading waived, Ordinance No. O-2024-02, an Ordinance of the City Council of the City of Placentia, California, amending Chapters 13.52 and 14.10 of the Placentia Municipal Code.

2.d. **Public Hearing and Consideration of a Resolution Making Findings Pursuant to Health and Safety Code Section 33433 for Real Property Located at 314 Baker Street and 323 Baker Street in Conjunction with Authorizing the Sale of the Properties in Connection with Disposition and Development Agreement No. DDA-2023-01 with Mercy Housing California Transferring Title of Properties Located at 300, 307, 312, 314, and 323 Baker Street to Mercy Housing California to Facilitate the Development of a Five Story, Multifamily Apartment Building, with 68 Affordable Workforce Housing Units, Onsite Resident Services and Management, Onsite Parking and a Satellite Parking Site on a Total of 0.77-Gross Acre City-Owned Vacant Property Located at 300, 307, 312, 314, and 323 Baker Street and Finding the Project to be Exempt from further Environmental Review as an Infill Development Project**

Fiscal Impact: One Time Revenue: \$ 482,200.84 Development Impact Fees  
Sale of Properties: \$3,200,000.00 (Affordable Housing Fund)

Recommended Action: It is recommended that the City Council:

- 1) Open Public Hearing regarding the contemplated action to make findings pursuant to Health and Safety Code Section 33433 for real property located at 314 Baker Street And 323 Baker Street; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and

- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. HSA-2024-01, a Resolution of the City Council of the City of Placentia, California, making findings pursuant to Health and Safety Code Section 33433 for real property located at 314 Baker Street and 323 Baker Street and authorizing the sale of the properties in connection therein; and
- 5) Adopt Resolution No. R-2024-17, a Resolution of the City Council of the City of Placentia, California, approving the Disposition and Development Agreement No. DDA-2023-01 with Mercy Housing California transferring title of properties located at 300, 307, 312, 314, and 323 Baker Street to Mercy Housing California to facilitate the future development of a five story, 68 unit multifamily affordable housing development with onsite resident services and management, onsite parking and a satellite parking site on a 0.77-gross acre site and finding the project to be exempt from further environmental review as a class 32 infill categorical exemption; and
- 6) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

**3. REGULAR AGENDA:** None

**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.

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, March 19, 2024 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:

- Annual Housing Report
- Update to Façade Improvement Guidelines
- City Treasurer Investment Report Update
- Amend PSA with Fountainhead for Construction Management and Inspection Services
- PSAs: On Call-Construction Management and Inspection Services
- Facility Condition Assessment and Maintenance Plan

**CERTIFICATION OF POSTING**

I, Carole M. Wayman, 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 5, 2024 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on February 29, 2024.

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Carole M. Wayman  
Deputy City Clerk