



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

KEVIN KIRWIN
Mayor
District 2

CHAD P. WANKE
Mayor Pro Tem
District 4

THOMAS HUMMER
Councilmember
District 1

WARD L. SMITH
Councilmember
District 5

JEREMY B. YAMAGUCHI
Councilmember
District 3

Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Jennifer Lampman
City Administrator

Christian L. Bettenhausen
City Attorney

**AGENDA
July 1, 2025**

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

Phone: (714) 993-8117

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

Mission Statement

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

Vision Statement

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

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

Procedures for Addressing the Council/Board Members

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

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

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

Special Accommodations

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

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

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

**REVISED PLACENTIA CITY COUNCIL
REGULAR MEETING AGENDA - CLOSED SESSION
July 1, 2025
5:30 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL:

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

ORAL COMMUNICATIONS:

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

CLOSED SESSION PROCEEDINGS:

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

Pursuant to Government Code Section 54957.6

CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives: Jennifer Lampman, City Administrator

Alice Burnett, Director of Human Resources

Employee Organizations:

Placentia City Employees Association (PCEA)

Placentia Firefighters Association (PFA)

Placentia Fire Management Association (PFMA)

Placentia Police Management Association (PPMA)

Placentia Police Officers Association (PPOA)

Unrepresented Employees

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

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Administrator

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

**REVISED PLACENTIA CITY COUNCIL
REGULAR MEETING AGENDA
July 1, 2025
7:00 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL:

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

INVOCATION: Chaplain Charles Frost

PLEDGE OF ALLEGIANCE: Placentia Police Chief Michael Butts

PRESENTATIONS:

- a. **Proclamation recognizing Placentia Fire & Life Safety Department's 5 Year Anniversary**
Presenters: Mayor Kirwin and City Council
Recipient: Placentia Fire & Life Safety Department

CLOSED SESSION REPORT:

CITY ADMINISTRATOR REPORT:

ORAL COMMUNICATIONS:

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

CITY COUNCIL MEMBER COMMENTS:

1. CONSENT CALENDAR (1.a..1.d):

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

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

Fiscal Impact:
None.

Recommended Action: It is recommended that the City Council:

Approve.

1.b [City Fiscal Year 2024-25 Registers for July 1, 2025](#)

Check Register

Fiscal Impact: \$ 544,798.98

Electronic Disbursement Register

Fiscal Impact: \$ 3,400,401.44

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

1.c [School Resource Officer Agreement](#)

Fiscal Impact:

Expense: \$249,900

Revenue: \$184,900 (School District reimburses 79% of SROs Actual Amount)

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

1. Approve the City of Placentia and Placentia-Yorba Linda Unified School District School Resource Officer Agreement; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

1.d [Amendment No. 2 to Professional Services Agreement with HR Green for Design Services on Old Town Streetscape Improvement Project](#)

Fiscal Impact:

Expense: \$150,000 Amendment No. 2 for Additional Design Services for Old Town Streetscape Improvement Project

Budget: \$150,000 FY 25-26 (206-90300-9600 26-101)

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

1. Approve Amendment No. 2 to a Professional Services Agreement with HR Green Pacific to provide additional design services for the Old Town Streetscape improvement project in the amount of \$150,000; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARING:

2.a [Introduction and First Reading of Ordinance No. O-2025-05, amending development standards and regulatory requirements in Title 23 \("Zoning"\) of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units to be in compliance with State law \(Zoning Code Amendment No. ZCA 2025-01\)](#)

Fiscal Impact:

None.

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

actions:

1. Open the Public Hearing concerning Zoning Code Amendment No. 2025-01 and Ordinance No. O-2025-05; and
2. Receive the Staff Report, consider all Public Testimony, ask any questions of Staff; and
3. Close the Public Hearing; and
4. Find that adoption of Zoning Code Amendment No. 2025-01 is exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) and is categorically exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3); and
5. Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2025-05, an Ordinance of the City Council of the City of Placentia, California amending Chapter 23.73 of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in accordance with State law.

- 2.b [Introduction and First Reading of Ordinance No. O-2025-06 amending development standards and regulatory requirements in Title 22 \(“Subdivisions”\) and Title 23 \(“Zoning”\) of the Placentia Municipal Code relating to Two-Unit housing developments and Urban Lot Splits, in accordance with State Law \(Zoning Code Amendment No. ZCA 2025-02\)](#)

Fiscal Impact:

None

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

1. Open the Public Hearing concerning Zoning Code Amendment No. 2025-02 and Ordinance No. O-2025-06; and
2. Receive the Staff Report, consider all Public Testimony, ask any questions of Staff; and
3. Close the Public Hearing; and
4. Find that adoption of Zoning Code Amendment No. 2025-02 is not a “project” pursuant to the California Environmental Quality Act and therefore, the proposed Ordinance is not subject to CEQA review; and
5. Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2025-06, an Ordinance of the City Council of the City of Placentia, California amending Chapter 22.80 (Urban Lot Splits), Chapter 23.13 (Two-Unit Housing) and Chapter 23.81 (General Regulations and Exceptions) of the Placentia Municipal Code in accordance with State law.

3. **REGULAR AGENDA:**

- 3.a [Adoption of Guidelines and Procedures for implementing the provisions of the California Environmental Quality Act for projects in the City of Placentia](#)

Fiscal Impact:

No Impact

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

action:

1. Adopt Resolution No. R-2025-36, a Resolution of the City Council of the City of Placentia, California, finding that adoption of CEQA Guidelines is not a project under State CEQA Guidelines Section 15378(b)(5) because it involves an administrative activity and would not result in any environmental impacts; and, adopting Guidelines and Procedures for implementing the provisions of the California Environmental Quality Act (Pub. Resources Code § 21000 et seq.) for projects in the City of Placentia.

CITY COUNCIL MEMBERS REQUESTS:

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

ADJOURNMENT

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, July 15, 2025 at 5:00 p.m.

TENTATIVE AGENDA FORECAST:

- *Sewer Rate Study Session*
- *Resolution Adopting the Annual Statement of Investment Policy for Fiscal Year 2025-26*
- *Approval of Final Tract Map No. 19300 for the Subdivision of an Approximate 4.954-Acre site with 140 Residential Townhome Condominium Units Located on Four Parcels at 440 N. Jefferson Street*
- *Approval of the Sewer System Management Plan*

CERTIFICATION OF POSTING

I, Nancy Albitre-Seely, Interim Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the July 1, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on June 26, 2025.

Nancy Albitre-Seely, Interim Deputy City Clerk