



**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
September 16, 2025**

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

Phone: (714) 993-8117

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

Mission Statement

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

Vision Statement

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

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

Procedures for Addressing the Council/Board Members

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

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

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

Special Accommodations

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

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

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

**PLACENTIA CITY COUNCIL
REGULAR MEETING AGENDA - CLOSED SESSION
September 16, 2025
4:30 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA
AND
Teleconference Location:
3221 Tubbs Road, Sebring, FL 33870**

CALL TO ORDER:

ROLL CALL:

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

ORAL COMMUNICATIONS:

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

CLOSED SESSION PROCEEDINGS:

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

Pursuant to Government Code Section 54956.9(d)(2)

CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation

(3 cases)

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.

**PLACENTIA CITY COUNCIL
REGULAR MEETING AGENDA
September 16, 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: Chaplin Tony Mercado

PLEDGE OF ALLEGIANCE: 2025 City of Placentia Summer Day Camp Participants

PRESENTATIONS:

A. Proclamation of September 2025 Hunger Action Month

Presenters: Mayor Kirwin and City Council

Recipient: Claudia Keller, CEO of Second Harvest Food Bank

B. Proclamation of September 17-23, 2025, as Constitution Week

Presenters: Mayor Kirwin and City Council

Recipients: Debbie Stein, Regent; Cindy Ferguson, Constitution Chair, Mojave Chapter of Daughters of the American Revolution

C. Proclamation of September 2025 Service Clubs Month

Presenters: Mayor Kirwin and City Council

Recipients: Various Service Clubs

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 to 1.f):

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

following action on the remaining items.

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

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

1.b [Registers for September 16, 2025](#)

Check Register

Fiscal Impact: \$ 1,927,344.77

Electronic Disbursement Register

Fiscal Impact: \$ 1,356,975.93

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

1.c [Annual Military Equipment Report Per CA Assembly Bill No. 481](#)

Fiscal Impact:

None

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

1. Receive and file the annual Military Equipment Report per CA Assembly Bill No. 481; and
2. Adopt Resolution R-2025-46, a Resolution of the City Council of the City of Placentia, California, renewing its Military Equipment Use Policy and Ordinance 0-2022-03.

1.d [Award of Contract to CJ Concrete Construction, Inc. for FY 2025-26 Annual Sidewalk and Curb Ramp Repair Project, City Project No. 26-102](#)

Fiscal Impact:

Expense:	\$140,162.00	Total Construction Costs
	\$127,420.00	Construction Contract Amount
	\$ 12,742.00	Construction Contingency Amount
Available Budget:	\$175,000.00	Fiscal Year 2025-26 CIP Budget (204-90300-9600 Project: 26-102)

Recommended Action: It is recommended the City Council:

1. Award a Public Works Agreement to CJ Concrete Construction, Inc. for the FY 2025-26 Annual Sidewalk and Curb Ramp Repair Project, City Project No. 26-102, in the amount of \$127,420.00; and
2. Reject all other bids received and authorize the return of the bid bonds; and
3. Authorize the City Administrator to approve contact change orders up to 10% or \$12,742.00 for a total construction contract not-to-exceed amount of \$140,162.00; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

1.e [Amendment No. 2 to Public Works Agreement with PCN3 Inc. for Construction](#)

Services Related to Phase II of the Public Safety Center Project

Fiscal Impact:

Expense: \$25,678 Amendment No. 2 for extra work related to Phase II Public Safety Center Project Construction

Available Budget: \$238,534.95 (101-90300-9100 Project:105213)

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

1. Approve Amendment No. 2 to a Public Works Agreement with PCN3 Inc. in the amount of \$25,678; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

1.f [Resolution to Adopt Amendments to the City of Placentia Policy and Procedures Manual, Claims Settlement Authorization Policy No. 407](#)

Fiscal Impact:

None

Recommended Action: It is recommended that the City Council:

1. Adopt Resolution No. R-2025-47, a Resolution of the City Council of the City of Placentia, Approving and Adopting Amendments to the City of Placentia Policy and Procedures Manual, Claims Settlement Authorization Policy No. 407.

2. PUBLIC HEARING:

2.a [Consideration of the Chapman Corridor Revitalization Plan which includes the adoption of the Chapman Corridor Revitalization Plan, the Chapman Corridor Streetscape Master Plan, General Plan Amendment \(GPA\) 2025-01, Zone Change \(ZCA\) 2025-03, and Specific Plan Amendment \(SPA\) 2025-01 to establish the Chapman Corridor Specific Plan with new development standards](#)

Fiscal Impact:

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

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

1. Open the Public Hearing concerning the Chapman Corridor Revitalization Plan, the Chapman Corridor Streetscape Master Plan, General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution R-2025-48, a Resolution of the City Council of the City of Placentia, California, finding that General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 are exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3); and approving General Plan Amendment

- (GPA) 2025-01 to change the current land use designation area from existing various designations to “Specific Plan” and to make conforming Land Use Element Amendments for the Chapman Corridor project area; and, approving the Chapman Corridor Streetscape Master Plan; and
5. Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA) 2025-01 adding Chapter 23.113 entitled “Chapman Corridor Specific Plan” to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific plan for the Chapman Corridor Project Area.

3. REGULAR AGENDA:

3.a Designation of Voting Delegate for the 2025 League of California Cities Annual Conference

Fiscal Impact:

None

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

1. Appoint one (1) City Council Member to serve as delegate to represent the City at the League of California Cities Annual Conference 2025; and
2. Appoint up to two (2) City Council Members as alternates to represent the City at the League of California Cities Annual Conference 2025.

CITY COUNCIL MEMBERS REQUESTS:

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

ADJOURNMENT

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, October 7, 2025, at 5:00 p.m.

CERTIFICATION OF POSTING

I, Brooke Lovell, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the September 16, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on September 11, 2025.

Brooke Lovell, Deputy City Clerk